

STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

**NOTICE OF MUNICIPAL PLANNING
TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY
FRIDAY, 2026-10-23 FROM
10:00 - 15:00**



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**NOTICE OF MUNICIPAL PLANNING TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY
FRIDAY, 2026-10-23 FROM 10:00-15:00**

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

2026-10-23

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, 2026-10-23 from 10h00-15:00 to consider the items on the Agenda.***

Mrs H Crooijmans-Lemmer

CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL

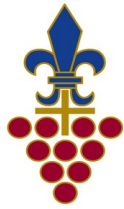


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MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 18 SEPTEMBER 2026

**MINUTES OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL MEETING
HELD ON FRIDAY, 18th OF SEPTEMBER 2026 AT THE STELLENBOSCH COUNCIL CHAMBERS,
STELLENBOSCH MUNICIPALITY, PLEIN STREET, STELLENBOSCH FROM
10H00-15H00**

**Ref. no. 3/4/5/2/40
2026-09-18**

Chairperson

Mrs H Crooijmans-Lemmer

Deputy-Chairperson

Mr P van Zyl

External Members

Mrs C Havenga

Internal Members

Mr J Benjamin: Senior Manager – Development Planning

Mr A van der Merwe: Senior Manager - Community Services

Mr M Williams: Senior Legal Advisor

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

Technical Advisor

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

Officials

Mr S Carstens: Senior Manager: Development Management

Mrs C Kriel: Manager: Land Use Management

Mrs L Engelbrecht: Senior Town Planner

Mrs O Vergotine: Administrative Officer

MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 18 SEPTEMBER 2026

ITEM	SUBJECT
SMPT 01/09/26	OPENING AND WELCOME
	Chairperson Crooijmans-Lemmer welcomed all present.

SMPT 02/09/26	LEAVE OF ABSENCE
	Mr D Leo Mr S Boshoff Mr A Barnes

SMPT 03/09/26	DISCLOSURE OF INTERESTS
	None received

SMPT 04/09/26	MINUTES OF THE PREVIOUS MEETING DATED 26 JUNE 2026
	The minutes of the previous meeting was noted.

	MATTERS FOR CONSIDERATION
SMPT 05/09/26	APPLICATION FOR CONSENT USE FOR A TOURIST ACCOMMODATION ESTABLISHMENT AND A DEPARTURE ON FARM NO. 90/20, 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. Questions for clarity was asked about the limit of occupants as indicated as a condition by the Spatial Planning Section and it was noted that the proposal exceeds the generally accepted rural threshold of 7 bedrooms or 14 guests and may trigger Activity 6 of Listing Notice 3 in terms of the NEMA EIA regulations. And for this reason a matter to be noted was included in the recommendation as the development requires the submission of a NEMA Applicability Checklist to DEADP. After a brief discussion and clarification regarding the contravention penalty payable, there was unanimous support for the proposed development.

UNANIMOUSLY RESOLVED:

1. That it **BE DECIDED** that the application for Consent Use and Departure on Farm No. 90/20, Stellenbosch Division to permit a tourist accommodation establishment with a total of seven (7) guest accommodation units (10 bedrooms), deviates from the provisions of the Stellenbosch Municipality SDF as contemplated in terms of Section 19 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014), for the following reasons:
 - 1.1 The proposed development exceeds the number of dwelling units permitted on a property of 3.3ha prescribed by the MSDF for Agricultural properties and thus is in conflict with the spatial planning objectives of the MSDF.
2. That it **BE DECIDED** that the application for Consent Use and Departure on Farm No. 90/20, Stellenbosch Division to permit a tourist accommodation establishment with a total of seven (7) guest accommodation units (10 bedrooms) does warrant site specific circumstances as contemplated in terms of Section 22(2) of Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the following reasons:
 - 2.1 The proposed development involves the adaptive reuse of existing buildings, with no new structures, extensions or external additions proposed.
3. That the applications in terms of Section 15(2) of the Stellenbosch Municipality Land Use Planning By-Law, 2024 on Farm No. 90/20, Stellenbosch Division for:
 - 3.1 **Consent Use** in terms of section 15(2)(o) of said bylaw to permit a tourist accommodation establishment with a total of seven (7) guest accommodation units (10 bedrooms), replacing the existing restaurant and wine-tasting and sales facility; and
 - 3.2 **Departure** in terms of section 15(2)(b) to exceed the height of two dwelling units (Cottage 3 and 4) to two storeys in lieu of one storey, and the coverage of one dwelling unit (Cottage 3) from 120m² to 166m²,

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.
4. **The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw.**
 - 4.1 The approval only applies to the proposal 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.
 - 4.2 The development be implemented substantially in accordance with the **DRAWING NO. 100, 200, 300, 201_DATED 17 APRIL 2025 AND 05 MARCH 2025, AND DRAWN BY RCD DESIGNS**, and attached as **ANNEXURE C**.

- 4.3 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.
- 4.4 The tourist accommodation establishment must be confined within the footprint of existing buildings converted to seven (7) self-catering units, and no new buildings must be constructed.
- 4.5 The tourist accommodation units hereby approved shall be used exclusively for transient guest occupancy on a short-term basis. No long-term leases or permanent residential agreements shall be entered into for any unit. The units are strictly restricted to self-catering tourist use; they may not be utilised as "additional dwelling units" or primary residences for permanent occupants
- 4.6 The conditions imposed by the **Directorate: Infrastructure Services** as contained in their memo dated 15 September 2025, attached as **ANNEXURE E**, be complied with.
- 4.7 The tourist accommodation establishment be subservient to the dominant agricultural use of the property.
- 4.8 No employee housing for farm workers may be developed in the place of the former employee housing units that are converted to tourist dwelling units / tourist accommodation establishment approved in this application, and should the need arise for such employee housing units for farm workers in future, the existing tourist dwelling units be converted back to its original use as employee housing units.
- 4.9 The tourist accommodation establishment for the use of existing buildings is restricted to the said buildings and no extension in the number of units or the size of its footprints are permitted, and the land use right for the tourist accommodation establishment may not be repurposed into any newly build or redeveloped structures, and the existing structures may also not be repurposed for any other non-agricultural use.
- 4.10 The tourist accommodation establishment and its associated facilities are reserved for the exclusive use of overnight transient guests. The site may not be used as a function venue or for the hosting of events, including but not limited to weddings, receptions, conferences, or training sessions. Use of the facilities by day visitors or any persons other than registered overnight guests is strictly prohibited. No self-catering unit may be utilised for any purpose other than guest lodging; specifically, no organised group activities or gatherings are permitted within the units.
- 4.11 A landscaping plan be submitted to and approved by the Municipality with the submission of building plans for approval. The landscaping plan shall provide for appropriate indigenous landscaping and tree planting to reinforce and complement the existing werf character of the property. The plan shall also

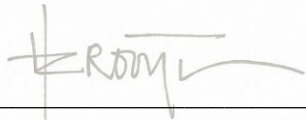
	<p>incorporate measures to adequately screen parking areas and built form from public and neighbouring views.</p> <p>4.12 The land use to not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western 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).</p> <p>4.13 A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.</p> <p>4.14 Building plans for all existing unauthorised structures or uses be submitted to and approved by the Municipality and no land uses associated with any unauthorised structures may commence operating before building plan approval.</p> <p>4.15 The approval of any building plan is subject to full compliance with all relevant and qualified conditions of land use rights to be indicated on the <i>Town Planning Compliance Checklist for Building Plans</i> to be submitted with an application for the approval of the building plan.</p> <p>5. The reasons for the above decision are as follows:</p> <p>5.1 The proposal is contained entirely within the established farmstead and makes use of existing buildings. No new buildings, extensions or additional development footprint are proposed.</p> <p>5.2 The property will continue to operate as an active agricultural holding, including vineyard cultivation. The tourism accommodation will therefore function as a supplementary use and will not displace the primary agricultural activity.</p> <p>5.3 The accommodation establishment replaces the existing restaurant and wine-tasting and sales operation. It is anticipated to generate less traffic, noise, visitor activity and associated disturbance than the previous public-oriented tourism use.</p> <p>5.4 The accommodation is located within the existing buildings and will not encroach upon or require the conversion of vineyard areas or other productive agricultural land.</p> <p>5.5 The proposal will retain the existing buildings and will not introduce new structures or significant visual changes. This limits its potential impact on the Stellenbosch Farms cultural landscape and scenic qualities.</p>
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6. Matters to be noted

- 6.1 The approved land use rights only come into effect once all suspensive conditions or relevant legislative provisions, including the payment of the contravention penalty, have been complied with.
- 6.2 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].
- 6.3 No directional signage be erected without the prior approval of the Provincial Roads Engineer and/or the Municipality.
- 6.4 The applicant shall obtain written confirmation from the competent environmental authority as to whether the proposed development triggers any listed or specified activities in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) and the applicable Environmental Impact Assessment Regulations.
- 6.5 A liquor license be obtained from the relevant authority, if required.
- 6.6 Should the premises be used for a category of business which is required to be licensed in terms of the Business Act, No 71 of 1991 i.e. sale and supply of meals, health and entertainment, etc, then application be made for the relevant business license. Should food be prepared or handled, then application also be made in writing to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability (COA) for food premises in terms Regulation 638 of 22 June 2018 promulgated under the Foodstuffs, Cosmetics and Disinfectants Act, No 54 of 1972.
- 6.7 Should, after following due process –
- a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or*
 - b) The operational use be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or*
 - c) The property be used for any unauthorised uses not permitted in terms of this approval,*
- the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 18 SEPTEMBER 2026

SMPT 06/09/26	OTHER MATTERS
6.1	PLANNING POLICIES (REVIEWED OR APPROVED BY COUNCIL)
	<p>a. The final draft zoning scheme bylaw will be submitted to Council for consideration in October.</p> <p>b. The meeting was informed about a recent series of articles in the Daily Maverick called "Bread & Wine" relevant to agriculture and development in the rural areas which is an interesting read.</p> <p>c. The MSDF review report will be submitted to Council for consideration. It is proposed to amend the MSDF next year with specific reference to Klapmuts and the input from a regional planning perspective impacting development in the area.</p> <p>d. The importance of the Department of Agriculture's role in the drafting of rural policy and SDF planning processes is emphasized. The relevance of environmental and heritage legislation, new agricultural and climate change legislation and its impact on land use and municipal planning is important.</p>
6.2	APPEALS RECEIVED AGAINST MPT DECISION
	<p>a. No new appeals received against any MPT decisions. Six appeals were received on decisions taken by the authorised official between July – September.</p> <p>b. The Appeal Authority in July, August and September decided on twelve appeals of which five were on MPT decisions:</p> <ul style="list-style-type: none"> • Erf 211 Raithby - Decision was Revoked • Farm 266/11 Stellenbosch - Decision was Revoked • Farm 1557, Stellenbosch - Decision was Confirmed • Farm 140/3, Stellenbosch - Decision was Confirmed • Erf 346, Stellenbosch – Decision was Revoked
6.3	GENERAL


Mrs H Crooijmans-Lemmer
CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL


Mr P van Zyl
DEPUTY-CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



APPLICATION FOR REZONING AND SUBDIVISION: FARM NO. 527/7, STELLENBOSCH DIVISION.

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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 AND SUBDIVISION: FARM NO. 527/7, STELLENBOSCH DIVISION.

Application Reference	TP1772	Commencement Date	2026/08/24
Applicant	Rudolf Schröder	Last day for comments or additional information	2026/10/09
Erf/Farm Nr	Farm 527/7	Place	Stellenbosch Division
Zoning	Subdivisional Area Overlay Zone	Other approvals	Previous rezoning and subdivision
X	TYPE OF APPLICATION		
X	15(2)(a) rezoning of land*		
	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		
	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		
	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

Previous MPT Decision:

The Municipal Planning Tribunal on **1 March 2024** resolved to approve the following application, in terms of Section 60 of the Stellenbosch Municipality Land Use Planning By-law, subject to conditions in terms of Section 66 of the said Bylaw (See **APPENDIX 4**):

1. That the applications in terms Section 15 (2) of the Stellenbosch Municipality Land Use Planning By-law, 2023 on Farm 527/7 Stellenbosch for the following:
 - 1.1 Rezoning in terms of Section 15 (2)(a) of the said by-law from Agriculture and Rural Zone to Subdivisional area to allow for the following uses:
 - (a) 274 Conventional Residential Zone (Single Residential housing) erven ($\pm 44\,291\text{m}^2$)
 - (b) 2 Public Open Space Zone erven ($\pm 699\text{m}^2$)
 - (c) 1 Community Zone erven ($\pm 577\text{m}^2$)
 - (d) 1 Transport Facility Zone (Transport Embayment) erven ($\pm 1929\text{m}^2$)
 - (e) Public Roads and Parking Zone erven (Public Roads) ($\pm 52\,069\text{m}^2$)
 - (f) Agriculture and Rural Zone (Remainder $\pm 49\,524\text{m}^2$)
 - 1.2 Subdivision in terms of Section 15 (2)(d) of the said by-law in accordance with the subdivisional plan in order to allow the proposed development.

Appeal process:

The MPT resolution was communicated, and an appeal was submitted on 10/04/2024, questioning misrepresented information relating to the size of the property earmarked for transport facility and the congestion and the burden of increased traffic flow from the development on existing accesses to Jamestown.

The appeals authority considers all factors and concluded that:

- (i) The subject property is located within the approved urban edge of Stellenbosch and Jamestown, and the proposed development is included in the Municipal Capital Expenditure Framework.
- (ii) The scale and nature of the proposed development will not compromise the existing character of the surrounding urban landscape considering that it will offer additional residential and community orientated opportunities in the area.
- (iii) Provision has been made for the required infrastructure and there are sufficient services to support the proposal. Conditions of approval are imposed by the relevant road authorities to mitigate the traffic impact of the proposed development and its future phases.

The appeal was dismissed and communicated on 26 August 2024. See **APPENDIX 5**.

New applications to amend the approved subdivision & zoning plan, due to a technical error:

1. The **rezoning** in terms of Section 15(2)(a) of the said by-Law on Municipal Land Use Planning of the Remainder Farm No. 527/7, Stellenbosch Division from Subdivisional Area Overlay Zone (as per approval letter dated 26 August 2024) for the following:
 - 1.1 274 Conventional Residential Zone (Single Residential housing) erven ($\pm 44\,291\text{m}^2$)
 - 1.2 2 Public Open Space Zone erven ($\pm 699\text{m}^2$)
 - 1.3 1 Community Zone erven ($\pm 577\text{m}^2$)

- 1.4 1 Transport Facility Zone (Transport Embayment) erven ($\pm 1929\text{m}^2$)
- 1.5 Public Roads and Parking Zone erven (Public Roads) ($\pm 52\,069\text{ m}^2$)
- 1.6 Agriculture and Rural Zone (Remainder $\pm 49\,524\text{m}^2$)

to Subdivisional Area Overlay Zone to make provision for:

- 1.7 Conventional Residential Zone erven (296 Erven)
- 1.8 Community Zone erf (1 Erf)
- 1.9 Public Open Space Zone erf (3 Erven)
- 1.10 Transport Facility Zone erf (1 Erf)
- 1.11 Public Roads and Parking Zone erven (4 Erven)

2. The **subdivision** in terms of Section 15(2)(d) of the said bylaw, in accordance with the Subdivisional Area Overlay Zone into 305 Portions and phase the development into 2 phases (Phase 2 and 3).

See **APPENDIX 3** for applicant's motivation.

ASSESSMENT CHECKLIST

CONSIDERATION CRITERIA	YES	NO	Comments, if any
Accurate intergovernmental and public participation process followed	Yes		No further advertising was considered as discussed in the detail assessment here-under.
Conditions imposed by departments	Yes		The Municipal Infrastructures department indicated that they have no objection to the requested correction. Further that the additional indicated erven in Phase 3 have no effect on the previous approval conditions, which remains unchanged. See APPENDIX 6 . All previous conditions of approval to remain.
DCs applicable		No	
Objections received		No	
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 MSDP provision for mixed-use community and residential infill development within an urban edge.

DESIRABILITY CONSIDERATIONS IN TERMS OF SECTION 65 OF THE BYLAW

At its meeting on March 1, 2024, the Municipal Planning Tribunal (MPT) reviewed the previous application documentation in full and made an informed decision regarding its desirability, a conclusion that the appeals authority subsequently upheld in its final decision. The reasoning for no further advertising is explained in the detailed assessment paragraph 2.

The minutes of the MPT meeting is attached as **APPENDIX 4**.

DETAILED ASSESSMENT

1. BACKGROUND AND CONTEXT

Application was made for the rezoning and subdivision of the land parcel known as the Remainder of Portion 7 of the Farm 527 Stellenbosch Division to create a housing development.

The application was approved, via letter dated 20 March 2024, but then an appeal was submitted on the application. The appeal was resolved on 08 August 2024 and the final notice of approval was issued on 26 August 2026.

The subdivision plan for Phases 2 and 3 of Farm 527, Stellenbosch, as approved by the MPT, reflected the following:

Approved:

Phase 2: 167

Phase 3: 107

Total number of residential units approved: **274**

It has since come to the attention of the applicant and the municipality that, on the plan submitted for approval, there was an unintended duplication of residential erf numbers between Phases 2 and 3. Unfortunately, this was not identified prior to the approval stage and reflects in the final approval letters communicated.

This application is therefore submitted to seek approval for the corrected number of erven as follows:

Amended to:

Phase 2: 167

Phase 3: **129**

Total corrected number of residential units: **296**

The subdivision layout plan submitted, therefore did reflect the 296 residential opportunities, but the insert on the plans only refers to 274 residential opportunities. The new plans therefore do not provide additional residential opportunities. See the previous land use planning approval attached as **APPENDIX 4&5**.

Some further small technical corrections have also been made to the layout plan to better show the existing servitudes and integration between phases one, two, and three. Phase 4 has been removed from the plan. The total number of erven on the revised layout plan is now **305** erven, which does not include an increase in residential opportunities, but only open spaces and road reserves, which are in the interest of the public.

The amendments to the previous approved subdivision and zoning plan will include the following:

- (i) Remove Portion 169 on the previous plan, zoned Public Open Space Zone and provide a linked road between Phase 1 and Phase 2 of the development.
- (ii) Create a new $\pm 3997\text{m}^2$ Public Open Space Erf, previously indicated as a remainder road, to protect and accommodate the existing pipeline servitude area, indicated as "Skool Street" along the norther border of the property on the previous plan.
- (iii) Allocate a zoning of Public Open Space Zone to the wetland area, previously indicated as Agriculture and Rural Zone and phase 4 of the development. The property size of $\pm 43257\text{m}^2$ and intended use of the property remains the same.
- (iv) The amendment of the phasing of the development from 4 Phases to 3 Phases.
- (v) Amend the inserted table on the subdivision layout/zoning plan to change the total number of residential opportunities from 274 units to 296 units and amend the allocated zonings.

2. NO FURTHER ADVERTISING WAS DEEMED NECESSARY.

The application now under consideration was previously advertised and all comments were considered by the decision maker in the final resolution. This application only entails minor amendments, do not alter the overall density or layout of the housing project significantly and does not affect any previous objection from the original public participation round.

In terms of Section 45 and 46 the Stellenbosch Municipal Land Use Planning By-law, the municipality may decide not to re-advertise a land use application if only minor amendments were made, which will not materially and adversely affect the rights of the public.

Possible risks of avoiding re-advertisement

Although the municipality can choose not to re-advertise, a decision to forgo public participation may carry legal risks under the Promotion of Administrative Justice Act (PAJA) if challenged. If an aggrieved party or neighbor can successfully argue that the amendment was material rather than minor (e.g., it reduces a public open space, increases density significantly, or impacts traffic layouts and flow), the failure to re-advertise could render the decision procedurally unfair and expose it to being set aside in court. This application, however, only intends to correct a previous decision on technical grounds and retain all public places in this housing project.

The bylaw therefore generally maintains wide legal discretion over public participation regarding non-material changes. As previously said, under the by-law framework, the requirement to advertise or re-advertise an application is strictly tied to whether the change materially affects public rights or significantly alters the scope of the original application. If an amendment to a decision is classified as minor or non-material, the municipality is typically permitted to process it without triggering a new public notice phase. The above-mentioned amendments would not trigger new advertising process.

What constitutes a minor amendment in this regard;

To bypass re-advertisement, the minor amendment to the rezoning and subdivision conditions or layout meet the following thresholds:

- **No New Impacts:** It does not introduce new or intensified land-use rights that negatively affect adjacent property owners or the public.
- **Technical adjustments:** It covers minor layout modifications, minor changes to internal boundaries, and slight adjustments to the phrasing of development conditions and the phasing plan.
- **Housing Project Context:** The internal road layout is slightly altered with the relocation of a public open space and correcting minor drafting errors in the approval notice.

This application subsequently presents a correction of the previous decision with minor technical amendments, which do not require re-advertising in the department's view, as it will not materially affect the public.

Keyways this housing project still aligns with the SPLUMA principles:

- **Spatial Justice** (Correcting Past Imbalances): This project prioritizes and offers poorer residents access to better and subsidized housing opportunities.
- **Spatial Sustainability** (Efficient Use of Land): This housing development prioritizes 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 rural towns structure.
- **Spatial Resilience** (Flexible Land Use): Housing designs are resilient and adaptive, offering a mix of residential types 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.

3. 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 all previous consultative processes, decisions, the environmental concerns, from a land use, spatial, social and heritage perspective the proposal is still desirable and complies with the Municipal Spatial Development Framework, the Stellenbosch Land Use Planning By-law and Zoning Scheme Bylaw.

It's therefore concluded that;

1. The amendments to the previous Municipal Planning Tribunal (MPT) and Appeals Authority decisions constitute minor adjustments that do not materially impact public rights or significantly alter the scope of the original land use application.
2. The objections and concerns raised by interested and affected parties during previous participation stages were comprehensively addressed and mitigated through the subsequent appeal process. The current application introduces no new elements that would alter the previous decision or result in material, adverse impacts on surrounding stakeholders.
3. The proposed integrated property development for the subsidized housing (which is a strategic objective of the municipality, to perform its mandate) will still address the housing need in Jamestown and surrounding areas.
4. This housing project is therefore still consistent with the Municipal SDF that promotes compaction and densification within the urban edge and are in line with the objectives and principles of the Integrated Development Plan.
5. The project forms part of the Municipality's Housing Pipeline and clearly shows the urgent need for this development from a municipal perspective.
6. The proposal subsequently still presents an achievable, affordable and sustainable housing solution for Jamestown housing crisis, and will assist in alleviating social inequalities in the broader Stellenbosch, considering that it will increase the supply in dignified housing opportunities.
7. 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.
8. 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.
9. **All previous conditions of approval in letter dated 26/08/2024 are reasonable, legally enforceable and could be re-imposed as conditions of approval should the decision-maker still deemed the application desirable.**

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 and subdivision of Farm No. 527/7, Stellenbosch Division 4 to Subdivisional Area Overlay Zone for a township establishment.

List relevant plan numbers	<p>Zoning and Subdivisional Plans with reference;</p> <ul style="list-style-type: none"> • Plan Number: Jamestown PH 2 & 3_Rev3_23092026, • Plan Number: Jamestown Phasing Plan Rev 0_23092026 and • Jamestown_Development_Framework Rev 3, <p>dated 23/09/2026, drawn by Zutari Impact Engineered and attached as APPENDIX 2.</p>
----------------------------	--

List annexures to decision	APPENDIX 1: Locality Plan APPENDIX 2: Zoning and Subdivision Plan APPENDIX 3: Applicants Motivation APPENDIX 4: Decision of the MPT meeting of 01 March 2024. APPENDIX 5: Appeal Authority Decision dated 26/08/2024 APPENDIX 6: Municipal Infrastructure Services comment.
----------------------------	--

RECOMMENDATION:

1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 527/7, Stellenbosch Division for:

- 1.1 The **rezoning** in terms of Section 15(2)(a) of the said by-Law on Municipal Land Use Planning of the Remainder Farm No. 527/7, Stellenbosch Division from Subdivisional Area Overlay Zone (as per approval letter dated 26 August 2024) for the following;

- 1.1.1 274 Conventional Residential Zone (Single Residential housing) erven ($\pm 44\,291\text{m}^2$)
- 1.1.2 2 Public Open Space Zone erven ($\pm 699\text{m}^2$)
- 1.1.3 1 Community Zone erven ($\pm 577\text{m}^2$)
- 1.1.4 1 Transport Facility Zone (Transport Embayment) erven ($\pm 1929\text{m}^2$)
- 1.1.5 Public Roads and Parking Zone erven (Public Roads) ($\pm 52\,069\text{m}^2$)
- 1.1.6 Agriculture and Rural Zone (Remainder $\pm 49\,524\text{m}^2$)

to Subdivisional Area Overlay Zone to make provision for:

- 1.1.7 Conventional Residential Zone erven (296 Erven)
- 1.1.8 Community Zone erf (1 Erf)
- 1.1.9 Public Open Space Zone erf (3 Erven)
- 1.1.10 Transport Facility Zone erf (1 Erf)
- 1.1.11 Public Roads and Parking Zone erven (4 Erven)

- 1.2 The **subdivision** in terms of Section 15(2)(d) of the said bylaw, in accordance with the Subdivisional Area Overlay Zone into 305 Portions and phase the development into 2 phases (Phase 2 and 3).

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; Plan Number: Jamestown PH 2 & 3_Rev3_23092026, Plan Number: Jamestown Phasing Plan Rev 0_23092026 and Jamestown_Development_Framework Rev 3, dated 23/09/2026, drawn by Zutari Impact Engineered and attached as **APPENDIX 2**.
- 2.3 That the applicant shall strictly adhere to all terms and conditions of approval imposed by the Municipal Appeal Authority in its official resolution letter dated **26 August 2024**

(attached as **APPENDIX 5**), which remain binding in terms of **Section 66** of the Stellenbosch Municipal Land Use Planning By-law, with the explicit exclusion of **Condition 4.2** which is hereby superseded by the revised subdivisional & zoning layout and phasing plan referred to in condition 2.2 above.

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

- 3.1 The proposed development represents a minor technical amendment to a previously approved land use application for rezoning and subdivision. The modifications are restrictive in scope, do not alter the core nature or intent of the original approval, and will not materially affect the rights or amenities of any interested and affected party.

4 Matters **to be noted**:

- 4.1 None.

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: 2026/10/09

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,

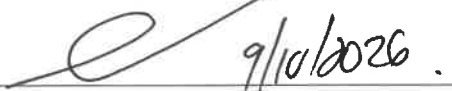
Decision Making Authority: MPT

Rational: Application on initiative of Council, on council owned land.

Name: 

Capacity: 
A/ISSI

SACPLAN Registration:

Signature: 

Date: 9/10/2026

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: 23-10-2026

Name: Chrizette Kriel

Capacity: MLCM

Signature: 

Date: 09-10-2026

APPENDIX 1:**Locality Plan**

Farm No 527/7, Stellenbosch Division



APPENDIX 2:
Zoning and Subdivision Plan

JAMESTOWN



ZUTARI
IMPACT. ENGINEERED.

CLIENT

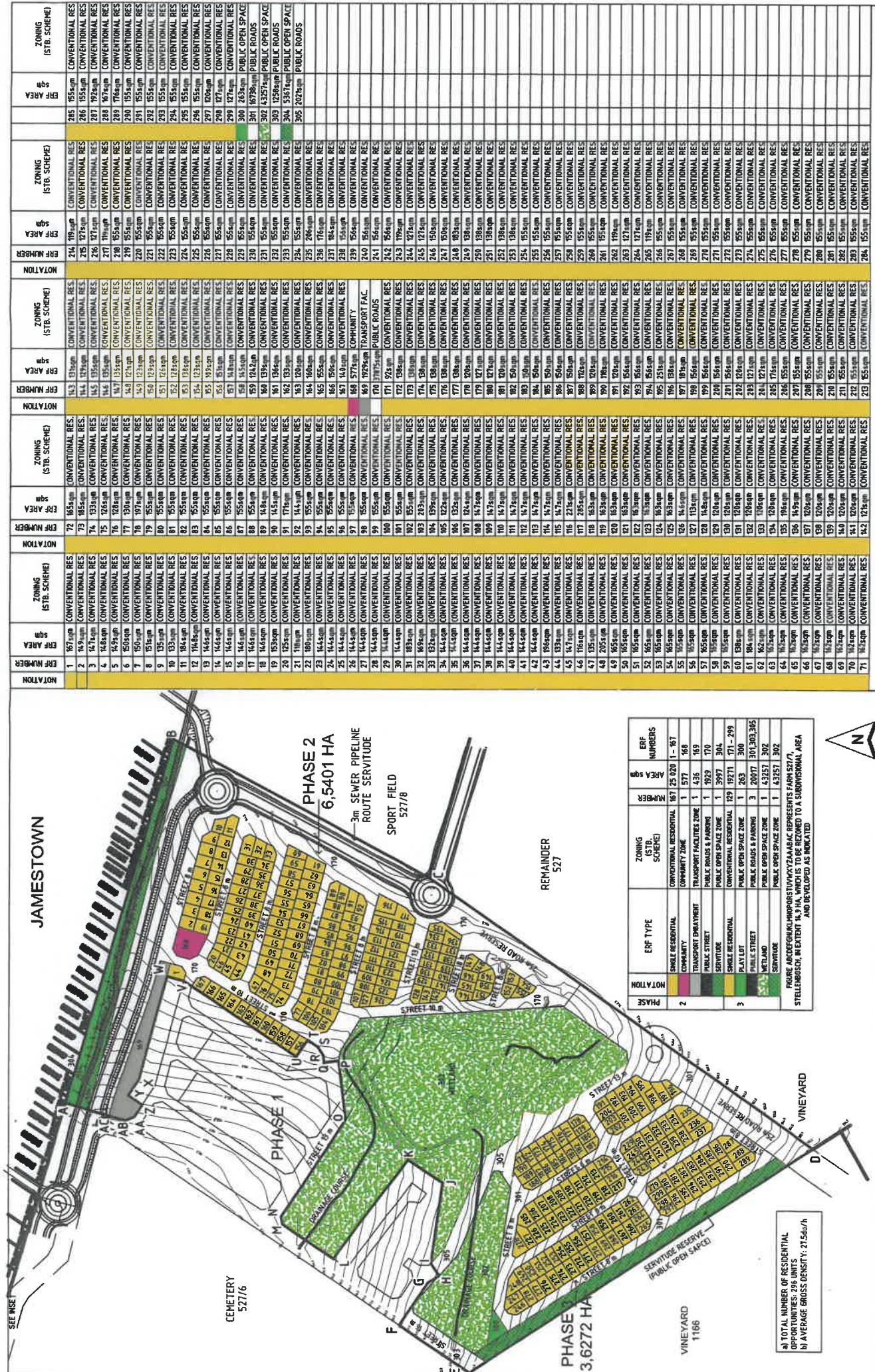
STELLENBOSCH
MUNICIPALITY

DISCLAIMER

IF CONSTRUCTION
DRAWINGS ARE ISSUED
UNSIGNED, THE MASTER
WITH THE ORIGINAL
SIGNATURE OF
APPROVAL WILL BE
HELD AT THE ZUTARI
OFFICE OF THE
APPROVER

REV DATE

REV0 23/09/2026 PHASING_LAYOUT

[illegible]

APPENDIX 3:

Applicants Motivation

**Application in terms of Section 15(2)(a), and 15(2)(d)
of the Stellenbosch Municipality By-Law on
Municipal Land Use Planning, 2015, for the Rezoning
and Subdivision of the Remainder of Portion 7 of the
Farm 527 Stellenbosch**

**AMENDED APPLICATION
- 9 October 2026**

Motivation Report

**Jamestown Integrated Development –
Phase 2 & 3 – Rezoning & Subdivision
- Amended**

**The Subdivision and Rezoning of the
Remainder of Portion 7 of the farm 527
Stellenbosch**

Submission date: 2026/10/09

Document number: 1002169PH2_3
Revision: 3

Document control record

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Document Control						
Project name		Jamestown Integrated Development – Phase 2 & 3 – Rezoning & Subdivision - Amended				
Document number		1002169PH2_3	Project number		1002169	
Client		Stellenbosch Municipality				
Client contact		Shaun October Programme Manager Department: Housing Development Directorate: Planning & Economic Development T: +27 21 808 8756 NPK Building, corner of Rynveld and Van Riebeeck Streets, 2nd Floor, Stellenbosch, 7600	Client reference		Jamestown Integrated Development – Phase 2 & 3 – Rezoning & Subdivision - Amended	
Rev	Date	Revision details/status	Author	Reviewer	Verifier (if required)	Approver
1	2026/08/12	Amended application to rectify mistake on layout relating to the erf numbers and total number of stands	Rudolf Schröder			
2	2026/09/29	Updated motivation report aligned to latest layout including parking departure	Rudolf Schröder			
3	2026/10/08	Updated motivation report to remove application for departure	Rudolf Schröder			
Current revision		3				

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ANNEXURES

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	Power of Attorney (Procuration - Zutari's appointment letter and Service Level Agreement)
C	Proof of Registered Ownership (Title Deed)
D	Copy of the Surveyor-General's Diagram
E	Locality Plan
F	Subdivisional Layout Plan / Site Development Plan
G	Zoning Certificate
H	Previous Land Use Planning Approval

1 INTRODUCTION & BACKGROUND

1.1 Introduction

Zutari (Pty) Ltd was appointed by Stellenbosch Municipality (housing Department) to prepare and submit this application to Stellenbosch Municipality on their behalf for the change in land use rights of the Remainder of Portion 7 of the Farm 527 Stellenbosch.

Application was made for the rezoning and subdivision of the land parcel known as the Remainder of Portion 7 of the Farm 527 Stellenbosch in order to create a BNG and GAP housing development.

The application was approved on 20 March 2024, but then an appeal was submitted on the application. The appeal was resolved on 8 August 2024 and the final notice of approval was issued on 26 August 2026.

The subdivision plan for Phases 2 and 3 of Farm 527, Stellenbosch, as approved by the MPT, reflected the following:

Approved:

Phase 2: 167

Phase 3: 107

Total number of residential units approved: **274**

It has since come to our attention that, on the plan submitted for approval, there was an unintended duplication of erf numbers between Phases 2 and 3. Unfortunately, this was not identified prior to the approval stage and only came to our attention thereafter.

This application is therefore submitted to seek approval for the corrected number of erven as follows:

Amended to:

Phase 2: 167

Phase 3: 129

Total corrected number of residential units: **296**

See the previous land use planning approval attached as Annexure H.

Some further small technical amendments / corrections have also been made to the layout plan to better show the existing servitudes and integration between phases one, two, and three. The total number of erven on the revised layout plan is now **305 erven**.

1.2 Background

The Remainder of Portion 7 of the Farm 527 Stellenbosch was created after Phase 1 (state subsidy housing) was subdivided from Portion 4 of the Farm No. 527. The site has been rezoned for residential purposes allowing for a mix of residential types. Phase 1 of the development consisting of 162 subsidised housing opportunities has been completed in November 2016.

The Development rights that were previously approved for Phases 2 and 3 on the Remainder of Portion 7 of the Farm 527 Stellenbosch included the rezoning of the area to "subdivisional area" to make provision for the following intended land uses: site and service, 2-storey walk-ups, GAP housing, high income housing and public open space. The previous approval lapsed and required a new application for rezoning and subdivision to be submitted which was approved on 20 March 2024 and confirmed after the appeals period on 26 August 2026.

After the final notification of approval issued on 26 August 2026, it was discovered that there was an unintended duplication of erf numbers between Phases 2 and 3, which was not identified prior to the approval stage and only came to our attention thereafter.

It is therefore the intention to submit a revised application in terms of the Stellenbosch Municipality Land Use Management By-laws, 2015 for the rezoning in terms of Section 15(2)(a) of the Remainder Farm No. 527/7, Stellenbosch Division from Subdivisional Area Overlay Zone (as per approval letter dated 26 August 2024), for the following:

- 274 Conventional Residential Zone (Single Residential housing) erven ($\pm 44\,291\text{m}^2$)
- 2 Public Open Space Zone erven ($\pm 699\text{m}^2$)
- 1 Community Zone erven ($\pm 577\text{m}^2$)
- 1 Transport Facility Zone (Transport Embayment) erven ($\pm 1929\text{m}^2$)
- Public Roads and Parking Zone erven (Public Roads) ($\pm 52\,069\text{m}^2$)
- Agriculture and Rural Zone (Remainder $\pm 49524\text{m}^2$)

to Subdivisional Area Overlay Zone to make provision for:

- Conventional Residential Zone erven (296 Erven)
- Community Zone erf (1 Erf)
- Public Open Space Zone erf (3 Erven)
- Transport Facility Zone erf (1 Erf)
- Public Roads and Parking Zone erven (4 Erven)

and to simultaneously apply in terms of Section 15(2)d of the said bylaw, in accordance with the Subdivisional Area Overlay Zone into 305 Portions and phase the development into 2 phases (Phase 2 and 3).

1.3 Application

An application is hereby submitted for the following:

- a) The rezoning in terms of Section 15(2)(a) of the said by-Law on Municipal Land Use Planning of the Remainder Farm No. 527/7, Stellenbosch Division from Subdivisional Area Overlay Zone (as per approval letter dated 26 August 2024) for the following:
 - 274 Conventional Residential Zone (Single Residential housing) erven ($\pm 44\,291\text{m}^2$)
 - 2 Public Open Space Zone erven ($\pm 699\text{m}^2$)
 - 1 Community Zone erven ($\pm 577\text{m}^2$)
 - 1 Transport Facility Zone (Transport Embayment) erven ($\pm 1929\text{m}^2$)
 - Public Roads and Parking Zone erven (Public Roads) ($\pm 52\,069\text{m}^2$)
 - Agriculture and Rural Zone (Remainder $\pm 49524\text{m}^2$)

to Subdivisional Area Overlay Zone to make provision for:

- Conventional Residential Zone erven (296 Erven)
- Community Zone erf (1 Erf)
- Public Open Space Zone erf (3 Erven)
- Transport Facility Zone erf (1 Erf)
- Public Roads and Parking Zone erven (4 Erven)

- b) The subdivision in terms of Section 15(2)(d) of the said bylaw, in accordance with the Subdivisional Area Overlay Zone into 305 Portions and phase the development into 2

phases (Phase 2 and 3), in accordance with the attached subdivision plan (Annexure G - Plan number: Jamestown Ph2&3 Subdiv_rev3 – 23092026).

1.4 Purpose of Memorandum

- (i) To gather all relevant information regarding the proposed rezoning and subdivision proposal into one document;
- (ii) To analyse all relevant information regarding the natural and manmade environment, and
- (iii) To motivate the need and desirability of the proposed rezoning and subdivision of the Remainder of Portion 7 of the Farm 527 Stellenbosch, in terms of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, in order to enable the relevant governing bodies to make an informed decision.

1.5 Pre-Application Consultation

In terms of **Section 37** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015:

- (1) The Municipality may require an owner who intends to submit an application or his or her agent to meet with the authorised employee and, where applicable, with employees of other relevant organs of state for a pre-application consultation before he or she submits an application to the Municipality in order to determine the information and documents that must be submitted with the application.
- (2) The Municipality may issue guidelines regarding—
 - (a) applications that require a pre-application consultation;
 - (b) the nature of the information and documents that must be submitted with an application;
 - (c) the attendance of employees from the Municipality or other organs of state at a pre-application consultation; and
 - (d) the procedures at a pre-application consultation.
- (3) The Municipality must keep minutes of the proceedings of a pre-application consultation.

In terms of this application and the development proposal contained herein, several consultation sessions were held with the project stakeholders and relevant municipal officials and a formal pre-application was submitted to the Municipality on 20 September 2022.

A formal pre-application application was submitted to the Municipality on 20 September 2022 whereafter a pre-planning consultation was held with the Stellenbosch Municipality's Planning Department.

Feedback was received on 12 October 2022. It was confirmed that the applicant can proceed with the submission of a formal rezoning and subdivision application:

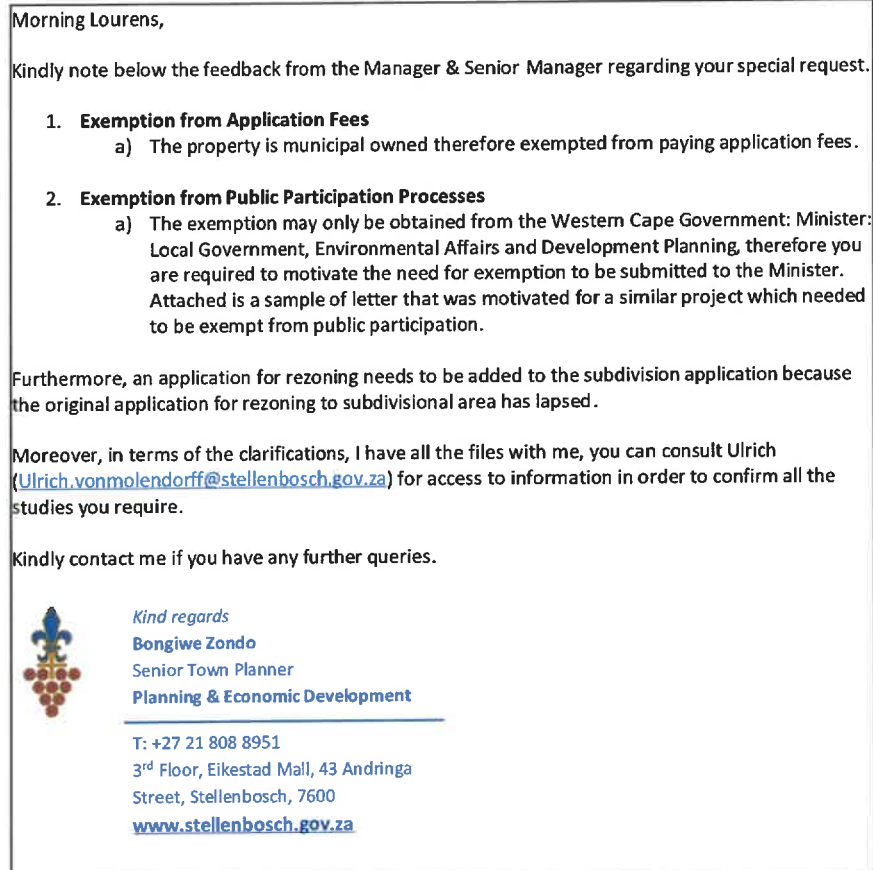


Figure 1 - Pre-application Feedback

1.6 Information Required in terms of Section 38 of the By-Law

In terms of Section 38 of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, an application must be accompanied by the following information and documents:

Table 1: Information required in terms of Section 38 of the By-Law

Information Required	Location	Included in the Application	
		Yes	No
Application form, completed and signed by applicant	Annexure A	X	
Power of Attorney (Procurator) & Proof that the person is authorised to act on behalf of the Client - Zutari's appointment letter and Service Level Agreement	Annexure B	X	
Proof of Registered Ownership (Title Deed)	Annexure C	X	
Bondholder's Consent	N/A		X

Written motivation for the application based on the criteria referred to in Section 65	See Report	X	
Copy of the Surveyor-General's diagram	Annexure D	X	
Locality Plan	Annexure E	X	
Subdivisional Layout Plan	Annexure F	X	
Proof of Payment of Application Fees	No application fees are due as it is the Municipality's own application.		X
Conveyancer's Certificate indicating that the application is not restricted by any condition contained in the title deed.	Application to be referred to the Municipality's legal department for comments		X
Minutes of pre-application consultation	Formal Feedback received on submitted Pre-application	X	

1.7 Applicant Detail

Stellenbosch Municipality is the lawful owner of the property as stated on the registered title deed of the property (T17752/2018). Attached please find a copy of the Title Deed, **T17752/2018 (Annexure C)**.

The Stellenbosch Municipality appointed Zutari (Pty) Ltd to submit an application for rezoning and subdivision on their behalf. Zutari (Pty) Ltd, in their capacity as consultant for Stellenbosch Municipality, was authorised by the Municipality to sign any and all relevant documentation which may be necessary for the proposed planning application on behalf of the Municipality. The procurator signed by the Stellenbosch Municipality, appointed Zutari (Pty) Ltd. as the lawful agent to prepare and compile the documentation required for the change in land use rights and subdivision of the Remainder of Portion 7 of the Farm 527, Stellenbosch. Attached please find a copy of Zutari's appointment letter and Service Level Agreement (**Annexure B**).

Table 2: Applicant Details

Applicant, full name and title	Zutari (Pty) Ltd. Reg No. 1977/003711/07
Contact Person of Authorised Professional Planner	Rudolf Schröder
SACPLAN Registration number:	A/151/2009 (See registration certificate attached)
Street Address	Suite 201

	2 nd Floor Bloemhof Building 65 York Street George 6529
Telephone Number	+27 44 805 5400 / +27 83 390 6963
Email Address	rudolf.schroder@zutari.com

2 PROPERTY PARTICULARS

2.1 Property Description, Registered Owner & Title Deed

The property that forms the site of application is known as the Remainder of Portion 7 of the Farm 527 Stellenbosch (also referred to as 'the site of application'). The registered owner of the property as reflected on the title deed T17752/2018 is the Stellenbosch Municipality. See **Annexure C** for a copy of the Title Deed (T17752/2018). Attached please also find a copy of Zutari's appointment letter and Service Level Agreement authorising Zutari to submit an application on the Municipality's behalf (**Annexure B**).

Remainder of Portion 7 of the Farm 527, Stellenbosch	
Title Deed Number:	T17752/2018
Title Deed Description:	Remainder of Portion 7 of the Farm 527, Stellenbosch.
Registered Owner	Stellenbosch Municipality
Extent:	14.9089 hectares

Table 3: Property Details

2.2 Locality

Stellenbosch is located in the Western Cape South Africa:

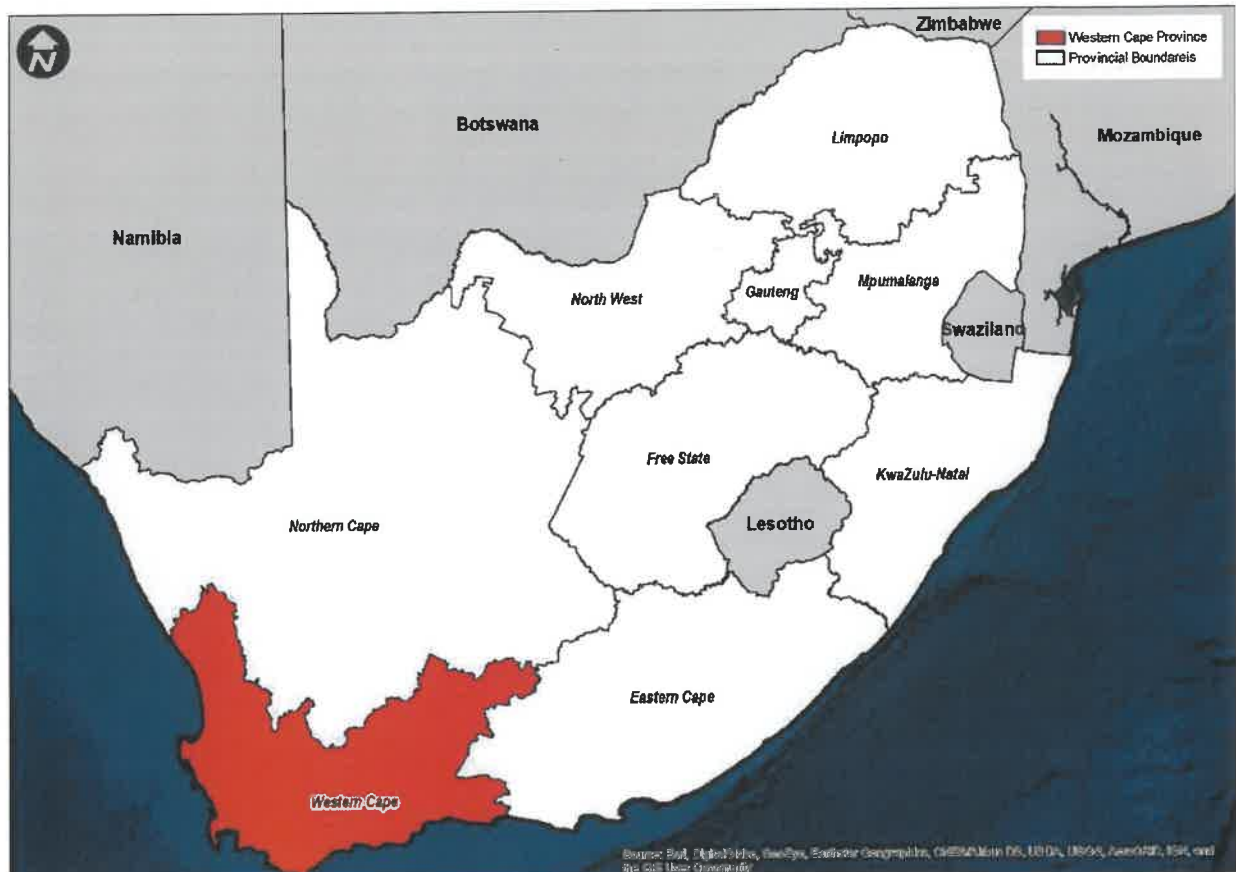


Figure 2: Western cape province

The map below (extracted from the 2014 Western Cape Provincial Spatial Development Framework (PSDF)) provides an indication of the spatial location of Stellenbosch within the Western Cape Province and depicts its connectivity to adjacent major centres.



Figure 3: Locality of Stellenbosch Municipality

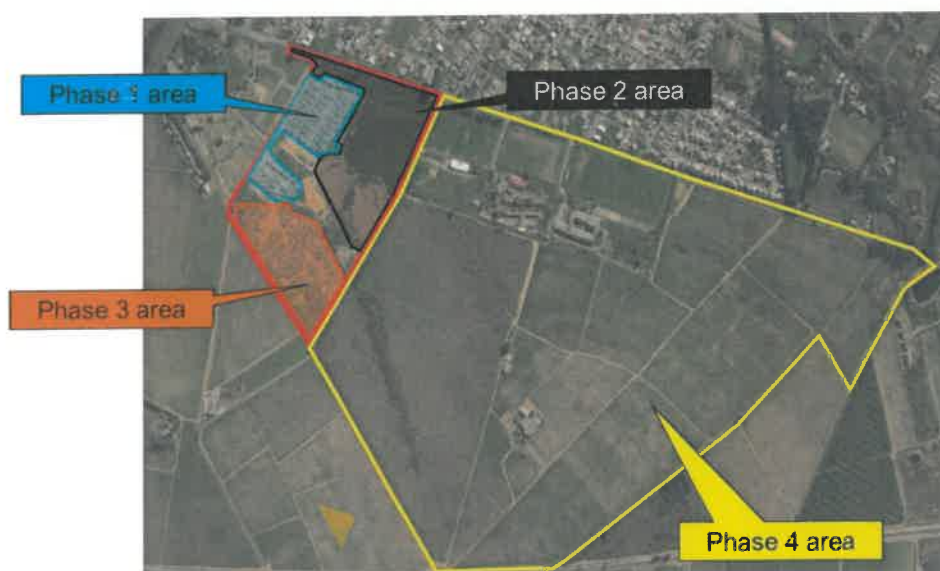
Jamestown is a quiet rural settlement on the southern outskirts of Stellenbosch in the Cape Winelands District of the Western Cape province of South Africa. It is situated next to Blaauwklippen Vineyards, on the eastern side of route 44 from Stellenbosch to Somerset West and Strand coastal resort. The main access from the R44 is via Webersvallei Road, the main road in Jamestown with *watererven* – long, narrow agricultural plots on the south bank of Blouklip River – on the north side of the road and residential plots on the south side of the road.



Figure 1: Portion 7 of Farm 527 & Remainder Farm 527: Regional Location

Figure 4: Regional Locality

The project site is located in the southern portion of Jamestown. The site is bordered by Jamestown residential to the north, Stellsizht Secondary school to the east and Stellenrust Wine Estate to the South.



The locality map, which gives a visual representation of The Remainder of Portion 7 of the Farm 527's locality within Jamestown is attached in **Appendix E**.

2.3 Extent

The total extent of the Remainder of Portion 7 of the Farm 527 Stellenbosch is illustrated as being 14.9089 hectares in extent according to the Windeed Report.

Deeds Office Property
STELLENBOSCH RD, FARM 527, 527. 7, CAPE TOWN

Lexis® WinDeed



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA			
Search Date	2022/12/06 09:50	Farm Number	527
Reference	-	Registration Division	STELLENBOSCH RD
Report Print Date	2022/12/06 09:51	Portion Number	7
Farm Name	-	Remaining Extent	NO
Deeds Office	Cape Town	Search Source	Deeds Office

PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	T17752/2018
Farm Name	FARM 527	Local Authority	STELLENBOSCH MUN
Farm Number	527	Province	WESTERN CAPE
Registration Division	STELLENBOSCH RD	Remaining Extent	YES
Portion Number	7 (REMAINING EXTENT)	Extent	14.9089H
Previous Description	-	LPI Code	C06700000000052700007
Suburb / Town**	4KM NORTH OF DALSIG	Co-ordinates (Lat/Long)**	-33.982315 / 18.843906

OWNER INFORMATION (1)			
MUN STELLENBOSCH			Owner 1 of 1
Company Type**	LOCAL AUTHORITY	Document	T17752/2018
Registration Number	-	Microfilm / Scanned Date	-
Name	MUN STELLENBOSCH	Purchase Price (R)	CRT
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2018/04/23
Share (%)	-		

ENDORSEMENTS (1)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	NOW SUBDIVISION	TOWN JAMESTOWN WC	-	-

Figure 5: Windeed Report

See subsequent sections of this report for more detail in this regard.

2.4 Jurisdiction

Stellenbosch Municipality, Western Cape Province, South Africa.

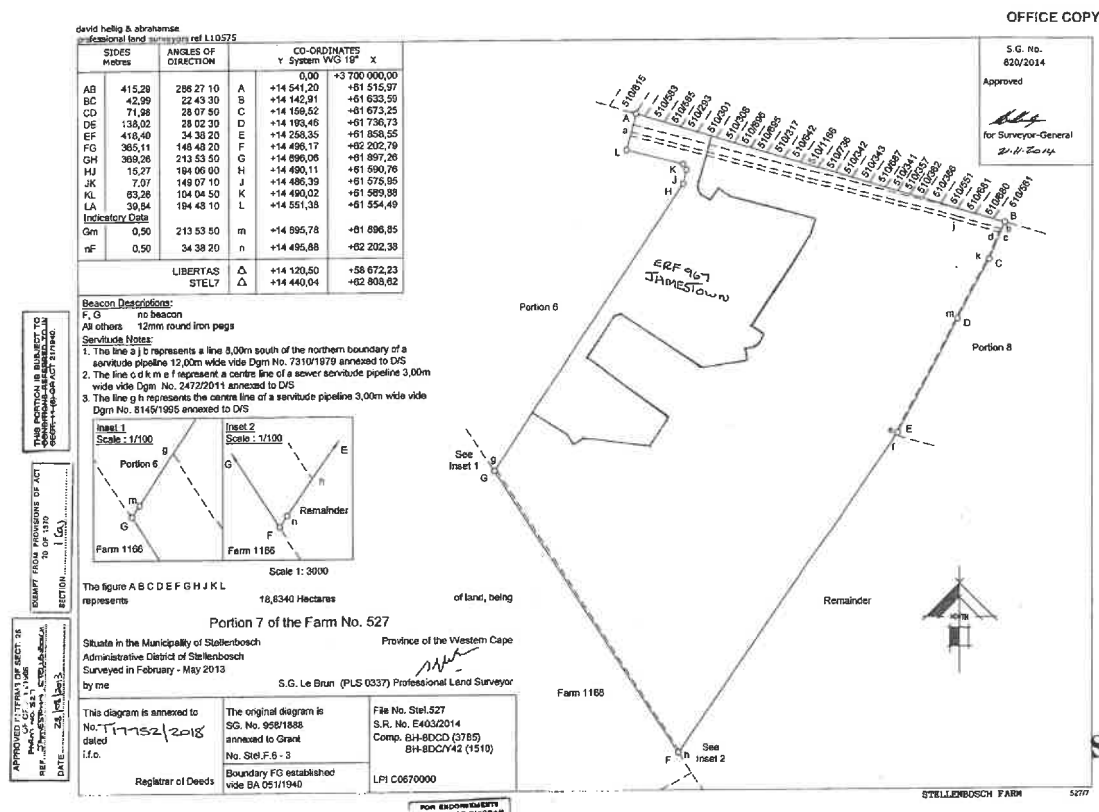
2.5 Restrictive Title Conditions

There are no conditions in the title deed of the property that are deemed as being restrictive to the proposed development.

Please refer to the attached Copy of Title Deed T17752/2018 (**Annexure C**). The Municipality's Legal Department will be requested to provide confirmation that the application is not restricted by any condition contained in the title deed.

2.6 Surveyor General Diagrams and Servitudes

The SG diagram for the property is attached as **Annexure D**

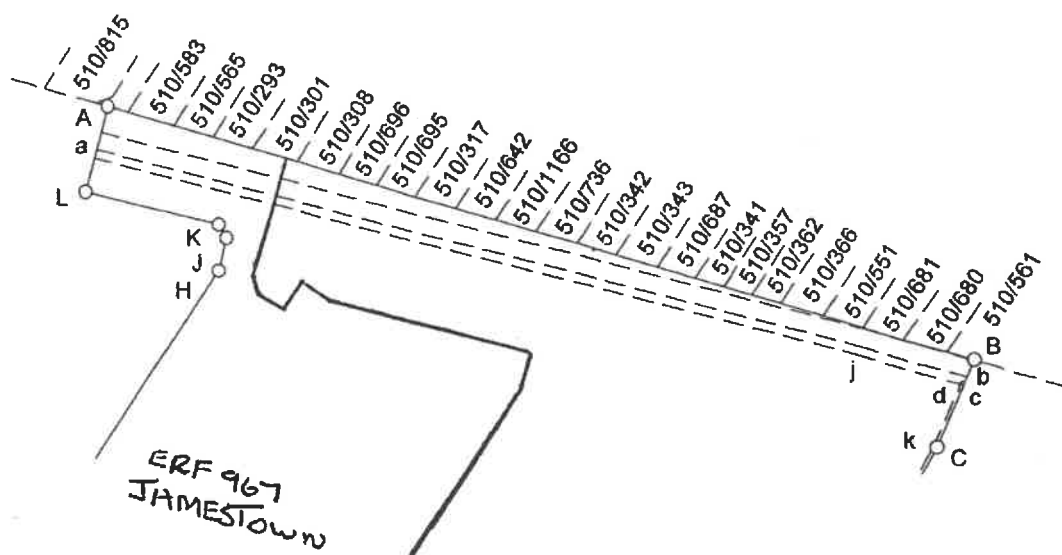


The SG diagram depicts the whole portion 7 of the farm 527 (which includes the phase 1 area known as Erf 967 Jamestown). The extent of portion 7 is indicated as 18,834 hectares. Note that application is made on the Remainder of Portion 7 of the Farm 527 (which excludes Erf 967 Jamestown). The extent of the area that this application is made is therefore 14.9089 hectares as confirmed in the Title Deed.

The following servitudes effect the property along the northern boundary:

Servitude Notes:

1. The line a j b represents a line 8,00m south of the northern boundary of a servitude pipeline 12,00m wide vide Dgm No. 7310/1979 annexed to D/S
2. The line c d k m e f represent a centre line of a sewer servitude pipeline 3,00m wide vide Dgm No. 2472/2011 annexed to D/S
3. The line g h represents the centre line of a servitude pipeline 3,00m wide vide Dgm No. 8145/1995 annexed to D/S



2.7 Mortgage Bond

There is no mortgage bond registered against the property.

2.8 Applicable Zoning Scheme and Current Zoning

The Stellenbosch Municipality: Zoning Scheme By-Law, 2019 is the applicable Zoning Scheme for the site of application.

According to the Stellenbosch Municipality Zoning Scheme 2019, The Remainder of Portion 7 of the Farm 527 is zoned "Agriculture and Rural Zone" with the development controls provided in table 2:

Controls	Existing
Erf	Remainder of Portion 7 of the Farm No. 527
Zoning	Agriculture and Rural Zone
Primary Land Use Right	Agricultural building (smaller than 2000m ²); Agriculture; Dwelling house; Forestry; Natural environment; Occasional use (one event/year); Private road; Poly tunnel (smaller than 2000m ²); Second dwelling; Employee housing (one unit)

Table 4: Current Development Controls

The zoning of The Remainder of Portion 7 of the Farm 527 is confirmed in the zoning certificate attached in **Appendix G**.

2.9 Site Analysis and Site Photos

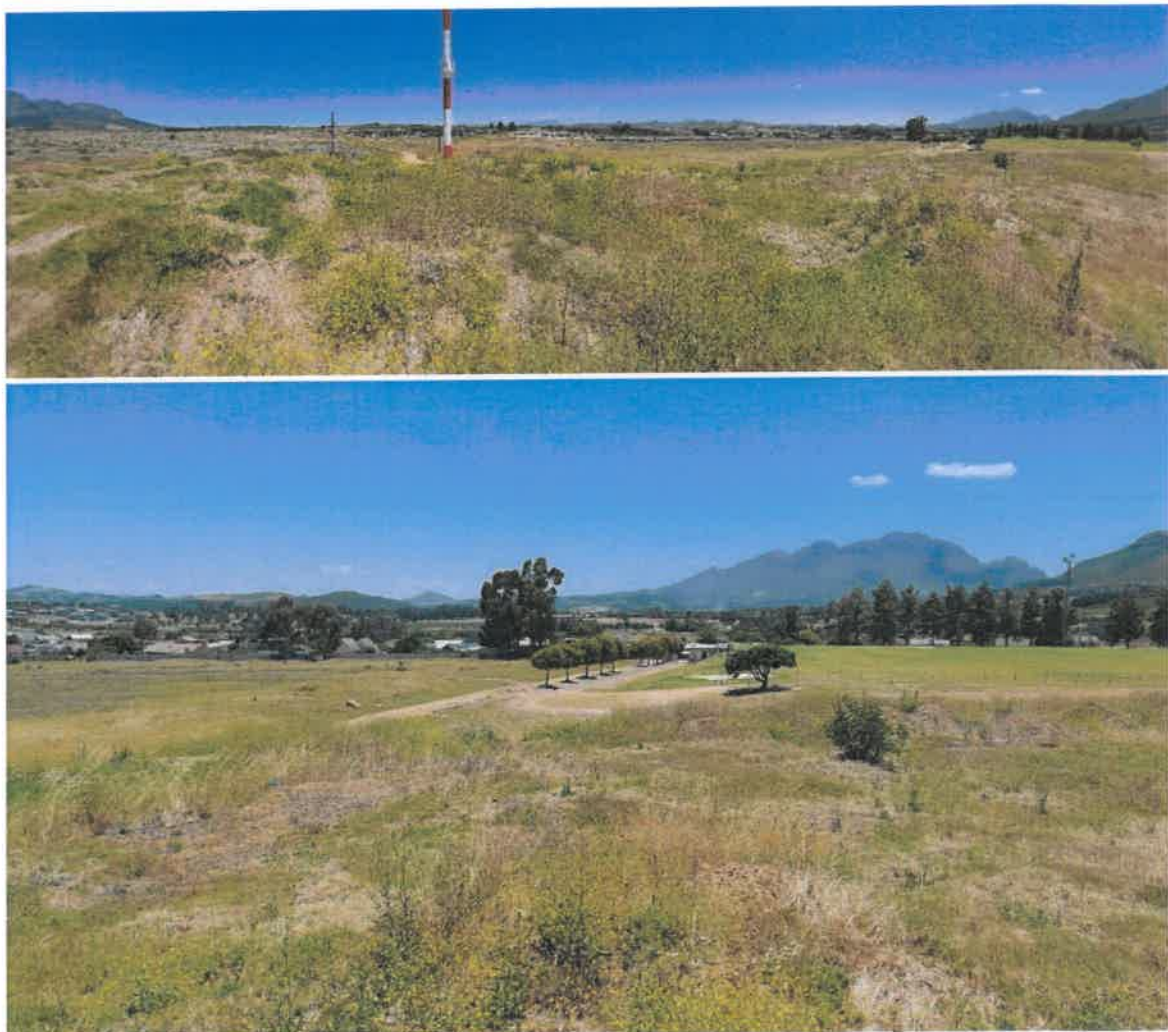
The development site is situated in Jamestown, forming part of Stellenbosch Local Municipality within the Cape Winelands District Municipality - Western Cape Province. The proposed development is located on Portion 7 and Remainder of the Farm 527, Jamestown.

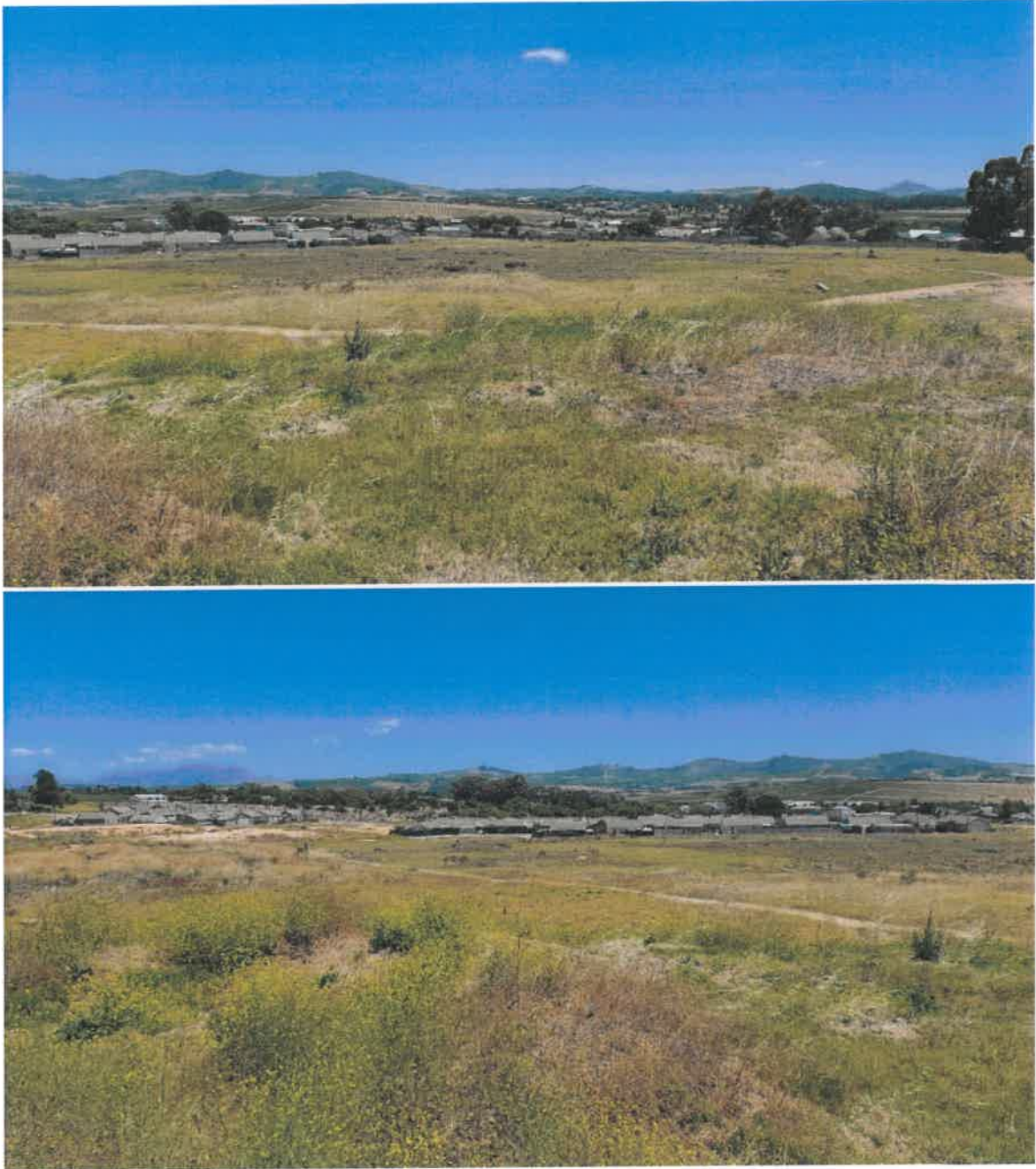
The property is adjacent to the established town – Jamestown. The proposed development site is situated adjacent to the R44 as well as Stellenrust road. Various wine farms surround the proposed development site, including Kleine Zalze Wine Estate, Rust en Vrede Wine Estate etc. This is indicative of the high-end estates surrounding the proposed development site; however, the proposed development will include a mixed typology of housing and public amenities. The type of housing to be integrated include: state subsidised housing, affordable housing, GAP housing, high-density units and high-end units.

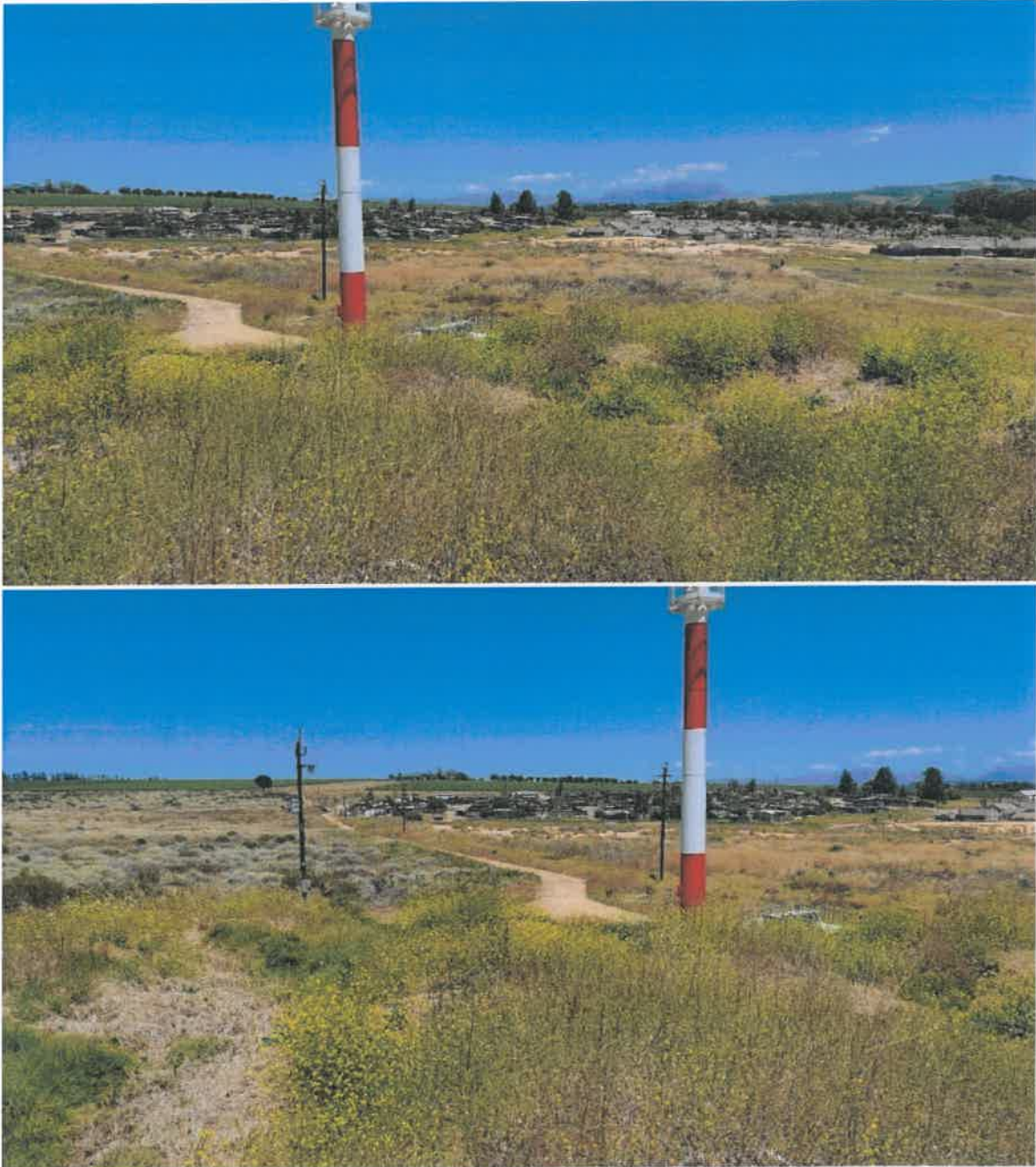
Most of the site is currently vacant with the Jamestown Informal Settlement located to the South on part of the site. It is the intention to provide housing opportunities to the residents of the informal settlement to house those residents onto formal serviced sites & houses.

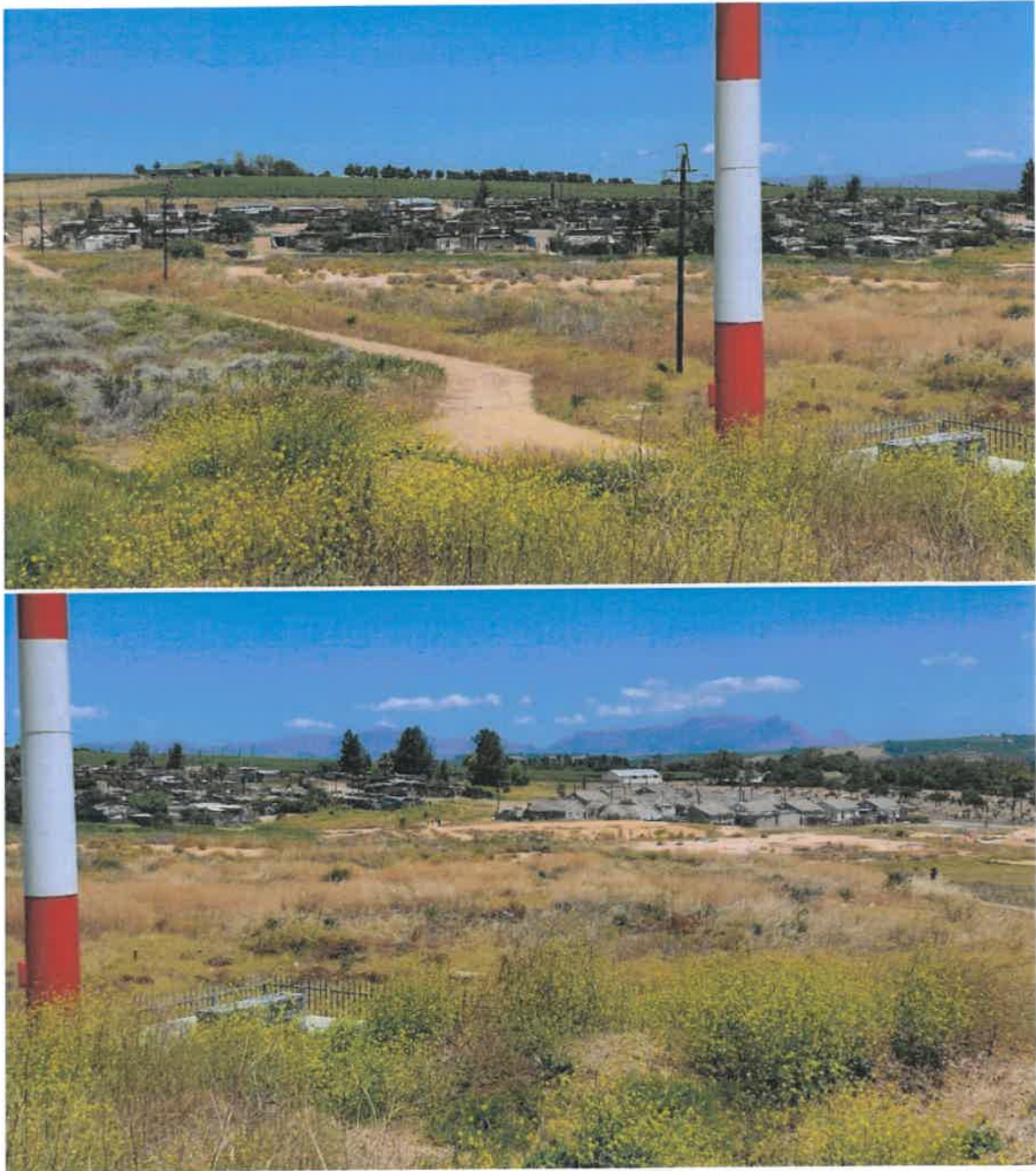
See the below associated images for more detail with regards to the above mentioned.

Figure 6: photos of site

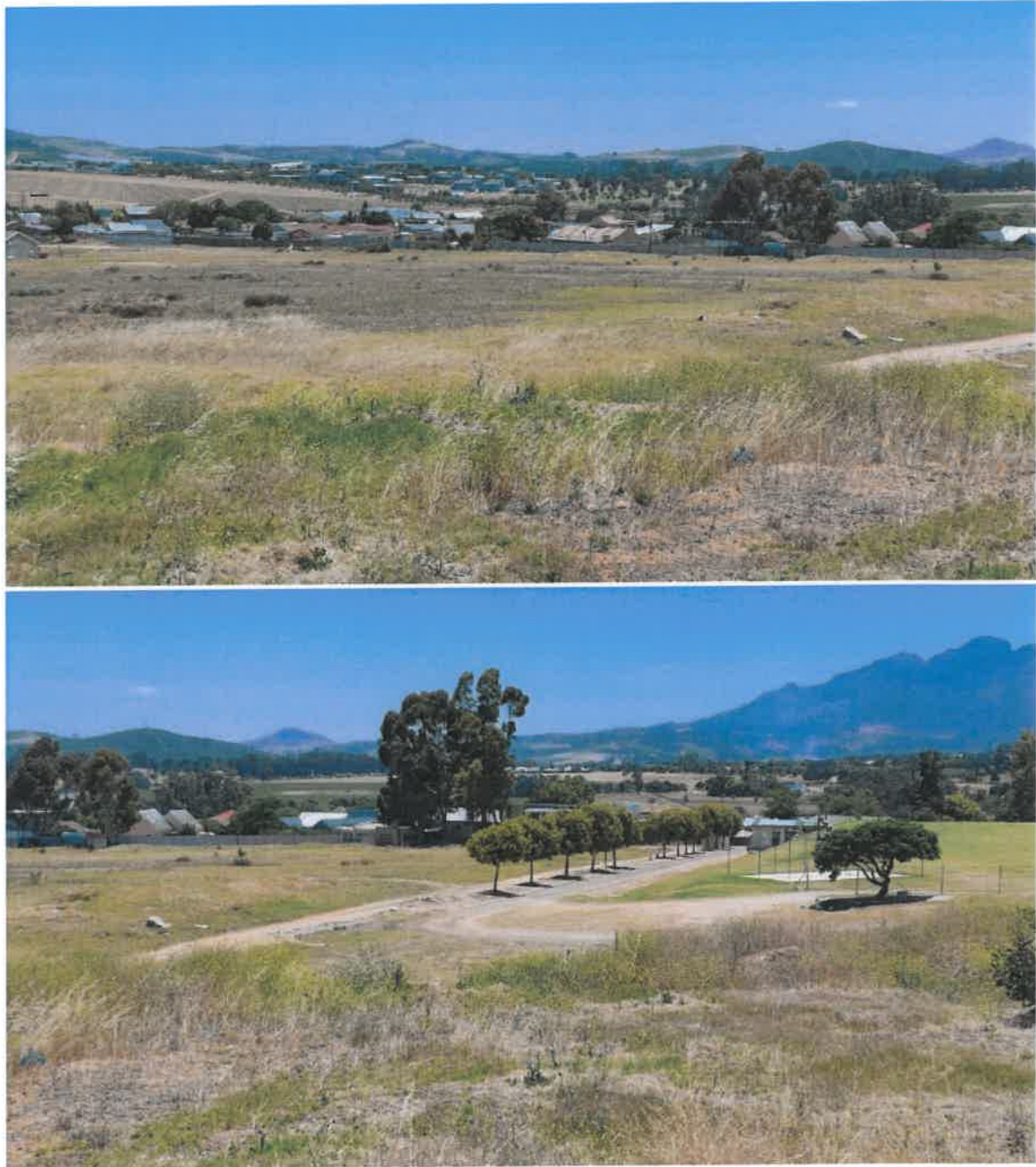






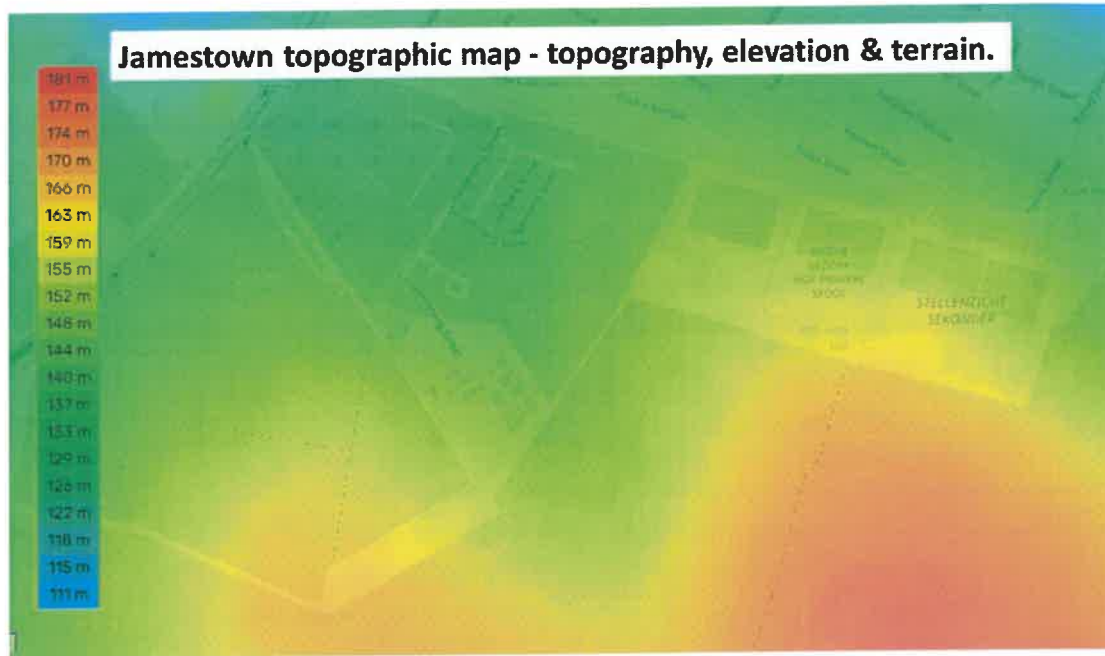






2.10 Topography

The site of development has a relatively flat topography that is ideal for the proposed housing development.



2.11 Current Land Use, Existing buildings and structures

The site is currently vacant, with the exception of the informal settlement located on the southern part of the site:



Figure 7: Current land use

2.12 Surrounding Land Use

The site of application is located South of the existing Jamestown residential development. The Jamestown Integrated Development Phase 1 is directly adjacent to the site in the North-West. The Jamestown Cemetery is located to the West of the site. To the East is a sports club, the Weber Gedenk NGK Primary School and the Stellenzicht Secondary School. The areas to the East and South are used for agricultural purposes.

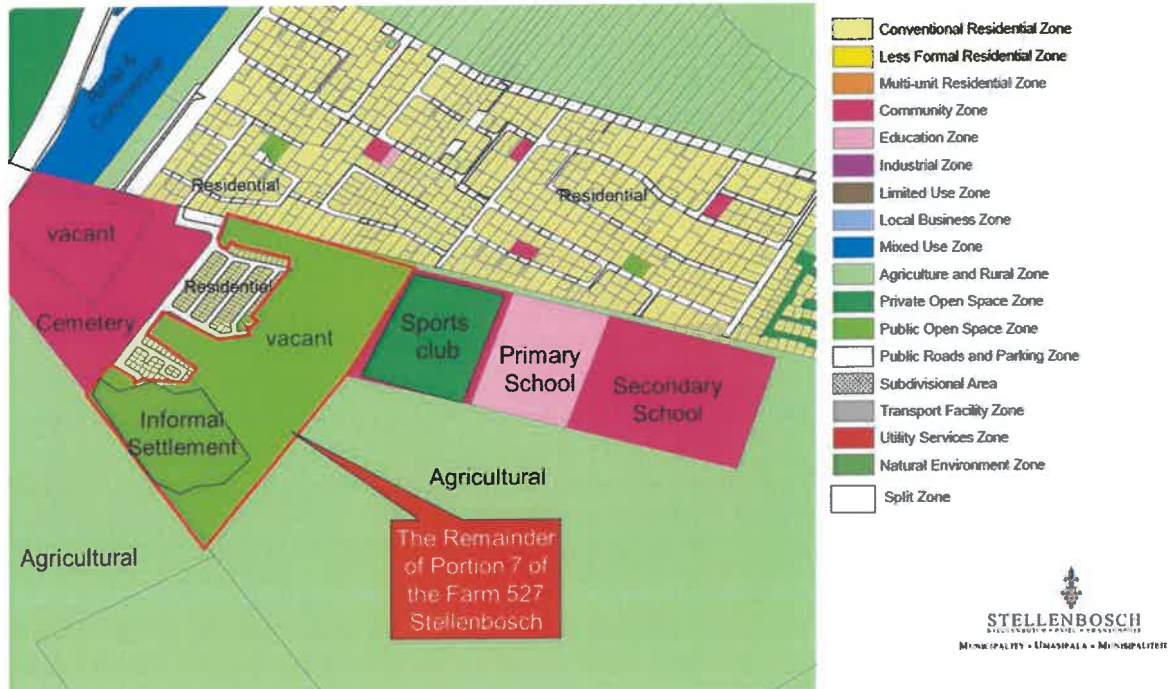


Figure 8: Surrounding land uses

3 APPLICATION PARTICULARS

The previous sections of this report has provided an overview of the site context and the various components of the site analysis undertaken to date, as well as an outline of the proposed developemnt. Furthermore, previous sections of this report has detailed the potential impacts and the required approvals which will be needed for the legal implementation of the proposed development. However, in order to clarify the exact details of the application, this section will reiterate specifically what it is that is being applied for in this application.

3.1 Proposed Rezoning and Subdivision:

The Remainder of Portion 7 of the Farm 527 Stellenbosch, is located within the municipal boundaries of the Stellenbosch Municipality. Subsequently the Stellenbosch Municipality: Zoning Scheme By-Law, 2019 is the applicable Zoning Scheme applicable to the development proposal discussed in the sections above, in terms of regulating and controlling municipal zoning.

Herewith application for the following:

- a) The rezoning in terms of Section 15(2)(a) of the said by-Law on Municipal Land Use Planning of the Remainder Farm No. 527/7, Stellenbosch Division from Subdivisional Area Overlay Zone (as per approval letter dated 26 August 2024) for the following:
 - 274 Conventional Residential Zone (Single Residential housing) erven (±44 291m²)

- 2 Public Open Space Zone erven ($\pm 699\text{m}^2$)
- 1 Community Zone erven ($\pm 577\text{m}^2$)
- 1 Transport Facility Zone (Transport Embayment) erven ($\pm 1929\text{m}^2$)
- Public Roads and Parking Zone erven (Public Roads) ($\pm 52\,069\text{m}^2$)
- Agriculture and Rural Zone (Remainder $\pm 49524\text{m}^2$)

to Subdivisional Area Overlay Zone to make provision for:

- Conventional Residential Zone erven (296 Erven)
- Community Zone erf (1 Erf)
- Public Open Space Zone erf (3 Erven)
- Transport Facility Zone erf (1 Erf)
- Public Roads and Parking Zone erven (4 Erven)

- b) The subdivision in terms of Section 15(2)(d) of the said bylaw, in accordance with the Subdivisional Area Overlay Zone into 305 Portions and phase the development into 2 phases (Phase 2 and 3), in accordance with the attached subdivision plan (Annexure G - Plan number: Jamestown Ph2&3 Subdiv_rev3 – 23092026).

3.1.1 Rezoning Details

Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the rezoning of the Remainder of Portion 7 of the Farm 527 Stellenbosch Division from Subdivisional Area Overlay Zone (as per approval letter dated 26 August 2024) for the following:

- 274 Conventional Residential Zone (Single Residential housing) erven ($\pm 44\,291\text{m}^2$)
- 2 Public Open Space Zone erven ($\pm 699\text{m}^2$)
- 1 Community Zone erven ($\pm 577\text{m}^2$)
- 1 Transport Facility Zone (Transport Embayment) erven ($\pm 1929\text{m}^2$)
- Public Roads and Parking Zone erven (Public Roads) ($\pm 52\,069\text{m}^2$)
- Agriculture and Rural Zone (Remainder $\pm 49524\text{m}^2$)

to Subdivisional Area Overlay Zone to make provision for:

- Conventional Residential Zone erven (296 Erven)
- Community Zone erf (1 Erf)
- Public Open Space Zone erf (3 Erven)
- Transport Facility Zone erf (1 Erf)
- Public Roads and Parking Zone erven (4 Erven)

3.1.2 Subdivision Details

Application is made for the subdivision in terms of Section 15(2)(d) of the said bylaw, in accordance with the Subdivisional Area Overlay Zone into 305 Portions and phase the development into 2 phases (Phase 2 and 3), in accordance with the attached subdivision plan (Annexure G - Plan number: Jamestown Ph2&3 Subdiv_rev3 – 23092026):



Figure 9: Proposed subdivision plan (Plan number: Jamestown Ph2&3 Subdiv_rev3 – 23092026).



See the proposed subdivision layout plan (Plan number: Jamestown Ph2&3 Subdiv_rev3 – 23092026) attached as **Annexure F**.

4 MOTIVATION

4.1 Land development principles

The proposal is consistent with existing Policy and Planning Frameworks and adheres to the principles of the Spatial Planning and Land Use Management Act, 2015 (Act No 16 of 2013). (SPLUMA). This application complies with the following General Principles for development as stated in Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013):

- Section 7 (b): The principle of spatial sustainability, whereby spatial planning and land use management systems must:
 - (vi) promote land development in locations that are sustainable and limit urban sprawl; and
 - (vii) result in communities that are viable;
- Section 7 (c): The principle of efficiency whereby:
 - land development optimises the use of existing resources and infrastructure.

The proposal also sets out to meet the land development principles referred to in Section 42 of the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA) and Chapter VI of the Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA):

- Spatial justice
- Spatial sustainability
- Efficiency
- Spatial resilience
- Good administration

4.1.1 Spatial justice

The principle of spatial justice relates to redressing the past development imbalances to improve access to, and use, of land. The goal of the proposed integrated housing development in Jamestown is the delivery of additional state subsidized housing units, serviced sites for affordable housing (plot and plan), GAP housing units, high density units and high-income housing for sale on the open market. The provision of housing opportunities and services in the area is intended to service people of different races, cultural backgrounds, religions, etc. to bring about community and social cohesion.

4.1.2 Spatial sustainability

The principle of spatial sustainability relates to land use management systems that promote land development that is within the fiscal, institutional and administrative means of South Africa, must protect prime and unique agricultural land, and must comply with environmental laws and limit urban sprawl. The land identified for the Jamestown Integrated Human Settlement Development is ideally located within the urban edge of the municipality and in an area that is earmarked for urban expansion according to the Spatial Development Framework. This contributes to both spatial sustainability and spatial resilience.

4.1.3 Efficiency

The principle of efficiency relates to the optimal use of existing resources and infrastructure. The expansion of the housing development will capitalise on the existing infrastructure. Such infrastructure may include, but is not limited to, the existing movement network and bulk service connections. The development will also yield the least impact on the environmental resources of the area.

4.1.4 Spatial resilience

The principle of spatial resilience relates to the flexibility of spatial policies and land use management systems, therefore the applicability to this application is limited.

4.1.5 Good administration

The principle of good governance relates to all spheres of government ensuring an integrated approach to land use and land development. The proposed development supports the principle of good administration as it is aligned to the overall strategic spatial development of the municipal area as indicated in the Stellenbosch Municipality Spatial Development Framework and the Integrated Development Plan.

4.2 Need and Desirability

4.2.1 Need

According to the Stellenbosch Municipality Integrated Development Plan (IDP) 2016/2017, "Stellenbosch faces a shortage of around $\pm 20\,000$ housing units".

In accordance with the housing need, Stellenbosch Municipality has identified a portion of land in Jamestown for residential purposes. A portion (3.9317ha) of this land has recently been developed for state subsidized housing that was completed in November 2016. The particular goal of this application is the delivery of additional state subsidized housing units, serviced sites for affordable housing (plot and plan), GAP housing units, high density units and high income housing for sale on the open market.

There is accordingly an urgent need for the Property to be developed so as to create an integrated residential environment, providing for a range of housing opportunities and choice by catering inter alia for the mix types of housing, together with appropriate public amenities.

4.2.2 Desirability

Jamestown was established during the 1880's by the Rhenish Missionary Church. Agriculture was the main activity when the small village was established. The agricultural base of the settlement has been steadily eroded since the 1970's and urban development accelerated during the 1990's.

The turn of the century witnessed rapid urban densification, with Jamestown becoming an important decentralized urban node along the R44. The De Zalze Winelands Golf Estate together with Jamestown form a stand alone urban development node defined by a nodal urban edge. The proposed mixed-use residential development will provide additional housing to the community of Jamestown, especially those in need of subsidised housing. A few informal settlers have settled on the site, as there is currently no subsidy housing available for them. It is envisaged that the majority of these settlers be re-established into the subsidy housing components of the proposed residential development.

The proposed activity will provide much needed housing to the local community, specifically the provision of subsidised housing. The community will as a result realize an increased sense of security and human well-being as the informal settlers on the land will be removed and re-established in subsidised housing. The removal of informal settlers will also strengthen the communities' visual image and integrity. The community will realize an increase standard of health and hygiene, as the informal settlers have inadequate ablution facilities and live in a very harsh environment. Society in general will benefit as a few individuals are removed from beneath the burden of extreme poverty. This creates a sense of accomplishment and progression in our country.

4.2.3 Strategic Local and Provincial Planning Frameworks

The proposed housing development is aligned with the strategic local and provincial plans. This section discusses the plans that are applicable to this application and their relation to the proposed development.

Provincial Spatial Development Framework

One of the objectives of the Provincial Spatial Development Framework is to promote urban and rural transformation. The NPC proposes a national focus on spatial transformation given the enormous costs imposed by existing spatial divides. It recognises that achieving this is a complex long-term process. The NDP's human settlement targets are: more people living closer to their places of work; better quality public transport; and more jobs in proximity to townships. To achieve these targets it advocates strong measures to prevent further development of housing in marginal places, increased urban densities to support public transport, incentivising economic activity in and adjacent to townships; and engaging the private sector in the gap housing market.

Developing Integrated and Sustainable Settlements:

As a transversal instrument the PSDF embraces the concept of sustainable and integrated human settlements.

Settlement Policy Objectives

The Provincial settlement policy objectives are to:

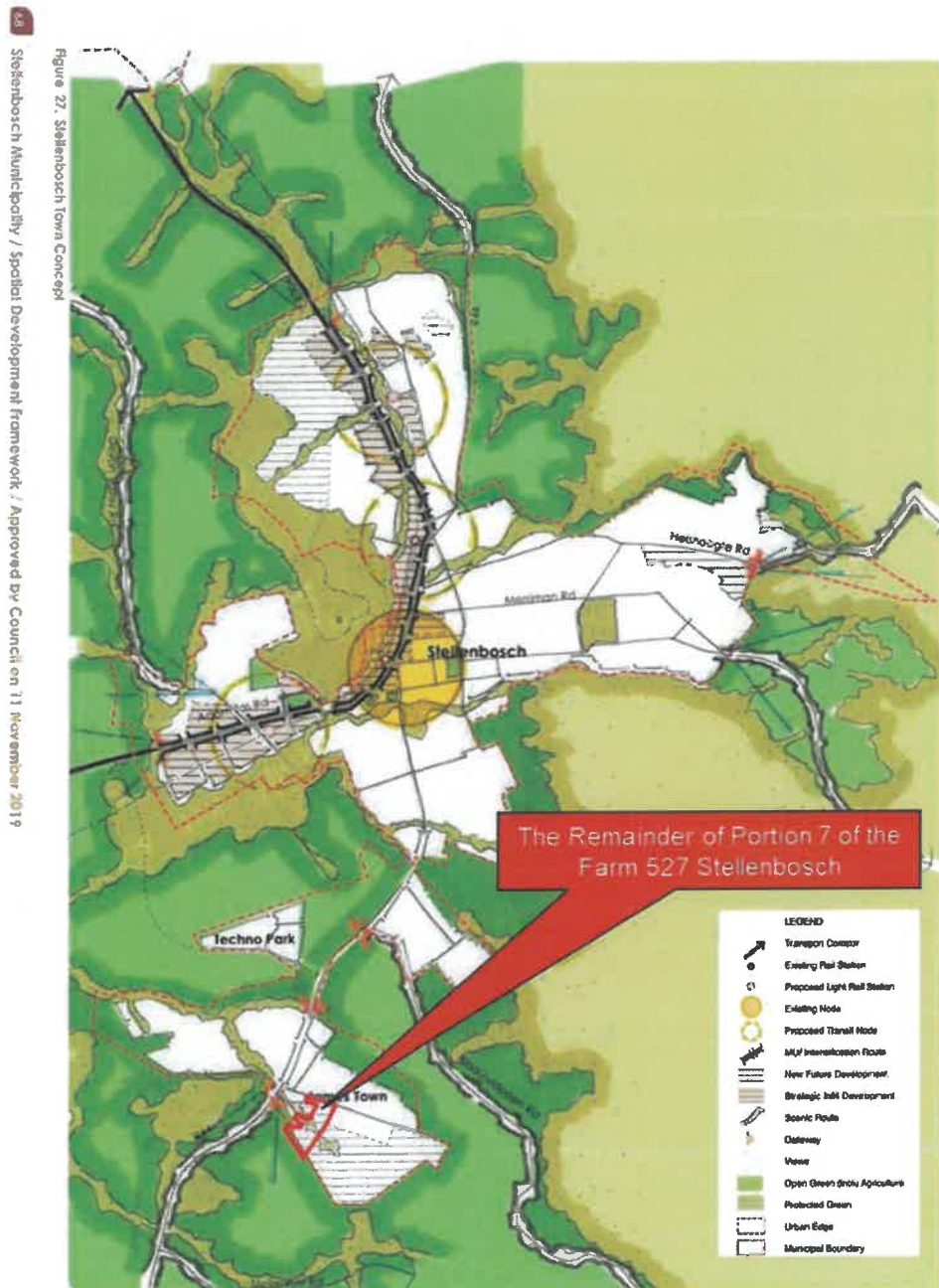
1. Protect and enhance sense of place and settlement patterns
2. Improve accessibility at all scales
3. Promote an appropriate land use mix and density in settlements
4. Ensure effective and equitable social services and facilities
5. Support inclusive and sustainable housing

The protection and enhancement of heritage and cultural resources is a clear Provincial mandate with indirect but strong links to its economic development mandate, especially with respect to skills retention in the knowledge economy.

The proposed development therefore aligns with the objectives of the Provincial Spatial Development Framework.

Stellenbosch Spatial Development Framework

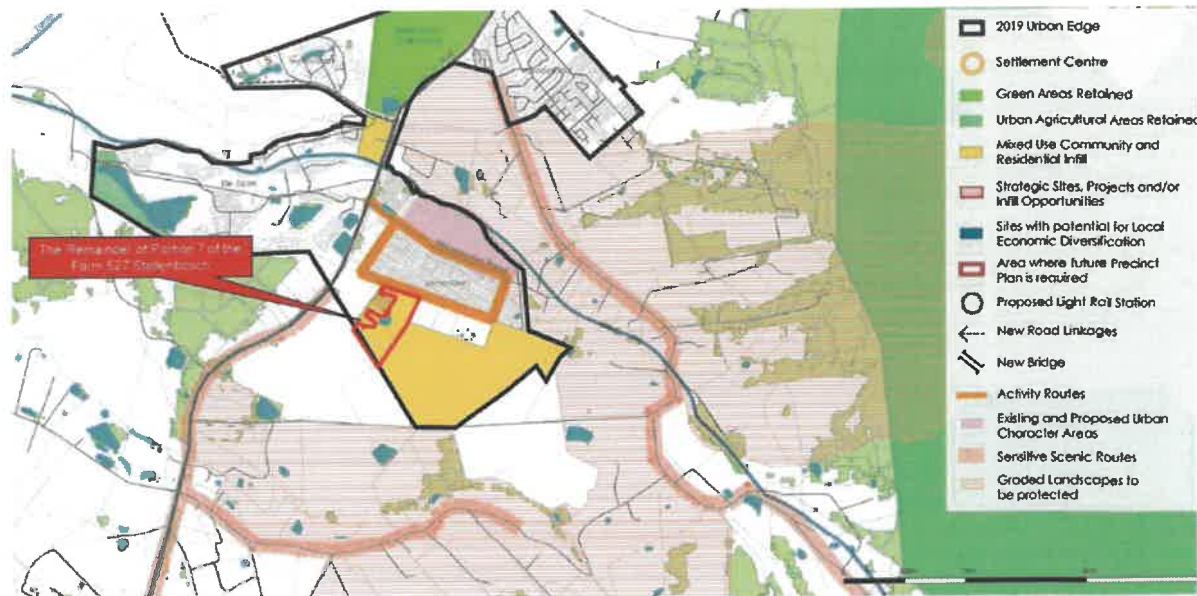
According to the Stellenbosch Municipality Spatial Development Framework, 2019, the area of the proposed development is located within the urban edge and is earmarked for development:



STELLENBOSCH CONCEPT

Figure 11: Map adapted from Stellenbosch Municipality SDF, 2019 - indicating that the land is located within the urban edge and earmarked for development

The Stellenbosch Municipality Spatial Development Framework, 2019, also earmarks the area to be developed for ***"Mixed-use Community and Residential in-fill"***:



STELLENBOSCH FRAMEWORK

Figure 12: Map adapted from Stellenbosch Municipality SDF, 2019 - indicating that the land is earmarked for Mixed-use Community and Residential in-fill

The proposed development therefore aligns with the objectives of the Municipal Spatial Development Framework.

Integrated Development Plan (IDP)

Some priorities identified in the IDP of the Municipality includes the development of housing:

- *The burning issue of housing for our residents in all categories remains of utmost importance. All categories from rental stock, BNG, GAP housing, upgrade of informal settlements and mixed-use developments. We shall seek every possible opportunity in all ten dorpias across the municipality;*
- *Focus on social housing and gap housing to address the plight of backyarders and to provide dignified living opportunities to as many residents as possible;*

The provision of housing is also identified as a Strategic focus area in the IDP

Strategic Focus Area 4: Dignified Living

All our citizens should have access to a dignified life, irrespective of their relative material wealth or their background. By a dignified life, we mean, inter alia, access to shelter, ethical administration of municipal housing, and sufficient choice in housing opportunity for different income groups, including young people. We also mean neighbourhoods with accessible public facilities and services. Support for vulnerable groups, including the youth, women and the elderly is critical, as is a close working relationship with other government and social agencies that focus on the needs of these groups.

The Jamestown development is listed as a project in the IDP:

Human Settlements	Infrastructure Transfers - Capital	206477	Jamestown Ph2, Ph3 and Ph4 (1044 sites) IRDP
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- Jamestown: Housing (Phase 2, 3 and 4): To obtain development rights/township establishment.

IDP Ref	Responsible Department	Key Activity/ Project/ Programme/ Initiative (measurable action)	Description of Unit of Measurement	Project Phase	Number of Housing Opportunities
TBC	Housing Development	Finalise the sub-division plan for Jamestown (Phase 2 and 3)	Percentage of the Jamestown, Phase 2 and 3 capital budget actually spent by 30 June	Planning	±2 000 housing opportunities (to be determined per phase)
TBC	Housing Development	Obtain development rights for mixed-use development for Jamestown Phase 4	Percentage of the Jamestown, Phase 4 capital budget actually spent by 30 June	Planning	

4.2.4 Location and accessibility of the property

The proposed site identified for the extension of the Jamestown Integrated Housing Development is directly adjacent to Phase 1 of the development and directly South of the existing Jamestown residential area. The site is easily accessible from the main entrance on School Road that leads off the R44. The site is ideally located for the proposed development.

4.2.5 Physical characteristic of the property

The site is vacant with no man-made elements (e.g. building/structures) except for the informal settlement that is located on the Southern part of the site. The site is unfenced and features low sensitivity botanical resources. The slope of the site is relatively flat. The areas of conservation value and sensitivity along the drainage area that runs through the middle of the site have been avoided and will not be impacted by the proposed development. The physical characteristic of the property is therefore suitable for the proposed development.

4.2.5.1 Environmental Impact

An EIA was conducted during Phase 1 of the initial subdivision of the project area.

All environmental features were assessed at the time and the site development plan that was developed and approved at the time incorporated all environmental features identified during the investigations.

A detailed aquatic and wetland investigation were part of the studies conducted during the previous planning process. The location of a wetland on the site of application influences the design of the proposed development. The current subdivision layout uses the exact same footprint of the previous approved layout, so no additional environmental impacts are triggered and the previous environmental authorisation that was issued is therefore still valid.



Figure 13 - Wetland on the site of application that influences the Layout of the Proposed Development

The wetland assessment conducted during the previous planning process concluded the following:

It is therefore the conclusion of the present study that the farm dam and drainage canals currently present on the site are not considered to be functional wetlands and have lost any remaining natural surrounding vegetation. The protection of a buffer zone of indigenous vegetation around these drainage features for the purpose of maintaining wetland integrity is therefore neither considered feasible nor, necessary.

4.2.5.2 Geotechnical Conditions

The developable portion of the site has gentle slopes and will require limited earthworks remodelling for effective stormwater drainage. Based on geotechnical investigations previously undertaken in the

Jamestown area it is anticipated that geologically the site is situated in terrain composed of and underlain at shallow depth by granites of the Cape Granite Suite.

The granite is typically mantled by sandy and gritty soils of naturally transported origin. This material can be expected to be of unacceptably loose consistency due to reworking during historical agricultural activities. It is expected that subgrade conditions within the sandy transported soils are typically satisfactory with only re-compaction required to improve conditions to the standards required for road building purposes.

Likewise, it is expected that founding of new buildings will typically require conventional spread footing foundations, however, the depth of founding will probably be of the order of 1,0 – 1,5m due to the presence of the reworked transported soils.

It is expected that groundwater will occur as a seasonally fluctuating perched water table which will rise to ground level during periods of intense rainfall. During the summer months, however, groundwater will not present any untoward problems during either terracing of the site, installation of deep services or construction of foundations.

Therefore, before design and construction of roads, services and building foundations commences, it is recommended that a geotechnical investigation which includes the excavation of machine dug trial holes and in-situ / laboratory testing be undertaken to establish the soil parameters and verify the expectations expressed above thereby confirming subsoil conditions.

4.3 Engineering & Bulk Services

4.3.1 Buried Services

4.3.1.1 Potable Water

The average daily demand for potable water is expected to be around 270 kilo litres per day. This is likely to peak at about 22 litres per second. The demand for firefighting is less at 15 litres per second.

The proposed development is located next to existing potable water reservoirs. An existing 250mm diameter supply pipeline from these reservoir crosses the proposed development and will need to be diverted.

According to the bulk potable water supply Master Plan for the greater Jamestown area and surroundings conducted by Messrs GLS Consulting which has now been adopted by the Stellenbosch Municipality for its future development of the area, the proposed development will require the provision of the following bulk infrastructure as shown in GLS Consulting drawings enclosed in Annexure C:

- SSW.J3: 25 l/s @ 30m Booster Pump Station
- SSW.J4: 680m x 200mm diameter new supply pipeline SSW.J1: 775m x 160mm diameter pipeline to replace an exiting 75mm diameter pipeline
- SSW.B18: New 1.8 MI reservoir
- SSW.B19: 2030m x 200mm diameter new bulk supply pipeline

Within the new development itself separate metered connections are proposed for potable water supply to each of the single residential erven and to the community facility erven. The apartment complexes will be provided with a metered bulk potable water supply to the erf. Conventional fire hydrants will be placed in the roads. Pipelines for potable water will not exceed 365 mm in diameter.

4.3.1.2 Sewers

The wastewater generated on site is planned to be collected conventionally in gravity sewers and reticulated to the lower end of the site and discharged by a 160mm diameter sewer outfall through the municipal burial site into an existing 160mm diameter collector sewer in Rovellesingel in the adjacent Jamestown township. The fully developed site is expected to discharge approximately 203 kl/day of sewage peaking at around 4.7 litres per second.

According to the sewer Master Plan for the greater Jamestown area and surroundings conducted by GLS Consulting which has also been adopted by the Stellenbosch Municipality for its future development of the area, the proposed development will require the provision of the following bulk infrastructure as shown in GLS Consulting drawings enclosed in Annexure C:

- 160m x 160mm diameter new outfall sewer
- Items 3, 5 & 6: Decommission the Jamestown, Techno Park, De Zalze 1 & De Zalze 2 pump stations
- SS3.1: New 50 l/s Blaauwklippen pump station
- SS3.2: 4 200m x 250mm diameter new rising main
- SS4.2: 342m x 200mm diameter outfall sewer and road crossing
- SS4.3: 140m x 355mm diameter new outfall sewer

Pipelines for sewers for the reticulation of the development and the sewer outfall will not exceed 365 mm in diameter.

4.3.2 Stormwater

Pipelines carrying stormwater will exceed 365 mm in diameter in accordance with the local authority's requirement for a minimum pipe diameter of 375 mm.

Stormwater leaving the site is proposed to be discharged to the existing unlined furrow/canal in the municipal burial site. Possible improvements in the appearance of the existing unlined furrow/canal can be looked into. Discharge will be limited to 300 litres per second.

4.3.3 Roads

The layout of the roads is shown on the attached drawing. These roads are planned to be an appropriate width to match those in Jamestown and the greater Stellenbosch area. The roads will be constructed with grade no flatter than 1 in 200. All roads will be designed to municipal standards. The roads will be designed to be able to effectively discharge stormwater run-off during major flood events.

4.3.4 Solid Waste

Solid waste to be generated from the development is estimated to be of the order of 130m³ per month (uncompacted). The municipality will collect the solid waste generated during the operational phase of the development. The solid waste will be collected from the individual single erven and from dedicated refuse rooms at the entrance to the apartment complexes. The municipally allocated 240 litre mobile refuse bins will be emptied on a weekly basis directly onto municipal trucks to be off-loaded at a licensed landfill site.

The attached letter in Annexure E from Mr Michael Rhode of the Stellenbosch Municipality confirms that although the Stellenbosch landfill site is currently running out of capacity there are plans underway to make available the necessary spare capacity to accommodate waste disposal and waste recovery both in future and in the interim.

4.3.5 Electrical Services

An estimated electrical supply of approximately 2.7MVA or 3900A 3-phase to the development. The assumptions are based on a middle-income residential area which yields a 14kVA BDMD resulting in an ADMD of 4.2kVA at the local substation. This includes provision for site lighting and the possibility of minor future expansion.

The bulk infrastructure upgrade requirements that are planned for the development are:

- 3.4kmx 70mm²11kV cable
- Substation – 2x New breakers & Terminations

The Stellenbosch Municipality confirmed that there is adequate capacity to supply power to this proposed development.

4.4 Motivation for Not Undergoing Further Public Participation

The main motivating factors for not needing to undergo any further public participation processes for the amendments contained in this application are set out below:

Prior Consultation Was Sufficient:

The initial public participation phases already provided adequate, meaningful opportunities for stakeholders to voice concerns, and further rounds would yield redundant information.

Minor Amendments Only:

The changes made to the proposal after the first round of consultation are minor, technical, or grammatical, and do not alter the fundamental substance, scope, or impact of the project.

Administrative Efficiency and funding availability:

Immediate action is required to address an imminent demand for housing and to ensure that allocated government funding can be spent, making the delays associated with public notice and comment periods counterproductive.

Proportionality of Resource Allocation:

The scope, cost, and public impact of the decision are minimal, meaning the expenditure of public funds and administrative resources on another round of participation would be disproportionate to the project's significance.

Purely Internal or Policy Matters:

The decision strictly concerns internal administrative operations, guidelines, and technical corrections on the layout plan, which do not directly impact or infringe upon the rights of the general public.

For the reasons outlined above, it is therefor motivated that no further public participation would be required for the amendments to the application as contained in this motivation report.

5 CONCLUSION

There is an urgent need for the property to be developed so as to create an integrated residential environment, providing for a range of housing opportunities and choice by catering inter alia for the mix types of housing, together with appropriate public amenities.

Therefore, the goal of this project is the delivery of additional state subsidized housing units, serviced sites for affordable housing (plot and plan), GAP housing units, high density units and high-income housing for sale on the open market.

The report provides a motivation for the proposed rezoning and subdivision, for the Remainder of Portion 7 of the Farm 527 Stellenbosch for a proposed housing development (Phase 2 and 3 of the Jamestown Integrated Human Settlement Development). The proposal is made in accordance with the provisions of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015 as well as the Stellenbosch Municipality: Zoning Scheme By-Law, 2019. Based on the evidence presented and the need for additional housing opportunities in the area, it can be argued that the proposed development will provide a much-needed service to the local residents of Jamestown.

It is motivated that the amendments contained in this motivation do not warrant the need for further public participation to be conducted as the amendments are administrative and technical of nature and do not alter the fundamental substance, scope, or impact of the project.

In view of the above, it is recommended that the application be approved.

ANNEXURES

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	Power of Attorney (Procuration - Zutari's appointment letter and Service Level Agreement)
C	Proof of Registered Ownership (Title Deed)
D	Copy of the Surveyor-General's Diagram
E	Locality Plan
F	Subdivisional Layout Plan / Site Development Plan
G	Zoning Certificate
H	Previous Land Use Planning Approval

In diversity there is beauty
and there is strength.

MAYA ANGELOU

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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE
Town Planning Application Management System (TPAMS)

[AFLA Portal \(stellenbosch.gov.za\)](http://AFLA Portal (stellenbosch.gov.za))

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

NOTE: *Land Use Application Form A* is the main application form for all types of land use activities. *Land Use Application Form B* can be used if the application comprises ONLY an application for a departure or for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed. If any other type of application is also required, *Land Use Application Form A* must be completed.

LAND USE APPLICATION FORM A

Section 15 of the Land Use Planning Bylaw (LUPB) and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	Rudolf
Surname	Schröder
Company name (if applicable)	Zutari (Pty) Ltd
Street or Postal Address	PO Box 509 George 6530
Email Address	rudolf.schroder@zutari.com
Contact Number(s)	0448055400 / 0833906963

PART B: REGISTERED LANDOWNER(S) DETAILS (If different from applicant)

Registered owner(s) Name	Municipality of Stellenbosch
Street or Postal Address	NPK Building, 2 nd Floor, Corner of Ryneveld and Van Riebeeck Streets, Stellenbosch, 7600
E-mail Address	Shaun.october@stellenbosch.gov.za
Contact Number	0218088756 / 0827889891

PART C: PROPERTY DETAILS (in accordance with title deed)									
Erf No		Suburb		Town					
Farm no	527	Farm Portion	Re/7	Nearest Town					
Physical or Street Address	School Street, Jamestown		Property / Business / Farm known as						
Current Zoning	Public Open Space Zone								
Additional or Consent Uses									
Current activities	Partial informal settlement								
Property Size / Extent	14.9089 ha				Are there existing buildings?	Y	☒		
Title Deed number	T17752/2018								
Any restrictions to Conveyance's Certificate?	Y	☒	If yes, list condition(s) in motivation report.						
Are the restrictive conditions in favour of a third party?	Y	☒	If yes, list the party(ies) in motivation report.						
Is the property owned by Council?	☒	N	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.						
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	☒	If yes, indicate which section are triggered in motivation report and attach relevant permit.						
Is the property or building located within the historical core or contains any heritage significant features?	Y	☒	Is the building older than 60 years?				Y	N	
Does the property fall inside the urban edge?	☒	N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?				Y	☒	
Does the property fall within the Urban or Rural Conservation Overlay Zone?	Y	☒	Does the property fall within the Scenic Route Overlay Zone?				Y	☒	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☒	N	If yes, is this application to legalise the building / land use??				☒	N	
<i>Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.</i>									
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	☒	Are there any land claim(s) registered on the subject property(ies)?				Y	☒	

PART D: PRE-APPLICATION CONSULTATION									
Has there been any pre-application consultation to Section 37 of the Land Use Planning Bylaw (LUPB)?	☒	N	If yes, attach the minutes / written feedback received.						
Has there been any pre-application consultation to Section 53 of the Land Use Planning Act (LUPA)?	Y	☒	If yes, attach the minutes / written feedback received.						
A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisational area and any proposal that triggers the Inclusionary Zoning Policy. It is advised for any other land use application that involves enhanced land use rights in the Multi-Unit Residential, Mixed-Use and Agricultural & Rural zones. A									

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law

pre-application consultation may be requested for any type of application by either the applicant or by the Municipality as deemed necessary.

PART E: LAND USE APPLICATIONS AND PAYMENT OF FEES

APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(a)	rezoning of land		R11 200.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		R2 800.00
15(2)(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning		R2 800.00
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		R5 650.00
15(2)(e)	a consolidation of land that is not exempted in terms of section 24		R5 650.00
15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit		R2 800.00
15(2)(g)	permission required in terms of the zoning scheme		R2 800.00
15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval		R5 650.00
15(2)(i)	an extension of the validity period of approval (50% of current application fee)		R.....
15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram		R5 650.00
15(2)(l)	permission required in terms of a condition of approval		R2 800.00
15(2)(m)	a determination of a zoning		R11 200.00
15(2)(n)	a closure of a public place or part thereof		R5 650.00
15(2)(o)	a consent use contemplated in the zoning scheme		R2 800.00
15(2)(o)	a consent use for a house shop, home day care centre, day care centre		R 220.00
15(2)(p)	to disestablish a homeowners' association		R2 800.00
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		R2 800.00
15(2)(r)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged		R5 650.00

OTHER APPLICATIONS	Number	Fee
Approval required in terms of the bylaw for street naming and numbering		R2 800.00
Consent / Permission required in terms of a title deed (includes planning permission in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)		R2 800.00
Complexity fee – Per study / assessment		R4 520.00
TOTAL APPLICATION FEE PAYABLE	R N/A	

DETAILS FOR INVOICE

Name & Surname (party responsible for payment)	Stellenbosch Municipality
Street or Postal Address	NPK Building, 2nd Floor, Corner of Ryneveld and Van Riebeeck Streets, Stellenbosch, 7600
Vat Number (where applicable)	
<p>1. Application fees are per the approved Council Tariffs. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once an invoice is issued, the application is regarded as duly submitted.</p> <p>2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable as per the Tariff Rules. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579.</p> <p>3. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.</p>	

BANKING DETAILS

Account Holder Name:	Stellenbosch Municipality	Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment
Bank:	STANDARD BANK	
Branch no.:	051001	

Account no.: 242637280
 Payment reference: TP _____ and ERF/FARM _____

PART F: DETAILS OF PROPOSAL (Brief description of intent of development listing proposed land use activities. Full motivation report must be attached, addressing the desirability of the proposal, the criteria listed in Section 65 of the LUPB and, if applicable, motivation for site specific justification.)

Application is made for the rezoning and subdivision of the land parcel known as the Remainder of Portion 7 of the Farm 527 Stellenbosch in order to create a BNG and GAP housing development.
 See detailed proposal in motivating memorandum attached.

Application already previously approved. This application is to correct the number of erven on the layout plan and to apply for a permanent departure for the required parking on the conventional residential zoned erven.

Is the proposal consistent / compliant with municipal plans, policies and guidelines , or any national or provincial policies (e.g., Western Cape Land Use Planning Guidelines: Rural Areas), restrictive title conditions, other legislation / authorisations?	☒	N
Is the proposal consistent with the Municipal Spatial Development Framework (MSDF)?	☒	N
Does the proposal require additional infrastructure / civil engineering services e.g., electricity; water; sewerage; road network etc.?	☒	N
Does the development proposal include the provision of residential units ? The target market re: range in income bracket/ selling price or rental must be addressed in the motivation report.	☒	N
Does the proposal fall within a priority development area as defined in the MSDF where the provision of inclusionary housing is mandatory in terms of the Inclusionary Zoning Policy ?	☒	N
HOA Constitution – Name & Date of approval	☒	
Design Guidelines – Name & Date of approval	☒	
Departure / Relaxation / Suspension	Zoning Scheme Development Parameter	Design Guideline Development Parameter
	Adjoining erf number	ZS / DG / RTC
Building line encroachment	Street	From m To m
	Street	From m To m
	Side / Common	From m To m
	Side / Common	From m To m
	Aggregate side	From m To m
	Rear	From m To m
Exceeding permissible coverage / footprint	From % To %	
Exceeding maximum permitted bulk / floor factor / habitable rooms	From	To
Exceeding height restriction	From m To m	
Exceeding maximum storey height	From m To m	
Exceeding maximum boundary wall height	Street	From m To m
	Side / Rear	From m To m
Relaxation of on-site parking / loading requirements	From 2 bays To 0 bays	

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required in terms of Section 38 of the LUPB			
☒	N		Power of attorney / Owner's consent if applicant is not owner
☒	N		Resolution or other proof that applicant is authorised to act on behalf of a juristic person
☒	N		Written motivation pertaining to the desirability and impact of the proposal
☒	N		Locality plan (A4 or A3 only) to scale
☒	N		Proposed subdivision plan (A4 or A3 only) to scale
Y	☒		Conveyancer's certificate
Y	N	☒	Consolidation plan (A4 or A3 only) to scale
Y	N	☒	Street name and numbering plan (A4 or A3 only) to scale
Y	N	☒	Landscaping / Tree plan (A4 or A3 only) to scale
Y	N	☒	Abutting owner's consent
Y	N	☒	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)
☒	N	N/A	Copy of original approval and conditions of approval
Y	N	☒	Proof of lawful use right
☒	N		Proof of any other relevant right held in the land concerned
☒	N		S.G. diagram / General plan extract (A4 or A3 only)
☒	N		Site plan or conceptual layout plan (A4 or A3 only) to scale
Y	N		Proof of agreement or permission for required servitude
☒	N		Proof of registered ownership (Full copy of the title deed)
☒	N		Minutes or Written feedback of pre-application consultation (if applicable)
Y	N	☒	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	☒	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	☒	Owners' Association consent
☒	N	N/A	Civil Services Report or indication of all municipal services / registered servitudes
Y	N	☒	Proof of failure of owner's association
Y	N	N/A	Other (specify):

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION					
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):		
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect, or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature: C.R. Schröder Date: 8 October 2026

Full name: Cornelis Rudolf Schröder

Professional capacity: Professional Planner SACPLAN Reg No A151/2009



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Your ref:

Our ref: 17/4/4/6/1

9 June 2022

Zutari (Pty) Ltd
 264 Main Rd
 PAARL
 7646

Email: Buks.Zeeman@zutari.com

ATTENTION: Mr Zeeman

Dear Sir

LETTER OF APPOINTMENT: TENDER B/SM 115/21: TO APPOINT A PROFESSIONAL SERVICE PROVIDER TO ASSEMBLE A MULTI-DISCIPLINARY TEAM OF PROFESSIONALS IN TO UNDERTAKE A BROAD CONCEPTUAL URBAN DESIGN FRAMEWORK FOR A PORTION OF PORTION 7 ON THE FARM 527 AND REMAINDER FARM 527, JAMESTOWN, STELLENBOSCH, AND TO OBTAIN TOWN PLANNING AND DEVELOPMENT RIGHTS

It is our pleasure to inform you that Zutari (Pty) Ltd has been appointed as Project Manager to assemble a multi-disciplinary team of professionals to undertake a Broad Conceptual Urban Design framework for a portion of Portion 7 on the Farm 527 and remainder Farm 527, Jamestown, Stellenbosch, and to obtain town planning and development rights. The total amount for the work to be carried out by the lead consultant together with the team of professionals is **R3 819 344.19 VAT (Value Added Tax) inclusive**.

The appointment is in accordance with the specifications as set out in the scope of work. If there is any uncertainty regarding the scope of work, it should be addressed as soon as possible.

This document consists of the following sections:

1. BACKGROUND
2. LOCATION
3. SCOPE AND OBJECTIVES
4. TERMINATION
5. BREACH
6. DISPUTES
7. REMUNERATION
8. CASHFLOW
9. PROGRAMME
10. PERFORMANCE CRITERIA
11. DATA
12. COMMUNICATION
13. PROFESSIONAL INDEMNITY INSURANCE
14. CONFIRMATION OF ACCEPTANCE OF THIS LETTER OF APPOINTMENT

WJ



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1. BACKGROUND

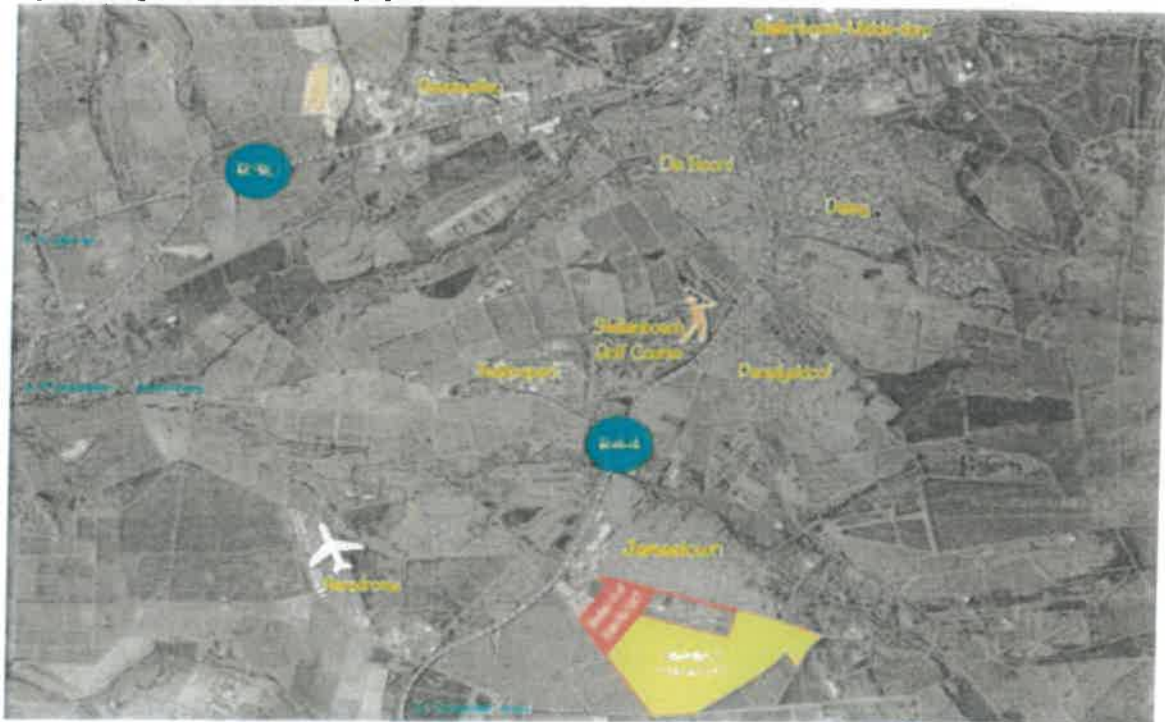
According to the Stellenbosch Municipality Integrated Development Plan (IDP) 2016/2017, "Stellenbosch faces a shortage of around $\pm 20\,000$ housing units". In accordance with the housing need, Stellenbosch Municipality has identified a portion of land in Jamestown for residential purposes. A portion (3.9317ha) of this land has recently been developed for state subsidized housing that was completed in November 2016. The goal of this Technical Proposals is the delivery of additional state subsidized housing units, serviced sites for affordable housing (plot and plan), GAP housing units, high density units and high-income housing for sale on the open market.

There is accordingly an urgent need for the Property to be developed so as to create an integrated residential environment, providing for a range of housing opportunities and choice by catering inter alia for the mix types of housing, together with appropriate public amenities. The Site Development Plan (SDP) must allow for, amongst others, mixed-use activity, variation of erf sizes, Services Sites, BNG (Breaking New Ground) housing, GAP (low, medium, and high income), apartments and open market opportunities.

2. PROJECT LOCATION

The subject property is located on the southern edge of the suburb of Jamestown, east of the R44 between Stellenbosch and Somerset West. It is flanked by an existing cemetery on its western boundary and a sports field located centrally on its northern edge. The site falls within an area characterized by medium to high-density residential as well as non-residential uses that serve the local community of Jamestown. The site in its regional location is indicated on Figure 1 below:

Figure 1: Regional Location of the project



T: +27 21 808 8462 • F: +27 21 887 6167

Oude Bloemhof building, 3rd Floor, Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599

www.stellenbosch.gov.za



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3. SCOPE AND OBJECTIVES

3.1 Project Objective

The main objective is to undertake a Broad Conceptual Urban Design framework for a Portion of Portion 7 of Farm 527 and Remainder Farm 527, Stellenbosch, and to obtain town planning and development rights. It is required of the successful bidder to obtain planning and development rights in terms of applicable legislative Policies and by-laws of the Stellenbosch Municipality.

The successful bidder must take the following guidelines into consideration in order to successfully complete the scope of works.

3.2 Scope of Work

3.2.1 Development Framework

- (a) Continuously participate with the professional team (PSP's), including all relevant stakeholders in formalising urban design proposals for the proposed development. This includes, but not limited to a) residential, b) non-residential, c) public and private spaces and d) environmental and social considerations.
- (b) Advise the Department on stage related impacts, risks and viability of the project.
- (c) The Urban Designer must provide the Architect with the number and scope of typologies and assist the Architect in formulating architectural designs for a set number of residential typologies and densities to cover the preferred options in different household income categories.
- (d) In collaboration with the Architect and Town Planners identify recent development initiatives in the field of human settlements that have relevance and evaluate these in order to draw lessons and examples of good practice that can where relevant be considered in this project. This also includes the review of alternative approaches, strategy, principles and prototypes for the subject properties.
- (e) Consider and advise on Alternative Building Technologies (ABT) in consultation with the Architect in respect of constructability, maintenance and affordability in order to align to the urban design vision.
- (f) Analyse the different development options in respect to a) financial and affordability calculations on an urban scale, b) stakeholder and project team input and c) strategic objectives of the Department.
- (g) Prepare draft series of plans depicting the various development options with a recommendation, analysis and motivation on a preferred development option. This must be done in conjunction with the other relevant PSP's, depicting the results of all work done (as evidence) in addition to plans in support of the results.
- (h) Prepare final series of plans of development options and preferred alternative in response to Department's objective, community feedback and PSP inputs.
- (i) Ensure that the final plan feeds into the development framework which will guide and inform the statutory processes.

Handwritten signature



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- (j) Provide possible solutions for the challenges by the land invasion that took place on a portion of the land. The scope and objective for this study needs to also address the challenges and provide solutions in order to accommodate the inhabitants on the property.

3.2.2 Layout

It is suggested that the proposed Site Development Plan allow for:

- (a) Residential erven to front onto open space, ensuring improved surveillance as well as ensuring that green space becomes a positive element in the urban fabric;
- (b) Mixed-use activity;
- (c) Variation of erf sizes, allowing flexibility to the housing typologies that can be accommodated on the sites, thereby catering for a range of different income groups; and
- (d) Medium - Higher density.

What remains important is the overall objective of a mixed-income development, creating housing opportunities for the income categories identified below and a range of choice to prospective owners.

3.2.3 Access

The successful Bidder will be required to conduct a Traffic Impact Assessment (TIA) and implement its recommendations subject to approval by Stellenbosch Municipality.

In addition to the design principles listed below, proposed access arrangements must be sensitive to not creating a stand-alone development isolated from the existing urban development in the area.

3.2.4 Landscaping

The following must be considered:

- (a) Appropriate landscaping techniques and materials must be applied to create a liveable, human-friendly environment that will not distract from the natural feel of the surrounds; and
- (b) Care must be taken to ensure that both hard and soft landscaping provide for an environment that is both visually pleasing as well as low on maintenance. The use of alternative materials must be considered.

3.2.5 Design Principles

3.2.5.1 A safe community

Design principles should be focused on the creation of a safe environment by giving appropriate attention to, amongst others, passive surveillance, legibility and the interface between the public and private realms.



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3.2.5.2 Permeability and Street Linkages

- (a) Permeability of the site at local neighbourhood level should be achieved through street linkages with neighbourhoods surrounding the site;
- (b) The internal movement system should be planned to achieve maximum permeability and ensure that pedestrian movement through the site is efficient. The internal road layout of the site should reflect a clear urban structure that is legible, in which one should be able to orientate oneself; and
- (c) Street names (Policy).

3.2.5.3 Integration

Non-residential land uses should be externalized as far as possible to ensure a healthy level of integration with the surrounding context by means of resource sharing.

3.2.6 Continuity

The development of the sites presents an ideal opportunity to integrate existing developed areas in order to reinforce continuity of the urban fabric. There are clear benefits relating to the infill of under-utilised land for this purpose. These include:

- (a) Significant residential infill in a context where existing municipal bulk infrastructure and land is under-utilised. Thereby optimising available resources;
- (b) Promotion of safer urban environments. Generally, the utilisation of vacant and otherwise wasted space contributes to a safer residential environment. This is achieved through the elimination of loitering space for antisocial behaviour as well as the increase in surveillance brought about by additional frontages onto open space by residential infill; and
- (c) An increase in the tax rate base for the Local Authority as well as reduced operational costs for maintenance of under-utilised land.

3.2.7 Active street interfaces

Any proposed layout should maximise positive interfaces within the residential environment. Where possible residential erven should be laid out to front onto open spaces ensuring improved surveillance as well as ensuring that green spaces become a positive element in the urban fabric.

3.2.8 Promotion of choice through variation of erf sizes

Variation of erf sizes adds flexibility to the housing typologies that can be accommodated on the sites. Thereby catering for a range of different income groups is encouraged.



4. CONCEPTUAL FRAMEWORK

4.1 Overall Concept

- (a) Integrative Urban Precinct: Given the location of the sites, development should display a complementary balance of uses.
- (b) Economic Development: The development of an environment that is conducive to and encourages economic development is vital for the creation of a quality urban settlement.

4.2 Public Space

4.2.1 Integration of Public Spaces with Community Facilities

Proposed Public spaces should be integrated with community facilities and services. Linkages of facilities adjacent to public open spaces to allow for resource sharing between activities, thereby promoting 'place-making'.

4.2.2 Dignified Space Concept

Public spaces within the sites should act as focal points for social interaction that are responsive, attractive and comfortable to the community. Therefore, a key objective should be the creation of dignified public space precincts.

4.2.3 Linkages between Public Spaces

Public Spaces should as far as possible be linked to one another via landscaped priority routes within the sites, thus creating a pleasant environment and enabling local end-users to easily navigate between public spaces.

4.2.4 Safe Human Environments

Public spaces should be externalised in order to promote exposure through increased visibility as well as added surveillance achieved through positive erf frontages.

4.3 Access and movement

- (a) All roads and movement channels must be designed in accordance with the standards and norms of the Directorate: Engineering Services of Stellenbosch Municipality.
- (b) All parking requirements must be in accordance with the planning by-laws of the Stellenbosch Municipality.
- (c) Internal road configuration within the site should allow for maximum permeability, thereby enabling seamless movement throughout the sites.
- (d) Non-motorized transport must be prioritized with the provision of bicycle lanes and routes and appropriately designed sidewalks.



5. PROGRAMME AND TIMEFRAMES

The duration for this project should not exceed 3 years from the date of commissioning of the contract. Key milestones and timeframe for this project are listed hereunder are subject to availability of pre-approved funding, the required municipal preliminary timeframes are as follows:

Stage Description

Completion

Stage 1

Planning, Studies, Investigations & Assessments

3 years

The Project Manager and team of consultants must produce a final implementation plan (a week after the commissioning of this project) setting out how it will carry out this assignment. The implementation plan must detail the milestones / deliverables, and their estimated duration. It will also include a cash flow budget linked to timeframes and deliverables.

An envisaged project programme must be forwarded with the acceptance of this letter of appointment, and it is expected that this programme be adhered to.

6. PERFORMANCE

The consultants and their work must abide to the Code of Conduct, Board Notice 41 of 2017, by the Engineering Council of South Africa, as per the Engineering Profession Act, Act 46 of 2000. As such the actions and work performed by consultants will result in projects that will work (and perform its function) as required originally (per scope of tender), or as altered thereafter with the approval of the Municipality. Consultants will ensure that all designs, materials and measures chosen will perform as expected by the Municipality. The completed project will perform as required within the prevailing South African conditions, including known political conditions, within and around the Municipality. The Consultants will take responsibility that such project will perform as is required within such conditions. Consultants will take full responsibility for any design faults or misperceptions resulting in a project not performing as specified and will be held liable if such requested specification and operations are not achieved. The Tender Document, Document A as well as this document will form contract with the Consultant, the following Performance Criteria are also applicable:

6.1 Performance criteria

The following performance criteria apply:

- (a) Consultants are required to keep to programme dates.
- (b) Personal involvement with the project and the team as and when needed.
- (c) Consultants must liaise with the Local Authority to address any possible issue(s).
- (d) Consultants are expected to be pro-active in liaison with the rest of the team.
- (e) Consultants to provide good administrative support in responding to correspondence timeously.
- (f) Your regular attendance at requested meetings.
- (g) Consultants are to ensure adequate record keeping.
- (h) Timely response to requested information.
- (i) Consultants to perform the Asset Unbundling of construction projects implemented, as per Stellenbosch Municipal Standards.



- (j) Consultants to provide a professional service on time and within budget.

7. PROFESSIONAL INDEMNITY INSURANCE

"The Service Provider is required to provide Professional Indemnity (PI) insurance providing cover in a minimum amount of **R3 819 344.19** for the full duration of the contract". The project value is defined as professional fees plus construction value, therefore, your insurance policy must provide cover to Stellenbosch Municipality to a minimum value of **R3 819 344.19** against liability for:

- (a) the loss or damage suffered by Stellenbosch Municipality by reason of error, omission, neglect or breach of professional duty by yourself, your employees or independent contractors appointed by yourselves in providing the services as described above,
- (b) death, injury, loss or damage to property of any third Party arising from any error, omission, neglect or breach of professional duty by yourself, your employees or independent contractors appointed by yourselves in providing the services as described above.

For the sake of a complete record, could you please provide the following:

- (a) A copy of your insurance policy;
- (b) Limit of public liability per claim; and
- (c) Expiry date of the applicable policy.

8. REMUNERATION

- (a) Payment in respect of the services to be provided by the consultant as appointed by means of this letter of appointment, will be remunerated by Stellenbosch Municipality will be time and cost based;
- (b) The Estimated fees for various stages will be as agreed with Municipal Project Manager;
- (c) The implementation of all further Stages are subject to availability of pre-approved funding;
- (d) Any invoices must be addressed to Stellenbosch Municipality and must indicate the VAT number of the municipality as well as your own VAT number; and
- (e) A hard copy must be delivered to Stellenbosch Municipality and an electronic copy must be forwarded to the municipal project manager for this project.

9. CASHFLOW

Updated cash flow projections must accompany all requests for payments.

10. BREACH

If either party breaches any term of this Agreement and fails to remedy the breach within the time stated in a notice of demand, being not more than 14 days, the party giving the notice is entitled, without prejudice to its rights, to immediately cancel the Agreement and claim damages from the party in breach.

Handwritten signature/initials



11. SETTLEMENT OF DISPUTE

- (a) Should the Parties fail to resolve any disputes by way of mutual consultation within a reasonable time of 14 days after a dispute, either Party shall be entitled to refer the matter for mediation. Such referral shall be done by either Party giving written notice to the of its intentions to commence with mediation. No mediation may be commenced unless such notice is given to the other Party.
- (b) Irrespective whether the mediation resolves the dispute, the Parties shall bear their own costs concerning the mediation and share the costs of the mediator and related costs equally.
- (c) Where the Parties reach a settlement of the dispute or any part thereof, the mediator shall record such Agreement and on signing thereof by the Parties the Parties the Agreement shall be final and binding.
- (d) Save for reference to any portion of any settlement or decision which has been agreed to be final and binding on the Parties, no reference shall be made by or on behalf of either Party in any subsequent court proceeding to any outcome of an amicable settlement by mutual consultation or the fact that particular evidence was given, or to any submission, statement or admission made in the course of amicable settlement by mutual consultation.
- (e) If the Parties cannot reach an Agreement, the mediator must refer the dispute to Arbitration.

12. TERMINATION

This appointment automatically terminates if the Zutari (Pty) Ltd, appointed by means of this letter of appointment, commits an act of insolvency or is placed under provisional or final liquidation, or if it is placed under curatorship, judicial management or similar legal impediments.

13. DATA

All documentation and the like prepared by yourself for this project, become the property of the Stellenbosch Municipality upon payment thereof. The latter must not be distributed to third parties without the approval of the Municipality.

14. COMMUNICATION

All communication between yourself and other role players must be copied to the municipal project manager. Minutes and/or notes of all meetings must be confirmed in writing and copied to the rest of the team.

ms



STELLENBOSCH
 STELLENBOSCH • PNIEL • FRANSCHHOEK
 MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

We trust that you are willing to accept the appointment and conditions and request you to acknowledge your acceptance of this appointment letter by signing the section below and returning a copy to Stellenbosch Municipality.

Yours faithfully

Lester van Stavel
 Manager: Housing Development

CONFIRMATION OF ACCEPTANCE OF THIS LETTER OF APPOINTMENT: TENDER B/SM 115/21: TO APPOINT A PROFESSIONAL SERVICE PROVIDER TO ASSEMBLE A MULTI-DISCIPLINARY TEAM OF PROFESSIONALS IN TO UNDERTAKE A BROAD CONCEPTUAL URBAN DESIGN FRAMEWORK FOR A PORTION OF PORTION 7 ON THE FARM 527 AND REMAINDER FARM 527, JAMESTOWN, STELLENBOSCH, AND TO OBTAIN TOWN PLANNING AND DEVELOPMENT RIGHTS

Signature: _____

Printed Name: _____

Position: _____

Dated: _____

_____ for and on behalf of the Consultant

A. VIR AKTESORGER SE GEBRUIK/FOR COVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deelstitels; Simult. with other registries/sectional titles:

Kode	Firma/Firm	Erkendings/Property	Kantoor/Office
1			
2			
3			
4			

(b) Klient afskrifte van aktes permanent in Aktekantoor gelaas: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Cover No. Omsetting Nr.	Perse van ondersoekers Initials of Examiners

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

Interdikt nagesien deur
Interdict checked by

Datum
Date

Interdikt nagesien deur
Interdict checked by

Datum
Date

(1) Dorp goedgekeur (asproklameer)
Township approved (proclaimed)

(2) Begliffingsaerwe
Endowment arven

(3) Begliffing
Endowment

(4) Voorwaardes
Conditions

(5) Mikro
Micro

(6) Algemene Plan
General Plan

(7) Ttellekte
Title Deed

(8) Verbands teen dorpslei
Bonds against township title

(9) Datum nagesien
Date checked

Oopmerkings
Remarks

Perse
Initials

Kantoor instruksies/Office instructions:

Sekasie/Section:

BUS/BOX 129
TEL: (021) 943 5111

ATTORNEYS

Portion 7 of Farm 527

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed))

CTN00129

UITVOERING/EXECUTION

Datum van indiening/Date of lodgement

18 Apr 2018

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

LOGGED
2018 - 04 - 10
INGEDIEN

Ondersoekers/Examiners	Kantoor/ Room	Skakeling/Linking	Verwerp/ Reject	Passer/Pass
1 Y. DYANI				
2 Z. MABUSELA	1258			
3		51		

B. VIR AKTESORGER SE GEBRUIK/FOR COVEYANCER'S USE

Aard van Akte/Nature of Deed: Sec 43(1)

tg.v.d.l.o. Cent of Reg. Title

Stellenbosch Mun.

Verw. No./Ref. No.: ZS/Sg/13000

T000017752/2018

Skakeling/Linking

Titellakte, ens. binnertitellakte, etc. within

51 5

GELYKTYDIGES/SIMULT.

No. in aanvraag	Kode Code	Name van Party/Names of Parties	Naam van Firma/Name of Firm	Firma/ Firm No.
1	VA	REG. 68(1): STELLENBOSCH MUN. - FARM 529	WKRUGER	57
2	VA	REG. 68(1): STELLENBOSCH MUN. - FARM 527	ESI	129
3	SK	SERVITUDE: PIPELINE FARM 529	WKRUGER	57
4	SK	SERVITUDE: PIPELINE FARM 527	ESI	129
5	T	SECT. 43: STELLENBOSCH MUN. - PORTION 7	ESI	129
6	T	SECT. 43: STELLENBOSCH MUN. - FARM 527	ESI	129
7	T	SECT. 46: JAMES ROUN	ESI	129
8	T	SECT. 46: JAMES ROUN	ESI	129
9	T	SECT. 46: JAMES ROUN	ESI	129
10	T	SECT. 46: JAMES ROUN	ESI	129
11	T	SECT. 46: JAMES ROUN	ESI	129
12	T	SECT. 46: JAMES ROUN	ESI	129

EXAMINER'S NOTES INSIDE

23 APR 2018

080006954299

REGISTRAR'S REQUESTED BY:

23 APR 2018

Ref: 510 2886

Notes to Examiner

I hereby confirm that condition 2 on STF 6-3/1889 has been waived. see endorsement on page 2 dated 4/15/1960

11 T	STELLENBOSCH MUN / NEWMAN - ERF 973	ESI	129
12 T	STELLENBOSCH MUN / E LINKS - ERF 989	ESI	129
13 T	STELLENBOSCH MUN / PIETERSEN - ERF 975	ESI	129
14 T	STELLENBOSCH MUN / LOUW - ERF 976	ESI	129
15 T	STELLENBOSCH MUN / MS MULLER - ERF 977	ESI	129
16 T	STELLENBOSCH MUN / WILLIAMS - ERF 993	ESI	129
17 T	STELLENBOSCH MUN / MULLER & BEUKES - ERF 980	ESI	129
18 T	STEL-A12:D13LENBOSCH MUN / CHARLES - 988	ESI	129
19 T	STELLENBOSCH MUN / VAN HUFFEL - ERF 999	ESI	129
20 T	STELLENBOSCH MUN / LINDERS - ERF 1002	ESI	129
21 T	STELLENBOSCH MUN / DIEDERICKS - ERF 1009	ESI	129
22 T	STELLENBOSCH MUN / DREYER - ERF 1013	ESI	129
23 T	STELLENBOSCH MUN / FISCHER & HENDRICKS - ERF 1014	ESI	129
24 T	STELLENBOSCH MUN / WILLIAMS - ERF 1015	ESI	129
25 T	STELLENBOSCH MUN / JAARSE - ERF 1016	ESI	129
26 T	STELLENBOSCH MUN / SIEBRITZ - ERF 1020	ESI	129
27 T	STELLENBOSCH MUN / KASPER - ERF 1023	ESI	129
28 T	STELLENBOSCH MUN / BJ MULLER - ERF 1023	ESI	129
29 T	STELLENBOSCH MUN / CILLIERS - ERF 1031	ESI	129
30 T	STELLENBOSCH MUN / RHOODE - ERF 1033	ESI	129
31 T	STELLENBOSCH MUN / PIETERSEN - ERF 1039	ESI	129
32 T	STELLENBOSCH MUN / DE LILLE - ERF 1040	ESI	129
33 T	STELLENBOSCH MUN / HECTOR - ERF 969	ESI	129
34 T	STELLENBOSCH MUN / BOWERS - ERF 981	ESI	129
35 T	STELLENBOSCH MUN / FOURIE - ERF 985	ESI	129
36 T	STELLENBOSCH MUN / DIRKS - ERF 987	ESI	129
37 T	STELLENBOSCH MUN / MK MULLER - ERF 990	ESI	129
38 T	STELLENBOSCH MUN / HENDRICKS & RIET - ERF 991	ESI	129
39 T	STELLENBOSCH MUN / LESIYA - ERF 992	ESI	129
40 T	STELLENBOSCH MUN / I VERMEULEN - ERF 994	ESI	129
41 T	STELLENBOSCH MUN / SMITH - ERF 995	ESI	129
42 T	STELLENBOSCH MUN / DANIELS - ERF 996	ESI	129
43 T	STELLENBOSCH MUN / VERMEULEN - ERF 997	ESI	129
44 T	STELLENBOSCH MUN / HATTINGH - ERF 998	ESI	129
45 T	STELLENBOSCH MUN / DAVIDSE - ERF 1000	ESI	129
46 T	STELLENBOSCH MUN / CHARLES - ERF 1003	ESI	129
47 T	STELLENBOSCH MUN / MAYEZANA - ERF 1004	ESI	129
48 T	STELLENBOSCH MUN / VAN ROOYEN - ERF 1007	ESI	129
49 T	STELLENBOSCH MUN / SWARTS - ERF 1008	ESI	129
50 T	STELLENBOSCH MUN / WILLIAMS - ERF 1012	ESI	129
51 T	STELLENBOSCH MUN / HENDRICKS - ERF 1018	ESI	129

Tania Hancke
Conveyancer

-See conveyancer Certificate in respect of Expropriation endorsement.

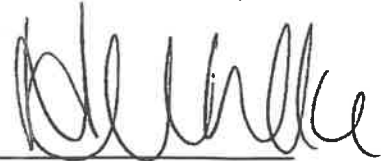
Tania Hancke
Conveyancer

1. Remove the General Plans but etc
not applicable to this transaction.
DONE
Tania Hancke
TANIA HANCKE
CONVEYANCER

129

ESI ATTORNEYS
7 Belfour Office Park
Cnr Edmar & Roger Street
Tygervally

Prepared by me



CONVEYANCER
TANIA HANCKE

Fee endorsement		Office fee
	Amount	
Purchase price/Value	R.....	R. 30500
Mortgage capital Amount	R.....	R.....
Reason for exemption	Exempt i.t.o	
	Cat.....	section.....Act.....

SENTIFIKAAT VAN GEREISTREERDE TITEL UITGEREEM CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPsigte van IN RESPECT OF	ERK 967 Jamestown
- 3,9251 hectares	RENTANT REMAINDER 14,9089
000017753/2018	3 
23 APR 2018	REGISTRAR/REGISTRAR

T 000017752/2018

CERTIFICATE OF REGISTERED TITLE

Issued under the provisions of Section 43 of the Deeds Registries Act 47 of 1937

WHEREAS

THE MUNICIPALITY OF STELLENBOSCH

Has applied for the issue to it of a Certificate of Registered Title under section forty-three of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in his name under Stellenbosch Freeholds Volume 6 No. 3 of 1889.

DATA / VERIFY
14 MAY 2018
FATGEYAH LARNEY

DATA / CAPTURE
25 APR 2018
WENDEL FANT

NOW THEREFORE, in pursuance of the provisions of the said Act, I Registrar of Deeds, Cape Town, do hereto certify that the said

MUNICIPALITY OF STELLENBOSCH

It's Successors in Title or assigns,

is the registered owners of

**PORTION 7 OF THE FARM NO. 527
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT: 18,8340 (ONE EIGHT COMMA EIGHT THREE FOUR ZERO)
HECTARES**

AS WILL MORE FULLY APPEAR from Diagram SG Number 820/2014 annexed hereto and held by Stellenbosch Freeholds Volume 6 No. 3 of 1889.

A. **SUBJECT** to the following conditions as set out in Stellenbosch Freeholds Volume 6 No. 3 of 1889, namely:-

"I That all roads and thoroughfares now existing over the land whether described in diagram or not shall remain free and uninterrupted.

III That the said Land shall be subject to all such Duties and Regulations as are either already or shall in future be established with regard to such Lands."

B. **SUBJECT FURTHER** to the following endorsement dated 04-09-1986 as appears from the said Stellenbosch Freeholds Volume 6 No. 3 of 1889 to wit:-

"Remainder

By Notarial Deed of Servitude no. K753/1986S dated 30.6.1986 and registered this day the Remainder of the within property, measuring



144,5974 Ha is subject to the right in perpetuity to lay down, inspect , maintain, repair, renew and remove a line of water pipes indicated by the broken line **CDEFGH** on Diagram no. 7310/1979, annexed hereto which represents a line 8m south of the northern boundary of the servitude area, 12m wide, and the line AB on the said diagram, being the northern boundary of the servitude area 12m wide, in favour of the Council of the City of Cape Town, with ancillary rights, as will more fully appear from the said Notarial Deed."

(now represented by the figure **a j b** as on Diagram No. SG820/2014)

- C. **SUBJECT FURTHER** to the following endorsement dated 17-08-2001 as appears from the said Stellenbosch Freeholds Volume 6 No. 3 of 1889, to wit:-

"Remainder

By Notarial Deed of Servitude K716/2001S dated 12 July 2001 the within property is subject to a pipeline servitude i.f.o. The City of Cape Town and successors in title. The Southern and Northern boundaries are indicated by line ABCDE on diagram No. 10313/1995 as will more fully appear from said Notarial Deed."

(now represented by the figure ABCDE on diagram No. SG820/2014)

- D. **SUBJECT** to the following servitude as contained in Notarial Deed of Servitude for pipeline number K

The line **A B C D E F G H J** representing the centre line of a servitude sewer pipeline 3(three) meters wide as shown on Diagram No. SG2472/2011 annexed.

(now represented by the figure **c d k m e f** on Diagram No. SG820/2014)

- E. **SUBJECT** to the following servitude imposed by the Municipality Stellenbosch in its favor on subdivision of the Remainder of Farm No. 527:

The line **g h** on Diagram No. 820/2014 represents the centre line of a servitude pipeline 3,00 m wide vide Diagram no. 8145/1995 annexed.



A handwritten signature or set of initials in the bottom right corner of the page, consisting of several overlapping loops and strokes.

And that by virtue of these presents the said

MUNICIPALITY OF STELLENBOSCH

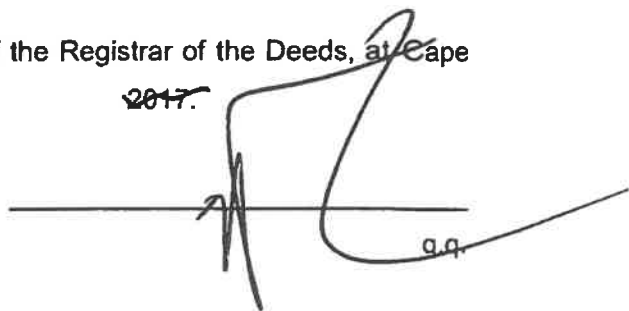
Its Successors in Title, or assigns

Now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

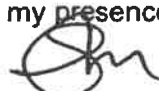
IN WITNESS whereof I, the said Registrar, together with the Appearer, have subscribed to these presents, and have caused my Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of the Deeds, at Cape
Town on 23 APR 2018

2017.

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is complex and cursive, with a long horizontal stroke extending to the right. The initials "g.g." are written at the end of the signature.

In my presence,



REGISTRAR OF DEEDS

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

129

ESI ATTORNEYS
7 Bellfour Office Park
Cnr Roger & Edmar Street
Tygervally
7530

90

1-4
CK

Prepared by me



CONVEYANCER
TANIA HANCKE

**APPLICATION IN TERMS OF SECTION 43
Of the Deeds Registries Act 47 of 1937**

I, the undersigned,

**GERALDINE METTLER in my capacity as MUNICIPAL MANAGER of the MUNICIPALITY
OF STELLENBOSCH duly authorised thereto**

do hereby apply in terms of section 43 of the Deeds Registries Act 47 of 1937 to the Registrar of
Deeds at Cape Town, for the issue to me of a Certificate of Registered Title in respect of

**PORTION 7 OF THE FARM NO. 527
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
PROVINCE OF THE WESTERN CAPE**

IN EXTENT: 18,8340 (ONE EIGHT COMMA EIGHT THREE FOUR ZERO)
HECTARES

AS WILL APPEAR FROM DIAGRAM SG820/2014

AND HELD BY Stellenbosch Freeholds Volume 6 No. 3 of 1889.

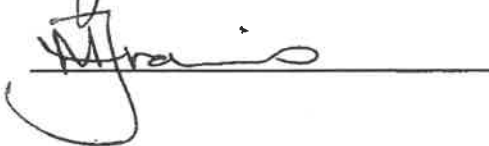
SIGNED AT STELLENBOSCH ON 22 May 2017.

AS WITNESSES:

1.



2.



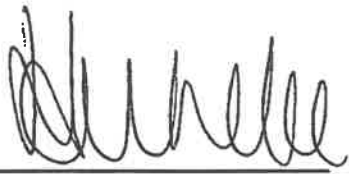
GERALDINE METTLER
On behalf of STELLENBOSCH
MUNICIPALITY

CONVEYANCER'S CERTIFICATE

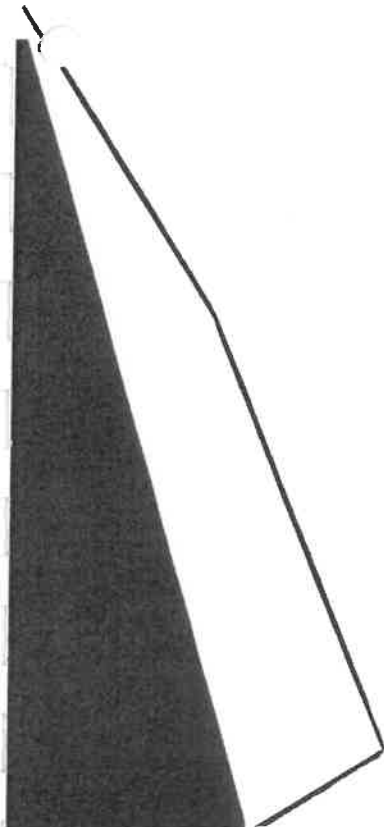
I, the undersigned

**TANIA HANCKE
CONVEYANCER**

Hereby certify that the expropriation endorsement registered 29 July 1965, on Freehold STF-6-3/1889 is not applicable by reason of situation.



**TANIA HANCKE
CONVEYANCER**



3

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN

DATE : 20180410 TIME : 11:06:47.2 PAGE : 1

PREPARED BY : DRS08022 - GONCALVES BELINDA

TRACK NUMBER : 88006954299

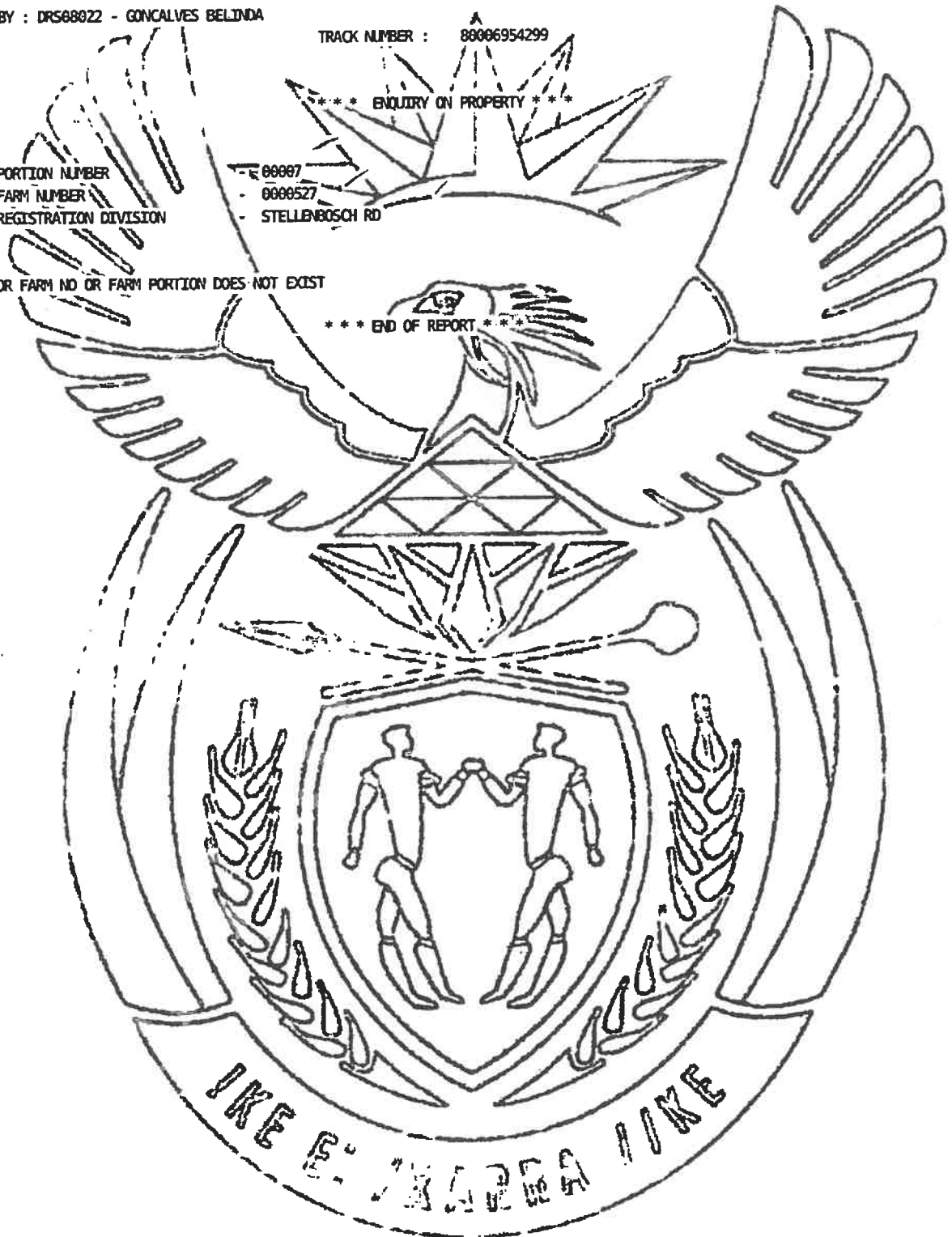
*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
FARM NUMBER
REGISTRATION DIVISION

- 00007
- 0000527
- STELLENBOSCH RD

REG DIV OR FARM NO OR FARM PORTION DOES NOT EXIST

*** END OF REPORT ***



CERTIFIED COPY FOR REGISTRATION

FOR SURVEYOR-GENERAL *R. L. de*

DATE 03-04-2017

APPROVED IN TERMS OF SECT. 25

OF ORD. 15/1985

FARM NO. 527

REF. JAMESBURN STELLENBOSCH

DATE 28/08/2013

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970

SECTION 1(a)

THIS PORTION IS SUBJECT TO
CONDITIONS REFERRED TO IN
SECT. 11 (b) OF ACT 21/1940.

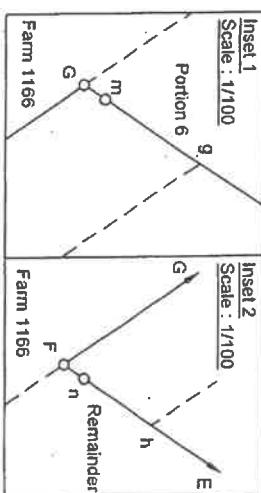
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 1978	X
AB 415.29	286 27 10	A	+3 700 000.00
BC 42.99	22 43 30	B	+61 515.97
CD 71.98	28 07 50	C	+14 142.91
DE 138.02	28 02 30	D	+14 159.52
EF 418.40	34 38 20	E	+14 183.46
FG 385.11	146 48 20	F	+14 258.35
GH 389.26	213 53 50	G	+14 496.17
HJ 15.27	194 06 00	H	+14 896.06
JK 7.07	149 07 10	J	+14 897.26
KL 63.26	104 04 50	K	+61 590.76
LA 39.84	194 48 10	L	+61 575.95
Indicatory Data			+14 490.02
Gm 0.50		m	+61 554.49
NF 0.50		n	+14 695.78
			+14 495.88
			+61 896.85
			+62 202.38
			+58 672.23
			+14 440.04
			+62 808.62

Beacon Descriptions:

F, G no beacon
All others 12mm round iron pegs

Servitude Notes:

- The line a j b represents a line 8,00m south of the northern boundary of a servitude pipeline 12,00m wide vide Dgm No. 7310/1979 annexed to D/S.
- The line c d k m e f represent a centre line of a sewer servitude pipeline 3,00m wide vide Dgm No. 2472/2011 annexed to D/S.
- The line g h represents the centre line of a servitude pipeline 3,00m wide vide Dgm No. 8145/1995 annexed to D/S.

The figure A B C D E F G H J K L
represents 18,8340 Hectares
Scale 1: 3000

Portion 7 of the Farm No. 527

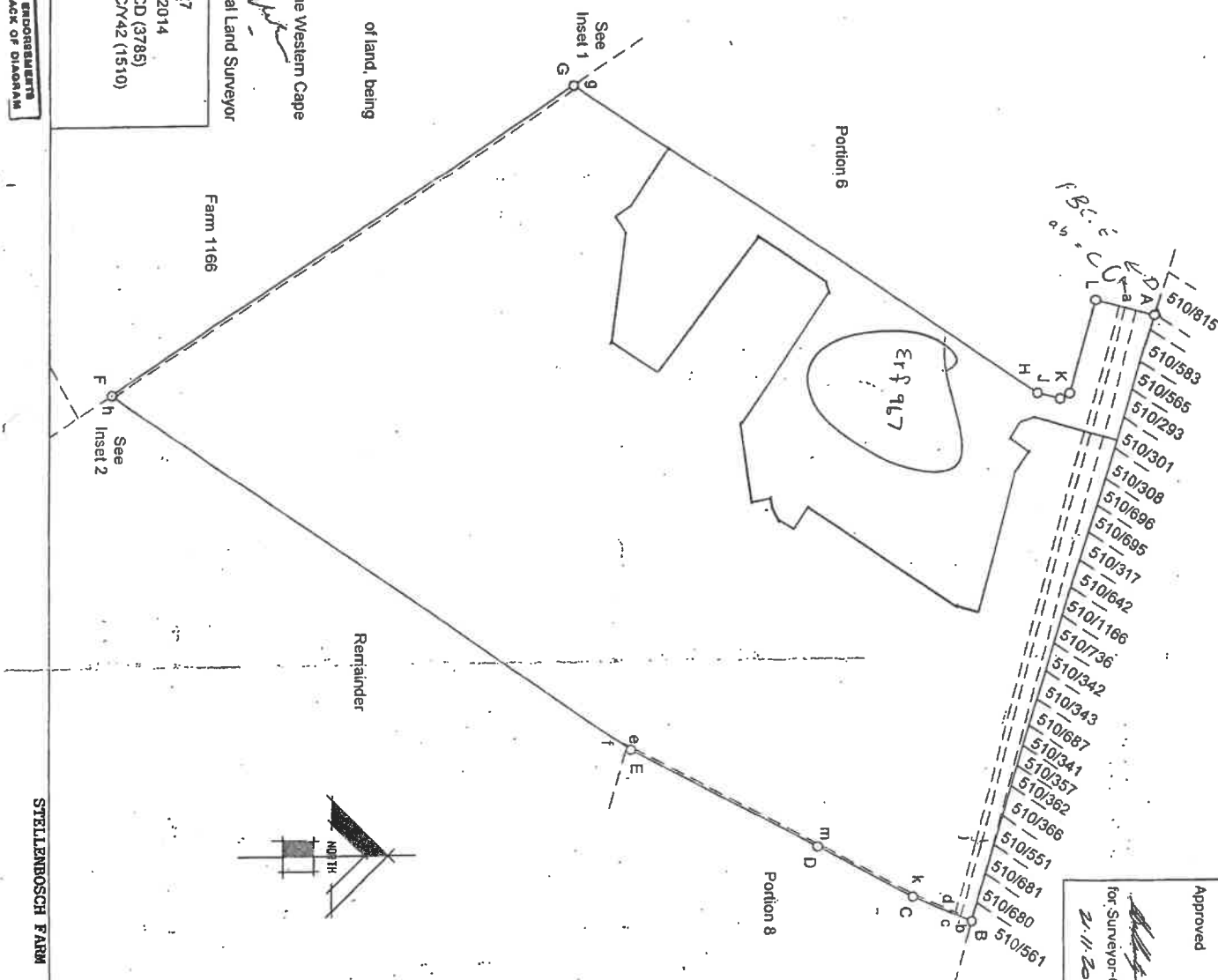
Situate in the Municipality of Stellenbosch
Administrative District of Stellenbosch
Surveyed in February - May 2013
by me

S.G. Le Brun (PLS 0337) Professional Land Surveyor

This diagram is annexed to
No. 000017752/2018
dated 23 APR 2008
i.f.o.
Registrar of DeedsThe original diagram is
SG. No. 958/1888
annexed to Grant
No. Stel.F.6-3
Boundary FG established
vide BA 051/1940File No. Stel.527
S.R. No. E403/2014
Comp. BH-8DCD (3785)
BH-8DCV42 (1510)
LPI C0670000FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

STELLENBOSCH FARM

527/7

S.G. No.
820/2014
Approved
for Surveyor-General
21/11/2014

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
SR1354 2015	2718 2015	Erf 967 Johannesburg	3,9251 Ha			

CERTIFIED COPY FOR REGISTRATION
 FOR SURVEYOR GENERAL *Blind*
 DATE 03-04-2017

OFFICE COPY

David Hellig & Abrahamse
Professional Land Surveyors ref L10575

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 19° X
AB	415.29	286 27 10
BC	42.99	22 43 30
CD	71.98	28 07 50
DE	138.02	28 02 30
EF	418.40	34 38 20
FG	365.11	146 48 20
GH	369.26	213 53 50
HJ	15.27	194 06 00
JK	7.07	149 07 10
KL	63.26	104 04 50
LA	39.84	194 48 10
Indicator Data		
Gm	0.50	213 53 50
nF	0.50	34 38 20
	LIBERTAS	STEL7
	Δ	Δ
		+14 541.20
		+14 142.91
		+14 159.52
		+14 193.46
		+14 258.35
		+14 486.17
		+14 696.06
		+14 490.11
		+14 486.39
		+14 490.02
		+14 551.38
		+14 695.78
		+14 495.88
		+14 120.50
		+14 440.04
		+82 808.62

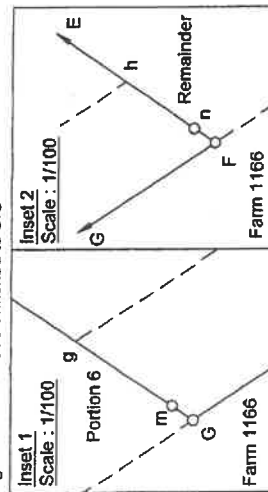
Beacon Descriptions:

F, G no beacon

All others 12mm round iron pegs

Servitude Notes:

1. The line a | b represents a line 8,00m south of the northern boundary of a servitude pipeline 12,00m wide vide Dgm No. 7310/1978 annexed to D/S
2. The line c | d | e | f represent a centre line of a sewer servitude pipeline 3,00m wide vide Dgm No. 2472/2011 annexed to D/S
3. The line g | h represents the centre line of a servitude pipeline 3,00m wide vide Dgm No. 8145/1995 annexed to D/S



The figure A B C D E F G H J K L
represents

18,8340 Hectares

of land, being

Portion 7 of the Farm No. 527

Situate in the Municipality of Stellenbosch
Administrative District of Stellenbosch
Surveyed in February - May 2013
by me

Province of the Western Cape

S.G. Le Brun (PLS 0337) Professional Land Surveyor

This diagram is annexed to
No. T17752/2018
dated
i.f.o.

The original diagram is
SG. No. 958/1888
annexed to Grant
No. Stel.F.6 - 3

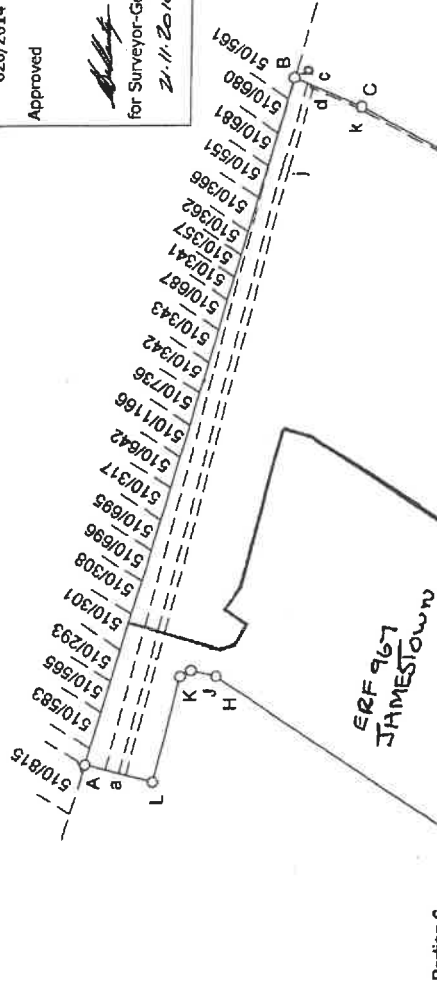
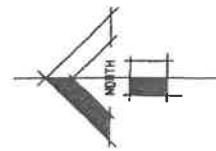
File No. Stel.527
S.R. No. E403/2014
Comp. BH-8DCD (3785)
BH-8DCY42 (1510)

Registrar of Deeds

Boundary FG established
vide BA 051/1940

LPI C0670000

S.G. No.
820/2014
Approved
for Surveyor-General
21.11.2014



Remainder

Farm 1168

See
Inset 2

See
Inset 1

THIS PORTION IS SUBJECT TO
SERVITUDES REFERRED TO IN
SECT. 1 & 2 OF ACT 21/1940.

EXEMPT FROM PROVISIONS OF ACT
20 OF 1970
1 (a)

APPROVED IN TERMS OF SECT. 25
OF CRP 1/1995
Farm No. 527
JAMESBURN, STOLLENBOSCH
DATE 28.08.2013

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
SR1252 2015	2718 2015	Erf 967 Emestown	3,925.1m	17153/18		



School Rd

R44

Stellenrust Road

Phase 2

Portion 4
Farm 527

Phase 3

Remainder
Farm 527



ANNEXURE C

753

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2011) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED 20/3/2024

20/3/2024

AUTHORISED EMPLOYEE/MAYOR

PHASE	NOTATION	ERF TYPE	ZONING (1B, SCHEME)	NUMBER	AREA sqm	Erf Numbers
2		SINGLE RESIDENTIAL	CONVENTIONAL RES.	167	25 020	1 - 167
		COMMUNITY	COMMUNITY	1	577	168
		PLAY SPACE	PUB. OPEN SPACE	1	436	169
		TRANSPORT EMBAYMENT	TRANSPORT FACILITIES	1	1929	170
		PUBLIC STREET	PUBLIC ROADS	1	37 439	171
		SINGLE RESIDENTIAL	CONVENTIONAL RES.	107	19 271	172 - 279
3		PLAY LOT	PUB. OPEN SPACE	1	263	280
		PUBLIC STREET	PUBLIC ROADS	1	14 630	281

FIGURE ABCDEFGHI REPRESENTS FARM 527/4, STELLENBOSCH, IN
EXTENT 18,8073 HA, WHICH IS TO BE REZONED TO A SUBDIVISIONAL
AREA AND DEVELOPED AS INDICATED



SUBDIVISIONAL LAYOUT





ANNEXURE J



MEMO

**DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE**

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag	NolusIndiso Momoti
From ▫ Van:	Director: Infrastructure Services
Date ▫ Datum:	16 February 2024
Our Ref ▫ Ons Verw:	Civil LU 2436
Your Ref:	LU/15064
Re ▫ Insake:	<p>Farm 527/7, Stellenbosch: An application is made in terms of Section 15 (2)(a) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the Rezoning of Farm 527/7 Stellenbosch Farms from Agriculture and Rural Zone to Subdivisional area in order to allow for the following uses: a) 175 Conventional Residential Zone (Subsidy housing + Single residential housing) erven (± 23 615 m2) b) 71 Conventional Residential Zone (Gap Housing) erven (± 12 622 m2) c) 176 Multi unit Residential Zone (flats) (± 20 616 m2)d) 2 Public Open Space Zone erven (± 4 246 m2) e) 1 Community Zone erven (± 1 100 m2)f) 1 Transport facility Zone (Taxi rank) erven (± 516 m2)g) Public Roads and Parking Zone erven An application is made in terms of Section 15 (2)(d) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the Subdivision of Farm 527/7 Stellenbosch in accordance with the Subdivisional Plan.</p>

Details, specifications and information reflected in the following documents refer:

- Jamestown Development Framework Drawing No 1002169 Number 230228 Rev 2 by Zutari dated 15/12/2023:
- Engineering Services Report by Zutari dated 2023/11/03 (Rev 0);
- Traffic Impact Assessment by Zutari dated 2024/01/31 Rev 3 (received via e-mail 15 Feb 2024);
- GLS report on water and sewer capacity dated 11 July 2023;

These comments and conditions are based on the following proposed development parameters:

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

PHASE	NOTATION	ERF TYPE	ZONING (STB. SCHEME)	NUMBER	AREA sqm	Erf Numbers
2		SINGLE RESIDENTIAL	CONVENTIONAL RES.	167	25 020	1 - 167
		COMMUNITY	COMMUNITY	1	577	168
		PLAY SPACE	PUB. OPEN SPACE	1	436	169
		TRANSPORT EMBAYMENT	TRANSPDRT FACILITIES	1	1929	170
		PUBLIC STREET	PUBLIC ROADS	1	37 439	171
3		SINGLE RESIDENTIAL	CONVENTIONAL RES.	107	19 271	172 - 279
		PLAY LOT	PUB. OPEN SPACE	1	263	280
		PUBLIC STREET	PUBLIC ROADS	1	14 630	281

FIGURE ABCDEFGH: REPRESENTS FARM 527/4, STELLENBOSCH, IN EXTENT 18,8073 HA. WHICH IS TO BE REZONED TO A SUBDIVISIONAL AREA AND DEVELOPED AS INDICATED

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

This document consists of the following sections:

A. Definitions

B. Recommendation to decision making authority

C. Specific conditions of approval: These conditions must be complied with before clearance certificate, building plan or occupation certificate approval; whichever is applicable to the development in question.

D. General conditions of approval: These conditions must be adhered to during implementation of the development to ensure responsible development takes place. If there is a contradiction between the specific and general conditions, the specific conditions will prevail:

A. Definitions

- that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:

- "Municipality" means the STELLENBOSCH MUNICIPALITY, a Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;

- (b) *"Developer"* means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;
- (c) *"Engineer"* means an engineer employed by the *"Municipality"* or any person appointed by the *"Municipality"* from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;
- (d) Where it is stated that a condition must be complied with prior to "subdivision clearance" and where a subdivision is not applicable, that condition will then apply to the next applicable stage of development approval i.e. building plan approval;

B. Recommendation:

- 2. **The development is recommended for approval, subject to the conditions as stated below.**

C. Specific conditions of approval

- 3. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the *"Engineer"*;
- 4. that the following conditions relating to the upgrades and arrangements for the effective provision of services are required to accommodate the development. No taking up of proposed rights including subdivision clearance / building plan approval / occupation certificates (whichever comes first) will be allowed until these conditions have been complied with;
- 5. **Stellenbosch WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.
- 6. **Water:**

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

a. There is insufficient capacity in the bulk water reticulation network to accommodate the proposed development. The following upgrades must be implemented before subdivision clearance (refer to **Annexure: Water**):

- i. Master plan item SSW.B2 (new Jamestown Upper Reservoir) is required to augment reservoir storage capacity in the existing Jamestown reservoir water distribution zone.
- ii. master plan items SSW.B1 & SSW.B5 are required to connect the existing 355 mm Ø bulk supply pipeline from the Paradyskloof no. 2 reservoir to the proposed new Jamestown Upper reservoir for sufficient bulk supply,
- iii. master plan items SSW1.1, SSW1.2 & SSW1.11 are required to connect the new Jamestown Upper reservoir to the existing Jamestown water distribution network, and
- iv. master plan item SSW1.10 is required to connect the existing reticulation network of the Jamestown PRV zone to the existing reticulation network of the Jamestown reservoir zone.

It should be noted that the new Jamestown Upper reservoir including bulk water & associated infrastructure construction tender under BSM 30/23 has started dated 14 November 2023 and the proposed completion date is scheduled for September 2024:

b. Details of the internal network and link pipelines will be assessed during detail design stage. All erven must be connected to the water network before subdivision clearance.

7 Sewer:

- a. There is sufficient capacity in the bulk sewer reticulation network to accommodate the proposed development.
- b. Details of the internal network and link pipelines will be assessed during detail design stage. All erven must be connected to the sewer network before subdivision clearance.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4**8. Roads:**

- a. There is insufficient capacity in the roads and NMT networks to accommodate the proposed development. The following upgrades must be implemented before subdivision clearance:

- i. The R44 / Webersvalley Road intersection must be upgraded. This intersection is currently in the process of being upgraded by private developments who also triggered its upgrade. Should the upgrade not be completed for whatever reason, this Phase 2/3 housing project must complete it before subdivision clearance can be issued. The proposed upgrades are indicated in the image below:



- ii. A continuous NMT link between the development and the R44/School Street and the R44 / Webersvallei intersection must be established. To achieve this, the gaps in the existing sidewalk network must be completed – these gaps are indicated in blue in the image below. These sidewalk sections must be completed before completion of the houses when the additional pedestrian traffic is generated.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4



- iii. For information to assist with future planning and budgeting: Please note that with the closure of School Street, Jamestown currently only as one access point. An additional access to Jamestown will be required before Phase 4 of this housing development can be implemented.

One of the following interventions is to be implemented by 2030 to address the future scenario:

- The additional lane both directions on the R44: The R44 cross section should have three lanes between Webersvallei Road and Techno Avenue on the northbound carriageway. On the southbound carriageway 3 through lanes should be provided between Techno Avenue and the R44 School Street intersection
- Alternative north south link eg. Pajero street (which will also alleviate traffic on R44)

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

- b. The proposed development obtains access from a provincial road (R44) and must therefore be submitted to the District Roads Engineer for comment and conditions. Any conditions set by the District Roads Engineer will be applicable and must be complied with before subdivision clearance;

9. Stormwater Network:

- a. Stormwater Management must be generally in accordance with Drawing No 1002169-0000-DRG-CC-101 Rev A by Zutari, dated 07/12/2023 (**Annexure SW**). More technical detail wrt the design of the system can be provided when engineering services drawings are submitted for approval. The proposed detention ponds must be designed in such a manner that it can have a multi-functional purpose, ie sports field / public recreational park.
- b. The consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval;

10. Solid Waste:

- a. The Municipality will provide a solid waste removal service, unless agreed otherwise in writing the Solid Waste Department;
- b. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (021 808 8241; clinton.hendricks@stellenbosch.gov.za), before building plan approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Internal- and Link Services

11. that all link services, internal services and erf connections must be complete and commissioned by the "Developer", at his/her cost, prior to subdivision clearance;
12. that any alterations to existing services necessitated by the new development will be for the Developer's cost;

Ownership and Responsibility of services

13. that it be noted that the roads are reflected as public roads. Therefor all internal services on the said erf will be regarded as public services and will be maintained by the "Municipality";

Development Charges (DCs)

14. that the "Developer" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy and approved tariffs;
15. that the "Developer" hereby acknowledges that the development charges as determined by the "Municipality" and or the applicable scheme tariffs will be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
16. that the "Developer" accepts that the Development Charges will be subject to annual adjustment up to date of payment. 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;
17. that the "Developer" may enter into an engineering services agreement with the "Municipality" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;
18. that the Development Charges levy be paid by the "Developer" per phase –
 - prior to the approval of subdivision clearance;
 - prior to the approval of any building- plans (where subdivision clearance is not applicable);
19. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Development Plan, once approved, which might lead to an increase in the number of units, or which might lead to an increase in the Gross Leasable Area i.e. a GLA, will result in the recalculation of the Development Charges;

20. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;
21. The Municipality may approach the Developer at any stage, before completion of the Development, to implement any infrastructure / community facilities, in lieu of DCs payable, should the need for such infrastructure / facilities be identified:

Damage to municipal infrastructure and assets

22. that 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 any clearance (or occupation certificate where clearance is not applicable) being given;

D. General conditions of approval: The following general development conditions are applicable. If there is a contradiction between the specific and general development conditions, the specific conditions will prevail:

23. that should the "Developer" not take up his rights for whatever reason within two years from the date of this memo, a revised Engineering report addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the "Developer" for further comment and conditions. Should this revised Engineering report confirm that available services capacities are not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services or the necessary upgrades must be done, as any clearances for the development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available;
24. that the "Developer" indemnifies and keep the "Municipality" indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise)

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

25. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
26. that, if applicable, the "*Developer*" approach the Provincial Administration: Western Cape (District Roads Engineer) for their input and that the conditions as set by the Provincial Administration: Western Cape be adhered to before subdivision clearance;
27. that the "*Developer*" informs the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;
28. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3rd Edition 2015 – as revised;
29. that the "*Developer*" takes cognizance and accepts the following:
 - a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;
 - b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and/or SDP approval is obtained;
 - c.) that no approval of internal – and external civil engineering services drawings will be given before the "*Developer*" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;
 - d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;
 - e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;
 - f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a subdivision clearance is issued;

Site Development Plan

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

30. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the "Developer";
31. that even if a Site Development Plan is approved by this letter of approval, a further fully detailed site plan be submitted for approval prior to the approval of engineering services plans and or building- and/or services plans to allow for the setting of requirements, specifications and conditions related to civil engineering services. Such Plan is to be substantially in accordance with the approved application and or subdivision plan and or precinct plan and or site plan, etc. and is to include a layout plan showing the position of all roads, road reserve widths, sidewalks, parking areas with dimensions, loading areas, access points, stacking distances at gates, refuse removal arrangements, allocation of uses, position and orientation of all buildings, the allocation of public and private open spaces, building development parameters, the required number of parking bays, stormwater detention facilities, connection points to municipal water- and sewer services, updated land-use diagram and possible servitudes;
32. that if the fully detailed Site Development Plan, as mentioned in the above item, contradicts the approved Site Development Plan, the "Developer" will be responsible for the amendment thereof and any costs associated therewith;
33. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

Internal- and Link Services

34. that the "Developer", at his/her cost, construct the internal (on-site) civil engineering services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
35. that the Directorate: Infrastructure Services may require the "Developer" to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Charges payable in respect of bulk civil engineering services if approved by the Directorate: Infrastructure Services;

36. that the detailed design and location of access points, circulation, parking, loading - and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;
37. that plans of all the internal civil services and such municipal link services as required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
38. that construction of services may only commence after municipal approval has been obtained;
39. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
40. that the "Developer" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (as amended) and that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with this document, unless otherwise agreed with the "Engineer". The said document is available in electronic format on request;
41. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
42. that all the internal civil services (water, sewer, roads and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
43. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal - and link services be inspected for approval by the "Engineer" on request by the "Developer's" Consulting Engineer;
44. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before subdivision clearance will be issued;
45. that subdivision clearance will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

46. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on request;
47. that the "Developer" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
48. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
49. that the "Developer" be liable for all damages caused to existing civil and electrical services of the "Municipality" relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the "Developer" to determine the location of existing civil and electrical services;
50. that all connections to the existing services be made by the "Developer" under direct supervision of the "Engineer" or as otherwise agreed and all cost will be for the account of the "Developer".
51. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;

Servitudes

52. that the "Developer" ensures that all main services including roads to be taken over by the Directorate: Infrastructure Services, all existing municipal – and or private services including roads, crossing private - and or other institutional property and any other services/roads crossing future private land/erven are protected by a registered servitude before subdivision clearance will be given;
53. 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. The "Developer" will be responsible for the registration of the required servitude(s), as well as the cost thereof;
54. that the "Developer" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party before final approval of engineering drawings be obtained.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Stormwater Management

55. Taking into account the recent water crisis, and associated increase in borehole usage, it is important that the groundwater be recharged as much as possible. One way of achieving the above is to consider using Sustainable Drainage Systems (SuDS) approach wrt SW management. From Red Book: "SuDS constitute an approach towards managing stormwater runoff that aims to reduce downstream flooding, allow infiltration into the ground, minimise pollution, improve the quality of stormwater, reduce pollution in water bodies, and enhance biodiversity. Rather than merely collecting and discarding stormwater through a system of pipes and culverts, this approach recognises that stormwater could be a resource." The Developer is encouraged to implement SuDS principles that are practical and easily implementable. Details of such systems can be discussed and agreed with the Municipality and must be indicated on the engineering drawings.
56. that the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;
57. that overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;
58. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;
59. that no disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;
60. that the consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans;

61. that for larger developments, industrial developments or developments near water courses a stormwater management plan for the proposed development area, for both the minor and major storm events, be compiled and submitted for approval to the Directorate: Infrastructure Services.
62. that the approved management plan be implemented by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services. The management plan, which is to include an attenuation facility, is to be submitted concurrent with the detail services plans;
63. that in the case of a sectional title development, the internal stormwater layout be indicated on the necessary building plans to be submitted for approval.
64. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The "*Developer*" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Roads

65. that, where applicable, the application must be submitted to the District Roads Engineer for comment and conditions. Any conditions set by the District Roads Engineer will be applicable;
66. that no access control will be allowed in public roads;
67. that the layout must make provision for all deliveries to take place on-site. Movement of delivery vehicles may not have a negative impact on vehicular – and pedestrian movement on public roads and or public sidewalks;
68. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
69. that, prior to commencement of any demolition / construction work, a traffic accommodation plan for the surrounding roads must be submitted to the Directorate: Infrastructure Services for

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

approval, and that the approved plan be implemented by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;

70. that visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;
71. that each erf has its own access (drive-way), *(the new access(es) (dropped kerb(s)) to the proposed parking bays be)* constructed to standards as set out by the the Directorate: Infrastructure Services and in line with the Road Access Guideline;
72. that the access road to the existing facility be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;
73. that the parking area be provided with a permanent surface and be clearly demarcated and accessible. Plans of the parking layout, pavement layerworks and stormwater drainage are to be approved by the Directorate: Infrastructure Services before commencement of construction and that the construction of the parking area be to the standards of the Directorate: Infrastructure Services;
74. that no parking be allowed in the road reserve;

Wayleaves

75. that way-leaves / work permits be obtained from the Directorate: Infrastructure Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;
76. that wayleaves will only be issued after approval of relevant engineering design drawings;
77. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

AS-BUILTs

78. The "Developer" shall provide the "Municipality" with:
 - a. a complete set of as-built paper plans, signed by a professional registered engineer;

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

- b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "Engineer" and is reflected herewith as Annexure X;
 - c. a completed Asset Verification Sheet in Excell format, reflecting the componitization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "Engineer", and is to be verified as correct by a professional registered engineer;
 - d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
 - e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "Municipality" are fully paid;
79. All relevant as-built detail, as reflected in the item above, of civil engineering services constructed for the development, must be submitted to the "Engineer" and approved by the "Engineer" before any application for Certificate of Clearance will be supported by the "Engineer";
80. The Consulting Civil Engineer of the "Developer" shall certify that the location and position of the installed services are in accordance with the plans submitted for each of the services detailed below;
- 81 All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;
82. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law shall not be issued unless said services have been inspected by the "Engineer" and written clearance given, by the "Engineer";

Subdivision clearance in terms of the Stellenbosch Municipal Land Use Planning By-law

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

83. It is specifically agreed that the "*Developer*" undertakes to comply with all conditions of approval as laid down by the "*Municipality*" before clearance certificates shall be issued, unless otherwise agreed herein;
84. that the "*Municipality*" reserves the right to withhold any clearance certificate until such time as the "*Developer*" has complied with conditions set out in this document with which he/she is in default. Any failure to pay monies payable in terms of these conditions within 30 (thirty) days after an account has been rendered shall be regarded as a breach of these conditions and the "*Municipality*" reserves the right to withhold any clearance certificate until such time as the amount owing has been paid;
85. that clearance will only be given per phase and the onus is on the "*Developer*" to phase his development accordingly;
86. **The onus will be on the "*Developer*" and or his professional team to ensure that all land-use conditions have been complied with before submitting an application for a subdivision clearance certificate. Verifying documentation (proof of payment in respect of Development Charges, services installation, etc.) must be submitted as part of the application before an application will be accepted by this Directorate;**
87. that any application for Certificate of Clearance will only be supported by the "*Engineer*" once all relevant as-built detail, as reflected in the item "AS-BUILT's" of this document, is submitted to the "*Engineer*" and approved by the "*Engineer*".

Avoidance of waste, nuisance and risk

88. 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.

Streetlighting

89. The "*Developer*" will be responsible for the design and construction at his own expense of all internal street lighting services and street lighting on link roads leading to his development (excluding Class 1, 2 and 3 Roads) according to specifications determined by the municipality's Manager: Electrical Services and under the supervision of the consulting engineer, appointed by the "*Developer*";

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

90. Prior to commencing with the design of street lighting services, the consulting electrical engineer, as appointed by the "Developer" must acquaint himself with, and clarify with the municipality's Manager: Electrical Engineering, the standards of materials and design requirements to be complied with and possible cost of connections to existing services;
91. The final design of the complete internal street lighting network of the development must be submitted by the consulting electrical engineer, as appointed by the "Developer", to the municipality's Manager: Electrical Engineering for approval before any construction work commences;
92. Any defect with the street lighting services constructed by the "Developer" which may occur during the defects liability period of 12 (TWELVE) months and which occurs as a result of defective workmanship and/or materials must be rectified immediately / on the same day the defect was brought to the attention of the consulting electrical engineer, appointed by the "Developer". Should the necessary repair work not be done within the said time the "Municipality" reserves the right to carry out the repair work at the cost of the "Developer";
93. The maintenance and servicing of all private internal street lighting shall be the responsibility and to the cost of the "Developer" and or Home Owner's Association.

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

Shane Chandaka
Director: Infrastructure Services

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

ATTACHMENT X

Geographic Information System (GIS) data capturing standards

In drawing up the As-build Plans relating to this development, the consultant must create the following separate layers in ESRI .shp, electronic file format in order for the data to reflect spatially correct.

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET NAMES	Road centre lines with street names
STREET NUMBERS	Points with street numbers
COMPLEX BOUNDARIES	Where applicable, polygon with complex name (mention whether gated or not and if so, where gates are)
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

When data is provided in a .shp format it is mandatory that the .shx, .dbf, files should accompany the shapefile. The prj file containing the projection information must also accompany the shapefile.

It is important that different geographical elements for the GIS capture process remains separate. That means that political boundaries like wards or suburbs be kept separate from something like rivers. The same applies for engineering data types like water lines, sewer lines, electricity etc. that it is kept separate from one another. When new properties are added as part of a development, a list of erf numbers with its associated SG numbers must be provided in an electronic format like .txt, .xls or .csv format.

For road layer shapefiles; the road name, the from_street and to_street where applicable as well as the start en end street numbers needs to be included as part of the attributes. A rotation field needs to be added to give the street name the correct angle on the map.

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the Stellenbosch

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Municipality standard as follows:

- Datum : Hartebeeshoek WGS 84
- Projection : Transverse Mercator
- Central Longitude/Meridian 19
- False easting : 0.00000000
- False northing : 0.00000000
- Central meridian : 19.00000000
- Scale factor : 1.00000000
- Origin latitude : 0.00000000
- Linear unit : Meter

ANNEXURE K



**Western Cape
Government**

Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

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

Ref: TPW/CFS/RP/LUD/REZ/SUB-25/455 (Job 30302)

The Municipal Manager
Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

PORTION 7 OF FARM 527: MAIN ROAD 27: REZONING AND SUBDIVISION FOR PHASE 2 AND 3 OF THE JAMESTOWN HOUSING DEVELOPMENT

1. The following refer:
 - 1.1. Our letter 13/3/5/1-25/101 (Job 17394) dated 5 November 2014;
 - 1.2. The application as received by email from Zutari dated 13 April 2023;
 - 1.3. Motivation Report: Jamestown Integrated Development: Phases 2 and 3, dated 3 April 2023, Revision 3 prepared by Zutari dated 3 April 2023; and
 - 1.4. Traffic Impact Assessment for the Jamestown Residential Development (Phases 2 and 3) prepared by Zutari dated 31 January 2024;
 - 1.5. Subdivision Layout Plan Revision 3 prepared by Zutari dated 15 December 2023;
 - 1.6. The Branch's Access Management Guidelines (2020) and the Kantey & Templer Main Road 27 geometric design affecting various median crossings and substandard accesses between Stellenbosch and Somerset West; and
 - 1.7. A site visit.
2. Main Road 27 (MR27) is affected by this application.
3. This application entails the development of Phase 2 and 3 of the Jamestown Housing Development by Stellenbosch Municipality consisting of 274 single residential units as depicted in the Subdivision Layout Plan Revision 3 prepared by Zutari dated 15 December 2023.
4. The remainder of Phase 2 and 3 to consists of public open spaces, a community erf, a taxi rank and public streets.
5. Phase 1 of the development was completed in November 2016.

TPW/CFS/RP/LUD/REZ/SUB-25/455 (Job 30302)

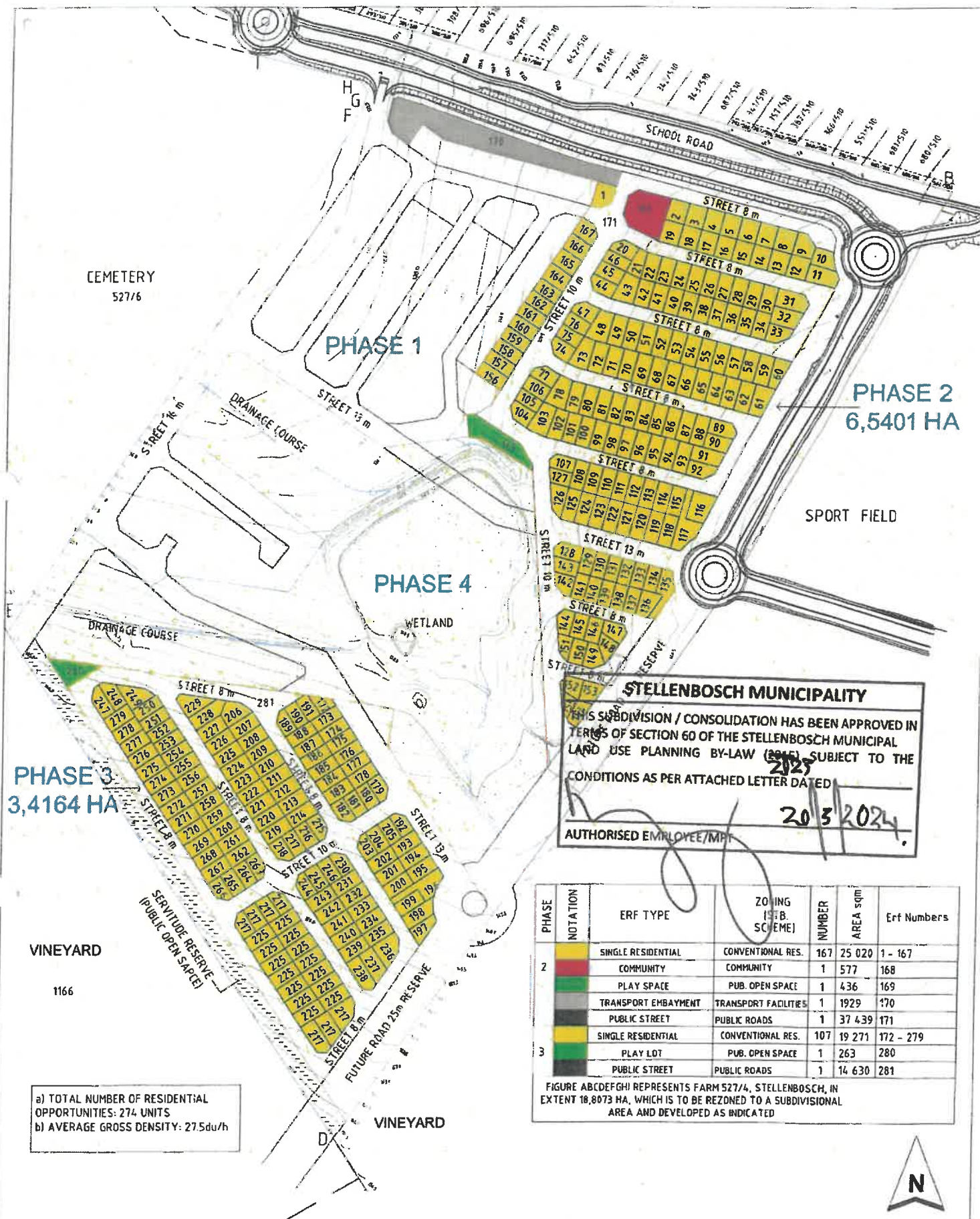
6. In our letter 13/3/5/1-25/101 (Job 17394) dated 5 November 2014, this Branch emphasized that vehicular access to the Jamestown Housing Department must only be taken via the Jamestown municipal street system. No direct access will be permitted via the pipeline servitude (SG ID: 7310/19790010), which forms the northern boundary of the housing development. This confirms the Branch's intent to close the median break on MR27 opposite the pipeline servitude (School Road), as well as the closure of the informal access via the pipeline servitude (School Road).
7. The previous approval for phases 2 and 3 is no longer valid. Therefore, a new application has been submitted to reinstate the intended rezoning and to effect the subdivision.
8. The TIA has assumed that the following upgrades (required under existing traffic conditions) to the MR27 / Webersvallei Road intersection would be implemented prior to the completion of phase 2 and 3:
 - 8.1. Dedicated left turn lane on Webersvallei Road (construction underway); and
 - 8.2. Additional short through lanes on both approaches and exits of MR27.
9. This Branch offers no objection to the application for the development of Phase 2 and 3 of the Jamestown Housing Development by Stellenbosch Municipality subject to the following conditions:
 - 9.1. Implementing three through lanes on the southbound carriageway from Techno Avenue to the closed MR27/School Road intersection and median ($\pm 1.250\text{km}$);
 - 9.2. Implementing three through lanes on the northbound carriageway from the R44/Webersvallei Road intersection to connect with the existing three through northbound lanes at the MR27/Techno Avenue intersection ($\pm 500\text{m}$);
 - 9.3. Improving the lane configuration on the Webersvallei Road approach to the R44/Webersvallei Road intersection by introducing two dedicated left turn lanes while keeping the through lane as both a through and left turn lane;
 - 9.4. If the road upgrade under Section 8.2 has not yet been implemented at the time of occupation for Phase 2 and 3, it must also be constructed;
 - 9.5. All detailed design drawings of the road geometry, pavement/materials, drainage, and road signs/markings must be submitted to the Design Directorate at this Branch (attention: Mr F Hunter e-mail: faiz.hunter@westerncape.gov.za) for approval after being scrutinized by the relevant directorates at the Stellenbosch Municipality, prior to the commencement of construction; and
 - 9.6. The development of Phase 4 will require an updated Traffic Impact Assessment (TIA).

Yours Sincerely


SW CARSTENS**For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE****DATE: 27 FEBRUARY 2024**

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)
Attention: Me C Kriel (e-mail: chrizelle.kriel@stellenbosch.gov.za)
2. Zutari
Attention: Mr R Schröder (e-mail: rudolf.schroder@zutari.com)
3. Me S du Preez (e-mail)
4. Mr M Hendrickse (e-mail)
5. Mr SW Carstens (e-mail)
6. Mr B du Preez (e-mail)



a) TOTAL NUMBER OF RESIDENTIAL OPPORTUNITIES: 274 UNITS
b) AVERAGE GROSS DENSITY: 27.5du/h

ZUTARI
IMPACT. ENGINEERED.

CLIENT

STELLENBOSCH
STELLENBOSCH • PHIL • PRANSKHOEK
MUNICIPALITY • UMABIPALA • MUNISIPALITEIT

DISCLAIMER

IF CONSTRUCTION DRAWINGS ARE ISSUED UNSIGNED, THE MASTER WITH THE ORIGINAL SIGNATURE OF APPROVAL WILL BE HELD AT THE ZUTARI OFFICE OF THE APPROVER

REV DATE

REV 15/12/2023

SUB-DIVISIONAL LAYOUT

APPENDIX 4:

Decision of the MPT meeting of 01 March 2024.

MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 01 MARCH 2024

MINUTES OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL MEETING HELD ON FRIDAY, 01ST OF MARCH 2024 VIA MS TEAMS FROM 10H00-15H00

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

2024-03-01

Chairperson

Mrs H Crooijmans-Lemmer

External Members

Mrs C Havenga

Mr Dane Leo

Mr Stephen Boshoff

Internal Members

Mr A Barnes: Director - Planning and Economic Development

Mr A van der Merwe: Senior Manager: Community Services

Mr M Williams: Senior Legal Advisor

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

Technical Advisor

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

Officials

Mr S Carstens: Senior Manager: Development Management

Mrs C Kriel: Manager: Land Use Management

Ms B Zondo: Senior Town Planner

Mr R Fooy: Senior Town Planner

Mr G Goosen: Senior Town Planner

Ms O Sims: Administrative Officer: MPT

Ms L Davids: Senior Administrative Officer: MPT

MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 01 MARCH 2024

ITEM	SUBJECT
SMPT 01/03/24	OPENING AND WELCOME
	Chairperson Crooijmans-Lemmer welcomed all present. The Chairperson further requested that the MPT meetings please take place in-person and that the request be minuted.

SMPT 02/03/24	LEAVE OF ABSENCE
	Mr P van Zyl

SMPT 03/03/24	DISCLOSURE OF INTERESTS
	None received

SMPT 04/03/24	MINUTES OF THE PREVIOUS MEETING DATED 26 JANUARY 2024
	The minutes of the previous meeting was noted.

	MATTERS FOR CONSIDERATION
SMPT 05/03/24	APPLICATION FOR SUBDIVISION, REZONING AND DEPARTURE ERF 2183, KLAPMUTS (LU/14679) Discussion: <ol style="list-style-type: none"> Chairperson Crooijmans-Lemmer handed over to Mr Fooy to give a brief introduction of the application that served before the Tribunal. Mr Munro enquired whether the Environmental Impact Assessment (EIA) was completed to which Mr Fooy indicated that a final decision regarding the requirement for a new study is still awaited from DEADP.

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- c. Further discussions followed between the members of the tribunal in respect of the EIA.
- d. The tribunal raised their concerns about the functionality, location and size of the public open space and location thereof, as well as the efficiency of the layout to which Mr Fooy provided clarity.
- e. Members of the Tribunal enquired about pedestrian linkages to the intended abutting development and Mr Fooy provided clarity.
- f. Chairperson Crooijmans-Lemmer enquired regarding the relocation and accommodation of current occupants within the new development the number of units for this housing project, to which Mr Fooy indicated that the beneficiaries are on the housing list.
- g. Mr van Stavel indicated that the Municipality wants to accommodate the maximum households with this project.
- h. Mr Munro raised the concern on all the Development Contributions that are required for all infrastructure triggered upgrades. During the meeting it was discussed regarding the necessity to construct the second Access Road to the proposed site and who will be responsible to fund it. Ms Francis responded and confirmed that the second Access Road (Southern Access) will not be required and the memorandum from Infrastructure Services will be updated and resubmitted to support the proposal

UNANIMOUSLY RESOLVED:

1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw namely:

- 1.1. **Rezoning** in terms of Section 15(2)(a) of the said bylaw, of Erf 2183, Klapmuts, from Agriculture and Rural Zone to Subdivisional Area indicated on Development Proposal Plan, Drawing No: KL/11996/ZN_ZA, Dated: February 2024, drawn by CK Rumboll & Associates, and attached as **Annexure B**, to create:

- a) 109 Less Formal Residential Zone erven (5174m²)
- b) 1 Public Open Space Zone (342m²)
- c) 1 Public Road and Parking Zone (4157m²)

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1.2. **Subdivision** in terms of Section 15(2)(d) of the said bylaw, of Erf 2183, Klappmuts, as indicated on Subdivision Plan, Drawing No: KL/11996/ZN_ZA, Dated: February 2024, drawn by CK Rumboll & Associates, and attached as **Annexure B**, into the following:

- d) 109 Less Formal Residential Zone erven (5174m²)
- e) 1 Public Open Space Zone (342m²)
- f) 1 Public Road and Parking Zone (4157m²)

1.3. **Departure** in terms of Section 15(2)(a) of the said bylaw, to relax the 1m street building line of all the resulting subdivided residential erven that are located on the internal roads to 0m but excluding the street building line applicable on Groenfontein 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 applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

2.2 The development be undertaken in accordance with the Subdivision Plan, Drawing No: KL/11996/ZN_ZA, Dated: February 2024, drawn by CK Rumboll & Associates, and attached as **Annexure B**.

2.3 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 residential unit/erf in the subdivision, of which the cost for the surveying and transfer of such public land will be for the account of the applicant/developer.

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	<p>2.4 The applicant submits an electronic copy (shp,dwg,dxf) of the Subdivision Plan which was preliminary approved by the SG. The following information must be indicated:</p> <p>2.4.1 Newly allocated Erf Numbers</p> <p>2.4.2 Co-ordinates</p> <p>2.4.3 Survey Dimensions</p> <p>2.4.4 Street names (if approved by Council)</p> <p>2.5 A Street Naming and Numbering plan be submitted for approval prior to the issuing of the Section 28 Certification.</p> <p>2.6 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 residential property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.</p> <p>2.7 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 property or approval of any building plans, whichever occurs first.</p> <p>2.8 Compliance with the conditions relating to Directorate Infrastructure Services contained in memorandum, dated 8 December 2023, as amended to reflect the omission of the condition relating to the construction of the second Access Road (Southern Access) and attached as Annexure E.</p> <p>2.9 All engineering services and infrastructure as required in terms of the conditions and services agreement be complied with to the satisfaction of the Municipality prior to the issuing of a Section 28 Certification.</p>
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- 2.10 The final SDP must consider the inclusion of functional recreation space and greening in support of a liveable environment.

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

- 3.1 The proposed development is regarded as being consistent with the MSDP and desirable in terms of its locational context
- 3.2 The proposed development will have no impact on the character of the existing surrounding area as the development is seen as an infill development.
- 3.3 The development will provide much needed housing opportunities for vulnerable households of Stellenbosch.

4. Matters to be noted:

- 4.1 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.
- 4.2 That Environmental Authorization be obtained from the Department of Environmental Affairs and Development Planning as noted in the letter of comment dated 29 November 2023, attached as **Annexure F** and that the conditions of approval contained in the Environmental Authorization be complied with prior to the approval above being acted on.
- 4.3 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.

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SMPT 06/03/24	<p>APPLICATION FOR REZONING AND SUBDIVISION ON FARM 527/7 STELLENBOSCH FARMS (LU/15064)</p> <p>Discussion:</p> <ul style="list-style-type: none"> a. Chairperson Crooijmans-Lemmer handed over to Ms Zondo to give a brief introduction of the application that served before the Tribunal. b. Ms Zondo made the Tribunal aware that the original layout was amended. c. Mrs Havenga referred to the report which stated there would be a phase 4 at a later stage and asked what community facilities are proposed in the phase. She further raised a concern regarding the provision of a public open space. d. The Chairperson is in agreement with the concern about the lack of the public open space as well as it's location and functionality and enquired about the reasons for the amendment of the original Site Development Plan. e. Mrs Kriel stated that phase 4 will be planned at a later stage. This application is only phase 2 and phase 3 of the project. f. Mr Schroder, consultant for the Municipality, gave some insight as to reasons why the layout had to be amended. There were also comments from the community who were concerned about the School Road. g. Mr Munro stated this is a radically amended proposal and queried if it should not have been re-advertised to the community for public participation. h. Mr Carstens indicated that it was not necessary to re-advertise the application as the nature and extent of the changes was minimal and did not make an impact. i. Mr Van Stavel indicated that the comments received on the advertisement, were not just in respect of phase 2 and 3, but also in respect of phase 4. j. Mr Leo wanted to know if the properties on the north can be accessed from the north side of the property.
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- k. Mr Boshoff questioned whether the different phases of the application should not have been dealt with as one application. He stated there is a desperate need for the project hence he will support the project, to not cause further delays to housing provision, however he had concerns about the quality and consideration given to the built environment. He further enquired whether all residents currently staying there, will be accommodated within the proposed development.
- l. Mr Van Stavel replied yes and stated that the families are currently staying on phase 3 and will be moved to Phase 2 during the completion of project.
- m. Mr Barnes indicated that the project has been in the pipeline for many years and the community have been made aware of the housing development within Jamestown area.
- n. Mr van Stavel stated that the national budget has been reduced and this project is earmarked to assist with the housing need for the greater community.

UNANIMOUSLY RESOLVED:

- 1. That the applications in terms Section 15 (2) of the Stellenbosch Municipality Land Use Planning By-law, 2023 on Farm 527/7 Stellenbosch for the following:

1.1 **Rezoning** in terms of Section 15 (2)(a) of the said by-law from Agriculture and Rural Zone to Subdivisional area in order to allow for the following uses:

- a) 274 Conventional Residential Zone (Single Residential housing) erven (± 44 291 m²)
- b) 2 Public Open Space Zone erven (± 699 m²)
- c) 1 Community Zone erven (± 577 m²)
- d) 1 Transport Facility Zone (Transport Embayment) erven (± 1929 m²)
- e) Public Roads and Parking Zone erven (Public Roads) (±52 069 m²)
- f) Agriculture and Rural Zone(Remainder ±49524m²)

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1.2 **Subdivision** in terms of Section 15 (2)(d) of the said by-law in accordance with the subdivisional plan in order to allow the proposed development.

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw:

2. Conditions of Approval:

2.1 The approval applies only to the proposed development under consideration 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 Subdivisional layout and phasing plan, Rev 3, drawn by CHH (Zutari Pty (Ltd)), dated 15/12/2023, attached as **Annexure C**.

2.3 A phasing plan which indicates the spatial phasing and associated timeframe of the development be submitted to the Municipality for approval.

2.4 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.

2.5 New erf diagrams or general plans for the newly created land units be submitted to the municipality for clearance and record purposes.

2.6 A Street Naming and Numbering Plan be submitted and approved prior to the issuing of Section 28 Certification.

2.7 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:

- a) Newly allocated erf numbers
- b) Co-ordinates
- c) Survey dimensions

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	<p>d) Street names and numbering</p> <p>2.8 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 property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.</p> <p>2.9 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 property or approval of any building plans, whichever occurs first.</p> <p>2.10 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 their memo dated 16 February 2024, attached as Annexure J.</p> <p>2.11 The conditions imposed by the Western Cape: Transport Infrastructure as contained in their letter dated 27 February 2024, attached as Annexure K, be complied with.</p>
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MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 01 MARCH 2024

2.12 The final SDP must consider the inclusion of functional recreation space and greening in support of a liveable environment.

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

3.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding urban landscape considering that it will offer residential opportunities in the area.

3.2 The subject property is located within the approved urban edge of Stellenbosch and the proposed development is included in the Municipal Capital Expenditure Framework.

3.3 Provision has been made for the required infrastructure and there are sufficient services to support the proposal.

4. Matters to be noted:

4.1 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.

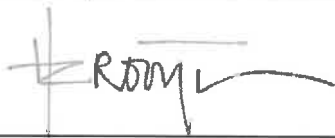
4.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

4.3 All engineering services and infrastructure as required in terms of the conditions 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 Certification.

4.4 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 (or qualified) conditions of approval have been complied with.

MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 01 MARCH 2024

SMPT 07/03/24	OTHER MATTERS
7.1	PLANNING POLICIES (REVIEWED OR APPROVED BY COUNCIL)
7.2	APPEALS RECEIVED AGAINST MPT DECISIONS The Administration confirmed that no appeals were received against MPT decision for the months of January and February 2024.
7.3	GENERAL Mr Leo requested that the Administration in future please provide documents or plans in high resolution. Chairperson Crooijmans-Lemmer thanked all members for attending. <p style="text-align: right;">The meeting adjourned</p>



Mrs H Crooijmans-Lemmer
CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



STELLENBOSCH
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 MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15064 (TP228/2022)

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION FOR REZONING AND SUBDIVISION ON FARM 527/7 STELLENBOSCH FARMS

1. The above application refers.
2. The Municipal Planning Tribunal on 1 March 2024 resolved as follows:
 - 2.1 That the applications in terms Section 15 (2) of the Stellenbosch Municipality Land Use Planning By-law, 2023 on Farm 527/7 Stellenbosch for the following:
 - 2.1.1 **Rezoning** in terms of Section 15 (2)(a) of the said by-law from Agriculture and Rural Zone to Subdivisional area in order to allow for the following uses:
 - a) 274 Conventional Residential Zone (Single Residential housing) erven (± 44 291 m²)
 - b) 2 Public Open Space Zone erven (± 699 m²)
 - c) 1 Community Zone erven (± 577 m²)
 - d) 1 Transport Facility Zone (Transport Embayment) erven (± 1929 m²)
 - e) Public Roads and Parking Zone erven (Public Roads) (±52 069 m²)
 - f) Agriculture and Rural Zone(Remainder ±49524m²)
 - 2.1.2 **Subdivision** in terms of Section 15 (2)(d) of the said by-law in accordance with the subdivisional plan in order to allow the proposed development.

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw:

3. Conditions of Approval:

- 3.1 The approval applies only to the proposed development under consideration 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.
- 3.2 The development be undertaken in accordance with the Subdivisional layout and phasing plan, Rev 3, drawn by CHH (Zutari Pty (Ltd)), dated 15/12/2023, attached as **Annexure C**.
- 3.3 A phasing plan which indicates the spatial phasing and associated timeframe of the development be submitted to the Municipality for approval.
- 3.4 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.
- 3.5 New erf diagrams or general plans for the newly created land units be submitted to the municipality for clearance and record purposes.
- 3.6 A Street Naming and Numbering Plan be submitted and approved prior to the issuing of Section 28 Certification.
- 3.7 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:
- a) Newly allocated erf numbers
 - b) Co-ordinates
 - c) Survey dimensions
 - d) Street names and numbering
- 3.8 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 property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- 3.9 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 property or approval of any building plans, whichever occurs first.

3.10 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 their memo dated 16 February 2024, attached as **Annexure J**.

3.11 The conditions imposed by the Western Cape: Transport Infrastructure as contained in their letter dated 27 February 2024, attached as **Annexure K**, be complied with.

3.12 The final SDP must consider the inclusion of functional recreation space and greening in support of a liveable environment.

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

4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding urban landscape considering that it will offer residential opportunities in the area.

4.2 The subject property is located within the approved urban edge of Stellenbosch and the proposed development is included in the Municipal Capital Expenditure Framework.

4.3 Provision has been made for the required infrastructure and there are sufficient services to support the proposal.

5. Matters to be noted:

5.1 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.

5.2 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.

5.3 All engineering services and infrastructure as required in terms of the conditions 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 Certification.

5.4 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 (or qualified) conditions of approval have been complied with.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

7.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

7.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.

7.3 The grounds of the appeal which may include the following grounds:

- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- b) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

7.4 Whether the appeal is lodged against the whole decision or a part of the decision.

7.5 If the appeal is lodged against a part of the decision, a description of the part.

7.6 If the appeal is lodged against a condition of approval, a description of the condition.

7.7 The factual or legal findings that the appellant relies on.

7.8 The relief sought by the appellant.

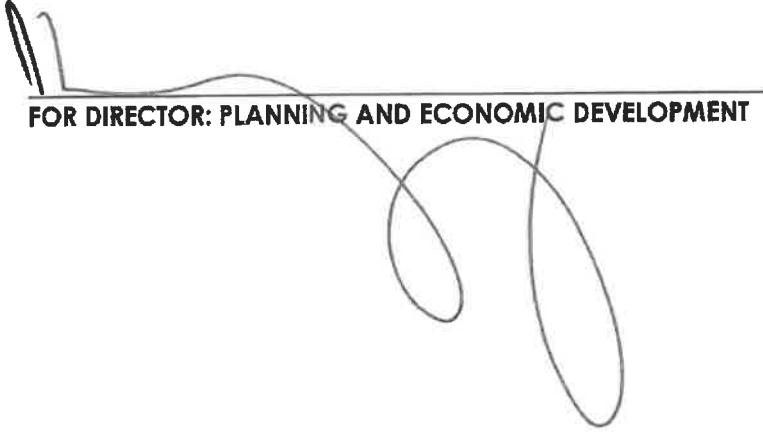
7.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

7.10 That the appeal includes the following declaration by the Appellant:

- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - b) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
- 8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za
- 9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
- 10. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za
- 11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
- 12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

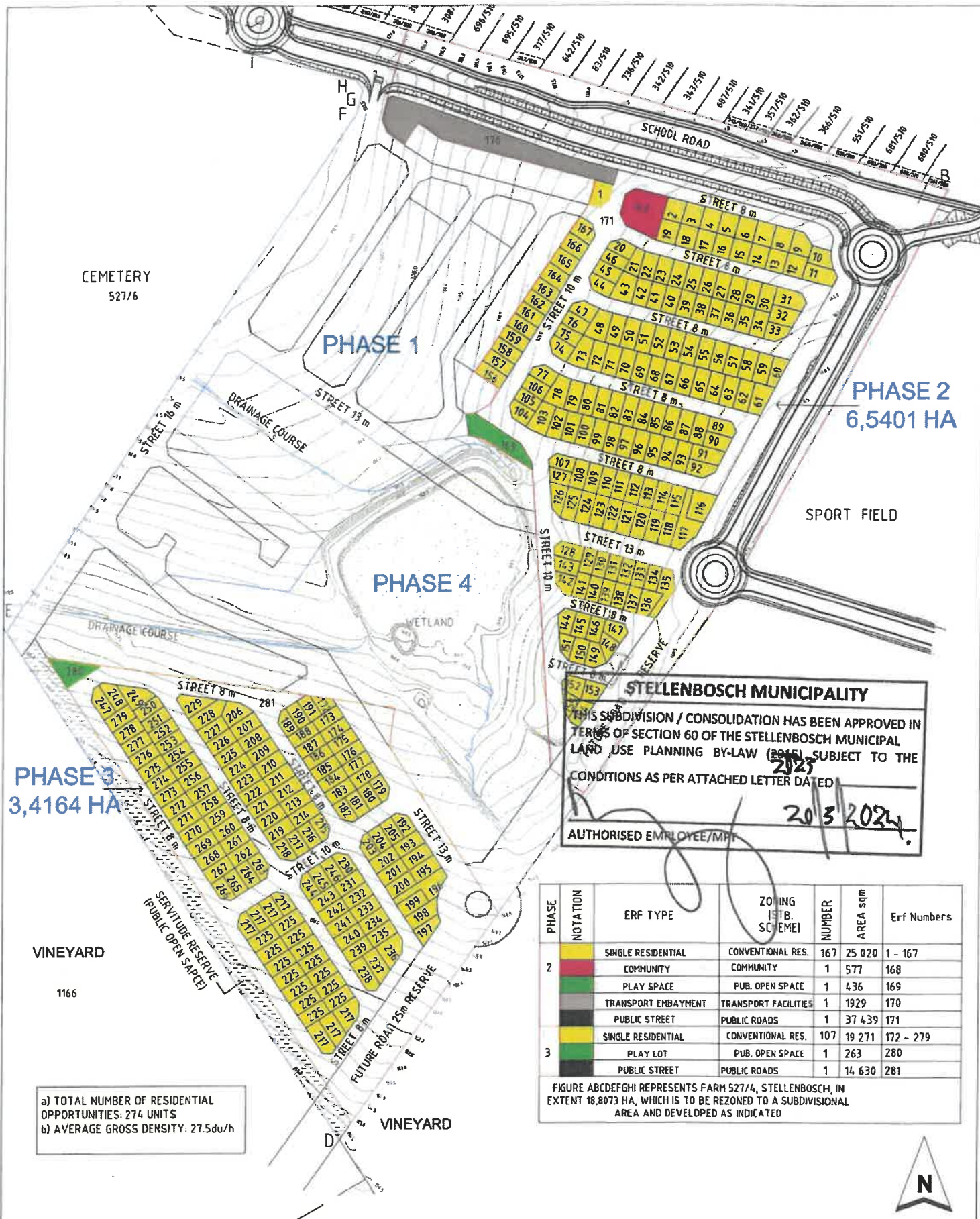
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

20/3/2024
DATE



a) TOTAL NUMBER OF RESIDENTIAL OPPORTUNITIES: 274 UNITS
b) AVERAGE GROSS DENSITY: 27.5du/h

ZUTARI
IMPACT. ENGINEERED.

CLIENT



STELLENBOSCH
STELLENBOSCH • FRIL • FRANKHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

DISCLAIMER

IF CONSTRUCTION DRAWINGS ARE ISSUED UNSIGNED, THE MASTER WITH THE ORIGINAL SIGNATURE OF APPROVAL WILL BE HELD AT THE ZUTARI OFFICE OF THE APPROVER

REV DATE

REV: 15/12/2023

SUB-DIVISIONAL LAYOUT



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**ANNEXURE J: COMMENT FROM THE DIRECTOR: INFRASTRUCTURE
SERVICES**

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MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

CIVIL ENGINEERING SERVICES

To - Aan:	Director: Planning + Economic Development
Att Aandag	Nolusindiso Momoti
From - Van:	Director: Infrastructure Services
Date - Datum:	16 February 2024
Our Ref - Ons Verw:	Civil LU 2436
Your Ref:	LU/15064
Re - Insake:	<p>Farm 527/7, Stellenbosch: An application is made in terms of Section 15 (2)(a) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the Rezoning of Farm 527/7 Stellenbosch Farms from Agriculture and Rural Zone to Subdivisional area in order to allow for the following uses: a) 175 Conventional Residential Zone (Subsidy housing + Single residential housing) erven (± 23 615 m²) b) 71 Conventional Residential Zone (Gap Housing) erven (± 12 622 m²) c) 176 Multi unit Residential Zone (flats) (± 20 616 m²) d) 2 Public Open Space Zone erven (± 4 246 m²) e) 1 Community Zone erven (± 1 100 m²) f) 1 Transport facility Zone (Taxi rank) erven (± 516 m²) g) Public Roads and Parking Zone erven An application is made in terms of Section 15 (2)(d) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the Subdivision of Farm 527/7 Stellenbosch in accordance with the Subdivisional Plan.</p>

Details, specifications and information reflected in the following documents refer:

- Jamestown Development Framework Drawing No 1002169 Number 230228 Rev 2 by Zutari dated 15/12/2023;
- Engineering Services Report by Zutari dated 2023/11/03 (Rev 0);
- Traffic Impact Assessment by Zutari dated 2024/01/31 Rev 3 (received via e-mail 15 Feb 2024);
- GLS report on water and sewer capacity dated 11 July 2023;

These comments and conditions are based on the following proposed development parameters:

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

PHASE	NOTATION	ERF TYPE	ZONING (STB. SCHEME)	NUMBER	AREA sqm	Erf Numbers
2		SINGLE RESIDENTIAL	CONVENTIONAL RES.	167	25 020	1 - 167
		COMMUNITY	COMMUNITY	1	577	168
		PLAY SPACE	PUB. OPEN SPACE	1	436	169
		TRANSPORT EMBAYMENT	TRANSPORT FACILITIES	1	1929	170
		PUBLIC STREET	PUBLIC ROADS	1	37 439	171
3		SINGLE RESIDENTIAL	CONVENTIONAL RES.	107	19 271	172 - 279
		PLAY LOT	PUB. OPEN SPACE	1	263	280
		PUBLIC STREET	PUBLIC ROADS	1	14 630	281

FIGURE ABCDEFGH: REPRESENTS FARM 527/4, STELLENBOSCH, IN EXTENT 18,8073 HA, WHICH IS TO BE REZONED TO A SUBDIVISIONAL AREA AND DEVELOPED AS INDICATED

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

This document consists of the following sections:

A. Definitions

B. Recommendation to decision making authority

C. Specific conditions of approval: These conditions must be complied with before clearance certificate, building plan or occupation certificate approval; whichever is applicable to the development in question.

D. General conditions of approval: These conditions must be adhered to during implementation of the development to ensure responsible development takes place. If there is a contradiction between the specific and general conditions, the specific conditions will prevail:

A. Definitions

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:

- (a) "Municipality" means the STELLENBOSCH MUNICIPALITY, a Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;

- (b) *"Developer"* means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;
- (c) *"Engineer"* means an engineer employed by the *"Municipality"* or any person appointed by the *"Municipality"* from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;
- (d) Where it is stated that a condition must be complied with prior to "subdivision clearance" and where a subdivision is not applicable, that condition will then apply to the next applicable stage of development approval i.e. building plan approval;

B. Recommendation:

- 2. The development is recommended for approval, subject to the conditions as stated below.

C. Specific conditions of approval

- 3. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the *"Engineer"*;
- 4. that the following conditions relating to the upgrades and arrangements for the effective provision of services are required to accommodate the development. No taking up of proposed rights including subdivision clearance / building plan approval / occupation certificates (whichever comes first) will be allowed until these conditions have been complied with;
- 5. Stellenbosch WWTW (Waste Water Treatment Works): The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.
- 6. **Water:**

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

- a. There is insufficient capacity in the bulk water reticulation network to accommodate the proposed development. The following upgrades must be implemented before subdivision clearance (refer to Annexure: Water):

- i. Master plan item SSW.B2 (new Jamestown Upper Reservoir) is required to augment reservoir storage capacity in the existing Jamestown reservoir water distribution zone.
- ii. master plan items SSW.B1 & SSW.B5 are required to connect the existing 355 mm Ø bulk supply pipeline from the Paradyskloof no. 2 reservoir to the proposed new Jamestown Upper reservoir for sufficient bulk supply.
- iii. master plan items SSW1.1, SSW1.2 & SSW1.11 are required to connect the new Jamestown Upper reservoir to the existing Jamestown water distribution network, and
- iv. master plan item SSW1.10 is required to connect the existing reticulation network of the Jamestown PRV zone to the existing reticulation network of the Jamestown reservoir zone.

It should be noted that the new Jamestown Upper reservoir including bulk water & associated infrastructure construction tender under BSM 30/23 has started dated 14 November 2023 and the proposed completion date is scheduled for September 2024.

- b. Details of the internal network and link pipelines will be assessed during detail design stage. All erven must be connected to the water network before subdivision clearance.

7. Sewer:

- a. There is sufficient capacity in the bulk sewer reticulation network to accommodate the proposed development.
- b. Details of the internal network and link pipelines will be assessed during detail design stage. All erven must be connected to the sewer network before subdivision clearance.

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PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4**8. Roads:**

- a. There is insufficient capacity in the roads and NMT networks to accommodate the proposed development. The following upgrades must be implemented before subdivision clearance:

- i. The R44 / Webersvalley Road intersection must be upgraded. This intersection is currently in the process of being upgraded by private developments who also triggered its upgrade. Should the upgrade not be completed for whatever reason, this Phase 2/3 housing project must complete it before subdivision clearance can be issued. The proposed upgrades are indicated in the image below:



- ii. A continuous NMT link between the development and the R44/School Street and the R44 / Webersvalley Intersection must be established. To achieve this, the gaps in the existing sidewalk network must be completed – these gaps are indicated in blue in the image below. These sidewalk sections must be completed before completion of the houses when the additional pedestrian traffic is generated.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4



- iii. For information to assist with future planning and budgeting: Please note that with the closure of School Street, Jamestown currently only as one access point. An additional access to Jamestown will be required before Phase 4 of this housing development can be implemented.

One of the following interventions is to be implemented by 2030 to address the future scenario:

- The additional lane both directions on the R44: The R44 cross section should have three lanes between Webersvlei Road and Techno Avenue on the northbound carriageway. On the southbound carriageway 3 through lanes should be provided between Techno Avenue and the R44 School Street intersection
- Alternative north south link eg. Pajero street (which will also alleviate traffic on R44)

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

- b. The proposed development obtains access from a provincial road (R44) and must therefore be submitted to the District Roads Engineer for comment and conditions. Any conditions set by the District Roads Engineer will be applicable and must be complied with before subdivision clearance;

9. Stormwater Network:

- a. Stormwater Management must be generally in accordance with Drawing No 1002169-0000-DRG-CC-101 Rev A by Zutari, dated 07/12/2023 (Annexure 8W). More technical detail wrt the design of the system can be provided when engineering services drawings are submitted for approval. The proposed detention ponds must be designed in such a manner that it can have a multi-functional purpose, ie sports field / public recreational park.
- b. The consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval;

10. Solid Waste:

- a. The Municipality will provide a solid waste removal service, unless agreed otherwise in writing the Solid Waste Department;
- b. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (021 808 8241; clayton.hendricks@stellenbosch.gov.za), before building plan approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Internal- and Link Services

11. that all link services, internal services and erf connections must be complete and commissioned by the "Developer", at his/her cost, prior to subdivision clearance;
12. that any alterations to existing services necessitated by the new development will be for the Developer's cost;

Ownership and Responsibility of services

13. that it be noted that the roads are reflected as public roads. Therefor all internal services on the said erf will be regarded as public services and will be maintained by the "Municipality".

Development Charges (DCs)

14. that the "Developer" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy and approved tariffs;
15. that the "Developer" hereby acknowledges that the development charges as determined by the "Municipality" and or the applicable scheme tariffs will be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
16. that the "Developer" accepts that the Development Charges will be subject to annual adjustment up to date of payment. 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;
17. that the "Developer" may enter into an engineering services agreement with the "Municipality" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;
18. that the Development Charges levy be paid by the "Developer" per phase –
 - prior to the approval of subdivision clearance;
 - prior to the approval of any building- plans (where subdivision clearance is not applicable);
19. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site

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PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Development Plan, once approved, which might lead to an increase in the number of units, or which might lead to an increase in the Gross Leasable Area i.e. a GLA, will result in the recalculation of the Development Charges;

20. Bulk Infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;
21. The Municipality may approach the Developer at any stage, before completion of the Development, to implement any infrastructure / community facilities, in lieu of DCs payable, should the need for such infrastructure / facilities be identified;

Damage to municipal infrastructure and assets

22. that 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 any clearance (or occupation certificate where clearance is not applicable) being given;

D. General conditions of approval: The following general development conditions are applicable. If there is a contradiction between the specific and general development conditions, the specific conditions will prevail:

23. that should the "Developer" not take up his rights for whatever reason within two years from the date of this memo, a revised Engineering report addressing services capacities and reflecting Infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the "Developer" for further comment and conditions. Should this revised Engineering report confirm that available services capacities are not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services or the necessary upgrades must be done, as any clearances for the development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available;
24. that the "Developer" indemnifies and keep the "Municipality" indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise)

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

25. that the "Developer" must ensure that he / she has an acceptable public liability insurance policy in place;
26. that, if applicable, the "Developer" approach the Provincial Administration: Western Cape (District Roads Engineer) for their input and that the conditions as set by the Provincial Administration: Western Cape be adhered to before subdivision clearance;
27. that the "Developer" informs the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;
28. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3rd Edition 2015 – as revised;
29. that the "Developer" takes cognizance and accepts the following:
 - a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;
 - b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and/or SDP approval is obtained;
 - c.) that no approval of internal – and external civil engineering services drawings will be given before the "Developer" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;
 - d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;
 - e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;
 - f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a subdivision clearance is issued;

Site Development Plan

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

30. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the "Developer";
31. that even if a Site Development Plan is approved by this letter of approval, a further fully detailed site plan be submitted for approval prior to the approval of engineering services plans and or building- and/or services plans to allow for the setting of requirements, specifications and conditions related to civil engineering services. Such Plan is to be substantially in accordance with the approved application and or subdivision plan and or precinct plan and or site plan, etc. and is to include a layout plan showing the position of all roads, road reserve widths, sidewalks, parking areas with dimensions, loading areas, access points, stacking distances at gates, refuse removal arrangements, allocation of uses, position and orientation of all buildings, the allocation of public and private open spaces, building development parameters, the required number of parking bays, stormwater detention facilities, connection points to municipal water- and sewer services, updated land-use diagram and possible servitudes;
32. that if the fully detailed Site Development Plan, as mentioned in the above item, contradicts the approved Site Development Plan, the "Developer" will be responsible for the amendment thereof and any costs associated therewith;
33. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

Internal- and Link Services

34. that the "Developer", at his/her cost, construct the internal (on-site) civil engineering services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
35. that the Directorate: Infrastructure Services may require the "Developer" to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development

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PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Charges payable in respect of bulk civil engineering services if approved by the Directorate: Infrastructure Services;

36. that the detailed design and location of access points, circulation, parking, loading - and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;
37. that plans of all the internal civil services and such municipal link services as required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
38. that construction of services may only commence after municipal approval has been obtained;
39. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
40. that the "Developer" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (as amended) and that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with this document, unless otherwise agreed with the "Engineer". The said document is available in electronic format on request;
41. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal - and external services;
42. that all the internal civil services (water, sewer, roads and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
43. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal - and link services be inspected for approval by the "Engineer" on request by the "Developer's" Consulting Engineer;
44. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before subdivision clearance will be issued;
45. that subdivision clearance will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;

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PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

46. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on request;
47. that the "Developer" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
48. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
49. that the "Developer" be liable for all damages caused to existing civil and electrical services of the "Municipality" relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the "Developer" to determine the location of existing civil and electrical services;
50. that all connections to the existing services be made by the "Developer" under direct supervision of the "Engineer" or as otherwise agreed and all cost will be for the account of the "Developer".
51. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;

Servitudes

52. that the "Developer" ensures that all main services including roads to be taken over by the Directorate: Infrastructure Services, all existing municipal – and or private services including roads, crossing private - and or other institutional property and any other services/roads crossing future private land/erven are protected by a registered servitude before subdivision clearance will be given;
53. 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. The "Developer" will be responsible for the registration of the required servitude(s), as well as the cost thereof;
54. that the "Developer" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party before final approval of engineering drawings be obtained.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4**Stormwater Management**

55. Taking into account the recent water crisis, and associated increase in borehole usage, it is important that the groundwater be recharged as much as possible. One way of achieving the above is to consider using Sustainable Drainage Systems (SuDS) approach wrt SW management. From Red Book: "SuDS constitute an approach towards managing stormwater runoff that aims to reduce downstream flooding, allow infiltration into the ground, minimise pollution, improve the quality of stormwater, reduce pollution in water bodies, and enhance biodiversity. Rather than merely collecting and discarding stormwater through a system of pipes and culverts, this approach recognises that stormwater could be a resource." The Developer is encouraged to implement SuDS principles that are practical and easily implementable. Details of such systems can be discussed and agreed with the Municipality and must be indicated on the engineering drawings.
56. that the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;
57. that overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;
58. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;
59. that no disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;
60. that the consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the

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PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans;

61. that for larger developments, industrial developments or developments near water courses a stormwater management plan for the proposed development area, for both the minor and major storm events, be compiled and submitted for approval to the Directorate: Infrastructure Services.
62. that the approved management plan be implemented by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services. The management plan, which is to include an attenuation facility, is to be submitted concurrent with the detail services plans;
63. that in the case of a sectional title development, the internal stormwater layout be indicated on the necessary building plans to be submitted for approval.
64. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The "Developer" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Roads

65. that, where applicable, the application must be submitted to the District Roads Engineer for comment and conditions. Any conditions set by the District Roads Engineer will be applicable;
66. that no access control will be allowed in public roads;
67. that the layout must make provision for all deliveries to take place on-site. Movement of delivery vehicles may not have a negative impact on vehicular – and pedestrian movement on public roads and or public sidewalks;
68. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
69. that, prior to commencement of any demolition / construction work, a traffic accommodation plan for the surrounding roads must be submitted to the Directorate: Infrastructure Services for

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

approval, and that the approved plan be implemented by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;

70. that visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;
71. that each erf has its own access (drive-way), *(the new access(es) (dropped kerb(s)) to the proposed parking bays be)* constructed to standards as set out by the the Directorate: Infrastructure Services and in line with the Road Access Guideline;
72. that the access road to the existing facility be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;
73. that the parking area be provided with a permanent surface and be clearly demarcated and accessible. Plans of the parking layout, pavement layerworks and stormwater drainage are to be approved by the Directorate: Infrastructure Services before commencement of construction and that the construction of the parking area be to the standards of the Directorate: Infrastructure Services;
74. that no parking be allowed in the road reserve;

Wayleaves

75. that way-leaves / work permits be obtained from the Directorate: Infrastructure Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;
76. that wayleaves will only be issued after approval of relevant engineering design drawings;
77. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

AS-BUILTs

78. The "Developer" shall provide the "Municipality" with:
 - a. a complete set of as-built paper plans, signed by a professional registered engineer;

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

- b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "Engineer" and is reflected herewith as Annexure X;
 - c. a completed Asset Verification Sheet in Excell format, reflecting the componentization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMCIS format, as to be supplied by the "Engineer", and is to be verified as correct by a professional registered engineer;
 - d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
 - e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "Municipality" are fully paid;
79. All relevant as-built detail, as reflected in the item above, of civil engineering services constructed for the development, must be submitted to the "Engineer" and approved by the "Engineer" before any application for Certificate of Clearance will be supported by the "Engineer";
80. The Consulting Civil Engineer of the "Developer" shall certify that the location and position of the installed services are in accordance with the plans submitted for each of the services detailed below;
81. All As built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;
82. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law shall not be issued unless said services have been inspected by the "Engineer" and written clearance given, by the "Engineer";

Subdivision clearance in terms of the Stellenbosch Municipal Land Use Planning By-law

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83. It is specifically agreed that the "Developer" undertakes to comply with all conditions of approval as laid down by the "Municipality" before clearance certificates shall be issued, unless otherwise agreed herein;
84. that the "Municipality" reserves the right to withhold any clearance certificate until such time as the "Developer" has complied with conditions set out in this document with which he/she is in default. Any failure to pay monies payable in terms of these conditions within 30 (thirty) days after an account has been rendered shall be regarded as a breach of these conditions and the "Municipality" reserves the right to withhold any clearance certificate until such time as the amount owing has been paid;
85. that clearance will only be given per phase and the onus is on the "Developer" to phase his development accordingly;
86. The onus will be on the "Developer" and or his professional team to ensure that all land-use conditions have been complied with before submitting an application for a subdivision clearance certificate. Verifying documentation (proof of payment in respect of Development Charges, services installation, etc.) must be submitted as part of the application before an application will be accepted by this Directorate;
87. that any application for Certificate of Clearance will only be supported by the "Engineer" once all relevant as-built detail, as reflected in the item "AS-BUILT's" of this document, is submitted to the "Engineer" and approved by the "Engineer".

Avoidance of waste, nuisance and risk

88. 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.

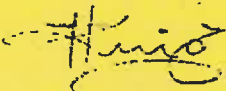
Streetlighting

89. The "Developer" will be responsible for the design and construction at his own expense of all internal street lighting services and street lighting on link roads leading to his development (excluding Class 1, 2 and 3 Roads) according to specifications determined by the municipality's Manager: Electrical Services and under the supervision of the consulting engineer, appointed by the "Developer".

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PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

90. Prior to commencing with the design of street lighting services, the consulting electrical engineer, as appointed by the "Developer" must acquaint himself with, and clarify with the municipality's Manager: Electrical Engineering, the standards of materials and design requirements to be complied with and possible cost of connections to existing services;
91. The final design of the complete internal street lighting network of the development must be submitted by the consulting electrical engineer, as appointed by the "Developer", to the municipality's Manager: Electrical Engineering for approval before any construction work commences;
92. Any defect with the street lighting services constructed by the "Developer" which may occur during the defects liability period of 12 (TWELVE) months and which occurs as a result of defective workmanship and/or materials must be rectified immediately / on the same day the defect was brought to the attention of the consulting electrical engineer, appointed by the "Developer". Should the necessary repair work not be done within the said time the "Municipality" reserves the right to carry out the repair work at the cost of the "Developer";
93. The maintenance and servicing of all private internal street lighting shall be the responsibility and to the cost of the "Developer" and or Home Owner's Association.


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

 16/02/2024
Shane Chandaka
Director: Infrastructure Services

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

ATTACHMENT X

Geographic Information System (GIS) data capturing standards

In drawing up the As-build Plans relating to this development, the consultant must create the following separate layers in ESRI .shp, electronic file format in order for the data to reflect spatially correct.

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET_NAMES	Road centre lines with street names
STREET_NUMBERS	Points with street numbers
COMPLEX	Where applicable; polygon with complex name (mention whether gated or not and if so, where gates are)
BOUNDARIES	
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

When data is provided in a .shp format it is mandatory that the .shx, .dbf, files should accompany the shapefile. The prj file containing the projection information must also accompany the shapefile.

It is important that different geographical elements for the GIS capture process remains separate. That means that political boundaries like wards or suburbs be kept separate from something like rivers. The same applies for engineering data types like water lines, sewer lines, electricity etc. that it is kept separate from one another. When new properties are added as part of a development, a list of erf numbers with its associated SG numbers must be provided in an electronic format like .txt, .xls or .csv format.

For road layer shapefiles; the road name, the from_street and to_street where applicable as well as the start and end street numbers needs to be included as part of the attributes. A rotation field needs to be added to give the street name the correct angle on the map.

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the Stellenbosch

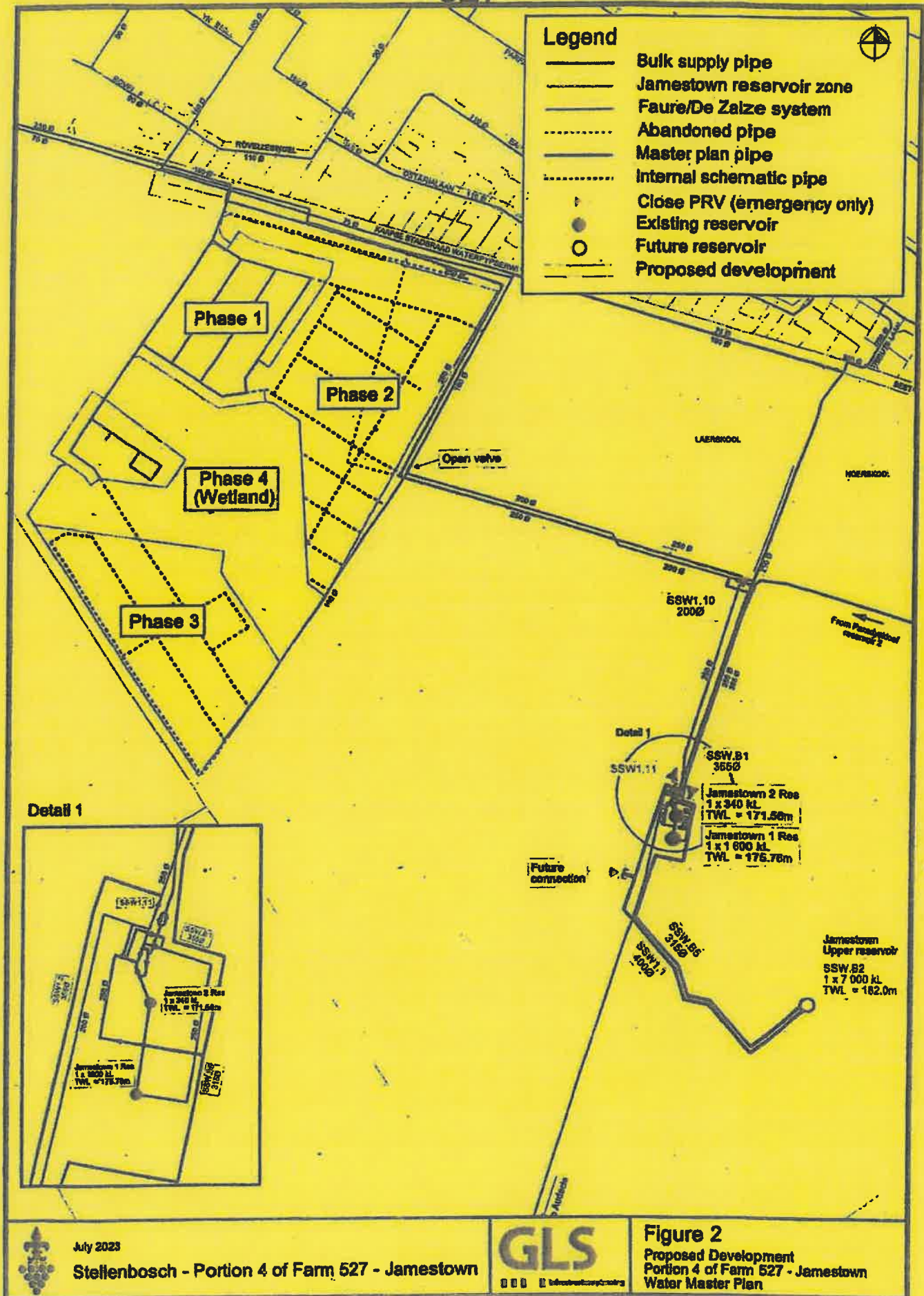
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PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Municipality standard as follows:

- **Datum : Hartebeeshoek WGS 84**
- **Projection : Transverse Mercator**
- **Central Longitude/Meridian 19**
- **False easting : 0.00000000**
- **False northing : 0.00000000**
- **Central meridian : 19.00000000**
- **Scale factor : 1.00000000**
- **Origin latitude : 0.00000000**
- **Linear unit : Meter**

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**ANNEXURE K: COMMENTS FROM THE DEPARTMENT OF TRANSPORT
AND PUBLIC WORKS**



**Western Cape
Government**

Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

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

Ref: TPW/CFS/RP/LUD/REZ/SUB-25/455 (Job 30302)

The Municipal Manager
Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

PORTION 7 OF FARM 527: MAIN ROAD 27: REZONING AND SUBDIVISION FOR PHASE 2 AND 3 OF THE JAMESTOWN HOUSING DEVELOPMENT

1. The following refer:
 - 1.1. Our letter 13/3/5/1-25/101 (Job 17394) dated 5 November 2014;
 - 1.2. The application as received by email from Zutari dated 13 April 2023;
 - 1.3. Motivation Report: Jamestown Integrated Development: Phases 2 and 3, dated 3 April 2023, Revision 3 prepared by Zutari dated 3 April 2023; and
 - 1.4. Traffic Impact Assessment for the Jamestown Residential Development (Phases 2 and 3) prepared by Zutari dated 31 January 2024;
 - 1.5. Subdivision Layout Plan Revision 3 prepared by Zutari dated 15 December 2023;
 - 1.6. The Branch's Access Management Guidelines (2020) and the Kantey & Templer Main Road 27 geometric design affecting various median crossings and substandard accesses between Stellenbosch and Somerset West; and
 - 1.7. A site visit.
2. Main Road 27 (MR27) is affected by this application.
3. This application entails the development of Phase 2 and 3 of the Jamestown Housing Development by Stellenbosch Municipality consisting of 274 single residential units as depicted in the Subdivision Layout Plan Revision 3 prepared by Zutari dated 15 December 2023.
4. The remainder of Phase 2 and 3 to consists of public open spaces, a community erf, a taxi rank and public streets.
5. Phase 1 of the development was completed in November 2016.



TPW/CFS/RP/LUD/REZ/SUB-25/455 (Job 30302)

6. In our letter 13/3/5/1-25/101 (Job 17394) dated 5 November 2014, this Branch emphasized that vehicular access to the Jamestown Housing Department must only be taken via the Jamestown municipal street system. No direct access will be permitted via the pipeline servitude (SG ID: 7310/19790010), which forms the northern boundary of the housing development. This confirms the Branch's intent to close the median break on MR27 opposite the pipeline servitude (School Road), as well as the closure of the informal access via the pipeline servitude (School Road).
7. The previous approval for phases 2 and 3 is no longer valid. Therefore, a new application has been submitted to reinstate the intended rezoning and to effect the subdivision.
8. The TIA has assumed that the following upgrades (required under existing traffic conditions) to the MR27 / Webersvallei Road intersection would be implemented prior to the completion of phase 2 and 3:
 - 8.1. Dedicated left turn lane on Webersvallei Road (construction underway); and
 - 8.2. Additional short through lanes on both approaches and exits of MR27.
9. This Branch offers no objection to the application for the development of Phase 2 and 3 of the Jamestown Housing Development by Stellenbosch Municipality subject to the following conditions:
 - 9.1. Implementing three through lanes on the southbound carriageway from Techno Avenue to the closed MR27/School Road intersection and median ($\pm 1.250\text{km}$);
 - 9.2. Implementing three through lanes on the northbound carriageway from the R44/Webersvallei Road intersection to connect with the existing three through northbound lanes at the MR27/Techno Avenue intersection ($\pm 500\text{m}$);
 - 9.3. Improving the lane configuration on the Webersvallei Road approach to the R44/Webersvallei Road intersection by introducing two dedicated left turn lanes while keeping the through lane as both a through and left turn lane;
 - 9.4. If the road upgrade under Section 8.2 has not yet been implemented at the time of occupation for Phase 2 and 3, it must also be constructed;
 - 9.5. All detailed design drawings of the road geometry, pavement/materials, drainage, and road signs/markings must be submitted to the Design Directorate at this Branch (attention: Mr F Hunter e-mail: faiz.hunter@westerncape.gov.za) for approval after being scrutinized by the relevant directorates at the Stellenbosch Municipality, prior to the commencement of construction; and
 - 9.6. The development of Phase 4 will require an updated Traffic Impact Assessment (TIA).

Yours Sincerely


SW CARSTENS**For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE****DATE: 27 FEBRUARY 2024**

TPW/CFS/RP/LUD/REZ/SUB-25/455 (Job 30302)

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)
Attention: Me C Kriel (e-mail: chrizelle.kriel@stellenbosch.gov.za)
2. Zutari
Attention: Mr R Schröder (e-mail: rudolf.schroder@zutari.com)
3. Me S du Preez (e-mail)
4. Mr M Hendrickse (e-mail)
5. Mr SW Carstens (e-mail)
6. Mr B du Preez (e-mail)



APPENDIX 5:

Appeal Authority Decision dated 26/08/2024



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 MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15064 (TP228/2022)

Our File Reference Number: Farm . 527/7 Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: Ruth.Schroder@ Stellenbosch.gov.za / Sharon.Gatsho@ Stellenbosch.gov.za

Dear Mr Schroder

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR REZONING AND SUBDIVISION ON FARM 527/7 STELLENBOSCH DIVISION

1. This Municipality's decision letter dated 20 March 2024, refers. The appeal process has now been concluded.
2. The Appeal Authority resolved on 8 August 2024 that the appeal submitted against the approval of the Municipal Planning Tribunal dated 01 March 2024, in respect of the application for rezoning and subdivision of Farm No. 527/7, Stellenbosch Division, **BE DISMISSED** and that the subject decision, **BE CONFIRMED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law, as follows:
3. That the applications in terms Section 15(2) of the Stellenbosch Municipality Land Use Planning By-law on Farm No. 527/7, Stellenbosch Division for the following:

3.1 **Rezoning** in terms of Section 15(2)(a) of the said By-law from Agriculture and Rural Zone to Subdivisional area in order to allow for the following uses:

- (a) 274 Conventional Residential Zone (Single Residential housing) erven (± 44 291 m²),
- (b) 2 Public Open Space Zone erven (± 699 m²),

- (c) 1 Community Zone erven ($\pm 577 \text{ m}^2$),
- (d) 1 Transport Facility Zone (Transport Embayment) erven ($\pm 1929 \text{ m}^2$),
- (e) Public Roads and Parking Zone erven (Public Roads) ($\pm 52\,069 \text{ m}^2$),
- (f) Agriculture and Rural Zone (Remainder $\pm 49\,524 \text{ m}^2$),

3.2 **Subdivision** in terms of Section 15(2)(d) of the said By-law in accordance with the subdivisional plan in order to allow the proposed development

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval in terms of Section 66 of the said By-law.

4. The approval is subject to the following conditions of approval

- 4.1 The approval applies only to the proposed development under consideration shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.
- 4.2 The development be undertaken in accordance with the Subdivisional layout and phasing plan, Rev 3, drawn by CHH (Zutari Pty (Ltd)), dated 15/12/2023, attached as **Annexure C**.
- 4.3 A phasing plan which indicates the spatial phasing and associated timeframe of the development be submitted to the Municipality for approval.
- 4.4 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.
- 4.5 New erf diagrams or general plans for the newly created land units be submitted to the municipality for clearance and record purposes.
- 4.6 A Street Naming and Numbering Plan be submitted and approved prior to the issuing of Section 28 Certification.

4.7 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:

- a) Newly allocated erf numbers,
- b) Co-ordinates,
- c) Survey dimensions,
- d) Street names and numbering.

4.8 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 property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

4.9 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 property or approval of any building plans, whichever occurs first.

4.10 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 By-law, which service agreement includes and complies with the conditions as imposed by the Directorate Infrastructure Services in their memo dated 16 February 2024, attached as **Annexure J**.

4.11 The conditions imposed by the Western Cape: Transport Infrastructure as contained in their letter dated 27 February 2024, attached as **Annexure K**, be complied with.

4.12 The final SDP must consider the inclusion of functional recreation space and greening in support of a liveable environment.

5. Matters to be noted:

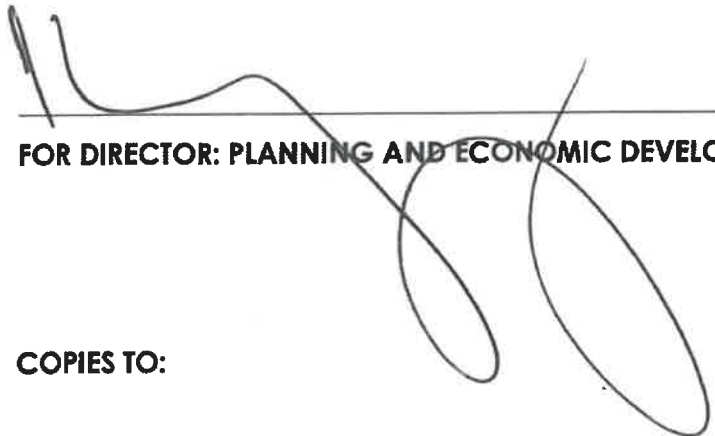
- 5.1 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.
- 5.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 5.3 All engineering services and infrastructure as required in terms of the conditions 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 Certification.
- 5.4 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 (or qualified) conditions of approval have been complied with.

6. The reasons for the above decision are as follow:

- 6.1 The subject property is located within the approved urban edge of Stellenbosch and Jamestown, and the proposed development is included in the Municipal Capital Expenditure Framework.
- 6.2 The scale and nature of the proposed development will not compromise the existing character of the surrounding urban landscape considering that it will offer additional residential and community orientated opportunities in the area.
- 6.3 Provision has been made for the required infrastructure and there are sufficient services to support the proposal. Conditions of approval are imposed by the relevant road authorities to mitigate the traffic impact of the proposed development and its future phases.

7. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

26/8/2024
DATE

COPIES TO:

Leon Jubilus

leon.jubilus@stellenbosch.gov.za

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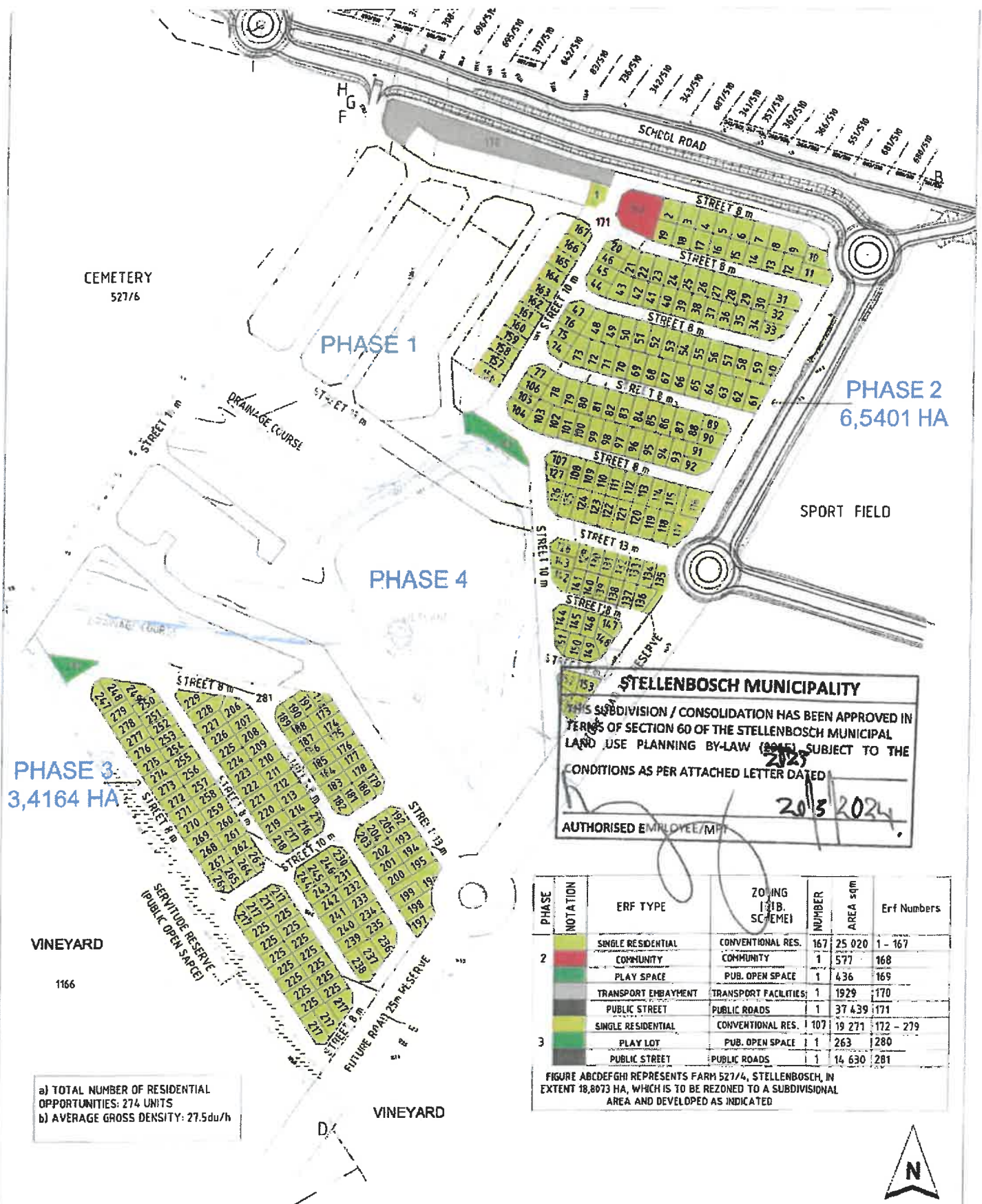
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ANNEXURE C



a) TOTAL NUMBER OF RESIDENTIAL OPPORTUNITIES: 274 UNITS
b) AVERAGE GROSS DENSITY: 27.5du/ha

VINEYARD

1166

VINEYARD

CLIENT

DISCLAIMER

REV DATE
REV 18/12/2023

SUB-DIVISIONAL LAYOUT

[illegible]

ANNEXURE J



MEMO

**DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE**

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Nolusindiso Momoti
From ▫ Van: Director: Infrastructure Services
Date ▫ Datum: 16 February 2024
Our Ref ▫ Ons Verw: Civil LU 2436
Your Ref: LU/15064
Re ▫ Insake: Farm 527/7, Stellenbosch: An application is made in terms of Section 15 (2)(a) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the Rezoning of Farm 527/7 Stellenbosch Farms from Agriculture and Rural Zone to Subdivisional area in order to allow for the following uses: a) 175 Conventional Residential Zone (Subsidy housing + Single residential housing) erven (± 23 615 m2) b) 71 Conventional Residential Zone (Gap Housing) erven (± 12 622 m2) c) 176 Multi unit Residential Zone (flats) (± 20 616 m2) d) 2 Public Open Space Zone erven (± 4 246 m2) e) 1 Community Zone erven erven (± 1 100 m2) f) 1 Transport facility Zone (Taxi rank) erven (± 516 m2) g) Public Roads and Parking Zone erven An application is made in terms of Section 15 (2)(d) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the Subdivision of Farm 527/7 Stellenbosch in accordance with the Subdivisional Plan.

Details, specifications and information reflected in the following documents refer:

- Jamestown Development Framework Drawing No 1002169 Number 230228 Rev 2 by Zutari dated 15/12/2023;
- Engineering Services Report by Zutari dated 2023/11/03 (Rev 0);
- Traffic Impact Assessment by Zutari dated 2024/01/31 Rev 3 (received via e-mail 15 Feb 2024);
- GLS report on water and sewer capacity dated 11 July 2023;

These comments and conditions are based on the following proposed development parameters:

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

PHASE	NOTATION	ERF TYPE	ZONING (STB. SCHEME)	NUMBER	AREA sqm	Erf Numbers
2		SINGLE RESIDENTIAL	CONVENTIONAL RES.	167	25 020	1 - 167
		COMMUNITY	COMMUNITY	1	577	168
		PLAY SPACE	PUB. OPEN SPACE	1	436	169
		TRANSPORT EMBAYMENT	TRANSPORT FACILITIES	1	1929	170
		PUBLIC STREET	PUBLIC ROADS	1	37 439	171
3		SINGLE RESIDENTIAL	CONVENTIONAL RES.	107	19 271	172 - 279
		PLAY LOT	PUB. OPEN SPACE	1	263	280
		PUBLIC STREET	PUBLIC ROADS	1	14 630	281

FIGURE ABCDEFGH: REPRESENTS FARM 527/4, STELLENBOSCH, IN
EXTENT 18,8073 HA, WHICH IS TO BE REZONED TO A SUBDIVISIONAL
AREA AND DEVELOPED AS INDICATED

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

This document consists of the following sections:

A. Definitions

B. Recommendation to decision making authority

C. Specific conditions of approval: These conditions must be complied with before clearance certificate, building plan or occupation certificate approval; whichever is applicable to the development in question.

D. General conditions of approval: These conditions must be adhered to during implementation of the development to ensure responsible development takes place. If there is a contradiction between the specific and general conditions, the specific conditions will prevail:

A. Definitions

- that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:

- "Municipality" means the STELLENBOSCH MUNICIPALITY, a Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;

- (b) *"Developer"* means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;
- (c) *"Engineer"* means an engineer employed by the *"Municipality"* or any person appointed by the *"Municipality"* from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;
- (d) Where it is stated that a condition must be complied with prior to "subdivision clearance" and where a subdivision is not applicable, that condition will then apply to the next applicable stage of development approval i.e. building plan approval;

B. Recommendation:

- 2. **The development is recommended for approval, subject to the conditions as stated below.**

C. Specific conditions of approval

- 3. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the *"Engineer"*;
- 4. **that the following conditions relating to the upgrades and arrangements for the effective provision of services are required to accommodate the development. No taking up of proposed rights including subdivision clearance / building plan approval / occupation certificates (whichever comes first) will be allowed until these conditions have been complied with;**
- 5. **Stellenbosch WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.
- 6. **Water:**

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

- a. There is insufficient capacity in the bulk water reticulation network to accommodate the proposed development. The following upgrades must be implemented before subdivision clearance (refer to **Annexure: Water**):
 - i. Master plan item SSW.B2 (new Jamestown Upper Reservoir) is required to augment reservoir storage capacity in the existing Jamestown reservoir water distribution zone.
 - ii. master plan items SSW.B1 & SSW.B5 are required to connect the existing 355 mm Ø bulk supply pipeline from the Paradyskloof no. 2 reservoir to the proposed new Jamestown Upper reservoir for sufficient bulk supply,
 - iii. master plan items SSW1.1, SSW1.2 & SSW1.11 are required to connect the new Jamestown Upper reservoir to the existing Jamestown water distribution network, and
 - iv. master plan item SSW1.10 is required to connect the existing reticulation network of the Jamestown PRV zone to the existing reticulation network of the Jamestown reservoir zone.

It should be noted that the new Jamestown Upper reservoir including bulk water & associated infrastructure construction tender under BSM 30/23 has started dated 14 November 2023 and the proposed completion date is scheduled for September 2024.

- b. Details of the internal network and link pipelines will be assessed during detail design stage. All erven must be connected to the water network before subdivision clearance.

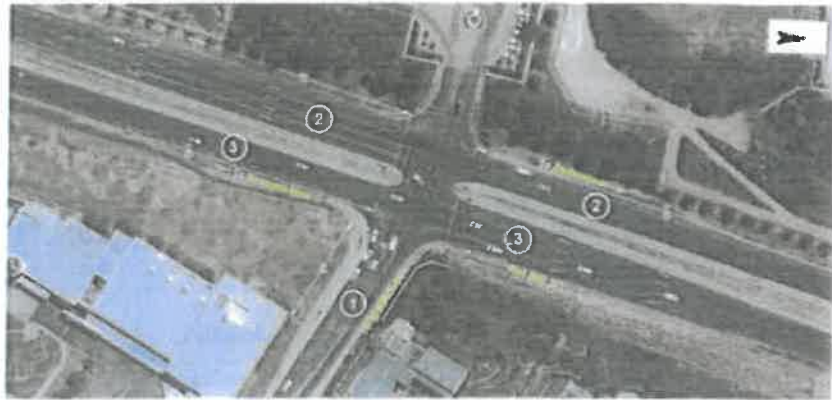
7. Sewer:

- a. There is sufficient capacity in the bulk sewer reticulation network to accommodate the proposed development.
- b. Details of the internal network and link pipelines will be assessed during detail design stage. All erven must be connected to the sewer network before subdivision clearance.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4**8. Roads:**

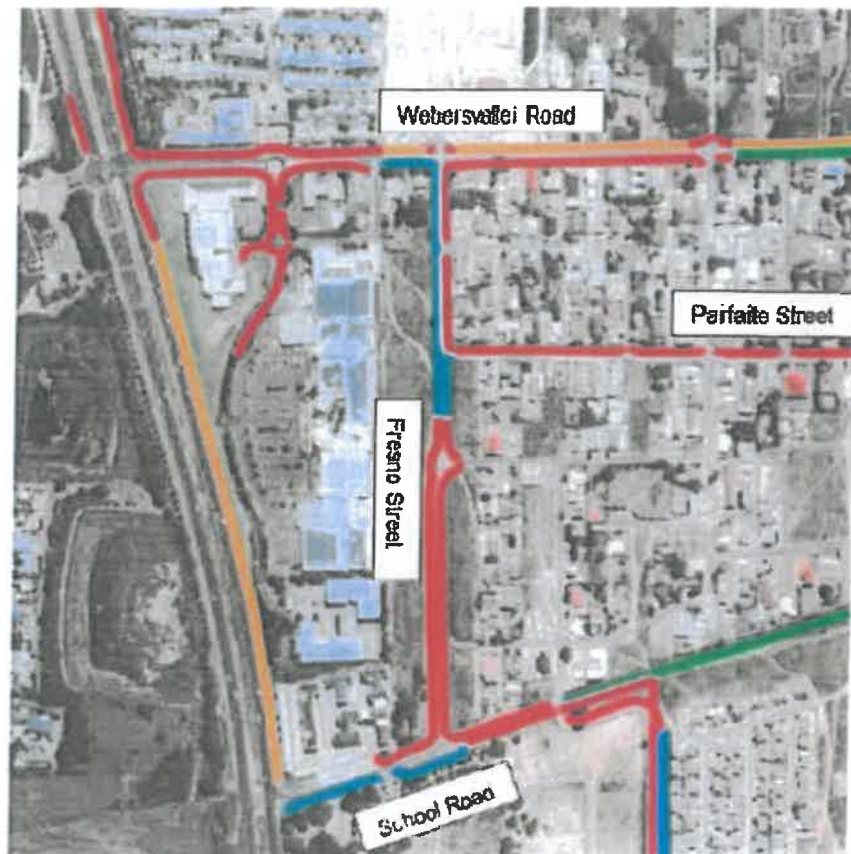
- a. There is insufficient capacity in the roads and NMT networks to accommodate the proposed development. The following upgrades must be implemented before subdivision clearance:

- i. The R44 / Webersvalley Road intersection must be upgraded. This intersection is currently in the process of being upgraded by private developments who also triggered its upgrade. Should the upgrade not be completed for whatever reason, this Phase 2/3 housing project must complete it before subdivision clearance can be issued. The proposed upgrades are indicated in the image below:



- ii. A continuous NMT link between the development and the R44/School Street and the R44 / Webersvallei intersection must be established. To achieve this, the gaps in the existing sidewalk network must be completed – these gaps are indicated in blue in the image below. These sidewalk sections must be completed before completion of the houses when the additional pedestrian traffic is generated.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4



- iii. For information to assist with future planning and budgeting: Please note that with the closure of School Street, Jamestown currently only as one access point. An additional access to Jamestown will be required before Phase 4 of this housing development can be implemented.

One of the following interventions is to be implemented by 2030 to address the future scenario:

- The additional lane both directions on the R44: The R44 cross section should have three lanes between Webersvallei Road and Techno Avenue on the northbound carriageway. On the southbound carriageway 3 through lanes should be provided between Techno Avenue and the R44 School Street intersection
- Alternative north south link eg. Pajero street (which will also alleviate traffic on R44)

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

- b. The proposed development obtains access from a provincial road (R44) and must therefore be submitted to the District Roads Engineer for comment and conditions. Any conditions set by the District Roads Engineer will be applicable and must be complied with before subdivision clearance;

9. Stormwater Network:

- a. Stormwater Management must be generally in accordance with Drawing No 1002169-0000-DRG-CC-101 Rev A by Zutari, dated 07/12/2023 (Annexure SW). More technical detail wrt the design of the system can be provided when engineering services drawings are submitted for approval. The proposed detention ponds must be designed in such a manner that it can have a multi-functional purpose, ie sports field / public recreational park.
- b. The consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval;

10. Solid Waste:

- a. The Municipality will provide a solid waste removal service, unless agreed otherwise in writing the Solid Waste Department;
- b. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (021 808 8241; clayton.hendricks@stellenbosch.gov.za), before building plan approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Internal- and Link Services

11. that all link services, internal services and erf connections must be complete and commissioned by the "*Developer*", at his/her cost, prior to subdivision clearance;
12. that any alterations to existing services necessitated by the new development will be for the Developer's cost;

Ownership and Responsibility of services

13. that it be noted that the roads are reflected as **public** roads. Therefor all internal services on the said erf will be regarded as public services and will be maintained by the "*Municipality*";

Development Charges (DCs)

14. that the "*Developer*" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy and approved tariffs;
15. that the "*Developer*" hereby acknowledges that the development charges as determined by the "*Municipality*" and or the applicable scheme tariffs will be paid by the "*Developer*" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
16. that the "*Developer*" accepts that the Development Charges will be subject to annual adjustment up to date of payment. 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;
17. that the "*Developer*" may enter into an engineering services agreement with the "*Municipality*" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;
18. that the Development Charges levy be paid by the "*Developer*" per phase –
 - prior to the approval of subdivision clearance;
 - prior to the approval of any building- plans (where subdivision clearance is not applicable);
19. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Development Plan, once approved, which might lead to an increase in the number of units, or which might lead to an increase in the Gross Leasable Area i.e. a GLA, will result in the recalculation of the Development Charges;

20. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;
21. The Municipality may approach the Developer at any stage, before completion of the Development, to implement any infrastructure / community facilities, in lieu of DCs payable, should the need for such infrastructure / facilities be identified;

Damage to municipal infrastructure and assets

22. that 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 any clearance (or occupation certificate where clearance is not applicable) being given;

D. General conditions of approval: The following general development conditions are applicable. If there is a contradiction between the specific and general development conditions, the specific conditions will prevail:

23. that should the "Developer" not take up his rights for whatever reason within **two years** from the date of this memo, a revised Engineering report addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the "Developer" for further comment and conditions. Should this revised Engineering report confirm that available services capacities are not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services or the necessary upgrades must be done, as any clearances for the development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available;
24. that the "Developer" indemnifies and keep the "Municipality" indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise)

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

25. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
26. that, if applicable, the "*Developer*" approach the Provincial Administration: Western Cape (District Roads Engineer) for their input and that the conditions as set by the Provincial Administration: Western Cape be adhered to before subdivision clearance;
27. that the "*Developer*" informs the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;
28. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3rd Edition 2015 – as revised;
29. that the "*Developer*" takes cognizance and accepts the following:
 - a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;
 - b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and/or SDP approval is obtained;
 - c.) that no approval of internal – and external civil engineering services drawings will be given before the "*Developer*" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;
 - d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;
 - e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;
 - f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a subdivision clearance is issued;

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

30. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the "Developer";
31. that even if a Site Development Plan is approved by this letter of approval, a further fully detailed site plan be submitted for approval prior to the approval of engineering services plans and or building- and/or services plans to allow for the setting of requirements, specifications and conditions related to civil engineering services. Such Plan is to be substantially in accordance with the approved application and or subdivision plan and or precinct plan and or site plan, etc. and is to include a layout plan showing the position of all roads, road reserve widths, sidewalks, parking areas with dimensions, loading areas, access points, stacking distances at gates, refuse removal arrangements, allocation of uses, position and orientation of all buildings, the allocation of public and private open spaces, building development parameters, the required number of parking bays, stormwater detention facilities, connection points to municipal water- and sewer services, updated land-use diagram and possible servitudes;
32. that if the fully detailed Site Development Plan, as mentioned in the above item, contradicts the approved Site Development Plan, the "Developer" will be responsible for the amendment thereof and any costs associated therewith;
33. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

Internal- and Link Services

34. that the "Developer", at his/her cost, construct the internal (on-site) civil engineering services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
35. that the Directorate: Infrastructure Services may require the "Developer" to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Charges payable in respect of bulk civil engineering services if approved by the Directorate: Infrastructure Services;

36. that the detailed design and location of access points, circulation, parking, loading - and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;
37. that plans of all the internal civil services and such municipal link services as required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
38. that construction of services may only commence after municipal approval has been obtained;
39. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
40. that the "Developer" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (as amended) and that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with this document, unless otherwise agreed with the "Engineer". The said document is available in electronic format on request;
41. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
42. that all the internal civil services (water, sewer, roads and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
43. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal - and link services be inspected for approval by the "Engineer" on request by the "Developer's" Consulting Engineer;
44. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before subdivision clearance will be issued;
45. that subdivision clearance will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

46. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on request;
47. that the "Developer" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
48. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
49. that the "Developer" be liable for all damages caused to existing civil and electrical services of the "Municipality" relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the "Developer" to determine the location of existing civil and electrical services;
50. that all connections to the existing services be made by the "Developer" under direct supervision of the "Engineer" or as otherwise agreed and all cost will be for the account of the "Developer".
51. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;

Servitudes

52. that the "Developer" ensures that all main services including roads to be taken over by the Directorate: Infrastructure Services, all existing municipal – and or private services including roads, crossing private - and or other institutional property and any other services/roads crossing future private land/erven are protected by a registered servitude before subdivision clearance will be given;
53. 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. The "Developer" will be responsible for the registration of the required servitude(s), as well as the cost thereof;
54. that the "Developer" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party before final approval of engineering drawings be obtained.

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Stormwater Management

55. Taking into account the recent water crisis, and associated increase in borehole usage, it is important that the groundwater be recharged as much as possible. One way of achieving the above is to consider using Sustainable Drainage Systems (SuDS) approach wrt SW management. From Red Book: "SuDS constitute an approach towards managing stormwater runoff that aims to reduce downstream flooding, allow infiltration into the ground, minimise pollution, improve the quality of stormwater, reduce pollution in water bodies, and enhance biodiversity. Rather than merely collecting and discarding stormwater through a system of pipes and culverts, this approach recognises that stormwater could be a resource." The Developer is encouraged to implement SuDS principles that are practical and easily implementable. Details of such systems can be discussed and agreed with the Municipality and must be indicated on the engineering drawings.
56. that the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;
57. that overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services;
58. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;
59. that no disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;
60. that the consulting engineer, appointed by the "*Developer*", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "*Developer*" and to the

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans;

61. that for larger developments, industrial developments or developments near water courses a stormwater management plan for the proposed development area, for both the minor and major storm events, be compiled and submitted for approval to the Directorate: Infrastructure Services.
62. that the approved management plan be implemented by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services. The management plan, which is to include an attenuation facility, is to be submitted concurrent with the detail services plans;
63. that in the case of a sectional title development, the internal stormwater layout be indicated on the necessary building plans to be submitted for approval.
64. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The "*Developer*" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Roads

65. that, where applicable, the application must be submitted to the District Roads Engineer for comment and conditions. Any conditions set by the District Roads Engineer will be applicable;
66. that no access control will be allowed in public roads;
67. that the layout must make provision for all deliveries to take place on-site. Movement of delivery vehicles may not have a negative impact on vehicular – and pedestrian movement on public roads and or public sidewalks;
68. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
69. that, prior to commencement of any demolition / construction work, a traffic accommodation plan for the surrounding roads must be submitted to the Directorate: Infrastructure Services for

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

approval, and that the approved plan be implemented by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services;

70. that visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;
71. that each erf has its own access (drive-way), *(the new access(es) (dropped kerb(s)) to the proposed parking bays be)* constructed to standards as set out by the the Directorate: Infrastructure Services and in line with the Road Access Guideline;
72. that the access road to the existing facility be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;
73. that the parking area be provided with a permanent surface and be clearly demarcated and accessible. Plans of the parking layout, pavement layerworks and stormwater drainage are to be approved by the Directorate: Infrastructure Services before commencement of construction and that the construction of the parking area be to the standards of the Directorate: Infrastructure Services;
74. that no parking be allowed in the road reserve;

Wayleaves

75. that way-leaves / work permits be obtained from the Directorate: Infrastructure Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;
76. that wayleaves will only be issued after approval of relevant engineering design drawings;
77. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

AS-BUILTs

78. The "*Developer*" shall provide the "*Municipality*" with:
 - a. a complete set of as-built paper plans, signed by a professional registered engineer;

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

- b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "Engineer" and is reflected herewith as Annexure X;
 - c. a completed Asset Verification Sheet in Excell format, reflecting the componitization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "Engineer", and is to be verified as correct by a professional registered engineer;
 - d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
 - e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "Municipality" are fully paid;
79. All relevant as-built detail, as reflected in the item above, of civil engineering services constructed for the development, must be submitted to the "Engineer" and approved by the "Engineer" before any application for Certificate of Clearance will be supported by the "Engineer";
80. The Consulting Civil Engineer of the "Developer" shall certify that the location and position of the installed services are in accordance with the plans submitted for each of the services detailed below;
81. All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;
82. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law shall not be issued unless said services have been inspected by the "Engineer" and written clearance given, by the "Engineer";

Subdivision clearance in terms of the Stellenbosch Municipal Land Use Planning By-law

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

83. It is specifically agreed that the "*Developer*" undertakes to comply with all conditions of approval as laid down by the "*Municipality*" before clearance certificates shall be issued, unless otherwise agreed herein;
84. that the "*Municipality*" reserves the right to withhold any clearance certificate until such time as the "*Developer*" has complied with conditions set out in this document with which he/she is in default. Any failure to pay monies payable in terms of these conditions within 30 (thirty) days after an account has been rendered shall be regarded as a breach of these conditions and the "*Municipality*" reserves the right to withhold any clearance certificate until such time as the amount owing has been paid;
85. that clearance will only be given per phase and the onus is on the "*Developer*" to phase his development accordingly;
86. **The onus will be on the "*Developer*" and or his professional team to ensure that all land-use conditions have been complied with before submitting an application for a subdivision clearance certificate. Verifying documentation (proof of payment in respect of Development Charges, services installation, etc.) must be submitted as part of the application before an application will be accepted by this Directorate;**
87. that any application for Certificate of Clearance will only be supported by the "*Engineer*" once all relevant as-built detail, as reflected in the item "AS-BUILT's" of this document, is submitted to the "*Engineer*" and approved by the "*Engineer*".

Avoidance of waste, nuisance and risk

88. 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.

Streetlighting

89. The "*Developer*" will be responsible for the design and construction at his own expense of all internal street lighting services and street lighting on link roads leading to his development (excluding Class 1, 2 and 3 Roads) according to specifications determined by the municipality's Manager. Electrical Services and under the supervision of the consulting engineer, appointed by the "*Developer*";

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

90. Prior to commencing with the design of street lighting services, the consulting electrical engineer, as appointed by the "*Developer*" must acquaint himself with, and clarify with the municipality's Manager: Electrical Engineering, the standards of materials and design requirements to be complied with and possible cost of connections to existing services;
91. The final design of the complete internal street lighting network of the development must be submitted by the consulting electrical engineer, as appointed by the "*Developer*", to the municipality's Manager: Electrical Engineering for approval before any construction work commences;
92. Any defect with the street lighting services constructed by the "*Developer*" which may occur during the defects liability period of 12 (TWELVE) months and which occurs as a result of defective workmanship and/or materials must be rectified immediately / on the same day the defect was brought to the attention of the consulting electrical engineer, appointed by the "*Developer*". Should the necessary repair work not be done within the said time the "*Municipality*" reserves the right to carry out the repair work at the cost of the "*Developer*";
93. The maintenance and servicing of all private internal street lighting shall be the responsibility and to the cost of the "*Developer*" and or Home Owner's Association.

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

Shane Chandaka
Director: Infrastructure Services

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

ATTACHMENT X

Geographic Information System (GIS) data capturing standards

In drawing up the As-build Plans relating to this development, the consultant must create the following separate layers in ESRI .shp, electronic file format in order for the data to reflect spatially correct.

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET_NAMES	Road centre lines with street names
STREET_NUMBERS	Points with street numbers
COMPLEX BOUNDARIES	Where applicable, polygon with complex name (mention whether gated or not and if so, where gates are)
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

When data is provided in a .shp format it is mandatory that the .shx, .dbf, files should accompany the shapefile. The prj file containing the projection information must also accompany the shapefile.

It is important that different geographical elements for the GIS capture process remains separate. That means that political boundaries like wards or suburbs be kept separate from something like rivers. The same applies for engineering data types like water lines, sewer lines, electricity etc. that it is kept separate from one another. When new properties are added as part of a development, a list of erf numbers with its associated SG numbers must be provided in an electronic format like .txt, .xls or .csv format.

For road layer shapefiles; the road name, the from_street and to_street where applicable as well as the start en end street numbers needs to be included as part of the attributes. A rotation field needs to be added to give the street name the correct angle on the map.

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the Stellenbosch

PROPOSED REZONING AND SUBDIVISION OF FARM 527 PORTION 4

Municipality standard as follows:

- Datum : Hartebeeshoek WGS 84
- Projection : Transverse Mercator
- Central Longitude/Meridian 19
- False easting : 0.00000000
- False northing : 0.00000000
- Central meridian : 19.00000000
- Scale factor : 1.00000000
- Origin latitude : 0.00000000
- Linear unit : Meter

ANNEXURE K



**Western Cape
Government**

Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

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

Ref: TPW/CFS/RP/LUD/REZ/SUB-25/455 (Job 30302)

The Municipal Manager
Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

PORTION 7 OF FARM 527: MAIN ROAD 27: REZONING AND SUBDIVISION FOR PHASE 2 AND 3 OF THE JAMESTOWN HOUSING DEVELOPMENT

1. The following refer:
 - 1.1. Our letter 13/3/5/1-25/101 (Job 17394) dated 5 November 2014;
 - 1.2. The application as received by email from Zutari dated 13 April 2023;
 - 1.3. Motivation Report: Jamestown Integrated Development: Phases 2 and 3, dated 3 April 2023, Revision 3 prepared by Zutari dated 3 April 2023; and
 - 1.4. Traffic Impact Assessment for the Jamestown Residential Development (Phases 2 and 3) prepared by Zutari dated 31 January 2024;
 - 1.5. Subdivision Layout Plan Revision 3 prepared by Zutari dated 15 December 2023;
 - 1.6. The Branch's Access Management Guidelines (2020) and the Kantey & Templer Main Road 27 geometric design affecting various median crossings and substandard accesses between Stellenbosch and Somerset West; and
 - 1.7. A site visit.
2. Main Road 27 (MR27) is affected by this application.
3. This application entails the development of Phase 2 and 3 of the Jamestown Housing Development by Stellenbosch Municipality consisting of 274 single residential units as depicted in the Subdivision Layout Plan Revision 3 prepared by Zutari dated 15 December 2023.
4. The remainder of Phase 2 and 3 to consists of public open spaces, a community erf, a taxi rank and public streets.
5. Phase 1 of the development was completed in November 2016.



6. In our letter 13/3/5/1-25/101 (Job 17394) dated 5 November 2014, this Branch emphasized that vehicular access to the Jamestown Housing Department must only be taken via the Jamestown municipal street system. No direct access will be permitted via the pipeline servitude (SG ID: 7310/19790010), which forms the northern boundary of the housing development. This confirms the Branch's intent to close the median break on MR27 opposite the pipeline servitude (School Road), as well as the closure of the informal access via the pipeline servitude (School Road).
7. The previous approval for phases 2 and 3 is no longer valid. Therefore, a new application has been submitted to reinstate the intended rezoning and to effect the subdivision.
8. The TIA has assumed that the following upgrades (required under existing traffic conditions) to the MR27 / Webersvallei Road intersection would be implemented prior to the completion of phase 2 and 3:
 - 8.1. Dedicated left turn lane on Webersvallei Road (construction underway); and
 - 8.2. Additional short through lanes on both approaches and exits of MR27.
9. This Branch offers no objection to the application for the development of Phase 2 and 3 of the Jamestown Housing Development by Stellenbosch Municipality subject to the following conditions:
 - 9.1. Implementing three through lanes on the southbound carriageway from Techno Avenue to the closed MR27/School Road intersection and median ($\pm 1.250\text{km}$);
 - 9.2. Implementing three through lanes on the northbound carriageway from the R44/Webersvallei Road intersection to connect with the existing three through northbound lanes at the MR27/Techno Avenue intersection ($\pm 500\text{m}$);
 - 9.3. Improving the lane configuration on the Webersvallei Road approach to the R44/Webersvallei Road intersection by introducing two dedicated left turn lanes while keeping the through lane as both a through and left turn lane;
 - 9.4. If the road upgrade under Section 8.2 has not yet been implemented at the time of occupation for Phase 2 and 3, it must also be constructed;
 - 9.5. All detailed design drawings of the road geometry, pavement/materials, drainage, and road signs/markings must be submitted to the Design Directorate at this Branch (attention: Mr F Hunter e-mail: faiz.hunter@westerncape.gov.za) for approval after being scrutinized by the relevant directorates at the Stellenbosch Municipality, prior to the commencement of construction; and
 - 9.6. The development of Phase 4 will require an updated Traffic Impact Assessment (TIA).

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE

DATE: 27 FEBRUARY 2024

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)
Attention: Me C Kriel (e-mail: chrizelle.kriel@stellenbosch.gov.za)
2. Zutari
Attention: Mr R Schröder (e-mail: rudolf.schroder@zutari.com)
3. Me S du Preez (e-mail)
4. Mr M Hendrickse (e-mail)
5. Mr SW Carstens (e-mail)
6. Mr B du Preez (e-mail)

APPENDIX 6:**Municipal Infrastructure Services comment**



Outlook

FW: Amended Subdivision layout plan Farm 527/7 Jamestown Ph2 and 3

From Tyrone King <Tyrone.King@stellenbosch.gov.za>

Date Tue 11 Aug 2026 15:49

To Shaun October <Shaun.October@stellenbosch.gov.za>

 3 attachments (5 MB)

2436 Farm 527-7 Stellenbosch (LU-15064)_2 (approved) Infrastructure Services.pdf; 241031_JT_Development Framework_Ph2_3-Layout1_28 July 2026 corrected.pdf; MPT decision letter re FARM 527-7 02.04.2024.pdf;

Hi Shaun

I have no objection to the correction.

The additional 22 erven in Phase 3 has no effect on our approval conditions, which remains unchanged.

Regards



Tyrone King Pr Tech Eng
Manager: Development
Infrastructure Services

T: +27 21 808 8214 | F: +27 21 883 9874

1st Floor, Ecclesia Building, 71 Plein

Street, Stellenbosch, 7600

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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Shaun October <Shaun.October@stellenbosch.gov.za>

Sent: Tuesday, 11 August 2026 14:59

To: Tyrone King <Tyrone.King@stellenbosch.gov.za>

Subject: Amended Subdivision layout plan Farm 527/7 Jamestown Ph2 and 3

Hi Tyrone

I trust you are well.

Further to our meeting earlier, please find attached, for your reference, the approved subdivision approval in accordance with the MPT decision, together with the corrected subdivision layout plan.

The subdivision plan for Phases 2 and 3 of Farm 527, Stellenbosch, as approved by the MPT, reflected the following:

Approved:

Phase 2: 167

Phase 3: 107

It has since come to our attention that, on the plan submitted for approval, there was an unintended duplication of erf numbers between Phases 2 and 3. Unfortunately, this was not identified prior to the approval stage and only came to our attention thereafter. We would therefore appreciate it if you could please confirm whether you have any objection or concerns regarding the amendment of the approved plan, in accordance with your memorandum dated 16 February 2024 (Ref: Civil LU 2436), to reflect the corrected erf numbering as follows:

Amended to:

Phase 2: 167

Phase 3: 129

The attached corrected subdivision layout plan reflects the above amendment.

Kindly confirm whether you have any objection to the proposed correction, or if you require any further information or documentation from our side.

Thank you for your consideration.

Kind regards,



Shaun October

Programme Manager

Department: Housing Development

**Directorate: Planning & Economic
Development**

T: +27 21 808 8756

NPK Building, corner of Rynveld and Van

Riebeeck Streets, 2nd Floor,

Stellenbosch, 7600

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**APPLICATION FOR REZONING AND SUBDIVISION UNREGISTERED FARM 527/8,
 STELLENBOSCH DIVISION**

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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 AND SUBDIVISION UNREGISTERED FARM 527/8, STELLENBOSCH DIVISION

Application Reference	TP1287/2025	Commencement Date	30/07/2025
Applicant	Zanelle Nortje for CK Rumboll and Partners	Last day for comments or additional information	06/10/2026
Erf/Farm nr	Unregistered Farm 527/8, Stellenbosch Division.	Place	Jamestown
Zoning	Public Open Space Zone	Other approvals	None

X	TYPE OF APPLICATION
X	15(2)(a) rezoning of land*
	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 utilise 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
	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

NATURE AND SCOPE OF PROPOSED LAND USE APPLICATION

Detail of applications:

1. Application is made in terms of Section 15(2) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to;
 - 1.1 **Rezone** in terms of Section 15(2)(a) of the said bylaw, Unregistered Farm 527/8, Stellenbosch Division from **Public Open Space Zone to Subdivisional Area Overlay Zone** to make provision for;
 - 1.1.1 **Utility Services Zone** on $\pm 6220\text{m}^2$ and
 - 1.1.2 **Public Open Space Zone** on the Remainder.
 - 1.2 **Subdivide** in terms of Section 15(2)(d) of the said bylaw, Unregistered Farm 527/8, Stellenbosch Division into two (2) portions, namely;
 - 1.2.1 Portion A ($\pm 6220\text{m}^2$ - Authority Use for a Fire station) and
 - 1.2.2 a Remainder ($\pm 4.02\text{ha}$).

ASSESSMENT CHECKLIST

CONSIDERATION CRITERIA	YES	NO	Comments, if any
Accurate intergovernmental and public participation process followed	Yes		<p>An instruction to advertise was issued on 19 September 2025.</p> <p>The application was advertised in the Eikestadnuus on 16 October 2025 and circulated to interested and affected parties and relevant departments on the same day for a 30day notice period, till 20 November 2025. The application was also advertised on the municipal website and per site notice.</p> <p>See Portfolio of Evidence (POE) attached as APPENDIX 4.</p>
Conditions imposed by departments	Yes		<ul style="list-style-type: none"> • Municipal Community and Protective Services Department (Parks and Recreation Section) have no objection. • Municipal Electrical Engineering Section indicated that it is outside the Stellenbosch area of supply and that all electrical requirements be directed to Eskom. • Municipal Heritage Resource Management Section have no objection. • Municipal Environmental Planner have no objection. • Municipal Fire Services Section have no objection. • Municipal Infrastructure Services Department in their memorandum 06 October 2026, recommended the

			<p>application for approval, subject to certain conditions. See APPENDIX 5.</p> <ul style="list-style-type: none"> • Municipal Spatial Planning Section partially supported the application. See APPENDIX 6. <p>Response on comments made from the Spatial Planning section.</p> <p>The application was recommended subject to certain conditions. The conditions raised has been covered in the Traffic Impact Statement, considered by both the municipal engineering section and the Provincial Roads Authority, who recommended the application for approval.</p> <p>The development of the permanent access road to the proposed fire station form part of the road infrastructure planning, which is budgeted for to be started and completed soon by the municipal roads department, as noted in the municipal engineering comment (APPENDIX 5). Phase 2 of the Jamestown Housing Project is also dependant on this road infrastructure.</p> <p>A second access off the R44 is a definite consideration by the municipality in terms of the future road infrastructure planning around Jamestown and will have to give consider planning an alternative access before closing the current access of the R44 near the Jamestown graveyard.</p> <p>Access to the fire station will be via Pajero Avenue and Freshno Street, (via Blackmore Street) onto the Webber Valley Road onto the R44. As said all roads department supported this access arrangements to and from the proposed fire station.</p> <p>The access road infrastructure is therefore budgeted for and in process of implementation as per the comments from the Municipal Engineering Section as per APPENDIX 5.</p> <ul style="list-style-type: none"> • WCG Department of Infrastructure (Provincial Roads Authority) recommended the application for approval, subject to a condition. See APPENDIX 8.
DCs applicable		No	
Objections received		No	
Proposal complies with applicable laws, policies, guidelines, the IDP and SDP and/or technical requirements in terms of Section 65	Yes		<p>The Municipal Spatial Development Framework (MSDF) identifies Jamestown/De Zalze as one of its specific development nodes. This status makes it a localized focus area for public infrastructure investment, allowing essential municipal services, like public safety and emergency infrastructure, to be strategically budgeted for and built right within the community of Jamestown.</p>

			<p>The proposed development is therefore consistent with the MSDF, which also supports compact development, urban infill, public service investment and equitable access to services within the urban edge.</p> <p>The proposal was also conditionally supported by the Municipal Spatial Development Section as previously said.</p>
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DESIRABILITY CONSIDERATIONS IN TERMS OF SECTION 65 OF THE BYLAW

Socio-economic impact	The proposed fire station will improve emergency response coverage to Jamestown, specifically the southern areas of Stellenbosch and surrounding rural areas, alleviating pressure on the existing Stellenbosch Fire Station and providing an essential public service. This aligns to the IDP principle to mitigate geographical and ecological vulnerabilities.
Compatibility with surrounding uses	The site is located within the urban edge and is surrounded by the Jamestown residential area to the west and north, educational facilities to the east, agricultural land to the south and the sports complex on the remainder of this property. A fire station is a public service and will support the surrounding community without detracting from the predominantly residential character of the area.
Impact on the external engineering services	The onsite services is regarded sufficient to accommodate the fire station. The Civil Engineering Services Report makes provision for water, sewerage and stormwater services, with future infrastructure to accommodate the municipal network upgrades. Municipal Infrastructure Services supported the application. Electricity will be supply by Eskom, as the site is outside the Municipality's area of supply.
Impact on safety, health and wellbeing of the surrounding community	The development will provide a strategically located emergency service facility intended to reduce fire response times to the south of Stellenbosch. The site's location and proposed access arrangements will support efficient emergency vehicle movement and improve the safety and wellbeing of the surrounding community.
Impact on heritage	<p>The property is zoned for Public Open Space purposes and is currently run as an active sport facility. The portion to be subdivided and rezoned for the proposed fire station is currently vacant.</p> <p>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 development, will impact on any heritage resources, that require further action under Section 38 of the National Heritage Resources Act. See APPENDIX 7 for Heritage Western Capes positive comments.</p> <p>It will still be the responsibility of the municipal line department responsible for the construction of the fire station to always comply with the relevant legislation.</p> <p>The Municipal Heritage Resource Management Section, also had no objection to the application.</p>
Impact on the biophysical environment	<p>The site forms part of the informal parking area for the sport field, has been historically disturbed and no Swartland Granite Renosterveld is present on the site.</p> <p>Baseline information to determine whether the National Environmental Management Act (NEMA, Act No. 107 of 1998) and its Environmental</p>

	Impact Assessment (EIA) Regulations apply to this proposed development, was submitted in the EIA applicability checklist, to the Department of Environmental Affairs and Development Planning. Although the outcome was not available at the conclusion of the recommendation report, the assessment by the appointed environmental practitioner concluded that the proposed development will not trigger any listed activities. See ANNEXURE M of the motivation report in the attached APPENDIX 3 .
Traffic impacts, parking, access and other transport related considerations	The Traffic Impact Statement supports the proposed development, noting low trip generation and sufficient on-site parking. Access to the fire station will be obtained from a future road on the western boundary through the Phase 2 of the Jamestown Housing Development. Traffic-related conditions are recommended to ensure suitable access and emergency vehicle movement. Alternative temporary access over the remainder is also regarded as adequate to accommodate traffic to and from the fire station.
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 restrictive conditions and it can be enforced, conditions could be imposed on a rational basis. Considering the subject municipal project to provide an essential public service, conditions should be reasonable in all respects and serving in the public interest.

Methods of advertising				Date published	Closing date for Objections/comments
Press (Eikestad Nuus)	Yes	No	N/A	16 October 2025	20 November 2025
Notices	Yes	No	N/A	16 October 2025	20 November 2025
On-site display	Yes	No	N/A	16 October 2025	20 November 2025
Community organisation(s)	Yes	No	N/A	16 October 2025	20 November 2025
Municipal Website	Yes	No	N/A	16 October 2025	20 November 2025
Ward Councillor	Yes	No	N/A	23 September 2025	23 October 2025
Internal Departments	Yes	No	N/A	23 September 2025	23 October 2025

DETAILED ASSESSMENT

1. BACKGROUND AND CONTEXT

Executive Summary

This report details the planning application for Unregistered Farm 527/8, Stellenbosch Division, a 4.64ha, Public Open Space Zone property located within the Jamestown Urban Edge. Although not yet independently registered with the Deeds Office, the underlying subdivision of Farm 527 was approved and vested in 2018 following the registration of Farm No. 527/7, Stellenbosch Division (The Jamestown housing development site).

Current Site Conditions & Infrastructure

- **Primary Land Use:** The property is largely occupied by the Jamestown Sports Complex, featuring two soccer fields, a clubhouse and stadium, and an informal parking area behind the clubhouse.
- **Telecommunications infrastructure:** A Freestanding Base Telecommunication Station operates in the south-western corner via deemed consent use right in terms of previous zoning scheme regulations, from approved building plans.
- **Access:** Existing vehicular access is provided via Pajaro Avenue along a gravel road leading to the clubhouse and informal parking area.

The Proposal

In November 2024, the Stellenbosch Municipality delegated official appointed a consultant to oversee the rezoning and subdivision of Unregistered Farm 527/8, Stellenbosch Division. The application seeks to subdivide the land and rezone it from Public Open Space Zone to an appropriate designation to establish a new local fire station. A site inspection confirmed that no major physical constraints exist to impede this development.

Project Motivation

- **Emergency Response:** Stellenbosch Municipality's Fire Services identified a critical need to decrease emergency response times in southern Stellenbosch, from lower Dorp street onwards.
- **Strategic Location:** The site offers optimal proximity to the R44 via the Webbers Valley access road, positioning it perfectly to service surrounding areas efficiently.
- **Regional Relief:** The new facility will alleviate operational pressure on the primary Stellenbosch fire station and improve the response time for the urban and rural areas south of Stellenbosch.
- **Regulatory Compliance:** The project fully complies with all standard development parameters for the proposed zoning, requires no departures, will ensure a positive street interface with the new road, and provides adequate on-site parking. The applicants motivational is attached as **APPENDIX 3**.

Access:

The proposed permanent access will be over a public road to be developed as part of Phase 2 of the adjacent Jamestown Housing Project. In case of the public roads not being developed at the implementation of the fire station developed, access will be obtained from the existing access to the sport field. The access point is deemed to be of adequate space to accommodate the fire trucks accessing the property. There will be no need for the registration of a temporary servitude, considering that Portion A and the Remainder will belong to the same owner. Under South African property law, a municipality do not have to register a praedial right-of-way servitude over a property if both the burdened property and the benefiting property belong to the exact same municipality.

Reference to Closure of Public Place.

Some attached Appendices refer to the closure or part of a Public Place in terms of Section 15(2)(n) of the bylaw, to establish the fire station site. The property was, however, found only to be zoned Public Open Space Zone in terms of the zoning scheme bylaw but is not a declared/proclaimed public place at the surveyor general's office and on the erf diagrams. The subject application was therefore not required.

Risk Mitigation:

The MSDP aligns closely with the Integrated Development Plan (IDP) to mitigate geographical and ecological vulnerabilities especially in the southern side of Stellenbosch. Because the area experiences heightened wildland fire risks annually, placing localized fire and rescue services in peripheral urban-edge nodes like Jamestown, significantly optimizing emergency response times to the southern section of the Stellenbosch area.

2. 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 land use, spatial, social and heritage perspectives, the proposal is desirable and complies with the Municipal Spatial Development Framework, the Stellenbosch Land Use Planning By-law and Zoning Scheme Bylaw.

It is therefore concluded that:

1. **Strategic Service Delivery:** The proposed rezoning and subdivision will establish the necessary land use rights for a new fire station in Jamestown, strategically located to drastically improve emergency response times in the southern areas of Stellenbosch.
2. **Interim and Long-Term Access:** The new erf will initially mainly secure temporary access via Pajaro Avenue, over an existing western internal access road on the sport field site. Primary access will permanently shift to the new road network once Phases 2 and 3 of the adjacent Jamestown Mountain View Housing development site are constructed. Because the Municipality owns the land, formal servitude registration is not required.
3. **Zoning Compliance:** The proposed Utility Services Zone, with Authority Use as a primary right, is highly appropriate for this development, as municipal fire services legally align with the definition of an Authority Use and fully comply with all applicable development parameters. The 5m building line, 20% coverage and two (2) storey height restriction will be compliant with for the proposed site layout plan in **APPENDIX 2**. Allowing for any future extensions via building plan submission processes.
4. **Departmental Alignment:** The application is technically sound and supported by specialist assessments, received no objections from interested and affected parties, internal municipal departments and external government departments, although some are conditional approval recommendations.
5. **Policy Consistency:** The site located inside the urban edge and directly advances the spatial goals of the Stellenbosch Municipal Spatial Development Framework by promoting equitable public service infrastructure, and efficient resource use.

Having regard to the above considerations, the proposed land use and land development application is considered consistent with the municipal policy and consequently grounds for the support of the subject land use and land development application.

List relevant plan numbers	<p>Site layout Plan: Drawing No. 24-STB-028/SUR101/00, dated March 2025 drawn by WEC Consulting Engineers and Project Managers and attached as APPENDIX 2.</p> <p>Rezoning Map: Reference No. STEL/14203/ZN_2, dated June 2025 drawn by CK Rumball and Partners and attached as APPENDIX 2.</p> <p>Subdivision Plan2: Reference No. STEL/14203/ZN_2, dated June 2025 drawn by CK Rumball and Partners and attached as APPENDIX 2.</p>
List annexures to report	<p>APPENDIX 1: Locality Plan APPENDIX 2: Site Layout Plan, Zoning Map, Subdivision Plan APPENDIX 3: Applicants Motivation APPENDIX 4: Portfolio of Evidence APPENDIX 5: Comments from Municipal Infrastructure Services APPENDIX 6: Comments from Municipal Spatial Planning Section APPENDIX 7: Heritage Western Cape comments. APPENDIX 8: Provincial Roads Authority comments</p>

RECOMMENDATION

1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Unregistered Farm 527/8, Stellenbosch Division for:
 - 1.1 **Rezoning** in terms of Section 15(2)(a) of the said bylaw, of Unregistered Farm 527/8, Stellenbosch Division from **Public Open Space Zone to Subdivisional Area Overlay Zone** to make provision for;
 - 1.1.1 **Utility Services Zone** on $\pm 6220\text{m}^2$ and
 - 1.1.2 **Public Open Space Zone** on the Remainder.
 - 1.2 **Subdivision** in terms of Section 15(2)(d) of the said bylaw, Unregistered Farm 527/8, Stellenbosch Division into two (2) portions, namely;
 - 1.2.1 Portion A ($\pm 6220\text{m}^2$ - Authority Use for a Fire station) and
 - 1.2.2 a Remainder ($\pm 4.02\text{ha}$).
- 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 rezoning and subdivision 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 generally in accordance with;
 - 2.2.1 **Site layout Plan:** Drawing No. 24-STB-028/SUR101/00, dated March 2025 drawn by WEC Consulting Engineers and Project Managers and attached as **APPENDIX 2**.
 - 2.2.2 **Rezoning Map:** Reference No. STEL/14203/ZN_2, dated June 2025 drawn by CK Rumball and Partners and attached as **APPENDIX 2**.
 - 2.2.3 **Subdivision Plan2:** Reference No. STEL/14203/ZN_2, dated June 2025 drawn by CK Rumball and Partners and attached as **APPENDIX 2**.
 - 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 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.
 - 2.5 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

- 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 06 October 2026, and attached as **APPENDIX 5**, be complied with to the satisfaction of the said department.
- 2.8 The conditions imposed by the WCG Department of Infrastructure contained in the letter dated 30 July 2026, and attached as **APPENDIX 8**, be complied with to the satisfaction of the said department.
- 2.9 Sufficient on-site parking be always provided for the maximum employees per shift for the facility and to be illustrated on the building plans.
- 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 Wide and unobstructed emergency vehicle access and exit routes designed to handle heavy fire engines always be in place at either temporary or permanent access and exit points.
- 2.12 Full compliance with national and municipal bylaws regarding the on-site storage of hazardous materials, fuel, foam, or compressed gases.
- 2.13 The fire station's operational protocols must ensure that sirens and emergency warning systems are, as far, as possible only activated once vehicles have exited the immediate station precinct, or as strictly necessary for immediate road safety, to minimize acoustic disturbance to especially neighbouring educational facilities and residential areas.
- 2.14 Consideration be given to physical acoustic screening, including a boundary wall of a height allowable in terms of the zoning scheme bylaw and material specification approved by the municipality, to be erected along all boundaries adjacent to residential, sporting, and educational zones to minimize noise transmission from sirens, idling emergency vehicles, and other station operations.

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

- 3.1 The development provides a critically located emergency service targeting Jamestown, while substantially improving the emergency response times in the southern corridor for Stellenbosch and alleviates existing operational pressure on the main Stellenbosch fire station.
- 3.2 The application strictly aligns with the directives of the Stellenbosch Municipal Spatial Development Framework (MSDF), as it is located within the defined urban edge and promoting controlled and structured municipal expansion.
- 3.3 The project fulfills the municipal mandate to support public service investment and ensures equitable access to essential services for all residents.
- 3.4 The development is fully backed by independent specialist assessments and relevant municipal departments.
- 3.5 Infrastructure readiness is secured through enforceable conditions of approval that adequately address traffic management, site access, municipal service connections, impact on surrounding area and electrical supply.
- 3.6 The proposal's location ensures the highly efficient use of available land and seamlessly integrates with existing infrastructure networks.

4. Matters **to be noted**:

- 4.1 All electrical requirements are directed at Eskom.

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: 07/10/2026

REVIEW OF ASSESSMENT AND RECOMMENDATION

The recommendation for decision is hereby submitted for consideration to the authorised decision-maker in accordance with the Categorisation Model approved vide Item 10.8.1 dd dated 26 February 2025.

Category / Delegation Item Number: A(b)5, D(b)5

Decision Making Authority: MPT

Rational: Application on initiative on Council behalf and on Council owned land.

Name:

Sharon Coetzee

Capacity:

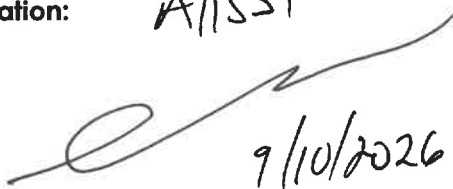
Sharon

SACPLAN Registration:

A/1551

Signature:

Date:



9/10/2026

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: 23-10-2026.....

Name: Chizelle Kriel

Capacity: MPT

Signature: Chizelle Kriel

Date: 9-10-2026

APPENDIX 1:

Locality Plan

APPENDIX 2:

Site Layout Plan, Zoning Map, Subdivision Plan

DRAWING APPROVAL

[illegible]

AMENDMENTS

[illegible]

REVISION	PHASE	WORKING
00		

CLIENT



STYLING: ENBOUCHÉ

PROJECT

**JAMESTOWN
FIRE STATION**

DRAWING TITLE
PROPOSED SITE
LAYOUT PLAN



UNIT 24, OVERPAK COKWOOD ROAD STELLENBORGH 469	PO BOX 12861 DIE BOORD 7113 STELLENBORGH TEL: 021 896 8948 EMAIL: STELLENBORG@WCC-COM.UNIT24.CO.ZA	WAL	DI	WAL
REBORN BY	WAL	DI	WAL	WAL
REBORN CHECKED	WAL	DI	WAL	WAL
REBORN CHECKED	WAL	DI	WAL	WAL

APPROVED BY _____
CLEANING CHECKED _____

3 - 20120187 DATE
CONTRACT NO.
XXXXXX

XXXXXX
FILE NO.
24-STB-028/DRW/WORKING

SCALE
1:250 (A1)DATE
MARCH 2025

DRAWING NO.
24-STB-028/SUR101/00

PROPERTY	ZONING
Remainder Farm 527/8	Subdivisional Area
Portion A of Farm 527/8	Private Open Space Zone
	Utility Services Zone

SCALE:



Portion 7 of
Farm No. 527

Portion 1 of Farm 527

Remainder of
Portion 8 of Farm 527
±4.0200ha

Portion A
Fire Station
±0.6220ha

Remainder of
Farm No. 527

TITLE: REZONING MAP	
PORTION 8 OF FARM 527, STELLENBOSCH	
PHYSICAL ADDRESS:	
NOTE: #	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY:	C. & J. BIRNBOUM & VENIOTE
TOWN PLANNERS	
PROFESSIONAL SURVEYORS	
18 DANNER STREET, MALMESBURY	
T: +27 (0)21 482 1145	
F: +27 (0)21 482 1146	
Email: info@birnboum.co.za	
DATE:	JUNE 2025
AUTHORITY:	
STELLENBOSCH MUNICIPALITY	
REF:	STEL/14203/ZN_2

KEY:	
Relevant boundary	
Proposed subdivision	
Property	Zoning
Remainder Farm 527/8	Private Open Space Zone
Portion A of Farm 527/8	Utility Services Zone
SCALE:	
	0 25 50 75m

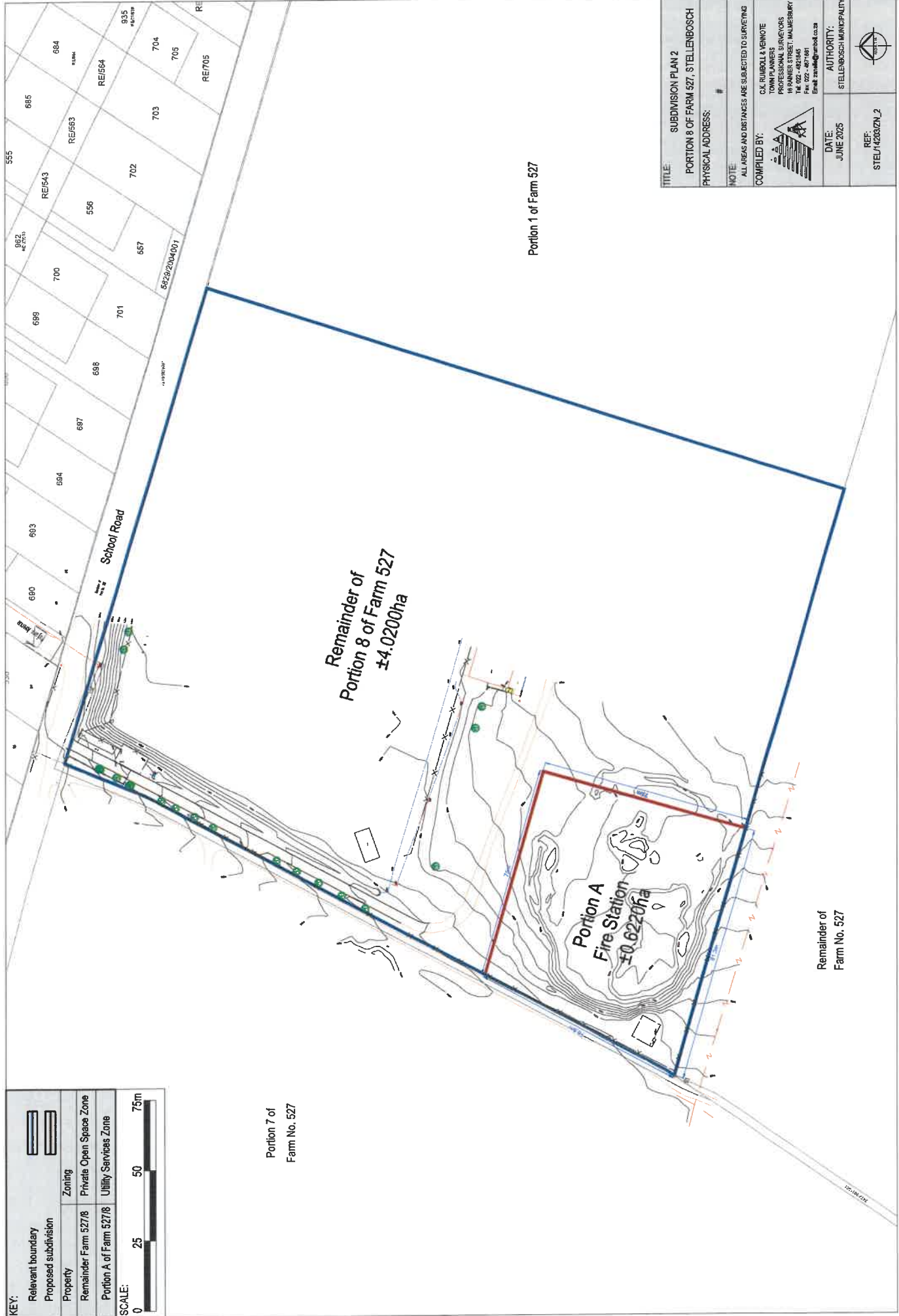
Portion 7 of
Farm No. 527

Remainder of
Portion 8 of Farm 527
±4.0200ha

Portion 1 of Farm 527

Portion A
Fire Station
±0.6220ha

Remainder of
Farm No. 527



TITLE:	SUBDIVISION PLAN 2
PORTION 8 OF FARM 527, STELLENBOSCH	
PHYSICAL ADDRESS:	#
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING
COMPILED BY:	C.K. RUMBOLD & VENNOTE TOWN PLANNERS & SURVEYORS PROFESSIONAL SURVEYORS 18 RAINIER STREET, MALLESBURY TEL: 022 - 4821645 FAX: 022 - 4871681 Email: zandee@rumbold.co.za
DATE:	JUNE 2025
AUTHORITY:	STELLENBOSCH MUNICIPALITY
REF:	STEL/14203ZN_2



APPENDIX 3:
Applicants Motivation

CK RUMBOLL & VENNOTE / PARTNERS



PROFESSIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

Date: 29/07/2025

ONS VERW/OUR REF: STB/14203/ZN

U VERW./YOUR REF: TP1287/2025

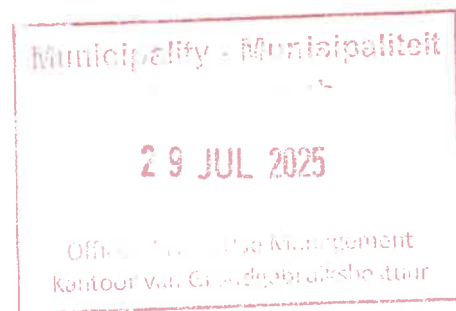
PER HAND

Stellenbosch Municipality
Plein Street
STELLENBOSCH
7600

PROPOSED REZONING AND SUBDIVISION OF PORITON 8 OF FARM 527(PTN OF FARM 527), STELLENBOSCH

Please find attached with this letter the Motivational Report including:

- a) Annexure A: Power of Attorney
- b) Annexure B: Application Form
- c) Annexure C: Title Deed and Diagram
- d) Annexure D: Locality Map
- e) Annexure E: Topographical survey
- f) Annexure F: Site Development Plan
- g) Annexure G: Rezoning Plan
- h) Annexure H: Subdivision Plan
- i) Annexure I: Traffic Impact Statement
- j) Annexure J: Service Report
- k) Annexure K: Heritage Screener
- l) Annexure L: HWC Letter
- m) Annexure M: EIA Applicability checklist
- n) Annexure N: Pre-consultation feedback



I hope you find the above in order. Please don't hesitate to contact us if you have further queries.

Kind regards

Zanelle Nortje (For: CK RUMBOLL and PARTNERS)

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: zanelle@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

MOTIVATIONAL REPORT:

**PROPOSED REZONING AND SUBDIVISION
OF PORTION 8 OF FARM 527 (PORITON OF
FARM 527), STELLENBOSCH**

Our reference: STB/14203/ZN



JULY 2025
REVISION 0

Compiled by:



CK RUMBOLL
& PARTNERS

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ANNEXURE A: POWER OF ATTORNEY

ANNEXURE B: APPLICATION FORM

ANNEXURE C: TITLE DEED AND DIAGRAMS

ANNEXURE D: LOCALITY MAP

ANNEXURE E: TOPOGRAPHICAL SURVEY

ANNEXURE F: SITE DEVELOPMENT PLAN

ANNEXURE G: REZONING PLAN

ANNEXURE H: SUBDIVISION PLAN

ANNEXURE I: TRAFFIC IMPACT STATEMENT

ANNEXURE J: SERVICE REPORT

ANNEXURE K: HERITAGE SCREENER

ANNEXURE L: HWC LETTER

ANNEXURE M: EIA APPLICABILITY CHECKLIST

ANNEXURE N: PRE-CONSULTATION FEEDBACK

1. INTRODUCTION

CK Rumboll and Partners have been appointed by Stellenbosch Municipality (SM), owners of relevant farm, to undertake an application for the rezoning and subdivision of Portion 8 of Farm 527 (portion of Remainder of Farm 527), Stellenbosch, for all town planning actions needed to create a separate erf for the development of a Fire Station in Jamestown. Portion 8 of Farm 527, Stellenbosch, has not been registered at the Title Deed Office and falls back to Remainder of Farm 527. Although Farm 527/8 has not been registered, it is included in a subdivision approval dated 28/08/2018, with reference Farm 527_Jamestown, which included the subdivision of Portion 4, 5, 6, 7 and 8 of Farm 527. Due to the registration of Farm 527/7, the other subdivision portions have vested. This application will refer to Portion 8 of Farm 527, knowing it is a portion of Remainder of Farm 527, Stellenbosch. Power of Attorney is attached as **Annexure A**.

2. BACKGROUND & PURPOSE

The Greater Stellenbosch Municipality's Fire Department is under pressure to respond efficiently to any fires within the Stellenbosch Area and due to travel timeframes and traffic congestions slow response time in and around Stellenbosch has become apparent. Jamestown was identified as a suitable location to allow efficient services to the southern areas of the Stellenbosch region.

An undeveloped portion of Portion 8 of Farm 527, currently being used as the Jamestown Sports Complex, was identified just south of Jamestown for the purpose of the fire station, due to the locality close to the R44. The purpose of this application is to create a separate erf for the proposed fire station in Jamestown and ensure the erf has the correct land use rights to allow for the operation thereof.

The purpose of this document is to apply for the following:

- The proposed **rezoning of Portion 8 of Farm 527 (Portion of Remainder Farm 527), Stellenbosch**, in terms of *Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023*, from Public Open Space Zone to Subdivisional Area to accommodate Utility Services Zone and Public Open Space Zone;
- The proposed **subdivision of Portion 8 of Farm 527 (Portion of Remainder Farm 527), Stellenbosch**, in terms of *Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023*, into a Portion A ($\pm 6220\text{m}^2$) and a Remainder ($\pm 4.02\text{ha}$);

A copy of the application form is attached as **Annexure B**.

A pre-application form was submitted to Stellenbosch Municipality to assess the proposed development. Feedback via email was received and is attached as **Annexure N**.

3. PROPERTY DESCRIPTION

PORTION 8 OF FARM 527 (Portion of Farm 527), STELLENBOSCH

Extent	4.6420 ha
Registered Owner	Unregistered – portion of Farm 527, owned by the Municipality of Stellenbosch
Local Authority	Stellenbosch Municipality
Servitudes	3m Sewer Pipeline
Current Zoning	Public Open Space Zone
Current Land Use	Jamestown Sports Complex
Coordinates	33.983456°S 18.846271°E
Title Deed	STF6-3/1889
Title Deed Restrictions	None
SG number	821/2014
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law 2024
Borders: North	School Road
East	Weber Gedenk NGK Primary School
South	Remainder Farm 527
West	Portion 7 of Farm 527

Diagrams and Title Deed are attached as **Annexure C**.

4. SITE CONTEXT

4.1. LOCALITY

The relevant property is located in Stellenbosch town in the Stellenbosch Local Municipal area in the Cape Winelands District. On a Local level the proposed developable area is located on Portion 8 of Farm 527, Stellenbosch, just south of Jamestown on the Jamestown Sports Complex. Jamestown is a historic settlement on the southern periphery of Stellenbosch Town. The Jamestown Sports complex gains access from School Road to the north, although the fire station will gain access on the western boundary from a future approved road. The Locality Map is attached as **Annexure D** and can be seen below.



Figure 1: Locality of Portion 8 of Farm 527 Stellenbosch

4.2. ZONING AND SURROUNDING LAND USES

According to the Stellenbosch Mapping Public GIS Viewer, Portion 8 of Farm 527, Stellenbosch, is zoned as Public Open Space Zone. As mentioned before, the farm portion is being used by the Jamestown Sports Complex. There are two soccer fields on the northern boundary and a clubhouse and stadium in the middle of the farm. The southern portion of the farm is vacant and used for parking during games. The portion identified for the fire station is located on the south-western corner of the farm and was clearly a stockpile from a previous construction job which was never levelled. There is also a telecommunication tower located on the most south-western corner, which will be accommodated in the Fire Station design.

Surrounding uses include the Weber Gedenk NGK Primary School and Stellenzicht Secondary School to the east and the residential town of Jamestown to the north. The Remainder of Farm 527 south is being farmed with vineyards and strawberries. To the east of the development land is Portion 7 of Farm 527, which is vacant at the moment, but has approved land use rights.

An application was submitted on Portion 7 of Farm 527 for a rezoning and subdivision to accommodate 274 Residential erven with supporting community and open space erven and was known as Jamestown

Integrated Development Phase 2 and Phase 3. This application was approved in March 2024 and the approved plan can be seen below. As part of this application a large through road is planned on the eastern edge of Farm 527/7, which will give access to the proposed Fire Station.

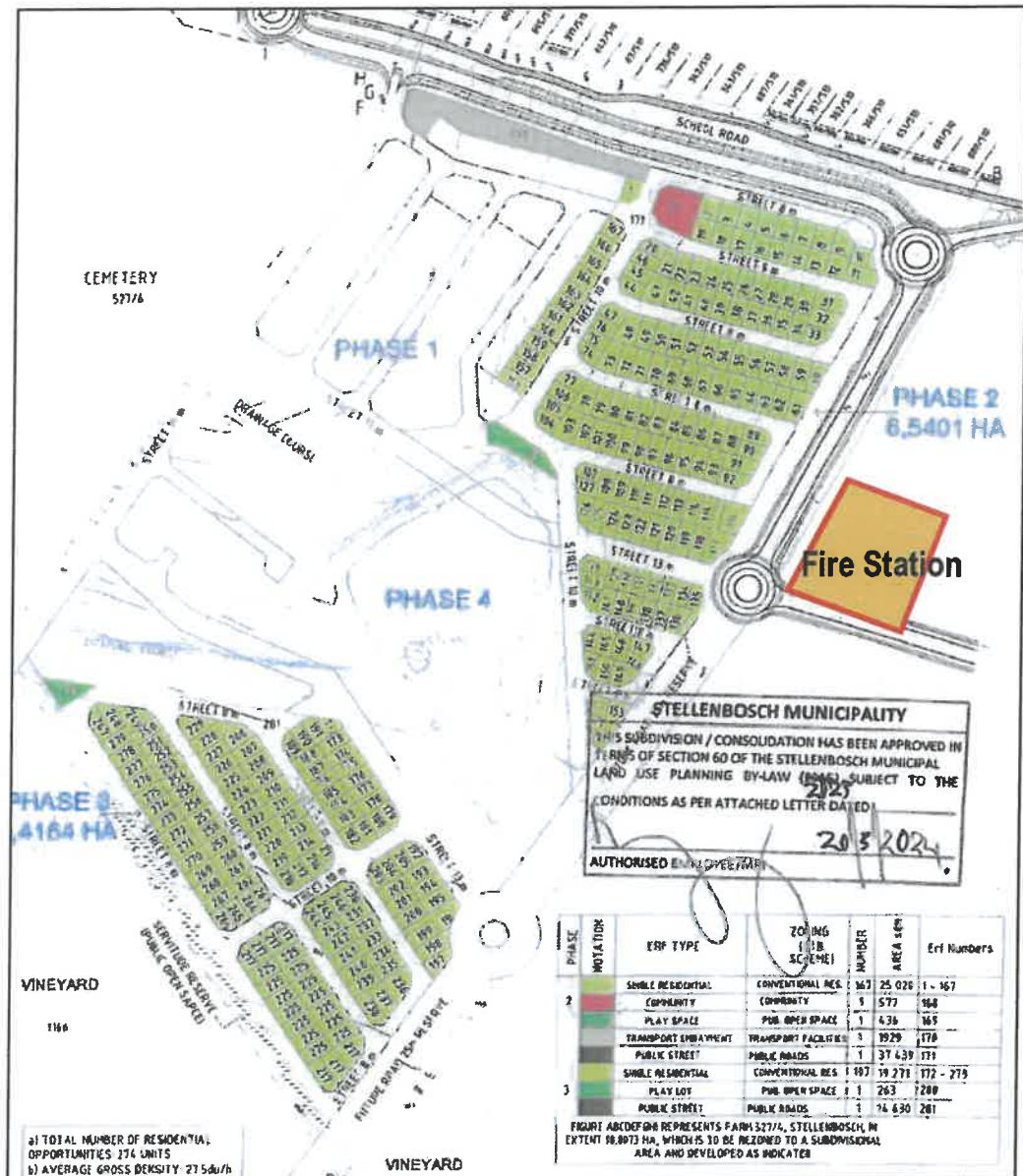


Figure 2: Approved SDP on Farm 527/7

4.3. PHYSICAL FEATURES

A topographical survey has been done by CK Rumboll and Partners and 0.5m contours were plotted. The data gathered and compiled, which includes the contour plan and cadastral map, can be seen in the figure below. The topographical survey clearly shows the stockpile and the height thereof. The natural level of the land falls from south-east to north-west and is relatively flat with a fall of 4m over a 100m. The topographical survey is attached as **Annexure E**.



Figure 3: Contour map of Portion 8 of Farm 527, Stellenbosch

4.4. REAL RIGHTS

As mentioned, Portion 8 of Farm 527, Stellenbosch, has not been registered and falls back to remainder of Farm 527, which is owned by Stellenbosch Municipality under Title Deed STF6-3/1889. There are not restrictive title deed conditions that will prevent the proposed Fire Station. There is a single sewer pipeline servitude registered on the north-western boundary of Farm 527/8, which will not affect the proposed development. Title Deed and Diagrams are attached as **Annexure C**.

5. THE PROPOSED DEVELOPMENT

5.1. OVERVIEW

The Greater Stellenbosch Municipality's Fire Department is experiencing significant pressure to meet the required emergency response times as prescribed by the guidelines, particularly the critical attendance and turnout timeframes. A major contributing factor to delayed response times is increasing traffic congestion in and around Stellenbosch. In response to this challenge, Jamestown has been identified as a strategic location from which to serve the southern areas of Stellenbosch more effectively.

Following an assessment of the criteria—including travel speed, optimal turnout areas, and access routes—a portion of the Jamestown Sports Complex, Portion 8 of Farm 527, Stellenbosch, was identified and selected as the most appropriate site for the proposed regional fire station. The proposed fire station will relieve pressure on the existing fire station in Stellenbosch.

The proposed building will be a double storey building with a ground and first floor for the working and living areas and a double volume area for the storage of the fire trucks. The Site Development Plan is attached as **Annexure F** and can be seen in the figure below. The building coverage is $\pm 500\text{m}^2$ with a floor space of $\pm 730\text{m}^2$. The building will be placed in the middle of the erf to allow for sufficient area for truck manoeuvring and space for equipment maintenance and drill practices. The building will include all the facilities required for a fire station like storage areas for equipment, offices, lockers, kitchen, dorm rooms, lounge, gym, etc. A total of ± 9 personnel are expected to be present on-site on a daily basis.



Figure 4: Concept Site Development Plan

5.1. PROPOSED REZONING

To allow for the subdivision of the subdivision of Portion 8 of Farm 527 (portion of Farm 527), Stellenbosch, it needs to be rezoned to **Subdivisional Area** as required in Section 20(2) of the *Stellenbosch Land Use Planning By-Law 2023*, before subdivision. The following rezonings are applied for in terms of Section 15(2)(a) of the *Stellenbosch Land Use Planning By-Law 2023*, rezoning plan is attached as **Annexure G**:

Property	Current Zoning	Rezoning to Subdivisional area to include:
Remainder Portion 8 of Farm 527	Public Open Space Zone	Public Open Space Zone
Portion A Portion 8 of Farm 527	Public Open Space Zone	Utility Services Zone (Authority use)

The definition of Authority Use in the Stellenbosch Municipality Zoning Scheme By-law, 2019, is as follows:

“means a use which is undertaken, or a service rendered by or on behalf of a public authority and of which the activity is such that it cannot be classified or defined under other uses in this Scheme such as military training facilities, police stations, reformatories, jails, fire services and/or weigh bridges, and includes ancillary uses.”

As can be seen from the definition above fire services are listed under Authority Zone which is the primary use for Utility Services Zone. The purpose of the Utility Services Zone is for the use of land for the provision and protection of any infrastructure services for the general public. The fire station will comply with Utility Service Zone parameters as set out below:

	Parameter	Proposed Development
Street Building line	5m	>5m – Comply
Common boundary building line	5m	>5m – Comply
Coverage	20%	9% – Comply
Height	2 Storey	2 Storeys – Comply

The proposed rezoning to Utility Service Zone complies and supports the proposed fire station.

5.2. PROPOSED SUBDIVISION

The following subdivision is applied for in terms of Section 15(2)(d) of the *Stellenbosch Land Use Planning By-Law 2023*, to create Portion A and a Remainder of Portion 8 of Farm 527. The subdivision map is attached as **Annexure H**.

Land Parcel	Size
Portion A of Farm 527/8	±0.6220 ha
Remainder Farm 527/8	±4.0200 ha

Proposed Portion A will be a sufficient size to accommodate the proposed fire station with sufficient space for manoeuvrability of the fire trucks and equipment. It will include the existing telecommunication tower on site, which will not be removed. The stockpile on site will be levelled before constructions starts, if approved.

Access to Portion A will be from a future road on the western boundary. This road was approved but not yet subdivided. In similar type of applications a servitude right of way will be registered in the meantime, but you cannot register a servitude against yourself, and seeing that Stellenbosch Municipality owns Portion 7 of Farm 527 and Remainder of Farm 527, Stellenbosch, a servitude cannot be registered.



Figure 5: Proposed Subdivision plan

6. SPECIALIST REPORTS

6.1. TRAFFIC IMPACT STATEMENT

Compiled by: UDS Africa

The Traffic Impact Statement (TIS) is summarised below and attached as **Annexure I**.

Access

Access to the property is obtained via School Street with a gravel road to the sports clubhouse, with no formal access to the fire station. Access to/from the fire station will be on Portion 7 of Farm 527, which runs parallel to the eastern boundary of the property. As part of Phase 2 and 3 of the Jamestown Integrated Development, the proposed access road will be subdivided as a public street and this will give access to the fire station.

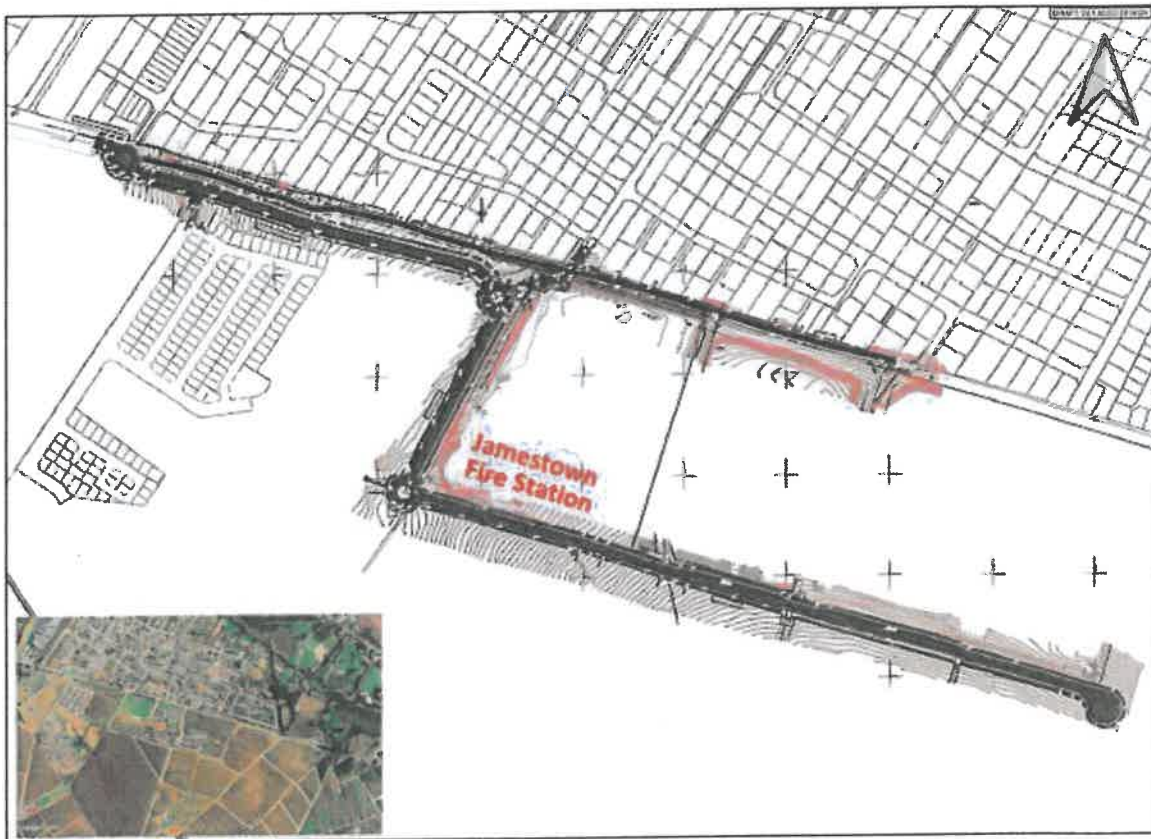


Figure 6: Draft detailed design for Road Upgrades around the proposed fire station

Trip generation

The South African Trip Generation Rates does not provide trip generation rates for a fires station, but based on other information a potential of 3 PM peak-hour trips are assumed. Including the 9 employees onsite during a typical workday, the peak-hour trip generation will be very low.

Conclusion

It is recommended that the fire station be contingent upon Jamestown maintaining a minimum of two access points to the public road network, in order to ensure accessibility in the event of a blockage. Adequate turning space must be made available for refuse removal trucks. While preliminary assessments suggest that the shoulder distance is sufficient, formal confirmation from the municipality is required. Should a gate be installed at the access point, it will be necessary to allow for a stacking distance of at least 6m. The parking bays provided on site will be sufficient. Based on low trip generation, no upgrades to public transport or NMT facilities are deemed warranted.

Recommendation

From the discussions provided in TIS, it is recommended that the proposed development on Portion 8 of Farm 527, Stellenbosch, be supported from a traffic impact perspective on the following conditions:

- 1) Should the planned upgrade of School Street (a separate project) and the associated upgrade of the road on Portion 7 of Farm 527, running parallel to the *Jamestown Sports Ground* access road on the opposite side of the boundary fence, not be implemented, it must be ensured that, at a minimum, the aforementioned road "Unknown Road" is surfaced between Pajero Avenue and the proposed access to the fire station. Furthermore, the geometry of this road must be suitable to accommodate a fire truck of the relevant dimensions.
- 2) Although the upgrade of School Street, specifically the section between Blakemore Street and "Unknown Road", is not considered a prerequisite for the implementation of the proposed fire station, it is strongly recommended that it be completed beforehand.
- 3) At least one additional access point linking the suburb of Jamestown to the wider municipal road network should be in place prior to the intended closure of the R44/School Street intersection.

6.2. CIVIL ENGINEERING SERVICE REPORT

Compiled by: WEC-consult

The Civil Services Report is summarised below and attached as **Annexure J**.

Water Supply

- Demand: The estimated average daily demand is 2.6 kilolitres/day with a peak flow of 0.095 L/s.
- Connection: A 75mm metered supply line will connect to the existing 160mm water main in the road reserve.
- Status of Capacity: The municipality has not yet confirmed whether the external network can meet the peak demand.
- Future Provision: No additional infrastructure is needed as the site is surrounded by existing water lines.

Sewerage

- Discharge Estimates: 2.08 kilolitres/day, with a peak wet weather flow of 0.069 L/s.
- Connection: Temporarily, sewer outflow will connect to a 160mm pipeline in the adjacent municipal sports ground.
- Future Provision: A 160mm uPVC pipe will be laid to allow a future connection to the upgraded municipal network. It will be sealed until use.

Storm water Management

- Drainage Design: Storm water will be captured using kerb inlet catch pits and conveyed via 375mm concrete pipes.
- Discharge Point: Temporary outflow will connect to the existing storm water pipeline and earth channel leading to the municipal system.
- Future Provision: A future-ready 375mm pipeline and manhole will be installed at the site's boundary for formal connection once the road upgrades are complete.

Roads and Access

- Design: Internal roads and turning areas are designed to accommodate emergency vehicles, specifically a Marcé MAN TGM 18.280 fire truck.
- Surfaces: Asphalt roads with kerbing and channelling will be constructed to municipal standards.
- Connection: The internal roads will align with the future upgrade of School Street.

6.3. ELECTRICAL SERVICE REPORT

Compiled by: DM Consulting Engineers Cape Pty Ltd

The Electrical Services Report is summarised below and the service report attached as **Annexure J**.

Existing Infrastructure

- A nearby 11kV Eskom overhead line runs along the site's south-western boundary. A spur connection point is already in place for future use.

Electrical Load Estimation

- Preliminary Load: An Application Demand Maximum Demand (ADMD) of 50 kVA is proposed.

Efficiency Features

- All internal and external lighting will use LED technology.
- Gas cooking appliances are specified to reduce overall electrical demand.
- Application Process: A formal application will be submitted to Eskom following final load confirmation during detailed design.

Recommendations

- The report recommends proceeding with the formal Eskom application after design finalisation and reviewing the proposed infrastructure with all project stakeholders.

6.4. HERITAGE SCREENER AND NID

Compiled by: CTS Heritage Consultants

The Heritage Screener Report is summarised below and attached as **Annexure K**.

Comprehensive heritage surveys conducted across the Stellenbosch Municipality, including the Stellenbosch Rural Area Plan and the four-phase Stellenbosch Municipal Heritage Survey (SMHS), have thoroughly documented the cultural and historical landscape of Jamestown and its surroundings. These studies highlight certain heritage elements in the broader area, particularly the long farming allotments and historic structures lining Webersvallei Road, which reflect the mission settlement character of old Jamestown. However, the proposed development is located in a portion of the town that has already been substantially altered by modern development and does not fall within the core heritage-sensitive areas identified for protection.

The site is situated within a previously disturbed urban area that no longer retains the key spatial or visual features that define Jamestown's historic character. It is not near the primary heritage assets, such as the allotments extending to the Blaauwklippen River, or the prominent community structures that embody Jamestown's cultural identity. The surrounding landscape has already been reshaped through earlier suburban expansion and insensitive commercial development, meaning the proposed development will not introduce new changes to any remaining intact heritage fabric.

From an archaeological perspective, prior assessments in the greater Stellenbosch region indicate a general distribution of low-density Early and Middle Stone Age artefacts, typically found in disturbed contexts with limited significance. The specific site proposed for development has been subject to intensive agricultural use and other disturbances, making the likelihood of encountering intact, significant archaeological material very low. Similarly, palaeontological studies confirm that the area lies on geologies of low to negligible sensitivity, with no expectation of significant fossil resources being affected by the proposed activities.

In conclusion, given the site's location within a modified and urbanized section of Jamestown, its lack of direct association with key heritage features, and the very low archaeological and palaeontological sensitivity, it is unlikely that the proposed development will impact any significant heritage resources. Therefore, the development is not expected to alter the area's cultural landscape or heritage value, and no further heritage studies are considered necessary. The project can proceed without heritage-related constraints.

Heritage Western Cape agrees that there is no reason to believe that the proposed development of a fire station on Portion 8 of Farms 527, Stellenbosch, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. Heritage Western Cape (HWC) support letter is attached **Annexure L**.

6.5. ENVIRONMENTAL IMPACT

Compiled by: Cornerstone Environmental Consultants

Environmental Applicability Checklist summarised below and is attached as **Annexure M**.

An applicability of the EIA regulations checklist was submitted to Department of Environmental Affairs and Development Planning (DEADP). Although the site is identified as Swartland Granite Renosterveld, none of the original vegetation type remains due to historical disturbance. All the listed activities were assessed and it was concluded that the proposed development will not trigger any listed activities. DEADP will need to assess the checklist and confirm.

7. PLANNING POLICY

PROVINCIAL POLICY CONTEXT

The **Western Cape Provincial Spatial Development Framework (PSDF)** was approved and published in March 2014 and Chapter 4 was amended in 2020. The main guiding principle on which the PSDF is based is spatial justice, sustainability and resilience, spatial efficiency, accessibility, quality and liveability.

The PSDF supports and contributes to the National Development Plan (NDP) of 2012 which strives to eliminate poverty and reduce inequality by creating jobs and livelihoods, transform urban spaces, expand infrastructure and provide capable public services. The PSDF further supports the OneCape 2040 initiative on the following key transition areas of the OneCape vision:

- Integrated neighbourhoods and upgrading the built environment
- Integrated services planning and provision
- Design and produce settlements that addresses resource scarcity
- Healthy, accessible, liveable, multi-opportunity communities

The following PSDF's key transitions are relevant to the proposed development of the Fire Station:

- Develop mixed-use and compact settlements through competitiveness, social inclusion, quality of life, efficient delivery of affordable services and resilience to environmental hazards and human safety – *by providing emergency services like fire stations close to existing neighbourhoods, it promotes resilience by stopping disasters, like fires, before it takes away livelihoods or even lives from people.*

- Increase densities in appropriate locations aligned with resources and space economy – *As more and more expansions happen around Stellenbosch, increased pressure will be put on services like fire stations. The proposed fire station will not only service the current area, but also future expansion and growth of the town;*
- Integration of complementary land uses – *the fire station is located in a social/community node, together with the sportsgrounds and schools to the west;*
- Cluster activities and promote urban settlements rather than suburban settlements – *the fire station is located within the urban edge of Jamestown, Stellenbosch, and supports infill development.*

LOCAL POLICY CONTEXT

The **Stellenbosch Municipal Spatial Development Framework (MSDF)** was approved in 2023 and guides all future development in the municipal area.

Portion 8 of Farm 527, Stellenbosch, is located within the Urban Edge of Stellenbosch next to Jamestown. Jamestown is a small historical residential settlement located on the most southern boundary of Stellenbosch town area. The settlement was established mainly as a mission station and an agricultural community.

The area where the fire station is located is earmarked for urban development intensification, public service investment and transport route enhancement. The location of the fire station to serve the southern portion of Stellenbosch and surrounding rural areas, is ideal and will strengthen urban infrastructure delivery.

The MSDF promotes equitable access to public facilities / services, especially in underserved areas. The proposed fire station improves emergency response coverage in southern Stellenbosch, reducing disaster occurrences in the area with quicker response time. It further supports preparation and readiness for disaster and risk management in the area due to climate change.

During the public participation of the MSDF 2023 a few comments were received from the public to accommodate another fire station in the Stellenbosch area, this development will alleviate this need in the community. The Jamestown Fire Station is also a listed project on the Capital Expenditure budget for the years 2024-2026.

The proposed development of a fire station is therefore consistent with the PSDF and the Stellenbosch MSDF in terms of the policy goals, strategies and objectives.

8. PRINCIPLES FOR LAND USE PLANNING

The criteria for the assessment of application as per Chapter VI Section 59 of the Land use Planning Act, 2014 (Act 3 of 2014) and Chapter 2 Section 7 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) are addressed as follows:

- **Spatial Justice**

The proposed fire station supports the spatial and development goals of the Western Cape as well as the local municipality's need to increase response time for the region. The proposed development will supply the necessary services for the town and region. It further promotes equitable access to critical municipal services to all.

The new fire station will also create temporary and permanent job opportunities to assist in the management of the facility. It will further support previously disadvantaged communities by creating jobs and providing the necessary services to create an integrated sustainable human settlement.

- **Spatial Sustainability**

The proposed development will create a spatially compact and resource-efficient emergency services together with the other surrounding social uses. The development will further support the municipal financial sustainability on the short, medium and long term, and will not be a financial burden. The location of the fire station will also optimise the use of existing infrastructure.

The development makes optimal use of existing urban infrastructure and services without encroaching on environmentally sensitive or agricultural land. It supports compact settlement patterns and avoids urban sprawl by developing land within the urban edge. The facility will not be limited to provide a service to only a single income group, but to all income groups. It further supports integration with the communities.

- **Efficiency**

The development will ensure the optimisation of existing infrastructure, rather than require the development of additional infrastructure. The development will further support the efficient functioning of the region by providing a much needed emergency service to an already pressured system. By creating the additional facility for a fire station it secures further future developments in Stellenbosch and the region.

The site's location along School Road and its connection to the R44 enables fast and efficient access for emergency response vehicles. The proposal ensures the efficient use of land and

services, reducing response times and operational costs associated with longer deployment distances.

- **Principles of good Administration**

The proposed development will be subject to a public participation process whereby all interested and affected individuals and departments will be approached to comment. The decision making process will be guided by statutory land use planning systems.

- **Spatial resilience**

The development will not limit the resilience of the area or any surrounding community. It supports growth and the provision of basic services to the community. The proposed rezoning will also allow the opportunity for other similar uses if approved and supported by the Municipality.

9. OTHER LEGISLATION

National Environmental Management Act (Act 107 of 1998) (NEMA)

An applicability checklist was submitted to determine if the development will trigger any listed activities.

Section 53 of the Land Use Planning Act (Act 3 of 2014) (LUPA)

Application in terms of Section 53 of *LUPA* is not needed, seeing that the development area has not been farmed in the preceding 10 years and is located within the urban edge of Stellenbosch.

Section 21 of the National Water Act (Act 36 of 1998)

No water resources will be negatively impacted by the proposed development and a Water Permit will not be needed.

Section 53 of Mineral and Petroleum Resources Development Act (Act 28 of 2002)

Application in terms of Section 53 of the *Mineral and Petroleum Resources Act (Act 28 of 2002)* is not needed, as the proposed use is included in an approved town planning scheme.

Section 38 of the National Heritage Resources Act (Act 25 of 1999) (NHRA)

A Notice of Intent to Develop (NID) in terms of Section 38 (8) of the *NHRA (Act 25 of 1999)* and the Western Cape Provincial Gazette 6061, Notice 298 of 2003, was submitted to Heritage Western Cape and they agreed that a Heritage Impact Assessment will not be needed.

Subdivision of Agricultural Land Act (Act 70 of 1970)

The *Subdivision of Agricultural Land Act, Act 70 of 1970*, controls the subdivision of agricultural land. The proposed subdivision is exempted, seeing that it will be for Municipal purpose.

Roads and Ribbon Development Act (Act 21 of 1940)

The development is not bordered by a provincial road, thus no further action is required in terms of this act.

National Roads Traffic Act (Act 93 of 1996)

The development is not bordered by a national road, thus no further action is required in terms of this act.

10.CONCLUSION

The proposed application for rezoning and subdivision of Portion 8 of Farm 527 to accommodate the said fire station, complies with the goals of the Local and Provincial Planning Policies as follows:

- The proposed development of the Jamestown Fire Station supports infill and compact development within the Urban Edge and will provide a needed emergency service to the community and rural area.
- The development supports and complies with the Western Cape Provincial Spatial Development Framework and the Stellenbosch Municipal Spatial Development Framework.
- The development also supports and comply with the criteria for the assessment of an application as per the Land Use Planning Act, 2014 (Act 3 of 2014) and the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013).
- The development is accessible and there will be no major negative effects on the surrounding built environment, natural environment or economic environment.
- The development improves access to services to create a sustainable human settlement that is resilient and resourceful against climate change and disaster risks.
- The proposed development represents a spatially compact development that fully considered the opportunities provided by the site and addressed the potential impacts and restrictions that was identified with the required mitigation measures to ensure sustainable development.
- This development will promote smart growth by ensuring the efficient use of land and infrastructure.

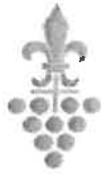
This office supports the proposed development of the Fire Station, providing for better and more effective utilisation of land, infrastructure and services. In light of the above, we herewith respectfully request the application to be consider favourably.



Zanelle Nortjé

For CK Rumboll and Partners

ANNEXURE A: POWER OF ATTORNEY



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

FOR OFFICE USE: ITEM SUBMISSION FORM Approval form for submission of an item to MPAC, Portfolio Committee, MAYCO and Council meetings. This form must accompany every item to be submitted to council.					
ITEM HEADING: REQUEST FOR POWER OF ATTORNEY - CK RUMBOLL & PARTNERS JAMESTOWN FIRE STATION: TOWN PLANNING PROGRAMME					
Dates of MPAC, portfolio committee, Mayco and Council meeting where item must be tabled	GRANTS COMMITTEE	PORTFOLIO COMMITTEE	MAYCO	COUNCIL	LLF
		X			
	ITEM APPROVED?	COMMENTS	SIGNATURE	DATE	
MANAGER: FIRE & DISASTER MANAGEMENT				02/12/2024	
SNR MANAGER: PROTECTION SERVICES	Yes / No			2/12/24	
DIRECTOR: COMMUNITY & PROTECTION SERVICES	Yes / No			5/12/24	
MM	Yes / No			5/12/24	

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS - ENGINEERING AND MINE SURVEYORS - STAD- EN STREEKSBEPLANNERS - SECTK

Datum/Date: 27 November 2024

Verwysing/Reference: STEL/14203/ZN

GEREGISTREERDE EIENAAR(S) SE TOESTEMMING - VOLMAG REGISTERED OWNER'S CONSENT - POWER OF ATTORNEY

Hiermee verleen ek / ons:
Hereby I / we,

Geraldine Mettle
Representing Stellenbosch Municipality

die geregistreeerde eienaar(s) van eiendom, Remaldner Farm 527, Stellenbosch
registered owners of property

volmag aan Mhre CK RUMBOLL EN VENNOTE om namens my aansoek te doen vir die:
grant power of attorney to Messers CK RUMBOLL AND PARTNERS to apply on my behalf for the:

- ☒ Hersonering/Rezoning
- ☐ Verlenging / Extention
- ☒ Onderverdeling / Subdivision
- ☐ Regstelling van grense / Adjustment of boundaries
- ☐ Afwyking /Departure
- ☐ Wysiging van die goedgekeurde faseringsplan / Amendment of the approved phasing plan
- ☐ Konsolidasie/ Consolidation
- ☐ Vergunningsgebruik / Consent Use
- ☐ Wysiging van Algemene Plan / Amendment to General Plan
- ☐ Aanpassing van Terreinplan / Amendment of Site Development Plan
- ☐ Servitude registrasie / Servitude registration
- ☐ Bouplan in te dien / loge of building plan
- ☐ Sluiting van pad / Road closure
- ☐ Verkryging van bouplanne by munisipaliteit / Obtaining building plans form relevant municipality

van bogenoemde eiendom.

of said property.

Geteken:
Signed:

Datum / Date: 5/12/2024

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyt PrL (SA), BSc (Sury), M.I.P.L.S.

ADDRESS/ ADRES: accounts@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661 VREDENBURG (T) 022 719 1014

ANNEXURE B: APPLICATION FORM



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE
Town Planning Application Management System (TPAMS)

AFLA Portal (stellenbosch.gov.za) /

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

NOTE: *Land Use Application Form A* is the main application form for all types of land use activities. *Land Use Application Form B* can be used if the application comprises ONLY an application for a departure or for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed. If any other type of application is also required, *Land Use Application Form A* must be completed.

LAND USE APPLICATION FORM A

Section 15 of the Land Use Planning Bylaw (LUPB) and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	ZANELLE
Surname	NORTJE
Company name (if applicable)	CK RUMBOLL AND PARTNERS
Street or Postal Address	16 RAINIER STREET, MALMESBURY, 7299
Email Address	zanelle@rumboll.co.za
Contact Number(s)	076 7211 725

PART B: REGISTERED LANDOWNER(S) DETAILS (If different from applicant)

Registered owner(s) Name	STELLENBOSCH MUNICIPALITY
Street or Postal Address	PLEIN STREET, STELLENBOSCH, 7600
E-mail Address	municipal.manager@stellenbosch.gov.za
Contact Number	021 808 8111

PART C: PROPERTY DETAILS (in accordance with title deed)									
Erf No	NA	Suburb	JAMESTOWN	Town	STELLENBOSCH				
Farm no	527	Farm Portion	8	Nearest Town	STELLENBOSCH				
Physical or Street Address	JAMESTOWN SPORT CENTRE		Property / Business / Farm known as		NA				
Current Zoning	PUBLIC OPEN SPACE ZONE								
Additional or Consent Uses	NONE								
Current activities	SPORTS GROUNDS AND CLUBHOUSE								
Property Size / Extent	4.6420 ha				Are there existing buildings?	Y	N		
Title Deed number	STF6-3/1889								
Any restrictions to Conveyance's Certificate?	Y	N	If yes, list condition(s) in motivation report.						
Are the restrictive conditions in favour of a third party?	Y	N	If yes, list the party(ies) in motivation report.						
Is the property owned by Council?	Y	N	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.						
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If yes, indicate which section are triggered in motivation report and attach relevant permit.						
Is the property or building located within the historical core or contains any heritage significant features?	Y	N	Is the building older than 60 years?				Y	N	
Does the property fall inside the urban edge?	Y	N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?				Y	N	
Does the property fall within the Urban or Rural Conservation Overlay Zone?	Y	N	Does the property fall within the Scenic Route Overlay Zone?				Y	N	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalise the building / land use ² ?				Y	N	
Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.									
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?				Y	N	

PART D: PRE-APPLICATION CONSULTATION			
Has there been any pre-application consultation to Section 37 of the Land Use Planning Bylaw (LUPB)?	Y	N	If yes, attach the minutes / written feedback received.
Has there been any pre-application consultation to Section 53 of the Land Use Planning Act (LUPA)?	Y	N	If yes, attach the minutes / written feedback received.
<p>A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisional area and any proposal that triggers the Inclusionary Zoning Policy. It is advised for any other land use application that involves entrenched land use rights in the Multi-Unit Residential, Mixed-Use and Agricultural & Rural zones. A pre-application consultation may be requested for any type of application by either the applicant or by the Municipality as deemed necessary.</p>			

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law

PART E: LAND USE APPLICATIONS AND PAYMENT OF FEES			
APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(a)	rezoning of land		R10 800.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		R2 700.00
15(2)(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning		R2 700.00
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		R5 450.00
15(2)(e)	a consolidation of land that is not exempted in terms of section 24		R5 450.00
15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit		R2 700.00
15(2)(g)	a permission required in terms of the zoning scheme		R2 700.00
15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval		R5 450.00
15(2)(i)	an extension of the validity period of an approval (50% of current application fee)		R.....
15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram		R5 450.00
15(2)(l)	a permission required in terms of a condition of approval		R2 700.00
15(2)(m)	a determination of a zoning		R10 800.00
15(2)(n)	a closure of a public place or part thereof		R5 450.00
15(2)(o)	a consent use contemplated in the zoning scheme		R2 700.00
15(2)(o)	a consent use for a house shop, home day care centre, day care centre		R 220.00
15(2)(p)	to disestablish a homeowners' association		R2 700.00
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		R2 700.00
15(2)(r)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged		R5 450.00
OTHER APPLICATIONS		Number	Fee
Approval required in terms of the bylaw for street naming and numbering			R2 700.00
Consent / Permission required in terms of a title deed (includes planning permission in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)			R2 700.00
Complexity fee – Per study / assessment			R4 520.00
TOTAL APPLICATION FEE PAYABLE		R	
DETAILS FOR INVOICE			
Name & Surname (party responsible for payment)		NOT APPLICABLE – MUNICIPAL APPLICATION	
Street or Postal Address			
Vat Number (where applicable)			
<p>1. Application fees are per the approved Council Tariffs. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once an invoice is issued, the application is regarded as duly submitted.</p> <p>2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable as per the Tariff Rules. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579.</p> <p>3. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.</p>			
BANKING DETAILS			
Account Holder Name:	Stellenbosch Municipality		
Bank:	STANDARD BANK		
Branch no.:	051001		
Account no.:	242637280		
Payment reference:	TP _____ and ERF/FARM _____		
		Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment	

PART F: DETAILS OF PROPOSAL (Brief description of intent of development listing proposed land use activities. Full motivation report must be attached, addressing the desirability of the proposal, the criteria listed in Section 65 of the LUPB and, if applicable, motivation for site specific justification.)

The purpose of this document is to apply for the following:

- The proposed **rezoning of Portion 8 of Farm 527 (Portion of Remainder Farm 527), Stellenbosch**, in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023, from Public Open Space Zone to Subdivisional Area to accommodate Utility Services Zone and Public Open Space Zone;
- The proposed **subdivision of Portion 8 of Farm 527 (Portion of Remainder Farm 527), Stellenbosch**, in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023, into a Portion A ($\pm 6220\text{m}^2$) and a Remainder ($\pm 4.02\text{ha}$);

Refer to Motivational Report for more information.

Is the proposal consistent / compliant with municipal plans, policies and guidelines , or any national or provincial policies (e.g., Western Cape Land Use Planning Guidelines: Rural Areas), restrictive title conditions, other legislation / authorisations?	Y	N
Is the proposal consistent with the Municipal Spatial Development Framework (MSDF)?	Y	N
Does the proposal require additional infrastructure / civil engineering services e.g., electricity; water; sewerage; road network etc.?	Y	N
Does the development proposal include the provision of residential units ? The target market re: range in income bracket/ selling price or rental must be addressed in the motivation report.	Y	N
Does the proposal fall within a priority development area as defined in the MSDF where the provision of inclusionary housing is mandatory in terms of the Inclusionary Zoning Policy ?	Y	N
HOA Constitution – Name & Date of approval	N/A	
Design Guidelines – Name & Date of approval	N/A	
Departure / Relaxation / Suspension	Zoning Scheme Development Parameter	Design Guideline Development Parameter
	Restrictive Title Condition	
	Adjoining erf number	From
	Street	To
	Side / Common	To
	Side / Common	To
	Aggregate side	To
	Rear	To
Exceeding permissible coverage / footprint	From	To
Exceeding maximum permitted bulk / floor factor / habitable rooms	From	To
Exceeding height restriction	From	To
Exceeding maximum storey height	From	To
Exceeding maximum boundary wall height	Street	To
	Side / Rear	To
Relaxation of on-site parking / loading requirements	From	To

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required in terms of Section 38 of the LUPB

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Written motivation pertaining to the desirability and impact of the proposal		Y	N	Site plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate		Y	N	Minutes or Written feedback of pre-application consultation (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Civil Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	Proof of failure of owner's association
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Other (specify):
Y	N	N/A	Proof of lawful use right	Y	N	N/A	

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION					
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect, or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature: _____



Date: 18/07/2025

Full name: **ZANELLE NORTJE**

Professional capacity: **TOWN PLANNER 4/2299/2016**

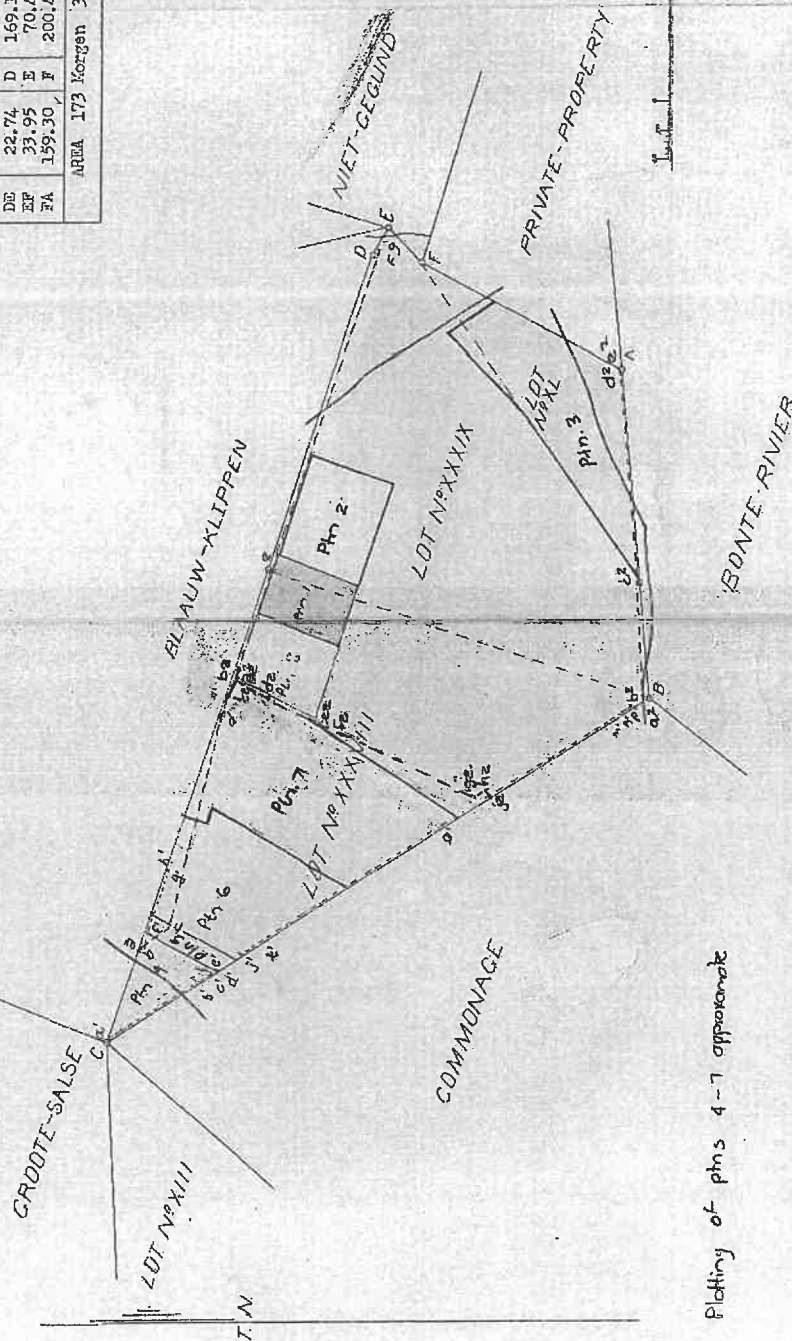
ANNEXURE C: TITLE DEED AND DIAGRAMS

The numerical data of this diagram are sufficiently consistent.

No. 958/1888

Lots No. XXVIII, XXIX, XL

SIDES.	ANGLES.		CO-ORDINATES.	
Case Roads	O	"	y's	x's
AB 234.27	A	122.59.10	A ±	0.00 ± 0.00
BC 451.60	B	117.24.10	B +	196.51 + 127.54
CD 586.29	C	39.2.10	C +	589.12 - 95.61
DE 22.74	D	169.11.20	D +	10.74 - 191.61
EF 33.95	E	70.41.10	E -	11.99 - 191.06
FA 159.30	F	200.42.0	F ±	0.00 - 159.30
AREA 173 Morgen 309 Sq. Rods.				



Plotting of plns 4-7 approximate

REPLACED, VIDE E. 3862/1922

Copies from diagram relating to...
 REPLACED, VIDE E. 3862/1922
 27.10.1959

BH-8000

Bounded N.E. by Blaauw-Klippen, and Nietgegend,
 S.E. by Nietgegend, Bonterivier, and Private Property;
 S.W. by Commonage.

Framed by me from actual Survey,

(Sgd.) P. A. Veder.
 S. G. S.
 Sept. 1888.

For list of
 deductions see
 back of diagram

N/6 811-8000 (3785)

KN 527

M.H.A.B.

THE POSITION OF THE POINTS						Rem dr.
STATION	DATE	BY	TO	FROM	TO	Morgen.
E1883/55	8560/55	PTN. 1	4.6977	6477/55	168.8173	
E248/55	8420/55	PTN. 2	7.0005	5373/55		
E2517/55	8157/55	PTN. 3	14.7917	5554/55		
4103/55	8157/55	PTN. 4	2.1971			
4037/55	8157/55	PTN. 5	3.1082			
4037/55	8157/55	PTN. 6	9.7316			
4037/55	8157/55	PTN. 7	13.8340	1152/55	D.C.	
4037/55	8157/55	PTN. 8	4.6523			

S.G. Dgm. No. 953/1988

527

SURVEY NUMBER	DATE AND	DESCRIPTION	REMARKS	INITIALS
E2197/79	7310/79	The line Ca represents the northern boundary of a Servitude Pipeline 1200m wide and the line bcde fg represents a line 8m south of the northern boundary of a Servitude Pipeline 12m wide	2/s K 753/86	
E2504/95	8145/95	The lines a b c d e f g h i j k l m represent the centre line of a pipeline servitude 300m wide and line m n o p represents the centre line of a pipeline servitude 600m wide. Used where the property boundary is closer than above mentioned distance from the line, the width extends as shown		
E3284/95	10313/95	The line a b c d e f g h i j k l m n o p represents the centre line of a pipeline servitude 4m and 8m wide	K 710/2001's	
E919/11	2472/11	The line a b c d e f g h i j k l m n o p represents the centre line of a sewer pipeline servitude 3m wide	K 326/2013 D.C.	
E121/2013	1582/2013	The line a b c d e f g h i j k l m n o p represents the centre line of an electrical cable servitude 5m wide	Withdrawn	

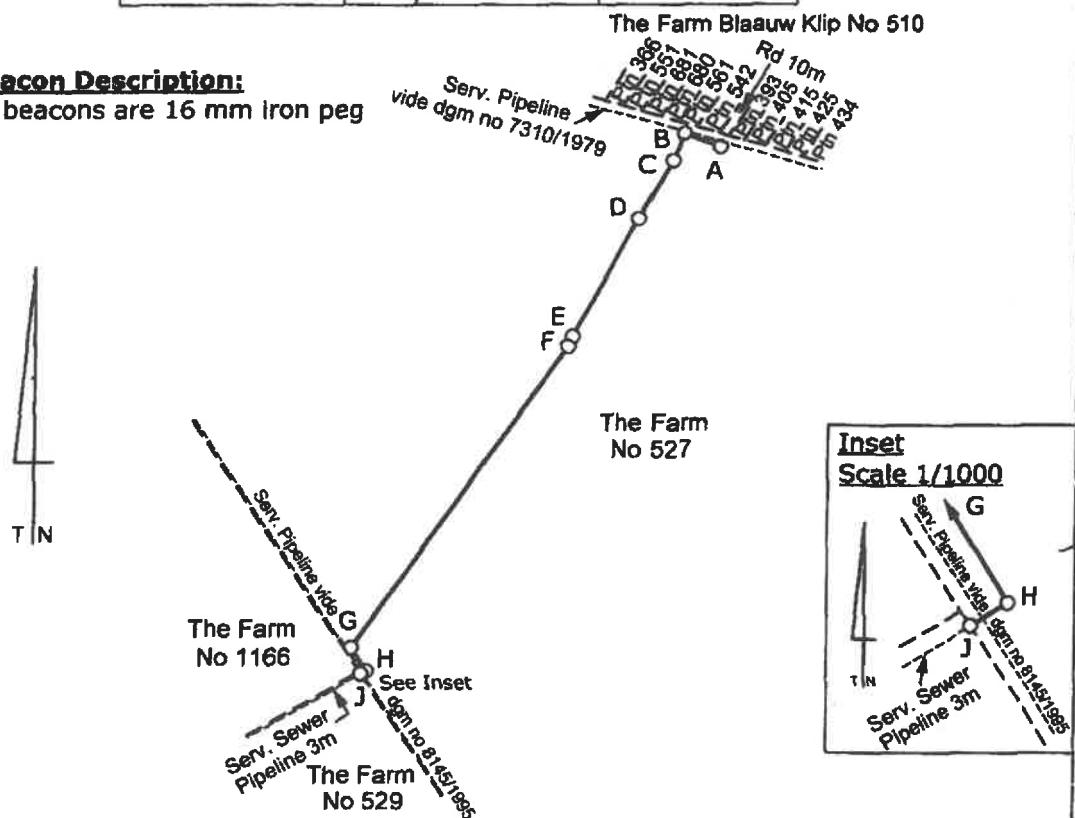
VN 527

DAVID HELLIG & ABRAHAMSE, LAND SURVEYORS

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 19° X			S.G. No. 2472/2011
		Constant		± 0,00	+3 700 000,00	Approved
AB	39,44	111 21 10	A	+14 111,83	+ 61 657,55	 for Surveyor-General 22-07-2011
BC	31,90	22 43 20	B	+14 148,56	+ 61 643,19	
CD	71,90	28 07 50	C	+14 160,88	+ 61 672,61	
DE	145,79	28 02 40	D	+14 194,78	+ 61 736,02	
EF	11,74	24 20 20	E	+14 263,32	+ 61 864,69	
FG	392,45	34 38 20	F	+14 268,16	+ 61 875,39	
GH	29,59	327 29 30	G	+14 491,23	+ 62 198,28	
HJ	6,38	58 31 40	H	+14 475,33	+ 62 223,23	
			J	+14 480,77	+ 62 226,56	
		9 Helderberg	Δ	+11 049,63	+ 67 146,93	
		148 Held West	Δ	+12 058,73	+ 67 943,05	

Beacon Description:

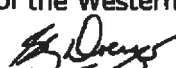
All beacons are 16 mm Iron peg

**Scale 1: 7500**

The line **ABCDEFGHIJ**
 represents **Centre Line of a Servitude Sewer Pipeline 3m wide, as shown**
 over **the Remainder of the Farm No 527**
 situate in **the Municipality and**
 Administrative District of **Stellenbosch**

Province of the Western Cape

Surveyed in **June 2011**
 by me


S.G. DREYER
 Professional Land Surveyor
 (PLS1028)

This diagram is annexed to
 No: **K324/2018**
 dated
 i.f.o.

Registrar of Deeds

The original diagram is
 No. 958/1888 annexed to
 Transfer No. Stel.F.6-3

File No. Stel.527
 S.R. No. 919/2011
 Comp. BH-8DCD (3785)

LPI C0670000

david hellig & abrahamse
professional land surveyors ref L10575

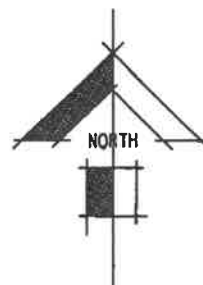
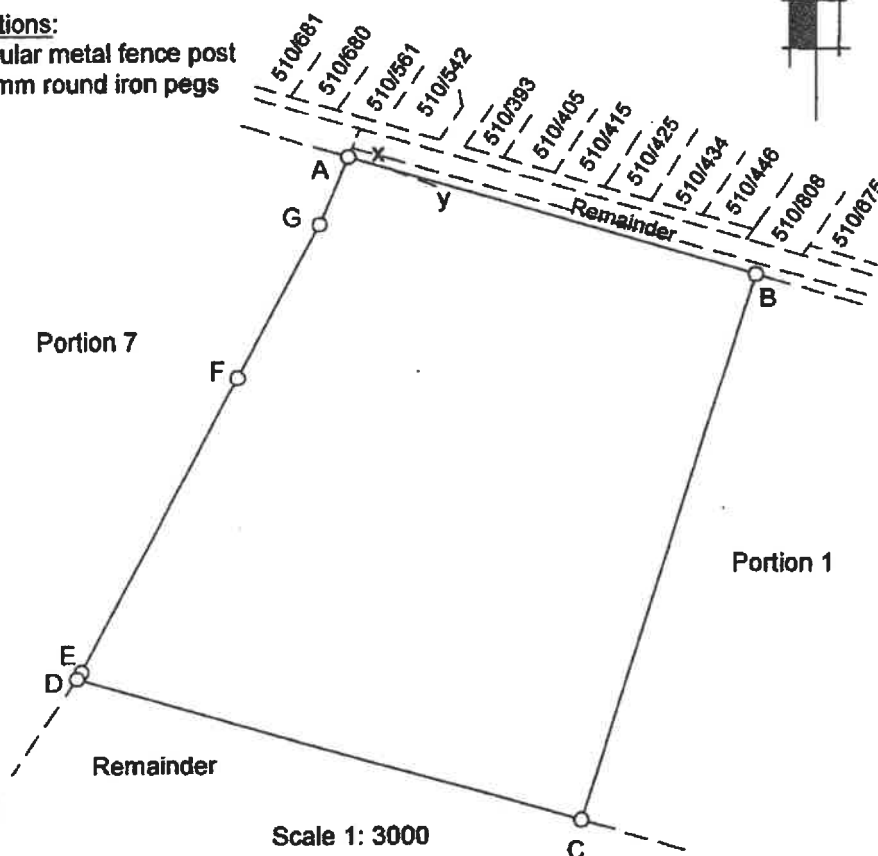
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 19° X			S.G. No. 821/2014
				0,00	+3 700 000,00	Approved <i>[Signature]</i> for Surveyor-General 21.11.2014
AB	175,99	286 37 20	A	+14 147,72	+61 645,06	
BC	237,33	17 54 50	B	+13 979,08	+61 695,41	
CD	216,64	106 03 10	C	+14 052,08	+61 921,24	
DE	3,38	214 38 20	D	+14 260,27	+61 861,33	
EF	138,02	208 02 30	E	+14 258,35	+61 858,55	
FG	71,98	208 07 50	F	+14 193,46	+61 736,73	
GA	30,56	202 43 30	G	+14 159,52	+61 673,25	
		LIBERTAS	Δ	+14 120,50	+58 672,23	
		STEL7	Δ	+14 440,04	+62 808,62	

Servitude Note:

The line x y represents the centre line of a servitude sewer pipeline 3m wide vide Dgm No. 2472/2011 annexed to D/S

Beacon Descriptions:

C tubular metal fence post
All other 12mm round iron pegs



The figure A B C D E F G
represents

4,6420 Hectares

of land, being

Portion 8 of Farm No. 527

Situate in the Municipality of Stellenbosch
Administrative District of Stellenbosch
Surveyed in February - May 2013

Province of the Western Cape

by me

S.G. Le Brun (PLS 0337) Professional Land Surveyor

This diagram is annexed to
No.
dated
i.f.o.

The original diagram is
SG. No. 958/1888
annexed to Transfer Grant

No. Stel.F.6 - 3

File No. Stel 527
S.R. No. 403/2014
Comp. BH-8DCD (3785)
LPI C0670000

Gen. Plan.

Registrar of Deeds

THIS PORTION IS SUBJECT TO
CONDITIONS REFERRED TO IN
SECT. 11(4) OF ACT 21/1940.

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970

SECTION 1 (a)

APPROVED IN TERMS OF SECT. 26
OF ORD. 18/1988

Farm No 527

REF. JAMESBORO, STELLENBOSCH

DATE 28/08/2013

WinDeed Database D/O Property

STELLENBOSCH RD, 527, 8, CAPE TOWN

Lexis® WinDeed

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2024/11/19 11:12	Farm Number	527
Reference	#14203	Registration Division	STELLENBOSCH RD
Report Print Date	2024/11/19 11:14	Portion Number	8
Farm Name	-	Search Source	WinDeed Database
Deeds Office	Cape Town		

THERE IS NO INFORMATION AVAILABLE THAT MATCHES YOUR SEARCH CRITERIA.

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

WinDeed Database D/O Property

STELLENBOSCH RD, FARM 527, 527, 0, CAPE TOWN

Lexis® WinDeed



Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2024/11/19 11:15	Farm Number	527
Reference	#14203	Registration Division	STELLENBOSCH RD
Report Print Date	2024/11/19 11:17	Portion Number	-
Farm Name	-	Search Source	WinDeed Database
Deeds Office	Cape Town		

PROPERTY INFORMATION

Property Type	FARM	Diagram Deed Number	STF6-3/1887
Farm Name	FARM 527	Local Authority	STELLENBOSCH MUN
Farm Number	527	Province	WESTERN CAPE
Registration Division	STELLENBOSCH RD	Extent	103.9714H
Portion Number	0	LPI Code	C06700000000052700000
Previous Description	-		

OWNER INFORMATION (2)

MUN STELLENBOSCH		Owner 1 of 2	
Company Type	LOCAL AUTHORITY	Document	STF6-3/1889
Registration Number	-	Microfilm / Scanned Date	-
Name	MUN STELLENBOSCH	Purchase Price (R)	SECT 16
Multiple Owners	NO	Purchase Date	-
Multiple Properties	NO	Registration Date	-
Share (%)	-		

DISCLAIMER

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OWNER INFORMATION (2)

MUN STELLENBOSCH			Owner 2 of 2
Company Type	LOCAL AUTHORITY	Document	T65036/2001
Registration Number	-	Microfilm / Scanned Date	2001 0574 2429
Name	MUN STELLENBOSCH	Purchase Price (R)	-
Multiple Owners	NO	Purchase Date	-
Multiple Properties	NO	Registration Date	-
Share (%)	-		

ENDORSEMENTS (7)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	K716/2001S	-	-	2001 057 4 :24:34
2	K753/1986S	-	-	1986 091 8 :13:97
3	FARM ST 527	-	-	1985 0072 0646
4	PTN ST RD 527/1	-	-	-
5	I-2562/2014LG	-	-	-
6	K326/2018S	-	-	20180515 09:56:34
7	VA2448/2018	MUN STELLENBOSCH	-	-

HISTORIC DOCUMENTS

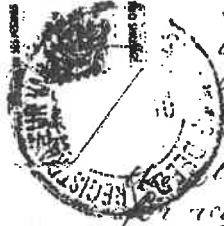
No historic documents to display

DISCLAIMER

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151 Mardis Miller

SUID-AFRIKA



and under s^o 10 Act 15 of 1887
No. 8 S.F. 6/3.
Commissioner's Letter, No. 5971
dated 6th November 1888.

In the name and on behalf of Her Majesty Victoria,
by the Grace of God of the United Kingdom
of Great Britain and Ireland Queen, Defender
of the Faith.

Under and by virtue of the provisions contained in
the Section of the Act, No 15 of 1887, entitled an "Act
for regulating the manner in which the Crown Lands
of the Colony shall be disposed of."

STP 6-3/1889

I do hereby grant and transfer unto the
Commissioners of the Municipality, for the time being
of the Village of Stellenbosch, a piece of ground containing
one hundred and seventy three morgen and three hundred and
nine square rods (173 m^o 309 s^q rods) comprising Lots
xxxviii, xxxix, and xli, situated in the Division of
Stellenbosch in the Field Cornetcy of the District, being
portion of the Town Commencement, and represented and
described in the diagram to which is attached with full
power and authority henceforth to possess the same
perpetually, subject to the following conditions:

I. That all roads and thoroughfares now existing in
the land whether described in the diagram or not shall
remain free and uninterrupted.
II. That the said piece of land shall not be alienated
but that the Commissioners aforesaid shall be at liberty
to dispose of it by Lease for a period of twenty years,
the rents accruing from such Leases to be applied
towards defraying the payments due to Government
as Interest on a Loan of £ 5000 obtained in aid of
Waterworks under the Local Works Loan Act
of 1882.

III. That the said Land shall be subject to all such
Laws and Regulations as are or shall hereafter be
enacted or established with regard to such Land.

Given under my hand and the Public Seal of the
Colony of the Cape of Good Hope at Cape Town
this day of

Herbert H. H. H.

Commissioner of Crown Lands and Public Works

By the Executive Council

H. H. H.

Commissioner of Crown Lands and Public Works

H. H. H.

Lawyer General

Ref 1 = 46947/1889

RECORDED - 4. 15. 1889

INDEXED - 4. 15. 1889

168-173

168-173

2
For further Endorsements see p3

BC. 27238/19.89
CANCELLED
GEKANSLEER

Remaars
N.O.P.

Act 28/66

B. 8206/167
VERBIND
MORTGAGED R5440,00
vir 'n verder bedrag nie te bogaande
for an additional amount not exceeding
R. 500,00
Aktekantoor
Deeds Office
KAAPSTAD/CAPE TOWN

1989-05-20

1987-02-23

W. Vermeulen
The person who has been named
from said Deeds Office
4/5/60
HOOF REGISTRAR
CHIEF REGISTRATION OFFICER

By order of L. Co. Minute
no 2914 dated 29/11/1917 Condition
I Vermeulen has been named
as was more fully appear
from said Minute filed herewith
No 9103/3105 dated 8/12/1917. See letter
received D. 3. D. 9 Jan-Dec 1917 in case to hand
from Registry
Cape Town 24. 5. 1960
J. H. J. J. J. J.

For Information

Remainder

By Notarial Deed of Servitude No. K 753 / 1986

dated 30.6.1986 and registered this day, the Remainder of the within property, measuring 144,5974 Ha. is subject to the right in perpetuity to lay down, inspect, maintain, repair, renew and remove a line of water pipes indicated by the broken line CDEFGH on Diagram No 7310/1979 annexed hereto which represents a line 8 m. south of the northern boundary of the servitude area, 12 m. wide, and the line AB on the said diagram, being the northern boundary of the servitude area 12 m. wide, in favour of the Council of the City of Cape Town, with ancillary rights, as will more fully appear from the said Notarial Deed.

1088-09-04

~~Registrar of Deeds~~

The following endorsement dated 29.7.1965 appears on the Deeds Office copy hereof.

ENDORSEMENT IN TERMS OF SECTION 110, OF ACT NO. 61 OF 1957 (AS AMENDED)

ENDOSSEMENT KRACHTENS ARTIKEL 31 VAN WET NR. 47 VAN
1937 (BOON GEWYSG)

Position of the herein mentioned property..... in extent ± 0.46 morgen

1 The Divisional Council of Stellenbosch.
has been incorporated by
an Order of the
in terms of Section 130 of Ord 15 of 1952 as amended
1-15-13 1-6-1965

to term of our contract No. 4-19/3 1-6-1965

Vide Notice of presentation No. 47/10
size enclosed as to being by 10/10

758/65

YOUNGSTER AS UNCLE SAM'S BOY

herewith

1. NAME _____
 2. ADDRESS _____
 3. CITY _____
 4. STATE _____
 5. ZIP _____

C. Hoff

FOR ENDORSEMENTS SEE PAGE

4

DEED 2 10003 HA

GEFRANSPORTEER TRANSFERRED	Aan To
No. T. 33738-89	DIE REPUBLIEK VAN SUID AFRIKA 137,5971 HA
	Restant Remainder
	REGISTRAR

REMAINDER 1989-15-20

BY NOTARIAL DEED OF SERVITUDE 1C 716-2001 S
DATED 12 JULY 2001 THE WITHIN PROPERTY IS SUBJECT
TO A PIPELINE SERVITUDE IFO THE CITY OF CAPE TOWN
AND SUCCESSORS IN TITLE THE SOUTHERN
AND NORTHERN BOUNDARIES ARE INDICATED BY THE
LINE ABCDE ON DIAGRAM NO 10313/95
AS WILL MORE FULLY APPEAR FROM SAID
NOTARIAL DEED

DEEDS FILED
CAPE TOWN

RECORD OF DEEDS

2001-08-17

ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSPORTEER AAN	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO
DIE REPUBLIEK VAN SUID AFRIKA	THE REPUBLIC OF SOUTH AFRICA
MUNISIPALITEIT	STELLENBOSCH
T 365036-2001	
2001-08-17	

SERTIFKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>Part 3 of the Town 10.827</u>	
IN RESPECT OF <u>MEAS. 14,7917 H</u>	
RESTANT REMAINDER	<u>122.8084 H</u>
T 55546/2006	
25 JUL 2006	REGISTRAR/REGISTRAR

ANNEXURE D: LOCALITY MAP

ANNEXURE E: TOPOGRAPHICAL SURVEY



```

Height:
Location: North/Lat0
Height: Room 00a Level
Countout Int: 0.5s
REFERENCE NAMES:
System: NorthRoom00a / Lw10

```

File	X	Height	Channel/Class
K1	000 700.00	000.0	1200m 1200 Prg against Earth
K2	000 810.00	000.75	1200m 1200 Prg against Collectors
K3	000 810.00	000.0	1200m 1200 Prg in conductors

Project name:
TOPOGRAPHICAL SURVEY OF
PORTION OF FARM 527/8

SITUATED IN THE STELLINGMAAHS MUNICIPALITY OF
ADMINISTRATIVE DISTRICT OF STELLINGMAAHS

[illegible]

Figure:	
---------	--

Page 1 of 1

id	ST074008 04.1	1
----	---------------	---

14203/51	
Page 59.	

Prepared by:	
--------------	--

16 Ebnler BV
Hamburg

7361

Tab. : 023 40

CK RUMBOLL & PARTNERS
Town & Regional Planners

P.O. Box 211
Bismarck, ND 58101-0211
701/223-1400 FAX 701/223-1474

2 1045

ANNEXURE F: SITE DEVLEOPMENT PLAN

ANNEXURE G: REZONIGN PLAN

PROPERTY	ZONING
Remainder Farm 527/8	Subdivisional Area
Portion A of Farm 527/8	Private Open Space Zone
Portion B of Farm 527/8	Utility Services Zone

SCALE:



Portion 7 of
Farm No. 527

Portion 1 of Farm 527

Remainder of
Portion 8 of Farm 527
 $\pm 4.0200\text{ha}$

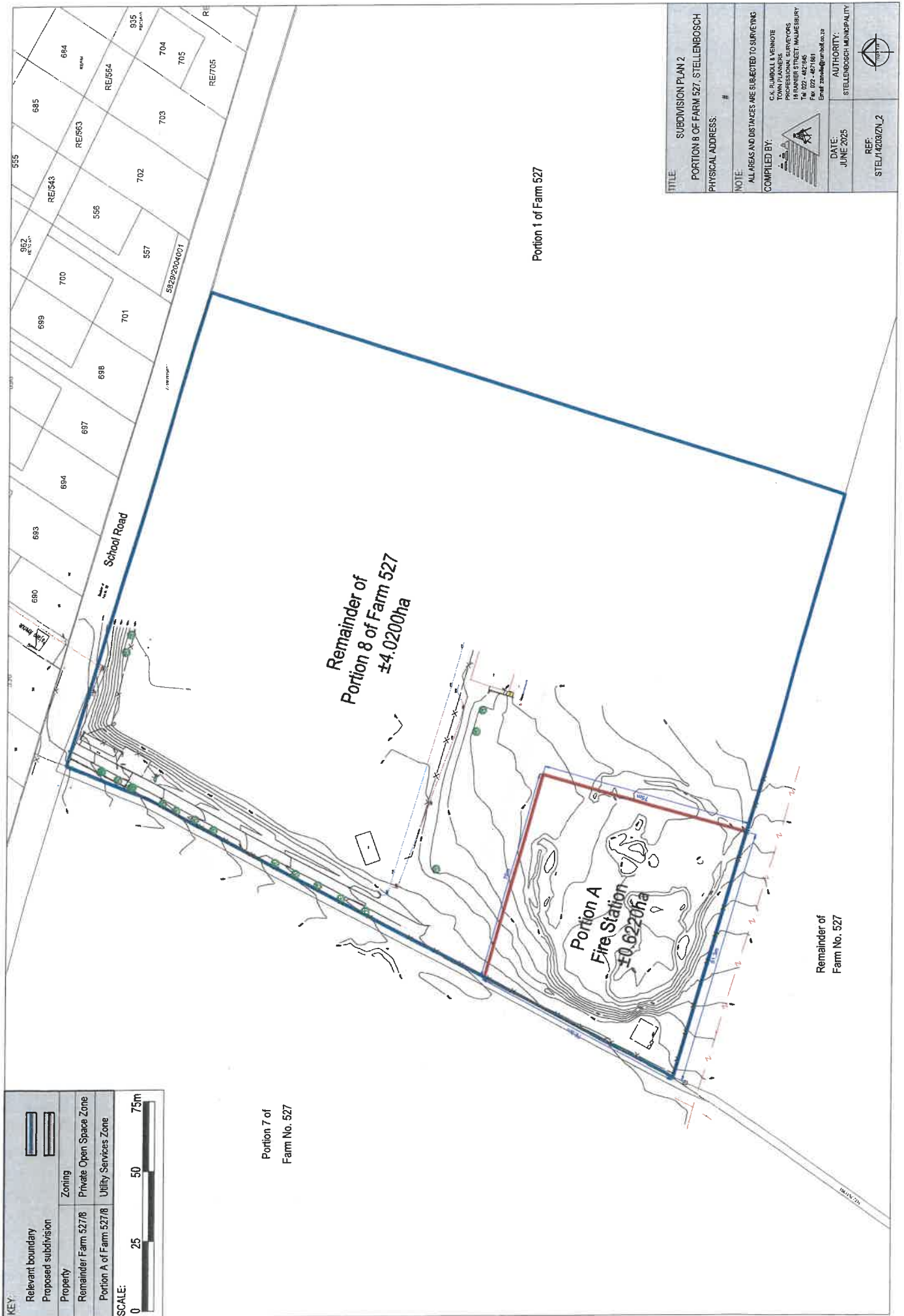
Portion A
Fire Station
 $\pm 0.6220\text{ha}$

Remainder of
Farm No. 527

TITLE: REZONING MAP	
PORTION 8 OF FARM 527, STELLENBOSCH	
PHYSICAL ADDRESS:	
NOTE:	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY:	
C.M. du RANDT & VENETIE TOWN PLANNERS PROFESSIONAL SURVEYORS 18 RAMMER STREET, VALMESBURY T/M 022-4871845 Fax 022-4871841 Email: cdu@cmdu.co.za	
DATE:	AUTHORITY:
JUNE 2025	STELLENBOSCH MUNICIPALITY
REF:	STEL/14203ZN_2



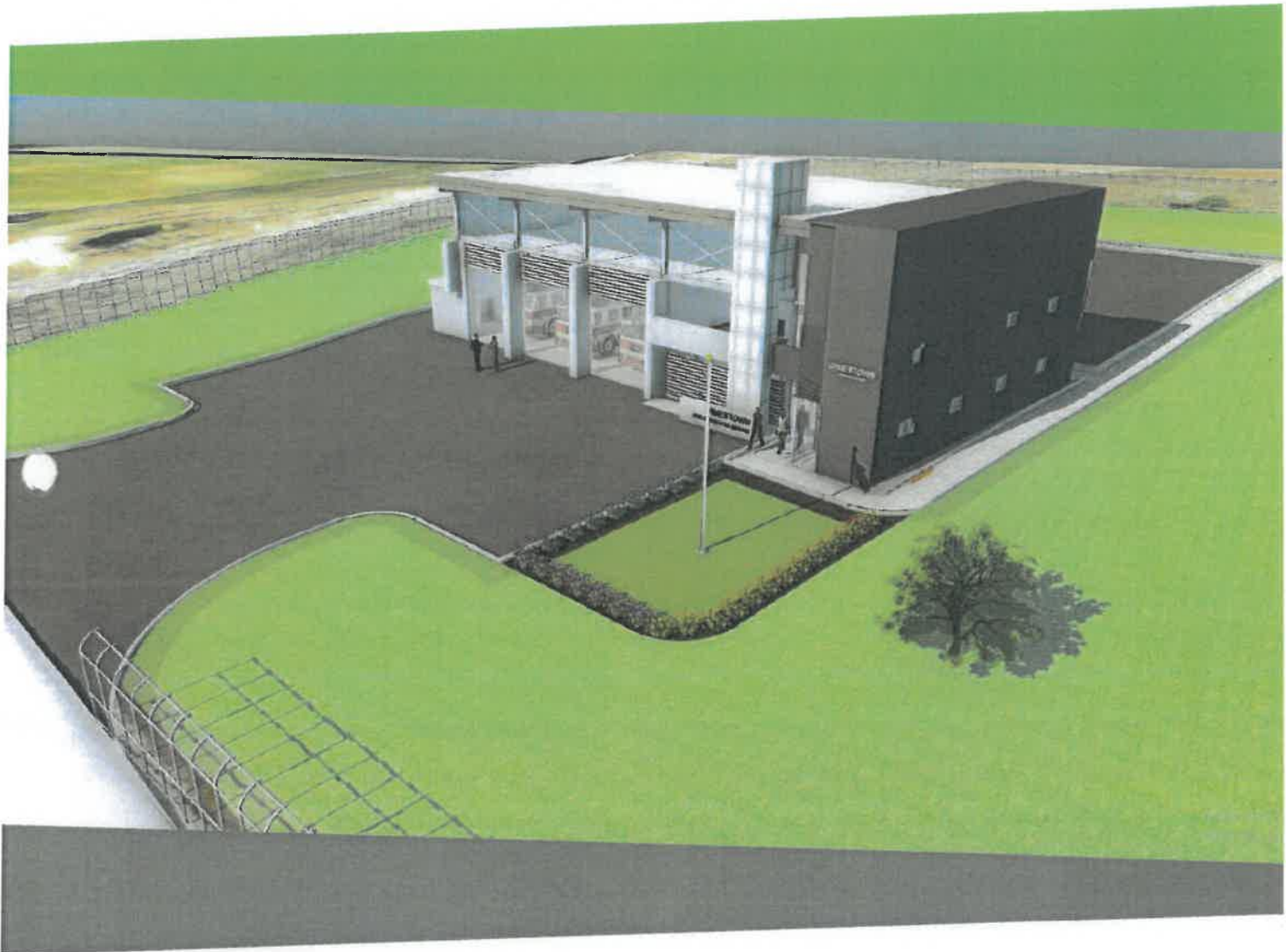
ANNEXURE H: SUBDIVISION PLAN



ANNEXURE I: TRAFFIC IMPACT STATEMENT

ANNEXURE J: SERVICE REPORT

JAMESTOWN FIRE STATION, STELLENBOSCH
CIVIL SERVICES REPORT



PREPARED BY:

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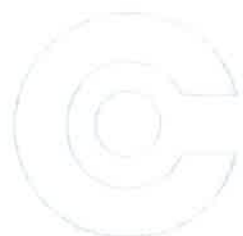
PREPARED FOR:

REPORT NO.:

**00_TREP00_Civil Services
 Report**

**JAMESTOWN FIRE STATION,
 STELLENBOSCH**

Revision No.: 00

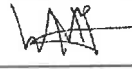


RECORDS OF REVISIONS AND APPROVALS

RECORD OF REVISIONS			
REVISION NUMBER	REVISION DATE	REVISED BY WHOM	WHAT WAS REVISED
REV00 - FIRST DRAFT	March 2025	Willem van Lingen	N/A

**Once the report is approved by the client (comments to be provided with regards to further information required), a final revision will be submitted, and the "draft" can be removed.*

The below is the approval of the final revision stated above:

RECORD OF APPROVAL			
TASK	NAME AND SURNAME	SIGNATURE OF APPROVAL	DATE OF APPROVAL
REPORT COMPLETED BY	Willem van Lingen		17/03/2025
REPORT CHECKED BY	Jurie Brand		17/03/2025
REPORT APPROVED BY	Norman van der Merwe		17/03/2025
CLIENT APPROVAL			

This work is intended solely for the Client. The scope of work and related responsibilities are defined in the Conditions of Assignment. Any use which a third party makes of the work, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions.

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REPORT

1. INTRODUCTION

1.1 Background

The Stellenbosch Municipality is planning to subdivide, re-zone and develop the property located on the sports complex site (8/527) in Jamestown for a new fire station, and has appointed WEC-Consult as the Professional Service Provider (PSP) for the project. The project involves the development of the identified site, construction of a new fire station building and engineering services, which includes all auxiliary electrical and mechanical equipment.

This will be a new building without any additions or alterations to an existing building with all relevant services to be developed on site.

1.2 Purpose of the Report

The purpose of this report is to provide an overview of the civil engineering aspects affecting this development.

1.3 Site Description

1.3.1 Location of the Site

Table 1 below summarises the specific details of the project site assessed in this report. The proposed development site is located in the settlement of Jamestown, east of the R44 between Stellenbosch and Somerset West. It is situated on the southern edge of Jamestown along School Road, adjacent to the sports field which will share the northern site boundary.

Table 1 – Development Site Details

Zoning	Land-use	Location	Other Information
Utilities Services	Municipal Fire Station (Municipal Services)	33°59'00"S 18°50'46"E	This site is bordered to the west, and south by the future upgrade of School Street, and bordered by Jamestown Sports Grounds to the north- and south-east.



Figure 1 – Jamestown fire station locality plan.

1.3.2 Topography

From the initial site investigation, it is clear that the whole site is located on a moderately sloped terrain. The topographical survey conducted confirmed that the area naturally sloped in a north-western direction with an average inclination between 4.5% - 5.5%.

1.3.3 Climate

In Stellenbosch, the summers are warm, dry, and mostly clear; the winters are long, cold, wet, and partly cloudy; and it is windy year-round. Over the course of the year, the temperature typically varies from 6°C to 28°C and is rarely below 2°C. The Mean Annual Precipitation (MAP) in Stellenbosch is in the region of 529 mm. **Figure 1** illustrates the monthly average temperatures for this region while **Figure 2** shows the annual average monthly rainfall precipitation.

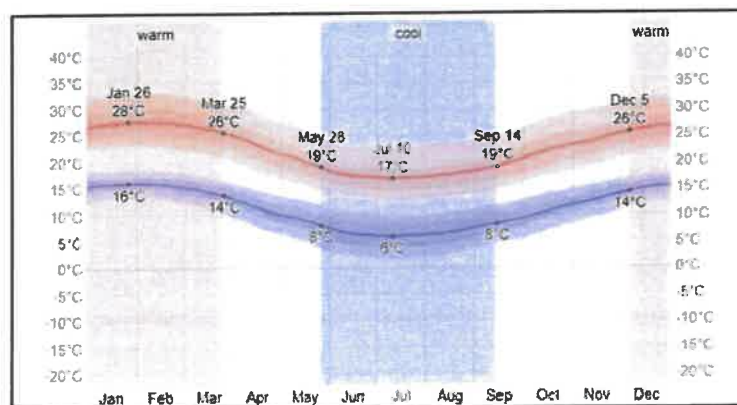


Figure 2: Annual Average Monthly Temperatures

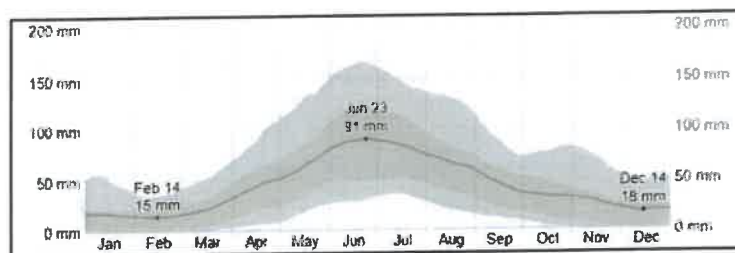


Figure 3: Annual Average Monthly Rainfall

1.3.4 Soil Profiles & Water Tables

A geotechnical investigation has not been conducted to date. As a result, the composition and characteristics of the soil remain unknown until such an investigation is completed.

1.4 Existing services on the site

Information regarding the location of existing services surrounding the site was obtained by conducting a topographical survey of the property and the surrounding area. Please see **Annexure A** for the survey layout. From the survey information, the following services are noted:

- Existing 160mm dia. sewer rising main running parallel with the north-western site boundary in the road reserve for of the future road upgrade.
- Existing 160mm dia. sewer pipeline and manholes running parallel with the north-eastern site boundary in the adjacent erf (sports grounds) leading to the municipal sewer network.
- Existing 250mm water main running parallel with the north-western site boundary in the road reserve for of the future road upgrade.
- Existing 160mm water main running parallel with the 250mm water main in close proximity, also in the road reserve for of the future road upgrade.
- Existing 375mm stormwater pipeline running parallel with the north-eastern site boundary in the adjacent erf (sports grounds) with a concrete headwall outlet that feeds an existing earth-lined channel connecting to the municipal stormwater network.
- Existing gravel road running (to be upgraded in the near future) parallel with the north-western and southern site boundary.

1.5 Provision for Connection of Future Networks

As per the proposed civil services layout plan under **Annexure B**, provision will be made to connect all services for the development with the bulk municipal services in the road reserve parallel with the north-western site boundary. As a temporary measure, until the municipality has upgraded/developed all infrastructure up to the proposed site, the services for the new fire station will connect to the existing services of the adjacent erf, the municipal sports grounds, located near the north-eastern site boundary. Please refer to **Annexure B** for the drawing showing the preliminary layout of the proposed services future and temporary connections.

2. WATER SUPPLY

2.1 Total Average Daily Water Demand

Table 2 summarises the average daily water demand for the proposed development. The Average Daily Water Demand and Peak Factor criteria have been sourced from the *Guidelines for Human Settlement Planning and Design* (commonly known as the “Red Book”) and the *Stellenbosch Municipality - Design Guidelines and Minimum Standards for Civil Engineering Services* (June 2015).

Table 2: Average Daily Water Demand

Zoning	Erven/Area		Average Daily Flow		Design flows (AADD)		Peak Factor	Peak Flow (ℓ/s)
	Unit	Quantity	Unit	Quantity	kl/day	ℓ/s		
Municipal Services	m ²	650	l/day/100m ²	400	2.600	0.030	3.15	0.095
Total =					2.600	0.030		0.095

2.2 Connection to Existing External Network

A 75mm water connection will be made off the existing 160mm water main located in the road reserve to the north-west. This metered connection will supply domestic and fire water to the development.

2.3 Capacity of the Existing External Network

The Stellenbosch Municipality has not yet confirmed if the water network has capacity to supply the peak demand flow of the proposed development on this site.

2.4 Provision for Connection of Future Networks

No future connections will be required as the proposed erven for development are situated between developed water infrastructure. Please refer to **Annexure B** for the drawing showing the preliminary layout of the proposed site with the relevant civil services.

3. SEWERAGE

3.1 Total Average Daily Sewerage Runoff

Table 3 provides a summary of the estimated average and peak wet weather flows for the proposed development. The Average Daily Flow and Peak Factor criteria have been sourced from the *Guidelines for Human Settlement Planning and Design* (Known as “Red Book”) and *Stellenbosch Municipality - Design Guidelines and Minimum Standards for Civil Engineering Services* (June 2015).

Table 3: Peak Wet Weather Flow

Zoning	Erven/Area		Average Daily Flow		Design flows (AADD)		Design flows (AWWF) (AADD + 15% Infiltration)		Peak Factor	Peak Flow (ℓ/s)
	Unit	Quantity	Unit	Quantity	kl/day	ℓ/s	kl/day	ℓ/s		
Municipal Services	m ²	650	l/day/100m ²	320	2.08	0.024	2.392	0.028	2.5	0.069
Total =					2.08	0.024				0.069

3.2 Connection to Existing External Network

As a temporary measure, until the municipality upgrades/extends the sewer infrastructure to the proposed site, the new fire station's sewer services will be connected to the existing 160mm dia. sewer pipeline and manholes running parallel with the north-eastern site boundary in the adjacent erf (sports grounds), leading to the municipal sewer network +-130m north-east of the site.

A new 160mm uPVC sewer main pipeline will be installed around the facility and connect to the nearest existing manhole of the 160mm sewer network in use.

3.3 Capacity of Existing External System

The Stellenbosch Municipality has not yet confirmed if there is adequate capacity in the system to convey wastewater from the proposed development. Furthermore, the municipality has also not yet confirmed if the local WWTW has capacity to treat the additional wastewater generated by this development.

3.4 Provision for Connection of Future Networks

To accommodate a future connection, a 160mm uPVC sewer pipeline will be installed from the last manhole before entering the adjacent erf. The pipeline will run parallel with the north-eastern boundary, exit at the front boundary, and terminate at a newly constructed manhole within the road reserve for future use. The pipe will be sealed off until the future connection has been made. Please refer to **Annexure B** for the drawing showing the preliminary layout of the proposed site with the relevant civil services.

4. STORMWATER

4.1 Routes for Surface Drainage during Major Storms

The development site is located adjacent to a well-established sports ground. No local or regional retention facilities are located near the property. The site slopes towards the north-west. No formal stormwater drainage system currently exists on site.

There is an existing 375mm stormwater pipeline running parallel with the north-eastern site boundary in the adjacent erf (sports ground) with a concrete headwall outlet that feeds an existing earth-lined channel connecting to the municipal stormwater network which can be utilized for surface runoff. The development site will accumulate runoff into kerb inlet catchpits and convey the runoff via 375mm concrete stormwater pipes that will temporarily connect to the existing infrastructure mentioned, until the future road and stormwater infrastructure has been upgraded and extended to the proposed site.

4.2 Capacity of existing external network

The capacity of the existing stormwater network has not yet been determined, but it is assumed that the Stellenbosch Municipality's Stormwater Master Plan makes provision for the stormwater runoff capacities of their developments in the area. No major increase in the quantity of stormwater runoff will be caused by this development.

4.3 Provision for Connection of Future Networks

To accommodate a future connection, a 375mm concrete stormwater pipeline will be installed from the last manhole before entering the adjacent erf. The pipeline will run parallel with the north-eastern boundary, exit at the front boundary, and terminate at a newly constructed manhole within the road reserve for future use. The pipes will be sealed off until the future connection has been made. Please refer to **Annexure B** for the drawing showing the preliminary layout of the proposed site with the relevant civil services.

5. ROADS

5.1 Preliminary Layout of Roads

The road and driveway in front and behind the fire engine bays will be designed to accommodate the turning movement of a standard Single Unit Fire Truck (Marcé MAN TGM 18.280) and the parking area will be designed to accommodate the movement of passenger vehicles.

All parking bays will be 5m long x 2.5m wide with a minimum of 7m clear space between ends. The perimeter of the roads and parking will receive a BK2 barrier kerb in combination with a C1 channel kerb in areas where stormwater will be running on the paved surface.

Please refer to **Annexure B** for the drawing showing the preliminary layout of the proposed site and surface layout

5.2 Characteristics of Roadways

The new internal roadway and parking surfaces are proposed to accommodate the incoming and outgoing movement of emergency vehicles and personnel from the property entrance to the parking lots and fire engine bays. The main roadway will comprise of an asphalt surface on newly constructed road layer works. Specifications of the roadway will comply with the local Stellenbosch Municipality Engineering Standards.

5.3 Connection to Existing Road Networks

The proposed internal roadway will connect to the adjacent future residential road – School Street – located to the north-west of the development site. Provision will be made for the future road alignment and levels once received from Stellenbosch Municipality.

6. ELECTRICAL

An electrical infrastructure report for the proposed development was done in order to highlight the contributing factors associated to implement a practical solution to supply electricity efficiently to the proposed development.

Please refer to **Annexure C** for the electrical services report.



7. ANNEXURE A – TOPOGRAPHICAL SURVEY PLAN



8. ANNEXURE B – PROPOSED SITE LAYOUT PLAN

DRAWING APPROVAL

[illegible]

AMENDMENTS

[illegible]

REVISION	PHASE
----------	-------

WORKING CLIENT

CLIENT

Figure 1

PROJECT

AMESTOWN

RE STATION

AWING TITLE

PROPOSED SITE

LAYOUT PLAN

100

We

CONSULT

REFERENCES

PO BOX 12881
DIE BORO

2000-2001
 TEL: 021 898 8984
 EMAIL: STELLER@CSC.IE

DATE	DESCRIPTION	AMOUNT
10/1/20	DEPOSIT	100.00
10/5/20	WITHDRAWAL	50.00
10/10/20	DEPOSIT	75.00
10/15/20	WITHDRAWAL	25.00
10/20/20	DEPOSIT	120.00
10/25/20	WITHDRAWAL	30.00
10/30/20	DEPOSIT	90.00
11/5/20	WITHDRAWAL	40.00
11/10/20	DEPOSIT	60.00
11/15/20	WITHDRAWAL	10.00
11/20/20	DEPOSIT	80.00
11/25/20	WITHDRAWAL	20.00
11/30/20	DEPOSIT	110.00
12/5/20	WITHDRAWAL	35.00
12/10/20	DEPOSIT	95.00
12/15/20	WITHDRAWAL	15.00
12/20/20	DEPOSIT	70.00
12/25/20	WITHDRAWAL	25.00
12/30/20	DEPOSIT	105.00
1/5/21	WITHDRAWAL	45.00
1/10/21	DEPOSIT	85.00
1/15/21	WITHDRAWAL	18.00
1/20/21	DEPOSIT	65.00
1/25/21	WITHDRAWAL	32.00
1/30/21	DEPOSIT	115.00
2/5/21	WITHDRAWAL	28.00
2/10/21	DEPOSIT	98.00
2/15/21	WITHDRAWAL	12.00
2/20/21	DEPOSIT	78.00
2/25/21	WITHDRAWAL	22.00
2/28/21	DEPOSIT	108.00
3/5/21	WITHDRAWAL	38.00
3/10/21	DEPOSIT	88.00
3/15/21	WITHDRAWAL	16.00
3/20/21	DEPOSIT	68.00
3/25/21	WITHDRAWAL	24.00
3/30/21	DEPOSIT	102.00
4/5/21	WITHDRAWAL	34.00
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4/30/21	DEPOSIT	112.00
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1/15/22	WITHDRAWAL	17.00
1/20/22	DEPOSIT	65.00
1/25/22	WITHDRAWAL	29.00
1/30/22	DEPOSIT	108.00
2/5/22	WITHDRAWAL	36.00
2/10/22	DEPOSIT	85.00
2/15/22	WITHDRAWAL	19.00
2/20/22	DEPOSIT	63.00
2/25/22	WITHDRAWAL	

APPROVED BY _____

DATE: 12-14-1967 CONTRACT NO. 67-1-100

FILE # 110
XXXXXX
XXXXXX

FILE NO.
028/DRW/WORKIN

SCALE
1-250 (A1)

DATE _____

FEBRUARY 2025
DRAWING NO.

LABORING NO.
TB-028/SUR101/00

Remainder of
Page No. 527



9. ANNEXURE C – ELECTRICAL SERVICES REPORT

REPORT

JAMESTOWN FIRESTATION, STELLENBOSCH

ELECTRICAL INFRASTRUCTURE SERVICE REPORT

MARCH 2025

Report By:

DM Consulting Engineers Cape (Pty) Ltd



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Construction Cost	8
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Introduction

DM Consulting Engineers Cape (Pty) Ltd was approached by WEC Consult, the Principal Agent, to compile an electrical infrastructure report of the site, including load estimation of the proposed development. This report will need to be submitted to WEC Consult as part of their municipal submissions and for further review.



Figure 1: Location of the proposed Jamestown Firestation, Stellenbosch

The report focuses on the following:

- Existing electrical infrastructure at the site.
- Alternative Energy Sources.
- Possible challenges and obstacles.

The report will seek to consider all contributing factors associated to the current situation to arrive at a practical solution to supply electricity efficiently.

The proposal will close out the report and will be subject to the review and approval of the Principal Agent.

Analysis

Information provided.

The following information was provided to the engineer:

1. Layout of the proposed development.



Figure 2: Proposed development

The development consists of the following planned areas:

- New ground floor area.
- New first floor area.

Existing Infrastructure

Currently, an existing 11kV overhead infrastructure is installed in close vicinity to the South-west corner of the proposed development. At the South-west corner, a spur formation is installed, and the overhead infrastructure continues to be reticulated adjacent to the proposed development. The current overhead infrastructure route is shown on the satellite view in figure 3 below.



Figure 3: Existing Electrical Infrastructure (Satellite view)



Figure 4: Existing Eskom Electrical Infrastructure

Estimated Electrical Load

Our load calculation below, further indicate the following energy saving measures by the developer:

- LED lighting for energy saving in all areas of the building.
- Introduce the use of gas stoves.
- LED lighting to be used for external lighting.

Item No.	Size - m ²	Area	Level	VA/m ²	Total Load (kVA)	Diversity	ADMD (kVA)
INTERNAL BUILDING AREA							
1	14.5	Utility/flammable storage	Ground floor	65	1	80%	1
2	14.1	Hose room	Ground floor	65	1	80%	1
3	14.1	SCBA Compressor room	Ground floor	1350	19	80%	15
4	14.5	Generator room	Ground floor	65	1	80%	1
5	95.4	Truck parking space	Ground floor	65	6	80%	5
6	31.2	Lockers	Ground floor	40	1	90%	1
7	8.5	Washroom	Ground floor	750	6	80%	5
8	14.2	WC	Ground floor	40	1	80%	0
9	28.9	Kitchen area	Ground floor	85	2	80%	2
10	39.9	Operations	Ground floor	85	3	80%	3
11	22.7	Office	Ground floor	85	2	80%	2
12	10.4	Room 1	Ground floor	65	1	80%	1
13	10.1	Room 2	Ground floor	65	1	80%	1
14	8.2	Dispatch/reception	Ground floor	85	1	80%	1
15	3.9	Store	Ground floor	40	0	80%	0
16	21.4	Gym room	First floor	40	1	80%	1
17	17.5	Dorm 1	First floor	40	1	80%	1
18	15.9	Dorm 2	First floor	40	1	80%	1
19	15.9	Dorm 3	First floor	40	1	80%	1
20	17.2	Gents WC	First floor	40	1	80%	1
21	13.5	Ladies WC	First floor	40	1	80%	0
22	115.1	Lounge	First floor	40	5	80%	4
23	22	Kitchen area	First floor	85	2	80%	1
24	14.3	Officers room	First floor	65	1	80%	1
25	-	External Lighting		5	-	-	3
Sub-Total	583.4				57.651		49.16

Table 1: Preliminary Load Calculation

Based on the above load calculation, an application for 50kVA ADMD would be submitted for at the local authority, but final load calculations to be completed during the Detail Design stage of the project.

Costing

Municipal Cost

ESKOM to provide a formal quotation for the new electrical supply once the formal application has been issued.

Construction Cost

An electrical cost estimate has been previously issued for the development for review.

Recommendation

The following is recommended:

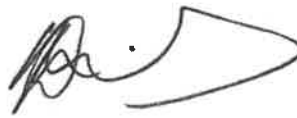
- The report be reviewed by all parties involved in order for any queries to be raised with this office.
- Formal application for a new electrical connection to be issued to the local authority, being Eskom, once the detailed load calculations have been finalised.

Compiled by:



J. P. LOURENS (SENIOR PROJECT ENGINEER)
DMCE CAPE (PTY) LTD

Approved by:



D. R. MÜLLER Pr Eng
DMCE CAPE (PTY) LTD

ANNEXURE K: HERITAGE SCREENER

CTS Reference Number:	CTS25_101
Client:	Cornerstone
Date:	April 2025
Title:	Stellenbosch Municipality proposes to develop a fire station within the Jamestown area, Stellenbosch

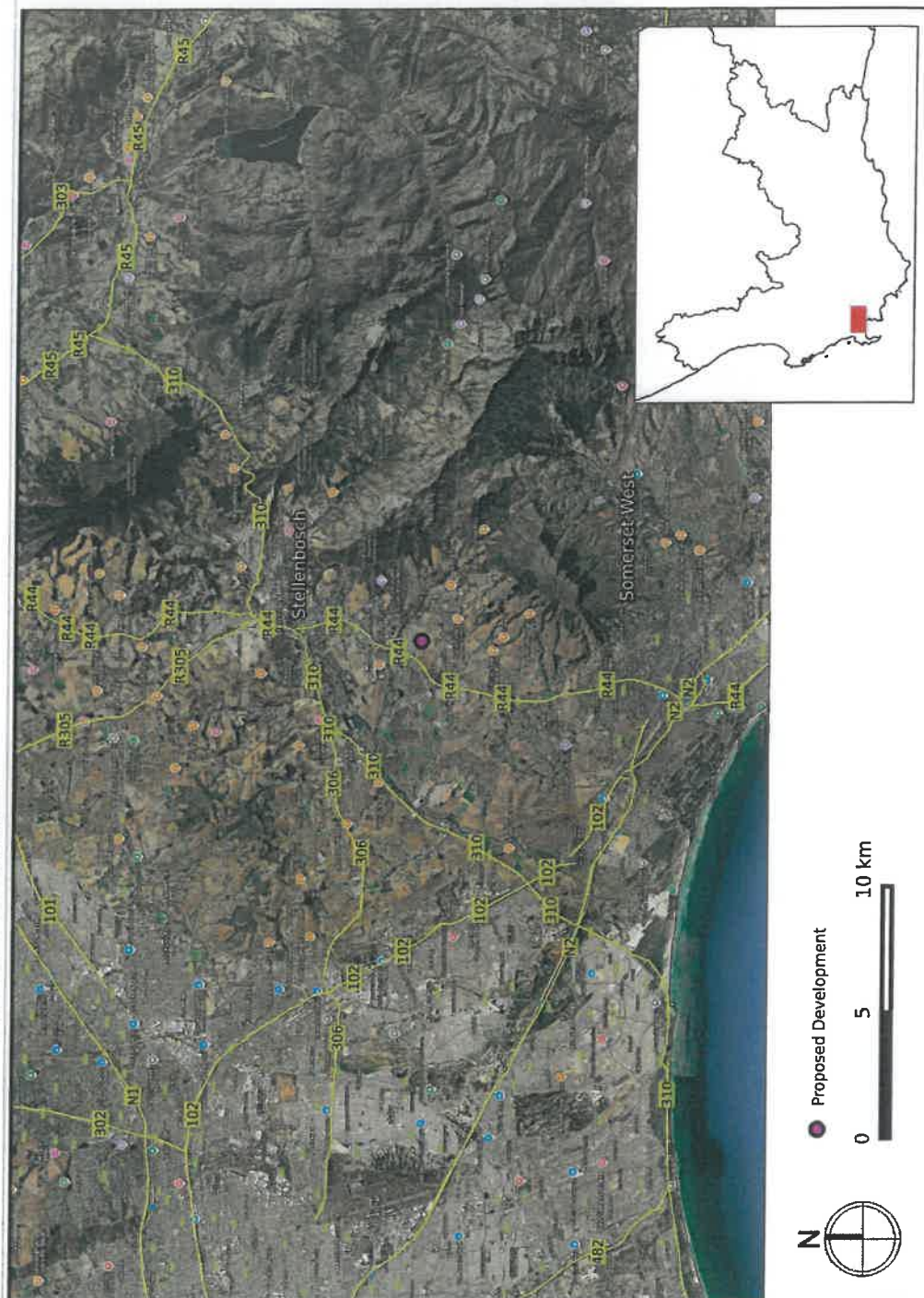
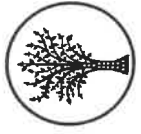


Figure A. Satellite map indicating the location of the proposed development in the Western Cape Province

RECOMMENDATION

Based on the available information, it is unlikely that the proposed development will impact on significant heritage resources and as such, it is recommended that no further heritage studies are required.



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1. Proposed Development Summary

The project entails the development of the identified site, and construction of a new fire station building with all relevant engineering services. Environmental Authorisation was obtained for the proposed future housing development around the identified site. However, the studies did not include the fire station development on the proposed sports ground.

2. Application References

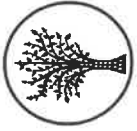
Name of relevant heritage authority(s)	HWC
Name of decision making authority(s)	DEADP

3. Property Information

Latitude / Longitude	18.8464269; -33.9834370
Erf number / Farm number	PORTION 8 OF FARM 527 AND REMAINDER FARM 527 IN JAMESTOWN, STELLENBOSCH
Local Municipality	Stellenbosch Local Municipality
District Municipality	Cape Winelands District Municipality
Province	Western Cape
Current Use	The portion of land where the development is proposed is within a fenced area used as a schools sports field. The proposed development site is an unutilised portion of this ground.
Current Zoning	Public Open Space

4. Nature of the Proposed Development

Total Surface Area	0.9ha of 4.64 ha
Depth of excavation (m)	3m
Height of development (m)	7m



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5. Category of Development

Triggers: Section 38(8) of the National Heritage Resources Act

Triggers: Section 38(1) of the National Heritage Resources Act

1. Construction of a road, wall, pipeline, canal or other similar form of linear development or barrier over 300m in length.

2. Construction of a bridge or similar structure exceeding 50m in length.

3. Any development or activity that will change the character of a site-

x a) exceeding 5 000m² in extent

b) involving three or more existing erven or subdivisions thereof

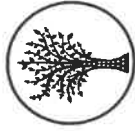
c) involving three or more erven or divisions thereof which have been consolidated within the past five years

4. Rezoning of a site exceeding 10 000m²

5. Other (state):

6. Additional Infrastructure Required for this Development

NA



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7. Mapping (please see Appendix 3 and 4 for a full description of our methodology and map legends)



Figure 1.1 Overview Map. Satellite image (2024) indicating the proposed development area relative to Jamestown.

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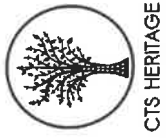
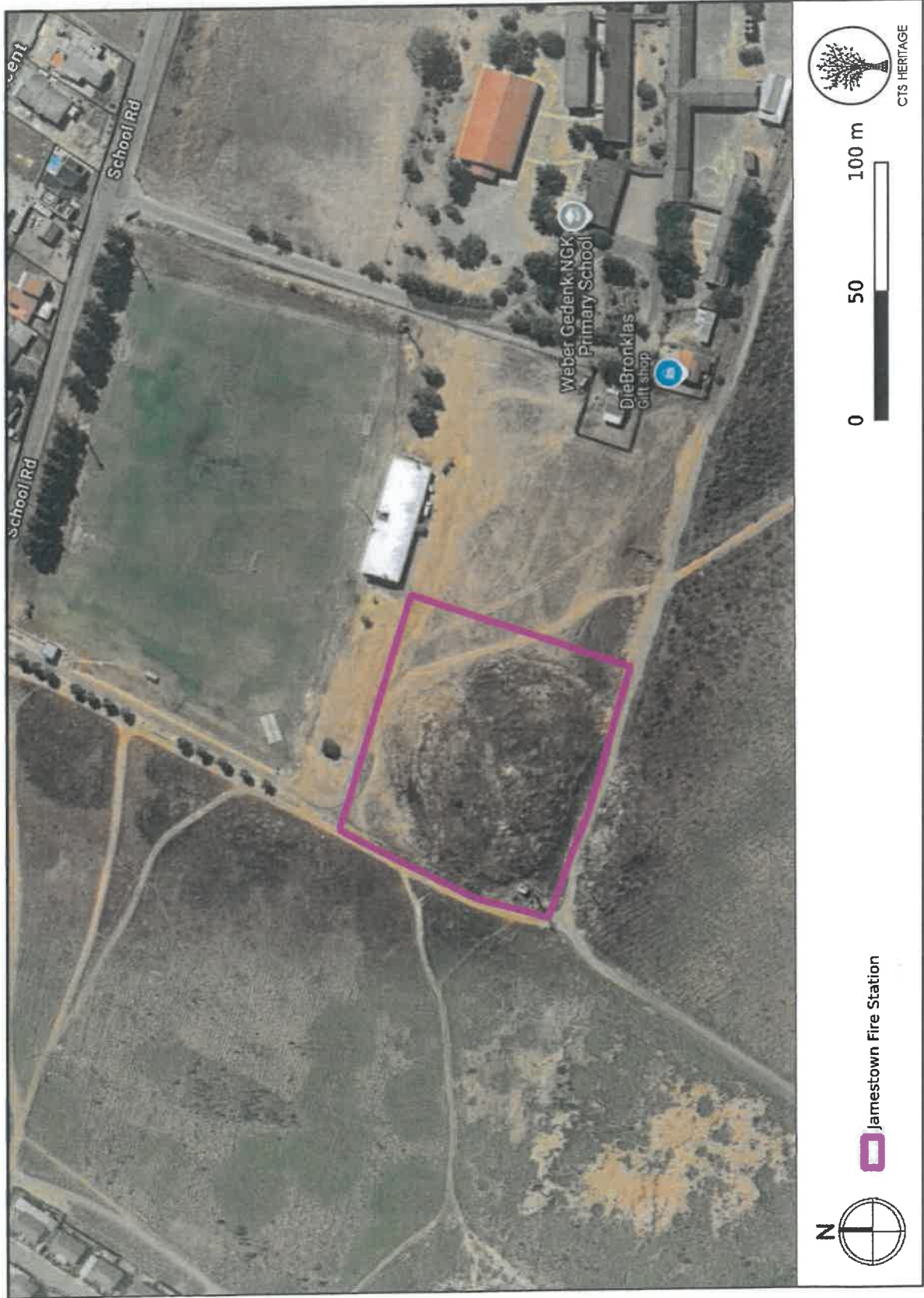


Figure 1.2 Overview Map. Satellite image (2024) indicating the proposed development area

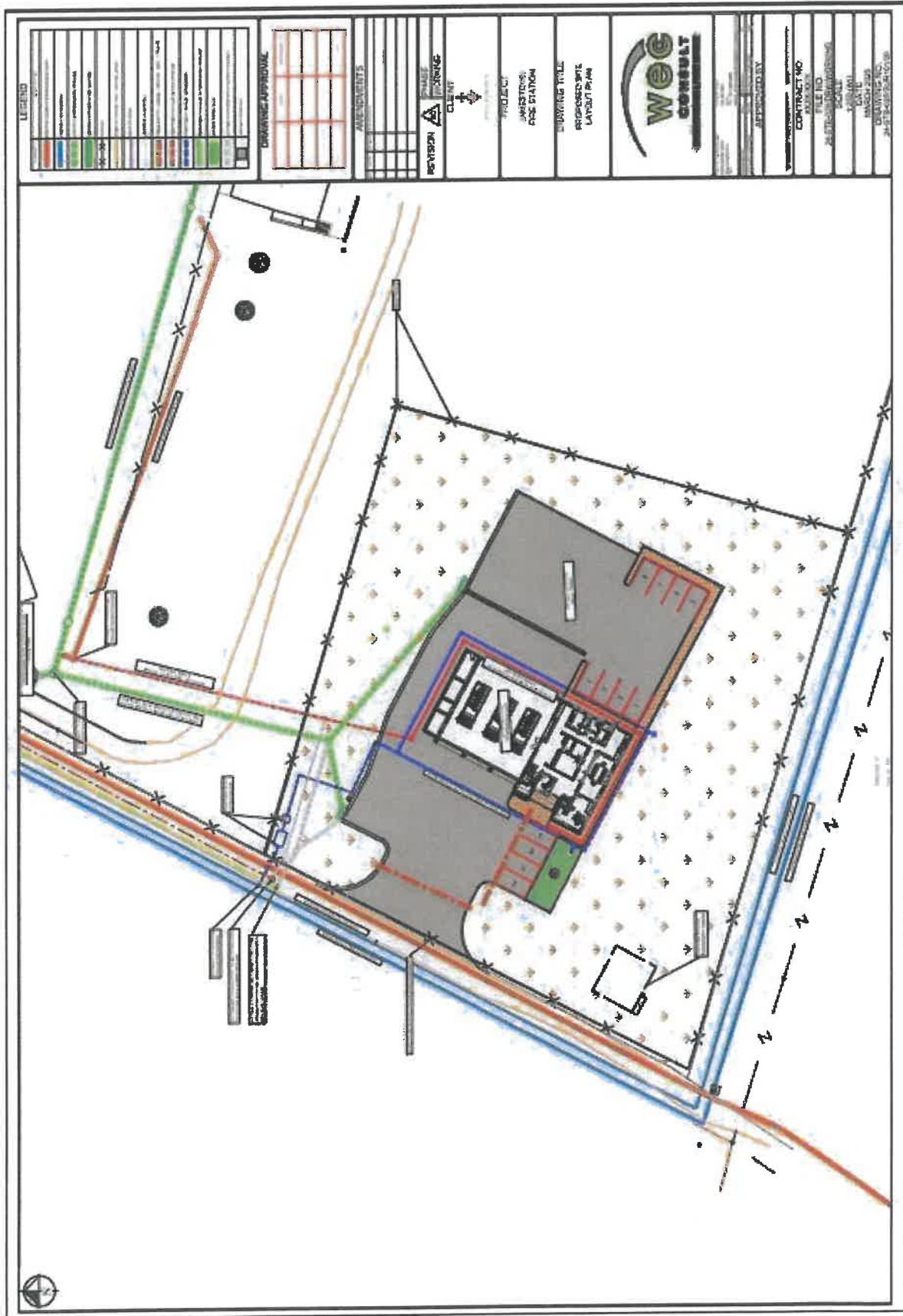


Figure 1.3 SDP. From the client



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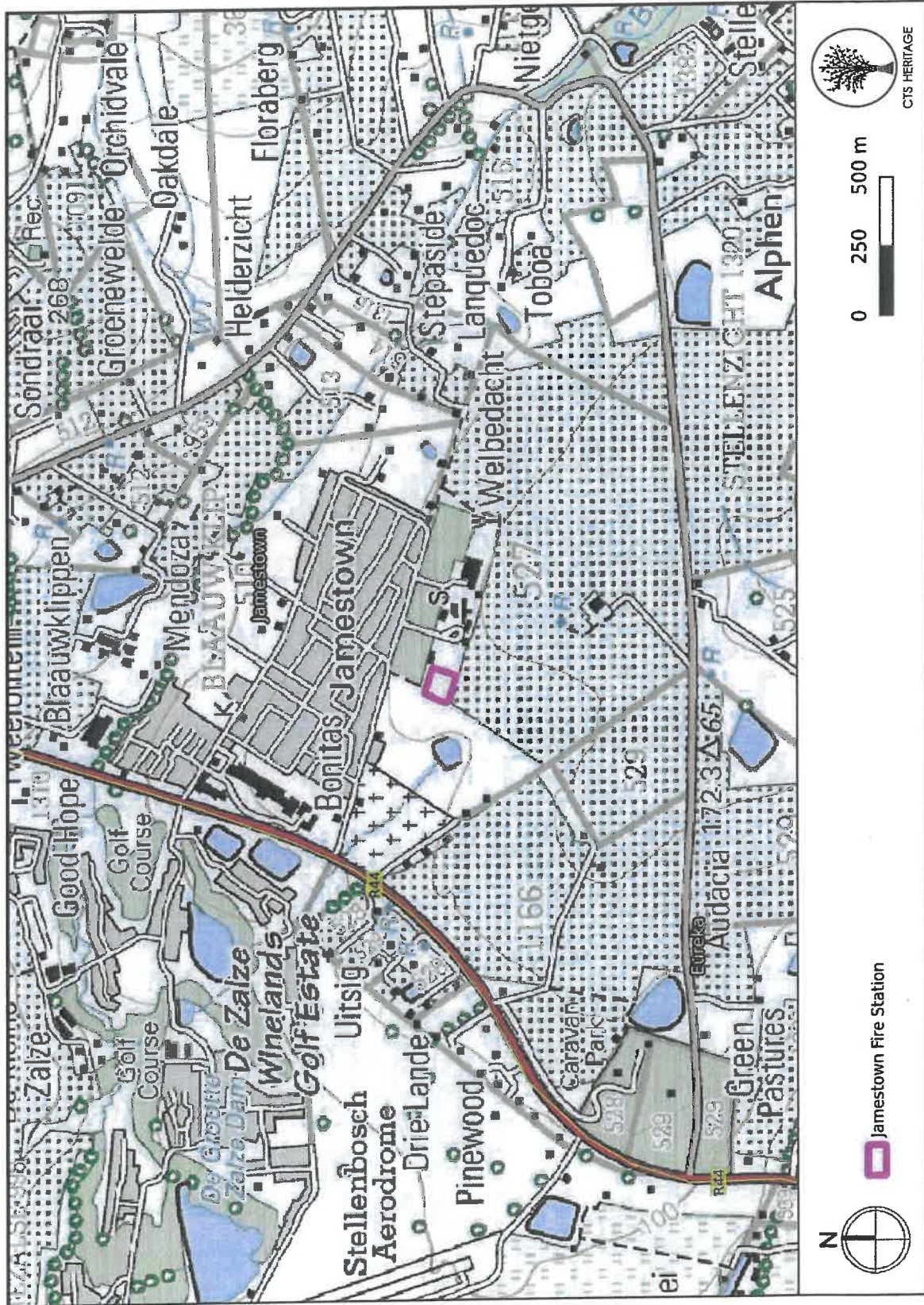


Figure 1.3 Overview Map. Extract from the 1:50 000 Topo map for the development area.





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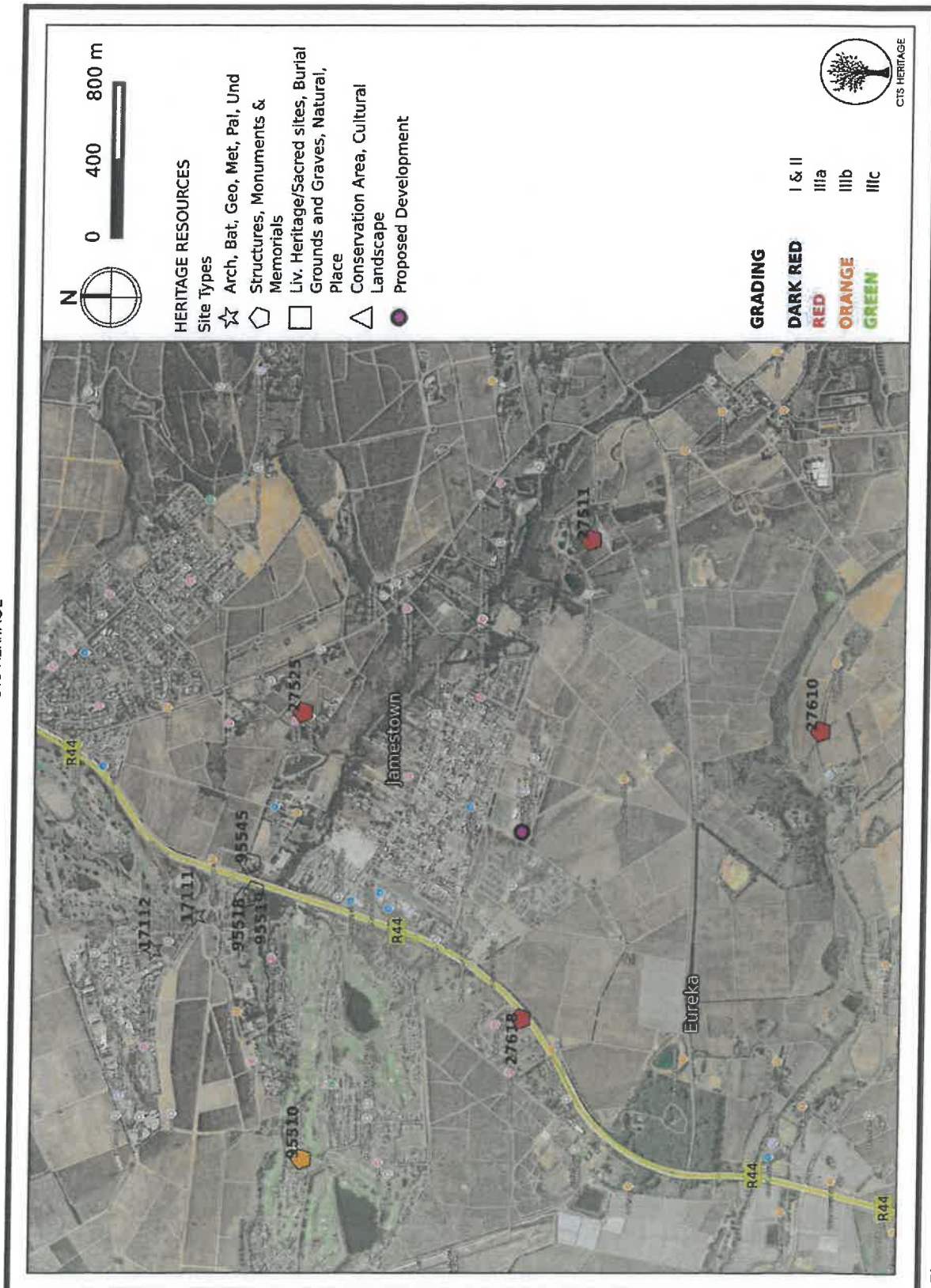
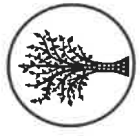


Figure 3.1 Heritage Resources Map. Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated.

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Figure 3.2 Heritage Resources Map. Extract from the Stellenbosch Municipal Heritage Survey. The purple star is the proposed development. See Heritage Assessment for full description of the landscape unit

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Figure 3.4 Heritage Resources Map. Extract from the Cape Malmesbury Map 1880-1890, location is an approximation.

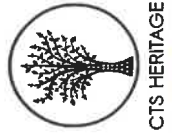
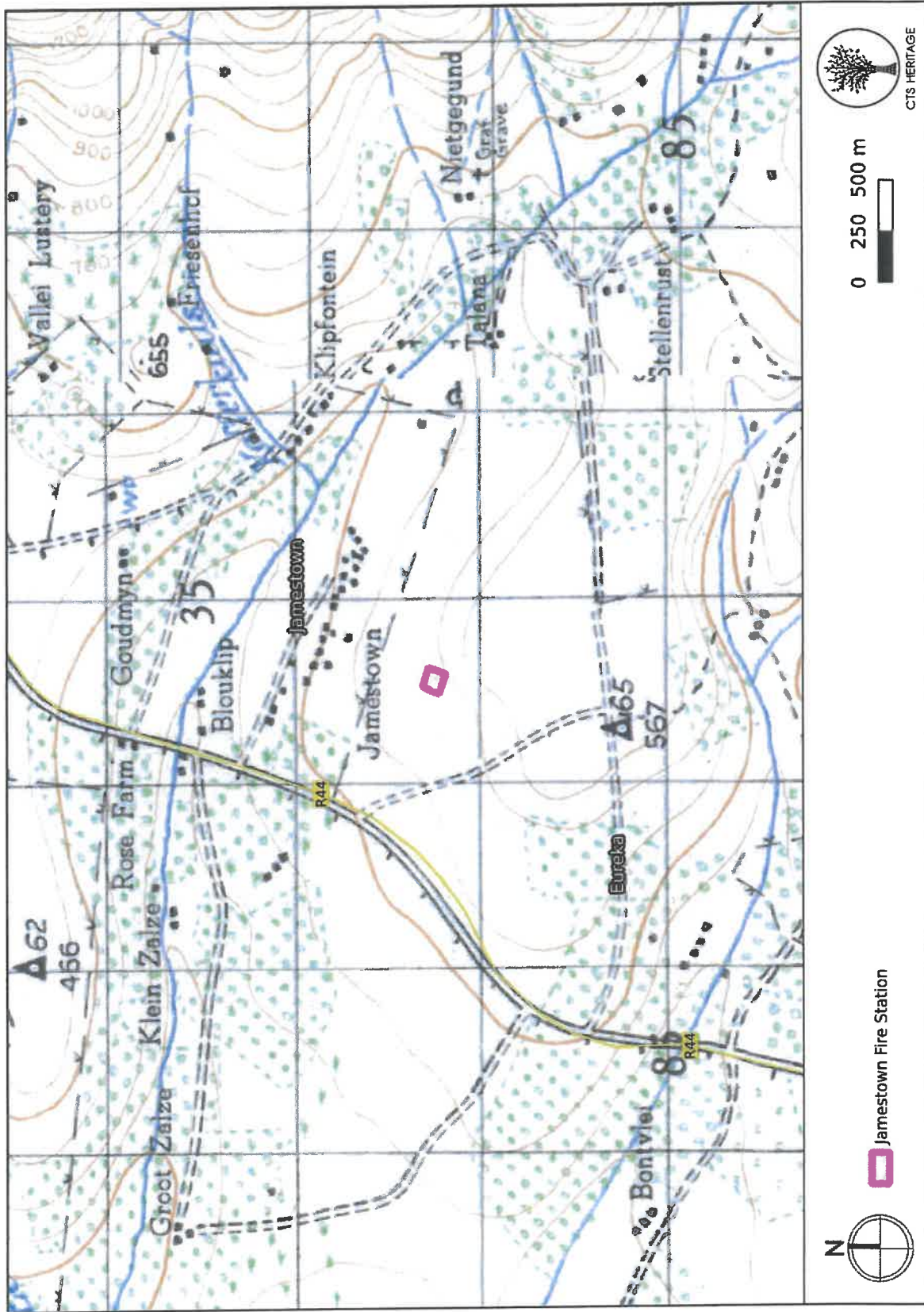


Figure 3.5 Heritage Resources Map. Extract from the 1st Edition Topo Map



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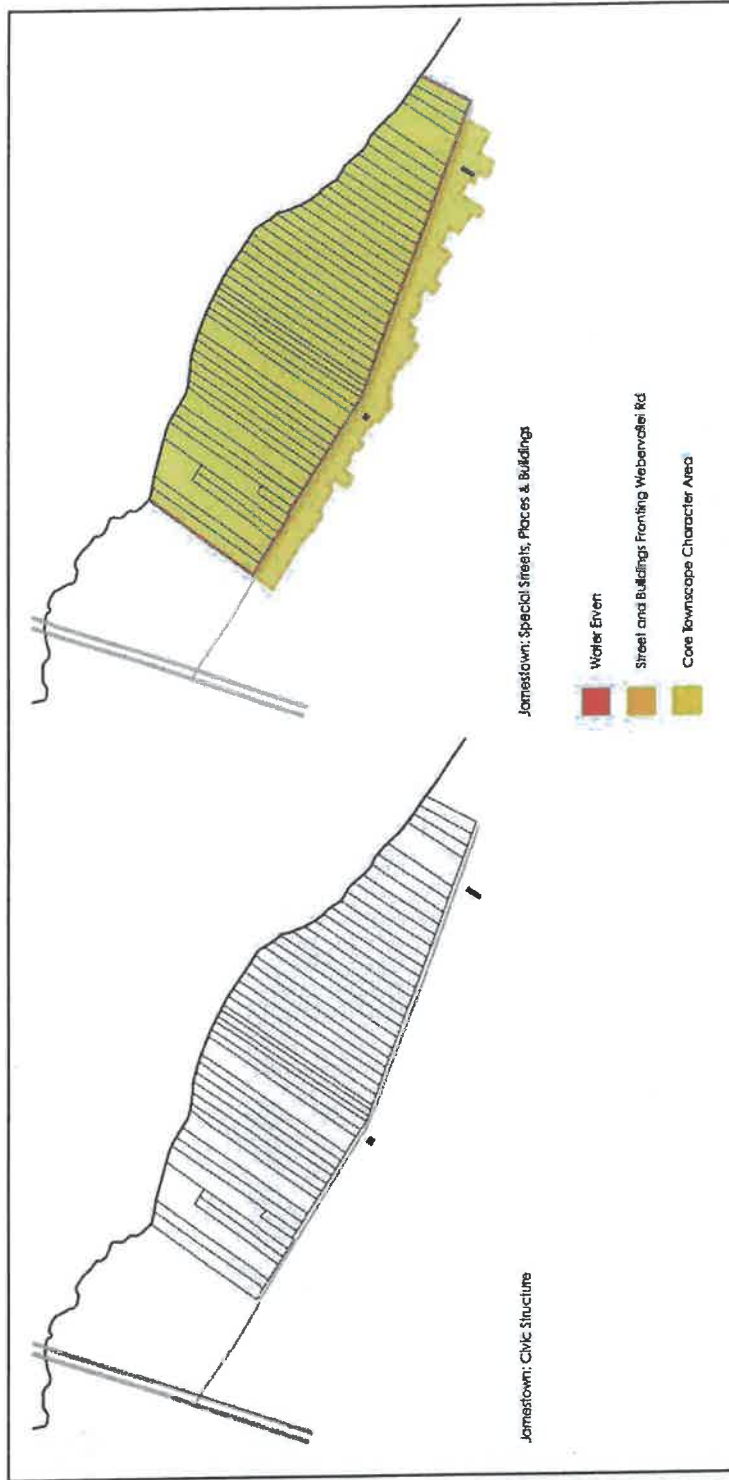


Figure 3.6 Heritage Resources Map. Extract from the Stellenbosch Municipal Heritage Survey indicating the sensitive portions of Jamestown located away from this proposed development area.

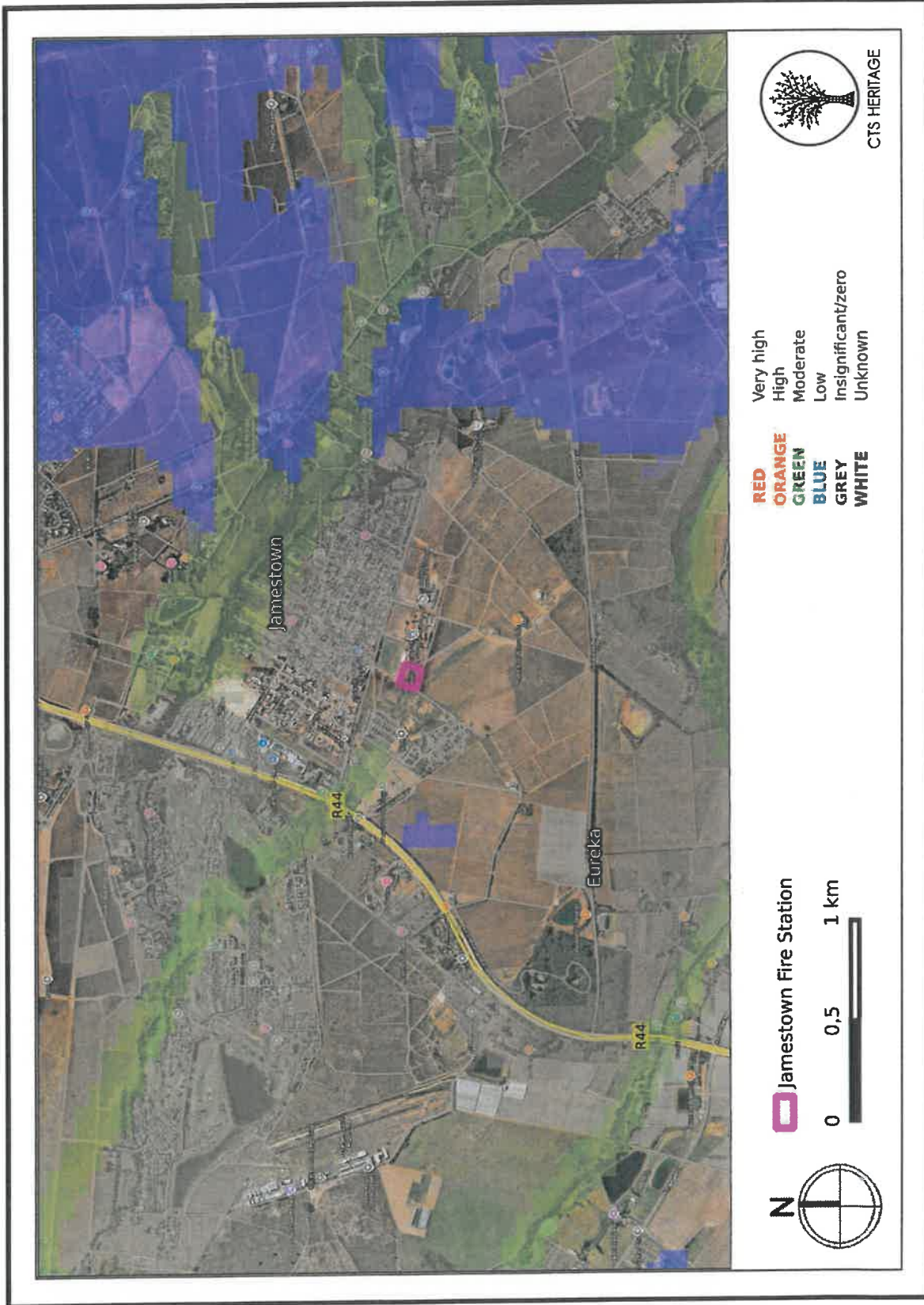
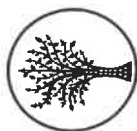


Figure 4. Palaeosensitivity Map. Indicating moderate to insignificant to moderate fossil sensitivity underlying the study area. Please See Appendix 3 for a full guide to the legend.

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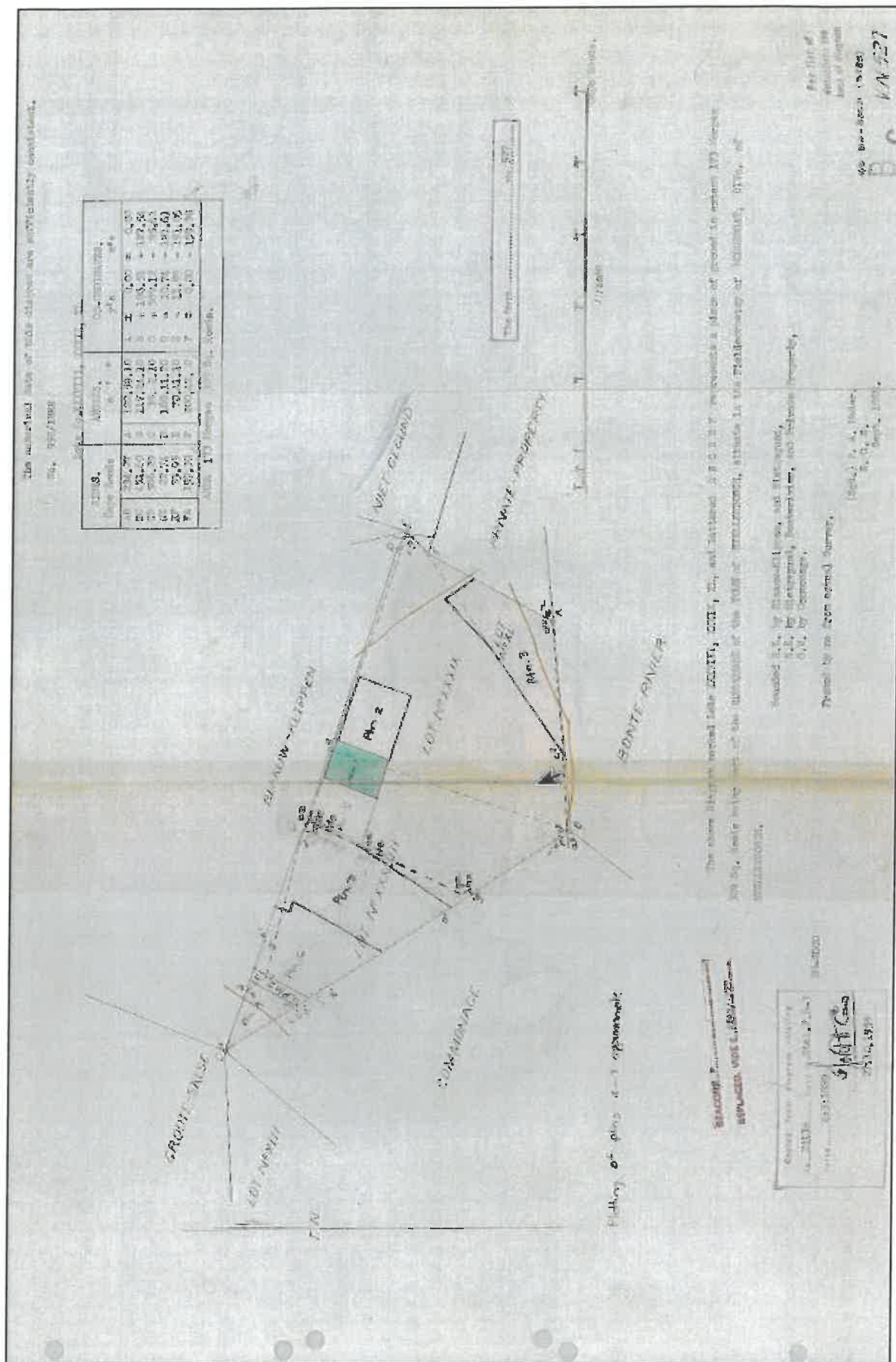


Figure 6: Parent Farm SG Diagram (1888)

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8. Heritage Assessment

The project entails the development of the identified site, and construction of a new fire station building with all relevant engineering services. Environmental Authorisation was obtained for the proposed future housing development around the identified site. However, the studies did not include the fire station development on the proposed sports ground.

Cultural Landscape

A substantial amount of heritage identification, survey and inventory work has been conducted in the rural and urban areas of the Stellenbosch Municipality including the Stellenbosch Rural Area Plan (Postlethwayt 2016) [SAHRIS NID 369214] and the Stellenbosch Municipal Heritage Survey (SMHS) - Phases 1 to 4 (Jansen et al 2019) [SAHRIS NID 369253]. The SMHS systematically identified significant heritage resources at a site and landscape scale throughout the Stellenbosch Municipality. Through this process, a number of sites were identified in close proximity to the area proposed for development (Figure 3.2), all of which are associated with the historic rural landscape that surrounds Stellenbosch. These reports provide detail on the evolution of the cultural landscape of Stellenbosch and are used extensively as references in this screener.

Jamestown is described in detail in the SMHS as follows:

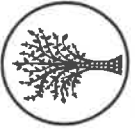
Jamestown would once have strongly resembled an the archetypal Cape Mission Settlement: a primary street running parallel to a river course; a church occupying a prominent position; cottages lining the road; long, narrow farming allotments running between each cottage and the river course; and an agricultural and wilderness backdrop to the whole. c1938 aerial photography attests to the strong pattern that would once have existed, with the narrow allotments also extending from the cottages up the hillside, to the south. In essence, Webersvallei Road would have formed the central spine to the settlement, with the church located at the top of the hill. Unfortunately in Jamestown, gentrification has meant that only the long farming allotments are still clearly legible in the townscape. The area south of Webersvallei Road has been entirely developed, with a mid 20th century suburban pattern of street compromising any village character that remains. The interface with the R44 has also been developed in an insensitive manner, with "strip mall" and car outlets creating a buffer between the main road and the historic village. More worryingly, development has begun to encroach to the north of Webersvallei road, threatening the narrow farming allotments that run down towards the Blaauwklippen River – these being the last townscape element/settlement pattern that visually and symbolically connects Jamestown to the other 19th and early 20th century Mission Settlements at the Cape.

The farming allotments are seen to be the most significant element within Jamestown, spatially and symbolically connecting it to the grouping of Mission Settlements, which are of significance in the history of the Cape and the Province. Additionally, Webersvallei Road and the first row of plots facing northwards onto it is included in the townscape character area: it is here that the key community and institutional sites are located (the churches and the general store), but it is also where the historic scale of the cottages, and their relationship to the agricultural allotments, can still be discerned. These elements are collectively seen to embody the core remaining townscape character of Jamestown, and should duly be protected, and development controlled to ensure this historic pattern is retained and strengthened.

According to the SMHS, the proposed dam falls inside the boundaries of the following Landscape Character Unit:

Eerste River Helderberg Footslopes:

C28 Area next to Jamestown This unit is mainly flat to rolling, with the Stellenbosch Mountains as a magnificent backdrop. The Stellenrust Road forms the southern boundary of the unit and then traverses the landscape in the east. This land unit mostly consists of straight-edged vineyards with two neat and tightly fitted modern farmyards between the blocks of vineyards. A strong visual element is an avenue of mature trees leading towards a residence from the R44 in the west of the unit. Most of the soils are moderately suited for agriculture (viticulture). The unit comprises one of the original commonage areas within the Eerste River area, though very little reference to commonage is found in its current fabric. The Weber Gedenk School plays an important social role in Jamestown and beyond. The property has an intrusive and neglected appearance in contrast to the uniform vineyards to its south, although it could be read as an extension to Jamestown's urban character.



This manicured landscape unit is part of a larger agricultural landscape with most of its land once functioning as a historic commonage area. Intrusive development in the form of a bright orange farm stall is found next to the R44. Any development that is in contrast to the larger rural character should be discouraged, but the historic function of commonage could be explored in more detail.

Due to the nature of the proposed development, within an existing disturbed area and due to the position of this development within Jamestown's urban character area, no impact to this Grade IIIB cultural landscape is anticipated as the proposed development is unlikely to change the cultural landscape character elements of the area described above.

Archaeology

According to Kaplan in an AIA located 5km northwest of the proposed development (1991, SAHRIS NID 4430) "Little is known about the archaeology of the Belhar residential area and the surrounding area affected by the proposed widening of the MR177. The records of the South African Museum Archaeology Data Recording Centre indicate no evidence of any sites, artefactual material or features being found in the area. Nearby at Stellenbosch, however, there are numerous published accounts and observations of Early Stone Age and Middle Stone Age artefacts being recovered from the slopes of the surrounding mountains and in cultivated fields. Many of these finds are out of context and therefore not considered to be archaeologically significant save for comparative and collection purposes.

According to Gabebe Abrahams of the Cultural History Museum the area around the Simon van der Stel Rifle Range, now extensively vegetated, but including open drift sands to the west, is known to contain some early dumping sites, where Victorian period glass bottles have been recovered by bottle diggers. A permit from the National Monuments Council is required should digging for specifically cultural artefacts be undertaken in the area, and these have been granted on occasion.

Survey And Results: An initial impact assessment of the area located no archaeological sites or artefacts. It is doubtful whether archaeological finds of any significance would be recovered should a detailed survey be undertaken. Thus the significance of the impact can be considered low."

The ESA and MSA artefacts Kaplan is referring to include the Bosmans Crossing PHS. Early Stone Age (ESA) implements were first discovered by the French entomologist Dr Louis Peringuey in 1899 at Bosman's Crossing at the foot of the Papagaaiberg alongside the Eerste River in Stellenbosch (Peringuey 1902, 1911; Seddon 1966). ESA Acheleun sites, which are characterised by the presence of specific types of tools such as handaxes, choppers and cleavers, have been recorded throughout the country, and are especially associated with river terraces and streams, mountain slopes, and in degraded and transformed areas such as slope washes, cuttings, excavations, and in vineyards and old fields, where they are often brought to the surface by ploughing. While marine resources were exploited particularly intensively over the past 6,000 years, the predominant subsistence strategy changed with the arrival of herders in the Cape some 2,000 years ago (Halkett & Hart 1995, NID 4851). It is these Khoe pastoralists that are recorded in the accounts of the early European travellers who encountered them from the late fifteenth century onwards and drove them out of the area as they settled it (Hart 1995, NID 3909).

Clift (2011, SAHRIS NID 368841) in an HIA for R310, describes the areas archaeology as "The Stellenbosch area was once well known for its occurrences of Early and Middle Stone Age tools and the so-called 'Stellenbosch Industry' was commemorated by a plaque (which has subsequently been stolen) on a boulder near the Adam Tas bridge, just outside Stellenbosch. Archaeological material in the immediate vicinity of the R310 is restricted to widely dispersed occurrences of low density of Early and Middle Stone Age artefacts and occasionally 19th century ceramics. Artefacts were mostly found in disturbed contexts."

However, despite the overall archaeological sensitivity of the Cape Winelands, the area proposed for development has been subject to intense agriculture for many years and as such, it is unlikely that significant archaeological heritage will be impacted by the proposed development. In addition, the specific area proposed for development has been previously disturbed and intact significant archaeological resources are unlikely here.



Palaeontology

The area proposed for development is underlain by sediments of moderate to zero palaeontological sensitivity according to the SAHRIS Palaeosensitivity Map (Figure 4). The proposed development is underlain by Granite from the Kulls River Batholith Formations which has **insignificant or zero** palaeontological sensitivity. The area which is depicted as having moderate sensitivity on the SAHRIS Palaeosensitivity Map, is underlain by Quaternary Alluvium which has **low** palaeontological sensitivity. According to the Palaeotechnic Report for the Western Cape (Almond and Pether, 2008), alluvium has a very low sensitivity for impacts to significant palaeontology and as such no further assessment of impacts to palaeontological heritage is recommended. Due to the limited excavations anticipated, it is unlikely that significant palaeontological heritage resources will be negatively impacted by the proposed development.

Conclusion

Based on previous impact assessments and heritage inventories completed in the area, much is already known about the likely impacts on heritage resources anticipated from this proposed development. Due to the limited nature and scale of the proposed development, no impact to heritage resources is anticipated and the proposed development is unlikely to change the character of the area.

RECOMMENDATION

Based on the available information, it is unlikely that the proposed development will impact on significant heritage resources and as such, it is recommended that no further heritage studies are required.



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APPENDIX 1: List of heritage resources in proximity to the development area

Site ID	Site no	Full Site Name	Site Type	Grading
95463	Spier Farm Wierf	Spier Farm Wierf, Portion 1 of Farm 1419, Stellenbosch	Building	Grade IIIa
95466	Spier Farm	Spier Farm Wierf Artefacts	Artefacts	Grade IIIb
95468	Welmoed 01	Welmoed Estate 01	Building	Grade IIIb
95469	Welmoed 02	Welmoed Estate 02	Burial Grounds & Groves	Grade IIIa
95575	MEER03	HIA_MEERRUSTESTATESMONDIUM_ESTATE	Structures	Grade IIIb
138956	9/2/084/0157	Spier, Stellenbosch District	Place	

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APPENDIX 2: Reference List

Heritage Impact Assessments				
Nid	Report Type	Author/s	Date	Title
3413	AIA Phase 1	Hennie Vos	01/01/2006	Asara Wine Estate, Stellenbosch (Farm 203/1 Verdun/Morgenster): Historical, structural & archaeological assessment of select buildings and sites
3423	AIA Phase 1	Hennie Vos	01/01/2002	Bosman's Crossing, Stellenbosch: A survey of its historical context
3424	AIA Phase 1	Hennie Vos	01/01/2009	Bosman's Crossing, Stellenbosch: A historical survey of the area & heritage value of Plot 6201, lower Dorp Street
3432	Heritage Study	Hennie Vos	01/01/1993	Brue oor die Eerste Mer: Compagnies drift, Meerlust en Brinksdrif, Geduld
3474	AIA Phase 1	Hennie Vos	01/01/2002	De Blaauwe Klippen, Stellenbosch: Historical survey and structural research of an 18th century farmyard (March)
3476	HIA	Hennie Vos	01/01/2004	De Goede Hoop Farm, Dwaars River Valley, Drakenstein (Report 1: Structural investigation of the outbuilding (stables) of the early 18th century)
3477	AIA Phase 1	Hennie Vos	01/01/2004	De Goede Hoop Farm, Dwaars River Valley, Drakenstein (Report 2: Historical survey of the owners)
3478	HIA	Hennie Vos	01/01/2004	De Groot Zalte, Stellenbosch: Report 1: First Phase: Structural investigations of an early pioneer dwelling (July)
3560	AIA Phase 1	Hennie Vos, Sarah Wurz	01/01/2003	Jamestown, Stellenbosch: A survey of its prehistoric & historical context
3572	Archaeological Permit Report	Hennie Vos	01/01/2004	La Gratitude, Stellenbosch: Archaeological excavations on site of an earlier outbuilding
3575	AIA Phase 1	Hennie Vos	01/01/1992	Lanterac Landgoed, Die 1830 plaspastat: Oorsiglike ondersoek van mure

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3597	HIA	Hennie Vos	01/01/1983	Nietgegrind farm, Stellenbosch: A short report on the manor house
3616	AIA Phase 1	Hennie Vos	01/01/2000	Portryse Valley, Stellenbosch: Historical and structural investigations of the farm portion Edgoboston
3686	AIA Phase 1	Hennie Vos	01/01/1999	Schoongezicht farm, Ida's Valley, Stellenbosch: Historical survey and structural investigation of the 1900 wine-cellar and related buildings
3695	AIA Phase 1	Hennie Vos	01/01/1998	Spiet farm: A survey of its early history
3696	AIA	Hennie Vos	01/01/1994	Spiet farm: Documentation of Buildings I (1778) and II (1817)
3697	AIA	Hennie Vos	01/01/1994	Spiet farm: Historical and structural investigation of the Main Building 1822
3698	AIA Phase 1	Hennie Vos	01/01/1999	Spiet Wine Estate: Archaeological survey of the Craft Village site, Conference Hotel site, Resort Hotel (Ritz Carlton) and Summary Recommendations
3733	AIA Phase 1	Hennie Vos	01/01/1985	Wielgevallen: an historical and archaeological perspective of an early 18th century colonial farm (1916/77 excavations)
3734	AIA Phase 1	Hennie Vos	01/01/1998	Weinmoed Farm, Stellenbosch: Investigation of the 19th c. graveyard of the Van der Bijl family
3818	AIA Phase 1	Sarah Wurtz	03/05/2005	Phase 1 Archaeological Assessment of Erf 870 4001 and 4002, Eerste River, District of Belville, Western Cape
4351	AIA Phase 1	Jonathan Kaplan	08/03/2005	Phase 1 Archaeological Impact Assessment Portion 2 of Farm 420 Kullis River Western Cape Province
4354	AIA Phase 1	Jonathan Kaplan	01/10/2001	Heritage Impact Assessment, Portion 2 of the Farm Elkeboom No. 238, Kullis River
4357	AIA Phase 1	Hilary Deacon	18/04/2005	Kullis River Archaeological Impact Assessment Report Portion of Erf 3418 (Brockenfell) and 35069 (Belville), Sate Inval
4358	AIA Phase 1	Jonathan Kaplan	01/11/2005	Phase 1 Archaeological Impact Assessment Proposed Development of Various Portions of the Farm Hoesendal No.222 Kullis River
4359	AIA Phase 1	Jonathan	01/11/2006	Phase 1 Archaeological Impact Assessment: Proposed Housing Development Portion 86 of the Farm

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		Kaplan		Hoesendal No. 222 Kullis River, City of Cape Town
4361	AIA Phase 1	Jonathan Kaplan	01/05/2001	Heritage Impact Assessment, Portion 12 of the Farm 214, Brockenfell
4362	AIA Phase 1	Jonathan Kaplan	01/06/2001	Phase 1 Archaeological Impact Assessment Proposed Development Erf 3418 (Morgan Grounds) Brockenfell
4363	AIA Phase 1	Jonathan Kaplan	01/10/2001	Heritage Impact Assessment, Erf 10900, Brockenfell South
4364	AIA Phase 1	Jonathan Kaplan	01/10/2001	Heritage Impact Assessment: Portion 46 of Farm 222, Brockenfell
4430	AIA Phase 1	Jonathan Kaplan	01/01/1992	An Archaeological Impact Assessment of the Proposed Upgrading of the MR 177
4687	AIA Phase 1	Hennie Vos	01/10/2000	Jonestown Retail Centre on Blaauwklippen (510), Portion 593/4 Historical and Archaeological Survey
4689	AIA Phase 1	Hilary Deacon	15/03/2005	Archaeological Impact Assessment Report Portions 7 & 8 Blaauw Klip 510, Stellenbosch
4695	AIA Phase 1	Jonathan Kaplan	01/02/1998	Archaeological Study Portion of Portion 33 of the Farm Krommerivier 175, Stellenbosch
4696	HIA Phase 1	Penny Pistorius, Stewart Harris	01/05/2004	Heritage Study 7 and 9 Dorstyd Street, Stellenbosch Erf 6171
4697	AIA Phase 1	Hennie Vos	01/03/2003	D'Ouwe Wierf Church Site and Cemetery Historical Overview and a Preliminary Sub-Surface Investigation
4700	AIA Phase 1	Hennie Vos	01/05/2002	Teologiese Kweekskool Stellenbosch (Ou Dorstyd Persel) Argologiese Onderzoek (Fase 1) op die Voorgeleide Kapel-terrein
4701	AIA Phase 1	Dave Halkett	01/08/1993	Assessment of the Main House at Morgenhof

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		Jonathan Kaplan	01/04/1999	Historical Assessment Brandwacht Farm, Stellenbosch
4702	AIA Phase 1	Jonathan Kaplan		
4704	AIA Phase 1	Hilary Deacon	08/06/2006	Phase 1 Archaeological Impact Assessment Report: Aon De Wieber Residential Estate
4705	AIA Phase 1	Hilary Deacon	14/05/2007	Archaeological Impact Assessment: Tweespruit Development, Technopark, Stellenbosch (Erf 1310)
6482	AIA Phase 1	Jonathan Kaplan	01/08/2009	Archaeological Impact Assessment De Zalte Whelands Golf Estate Southern Extension Erf 4 De Zalte and Portion 10 of Farm 502 Stellenbosch
6496	AIA Phase 1	Timothy Hart	01/09/2008	Phase 1 Archaeological Assessment: Die Bokke, Stellenbosch (Portion 3 of Farm 104)
6683	AIA Phase 1	Jonathan Kaplan	01/05/2008	Archaeological Impact Assessment Farm Hoosendal 222 Portion 52 and Erf 20481 Brackenfell South, City of Cape Town
6995	AIA Phase 1	Hilary Deacon	22/07/2008	Archaeological Impact Assessment: Joalid Wine Centre (Rem No.357, Stellenbosch, Western Cape)
7072	AIA Phase 1	Timothy Hart, Jayson Orton	09/04/2008	Archaeological Impact Assessment for Proposed Developments at Klein Gusrout (334/20), Jonkershoek, Stellenbosch Magisterial District, Western Cape
114724	HIA Phase 3	Fabio Todeschini	08/03/2013	Heritage Impact Assessment of the Proposed Consolidation and Subdivision of the Reminders of the Farms Rustenburg 53, 55, 105 and 108; Part of the National Heritage Site of Ida's Valley, Stellenbosch
356816	AIA Phase 1	Lietz van Pligten-Vos	10/05/2010	PHASE 1 ARCHAEOLOGICAL IMPACT REPORT FARM ST468&63 (47,7549 HA), BLACKHEATH, CITY OF CAPE TOWN, WESTERN CAPE
356900	AIA Phase 1	Colin Cornball	01/03/1998	Archaeological Preliminary Report - Longlands Farm, Stellenbosch
363706	HIA Phase 2	Quahito Somie	01/02/2010	HIA: De Zalte Phase 2 Erf 4 De Zalte & Portion 10 of Farm 302
368774	Heritage Study	Harriet Clift	01/01/2010	Heritage Chapter Status Quo Report Cape Whelands District Municipality. Unpublished report prepared for SRK Consulting SA (Pty) Ltd.
368814	AIA Phase 1	Lita Webbley	01/08/2012	PROPOSED DEVELOPMENT ON PORTION 128 OF FARM 468 (VELMOED ESTATE), STELLENBOSCH.

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		Dove Hollett		WESTERN CAPE PROVINCE
368827	HIA Phase 1	Lize Malan	01/10/2012	Heritage Impact Assessment: Portion 128 of the Farm Welmoed Estate No. 468, Stellenbosch
368836	AIA Phase 1	Jonathan Kaplan	01/01/2002	Phase 1 Archaeological Impact Assessment proposed development De Vrijland Residential Estate
368839	Archaeological Permit Report	Harriet Clift	01/04/2004	Rescue excavation and recording at Erven 1258 and 1263, Simonsplein, Stellenbosch
368840	AIA Phase 1	David Hollett	01/11/2012	ARCHAEOLOGICAL IMPACT ASSESSMENT OF SPECIFIC INTERVENTIONS FOR EMBANKMENT REHABILITATION PROPOSED AS PART OF THE STELLENBOSCH RIVER MANAGEMENT PLAN
368841	HIA Phase 1	Harriet Clift	04/02/2011	Heritage Impact Assessment Upgrade of R310 (M168 and TR2/1) and Quarterlink on TR2/1
368872	Heritage Study	Penny Pistorius, Stewart Harris	01/04/2003	STELLENBOSCH OU KERKHOF HERITAGE STUDY
368875	Research Publication	J.D. Sedden	01/10/1966	The Early Stone Age at Bosman's Crossing, Stellenbosch
368936	Heritage Study	Harriet Clift	25/05/2011	Assessment of the historic dwelling 'Jonkersdrift 6C' previously Mount Happy (Farm 1444, Stellenbosch)
368943	HIA Phase 1	Jayson Orton	20/09/2016	HERITAGE IMPACT ASSESSMENT FOR THE PROPOSED REHABILITATION OF THE STELLENBOSCH LANDFILL, STELLENBOSCH MAGISTERIAL DISTRICT, WESTERN CAPE
369007	Archaeological Monitoring	Lita Webbley	01/08/2011	ARCHAEOLOGICAL MONITORING DEVELOPMENT ON ERF 16044 (ADJOINING D&C "MOUVE WERF"), CHURCH STREET, STELLENBOSCH, WESTERN CAPE
369029	Site Inspection Report	Hennie Vos, Harriet Clift	16/07/2006	Information document: Exemption of Phase 1 Archaeological Impact Assessment 6C" Hostersdrift Erf 15686, Stellenbosch (previously Erven 1539 and 3561)
369033	AIA Phase 1	Hilary Deacon	01/06/1997	PHASE ONE ARCHAEOLOGICAL INVESTIGATION DE ZALZE GOLF AND AGRICULTURAL ESTATE

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			STELLENBOSCH	
369062	Heritage Study	Harriet Clift	Archival study: Jonkersdrift sewerage pipe line Farm 1441, 1440, 1308/8 (Previously Mount Happy) Farm 334/17 (Portion 17 of Klein Grootvlei) Remolder Farm 321 (Mount Happy) Farm 1022 and Erf 3593.	
369088	HIA Phase 1	Hlari Deacon	FIRST NATIONAL BANK EXTENSION ANDRINGA STREET STELLENBOSCH	
369155	HIA	Hennie Vos	De Grootle Zaize farm, Stellenbosch: Historical survey of the owners: Report 2	
369213	Heritage Study	Hennie Vos	Parlisse Vallei, Stellenbosch	
369214	Heritage Study	Cindy Postlethwayt	Heritage Draft Status Quo, Stellenbosch Rural Area Plan	
369232			Stellenbosch Kommando	
369233	Heritage Study	Fabio Todeschini, Liana Jansen	HERITAGE INVENTORY OF, AND MANAGEMENT PLAN FOR, THE TANGIBLE RESOURCES IN THE STELLENBOSCH MUNICIPALITY (EXCEPT FOR A PART OF THE TOWN OF STELLENBOSCH ITSELF)	
369287	HIA Phase 1	Henry Alkman	MEERLUST ESTATE: SIMONDIUM	
369341	HIA	Hennie Vos	GROENHOF: GRENSBAKENS UIT VERVLOE DAE	
369472	Significance Report	Janette Deacon	WELGEVALLEN HISTORICAL, ARCHAEOLOGICAL SITE, STELLENBOSCH	
369480	Significance Report	Janette Deacon	PROPOSED DECLARATION AS A NATIONAL MONUMENT: HISTORICAL ARCHAEOLOGICAL SITE ON THE FARM WELGEVALLEN, STELLENBOSCH DISTRICT	
369489	Heritage Study	Kirstin van Tonder	PROPOSED PROVISIONAL DECLARATION AS A NATIONAL MONUMENT: KOLONIESLAND, AN AREA BETWEEN EERSTE RIVER AND OLD MILL STREAM, STELLENBOSCH	
369504	HIA Phase 1	Henry Alkman	Heritage Impact Assessment Meerlust Estate	

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369522	AIA Phase 1	Mary Patrick	01/12/1998	FINAL REPORT ON A PHASE ONE ARCHAEOLOGICAL INVESTIGATION OF A HISTORIC BURIAL AT SCHOONGEZICHT
369530	Conservation Management Plan	Peter Kantor, Fabio Todeschini, Penny Pistorius	01/11/2005	PROTECTED NATIONAL HERITAGE SITE CAPE WINELANDS CULTURAL LANDSCAPE IDAS VALLEY STELLENBOSCH DRAFT 2 CONSERVATION MANAGEMENT PLAN
369546	AIA Phase 1	Janette Deacon	01/10/1990	AIA Phase 1 Report: 137 Dorp Street Stellenbosch
369570	AIA Phase 1B	Janette Deacon	22/12/1991	Report on Renovation of 137 Dorp Street Stellenbosch
369711	Research Publication	Hanneli van der Merwe	01/12/1985	n Arbeidsgeslde Studie van die Fauna Versameling van die Schreuderhuis Afvalhoop Vindplaas (1750-1800) [Honours Thesis]
369764	Research Publication	Hennie Vos	01/12/1993	A Historical and Archaeological Perspective of Colonial Stellenbosch 1680-1860 (Master's Thesis)

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APPENDIX 3 - Keys/Guides

Key/Guide to Acronyms

AIA	Archaeological Impact Assessment
DARD	Department of Agriculture and Rural Development (WolZulu-Natal)
DEFF	Department of Environment, Forest and Fisheries (National)
DEDEP	Department of Environmental Affairs and Development Planning (Western Cape)
DEDEAT	Department of Economic Development, Environmental Affairs and Tourism (Eastern Cape)
DEDECT	Department of Economic Development, Environment, Conservation and Tourism (North West)
DEDT	Department of Economic Development and Tourism (Mpumalanga)
DEDETA	Department of Economic Development, Tourism and Environmental Affairs (Free State)
DENC	Department of Environment and Nature Conservation (Northern Cape)
DHR	Department of Mineral Resources (National)
GDARD	Gauteng Department of Agriculture and Rural Development (Gauteng)
HIA	Heritage Impact Assessment
LEDET	Department of Economic Development, Environment and Tourism (Limpopo)
MPRDA	Mining and Petroleum Resources Development Act, no 28 of 2002
NEMA	National Environmental Management Act, no 107 of 1998
NHRA	National Heritage Resources Act, no 25 of 1999
PIA	Palaeontological Impact Assessment
SAHRA	South African Heritage Resources Agency
SAHRIS	South African Heritage Resources Information System
VIA	Visual Impact Assessment

Full guide to Palaeosensitivity Map legend

RED:	VERY HIGH - field assessment and protocol for finds is required
ORANGE/YELLOW:	HIGH - desktop study is required and based on the outcome of the desktop study, a field assessment is likely
GREEN:	MODERATE - desktop study is required
BLUE/PURPLE:	LOW - no palaeontological studies are required however a protocol for chance finds is required
GREY:	INSIGNIFICANT/ZERO - no palaeontological studies are required
WHITE/CLEAR:	UNKNOWN - these areas will require a minimum of a desktop study

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APPENDIX 4 - Methodology

The Heritage Screener summarises the heritage impact assessments and studies previously undertaken within the area of the proposed development and its surroundings. Heritage resources identified in these reports are assessed by our team during the screening process.

The heritage resources will be described both in terms of **type**:

- Group 1: Archaeological, Underwater, Palaeontological and Geological sites, Meteorites, and Battlefields
- Group 2: Structures, Monuments and Memorials
- Group 3: Burial Grounds and Graves, Living Heritage, Sacred and Natural sites
- Group 4: Cultural Landscapes, Conservation Areas and Scenic routes

and **significance** (Grade I, II, IIIa, b or c, ungraded), as determined by the author of the original heritage impact assessment report or by formal grading and/or protection by the heritage authorities.

Sites identified and mapped during research projects will also be considered.

DETERMINATION OF THE EXTENT OF THE INCLUSION ZONE TO BE TAKEN INTO CONSIDERATION

The extent of the inclusion zone to be considered for the Heritage Screener will be determined by CTS based on:

- the size of the development,
- the number and outcome of previous surveys existing in the area
- the potential cumulative impact of the application.

The inclusion zone will be considered as the region within a maximum distance of 50 km from the boundary of the proposed development.

DETERMINATION OF THE PALAEOLOGICAL SENSITIVITY

The possible impact of the proposed development on palaeontological resources is gauged by:

- reviewing the fossil sensitivity maps available on the South African Heritage Resources Information System (SAHRIS)
- considering the nature of the proposed development
- when available, taking information provided by the applicant related to the geological background of the area into account

DETERMINATION OF THE COVERAGE RATING ASCRIBED TO A REPORT POLYGON

Each report assessed for the compilation of the Heritage Screener is colour-coded according to the level of coverage accomplished. The extent of the surveyed coverage is

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labelled in three categories, namely low, medium and high. In most instances the extent of the map corresponds to the extent of the development for which the specific report was undertaken.

Low coverage will be used for:

- desktop studies where no field assessment of the area was undertaken;
- reports where the sites are listed and described but no GPS coordinates were provided;
- older reports with GPS coordinates with low accuracy ratings;
- reports where the entire property was mapped, but only a small/limited area was surveyed;
- uploads on the National Inventory which are not properly mapped.

Medium coverage will be used for:

- reports for which a field survey was undertaken but the area was not extensively covered. This may apply to instances where some impediments did not allow for full coverage such as thick vegetation, etc.
- reports for which the entire property was mapped, but only a specific area was surveyed thoroughly. This is differentiated from low ratings listed above when these surveys cover up to around 50% of the property.

High coverage will be used for:

- reports where the area highlighted in the map was extensively surveyed as shown by the GPS track coordinates. This category will also apply to permit reports.

RECOMMENDATION GUIDE

The Heritage Screener includes a set of recommendations to the applicant based on whether an impact on heritage resources is anticipated. One of three possible recommendations is formulated:

(1) The heritage resources in the area proposed for development are sufficiently recorded - **The surveys undertaken in the area adequately captured the heritage resources. There are no known sites which require mitigation or management plans. No further heritage work is recommended for the proposed development.**

This recommendation is made when:

- enough work has been undertaken in the area
- It is the professional opinion of CTS that the area has already been assessed adequately from a heritage perspective for the type of development proposed

(2) The heritage resources and the area proposed for development are only partially recorded - **The surveys undertaken in the area have not adequately captured the heritage resources and/or there are sites which require mitigation or management plans. Further specific heritage work is recommended for the proposed development.**



This recommendation is made in instances in which there are already some studies undertaken in the area and/or in the adjacent area for the proposed development. Further studies in a limited HIA may include:

- Improvement on some components of the heritage assessments already undertaken, for instance with a renewed field survey and/or with a specific specialist for the type of heritage resources expected in the area
- compilation of a report for a component of a heritage impact assessment not already undertaken in the area
- undertaking mitigation measures requested in previous assessments/records of decision.

(3) The heritage resources within the area proposed for the development have not been adequately surveyed yet - **Few or no surveys have been undertaken in the area proposed for development. A full Heritage Impact Assessment with a detailed field component is recommended for the proposed development.**

Note:

The responsibility for generating a response detailing the requirements for the development lies with the heritage authority. However, since the methodology utilised for the compilation of the Heritage Screeners is thorough and consistent, contradictory outcomes to the recommendations made by CTS should rarely occur. Should a discrepancy arise, CTS will immediately take up the matter with the heritage authority to clarify the dispute.

APPENDIX 5 -Summary of Specialist Expertise

Jenna Lawn, an archaeologist with an MSc in Archaeology and Palaeoenvironments, heads up the Heritage division of the organisation, and has a wealth of experience in the heritage management sector. Jenna's previous position as the Assistant Director for Policy, Research and Planning at Heritage Western Cape has provided her with an in-depth understanding of national and international heritage legislation. Her 8 years of experience at various heritage authorities in South Africa means that she has dealt extensively with permitting, policy formulation, compliance and heritage management at national and provincial level and has also been heavily involved in rolling out training on SAHRIS to the Provincial Heritage Resources Authorities and local authorities.

Jenna is a member of the Association of Professional Heritage Practitioners (APHP), and is also an active member of the International Committee on Monuments and Sites (ICOMOS) as well as the International Committee on Archaeological Heritage Management (ICAHM). In addition, Jenna has been a member of the Association of Southern African Professional Archaeologists (ASAPA) since 2009. Since 2016, Jenna has drafted over 100 Heritage Impact Assessments throughout South Africa.

ANNEXURE L: HWC LETTER

Our Ref: HM / CAPE WINELANDS / STELLENBOSCH / FARMS 527 PORTION 8; 527-RE
Case No.: HWC25042902EJV0506
Enquiries: Emily-Jane Vowles
E-mail: emily.vowles@westerncape.gov.za
Tel: 021 829 3324



Jenna Lavin / Geraldine Mettler
 jenna.ctsheritage@gmail.com / municipal.manager@ Stellenbosch.gov.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL COMMENT
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED DEVELOPMENT OF A FIRE STATION ON FARMS 527 PORTION 8; 527-RE, JAMESTOWN, STELLENBOSCH SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 19 May 2025.

You are hereby notified that, since there is no reason to believe that the proposed development of a fire station on Farms 527 Portion 8; 527-RE, Jamestown, Stellenbosch will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, 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.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Waseefa Dhansay
 Assistant Director: Professional Services



www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1005, Cape Town, 8000
 • Tel: +27 (0)21 483 5959 • **E-mail:** ccaheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groenmarktplein, Kaapstad, 8000 • **Posadres:** Postbus 1005, Kaapstad, 8000
 • Tel: +27 (0)21 483 5959 • **E-pos:** ccaheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yabhokisi yeposi 1005, eKapa, 8000 • **Inombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ccaheritage@westerncape.gov.za

ANNEXURE M: EIA APPLICABILITY CHECKLIST

CHECKLIST FOR THE DETERMINATION OF THE APPLICABILITY OF THE NEMA EIA REGULATIONS, 2014, AS AMENDED

APPLICANT:

Stellenbosch Municipality

PROJECT:

PROPOSED NEW FIRE STATION FOR
STELLENBOSCH MUNICIPALITY LOCATED ON
PORTION 8 OF FARM NO. 527, JAMESTOWN,
STELLENBOSCH REGISTRATION DIVISION (RD),
WESTERN CAPE

Report date:

April 2025

PREPARED BY:



CORNERSTONE
ENVIRONMENTAL CONSULTANTS

Tel: 021 887 9099 | 082 243 0994
Email: pieter@cornerstoneenviro.co.za
Web: www.cornerstoneenviro.co.za

PO Box 12606
Die Boord
Stellenbosch, 7613



**Western Cape
Government**

Department of Environmental Affairs and
Development Planning

APPLICABILITY CHECKLIST

Checklist for the determination of the applicability of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014.

APRIL 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>

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IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THE ATTACHED FORM:

1. Purpose

The purpose of this checklist is to provide baseline information for the determination of the applicability of the NEMA EIA Regulations, 2014 to the development proposal.

2. Administrative requirements

This checklist must be used to request the Competent Authority to determine the applicability of the NEMA EIA Regulations, 2014.

3. General

3.1 Submission of documentation, reports and other correspondence:

The Department has adopted a digital format for corresponding with proponents/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. 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.

- 3.2 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.
- 3.3 The Competent Authority will respond in writing and provide the determination of the applicability of the NEMA EIA Regulations. The Competent Authority's response will be based on the information provided by you. The quality, correctness and detail of information submitted by you is extremely important and it remains your responsibility to interrogate the specifics of your proposed development in order to report on the potential listed activities in this checklist.
- 3.4 This checklist is a guide to the information that must be submitted. Any additional information, pictorial evidence or explanations prompted by the checklist must be submitted along with this checklist in order to ensure that the Competent Authority does not need to request additional information from you. Incomplete checklists will result in a request for additional information.
- 3.5 Unless protected by law all information contained in, and attached to this form, 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.

- 3.6 This form is current as of **April 2024**. 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://www.westerncape.gov.za/eadp> to check for the latest version of this Form.
- 3.7 This Form must be **duly dated and signed** by the Proponent and/or EAP (wherever applicable) and must be submitted to the Department at the details provided below.
- 3.8 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. Circulars, Guidelines and Tools

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. Other information

- 5.1 If the development relates to waste management activities, which will be the primary activity, then this checklist must be submitted for the attention of the Director: Waste Management.
- 5.2 If the development is for mining related activities, the Department of Mineral Resources must be consulted.
- 5.3 If the development will be located within a national proclaimed protected area or other conservation area under the control of a national authority, the core area of a biosphere reserve or a national world heritage site or will be conducted by a statutory body excluding a municipality, the Department of Forestry, Fisheries and the Environment must be consulted.

**CHECKLIST FOR THE DETERMINATION OF THE APPLICABILITY OF THE NEMA EIA
REGULATIONS, 2014.****APRIL 2025**

GENERAL PROJECT DESCRIPTION

(This must include an overview of the project including the Farm name/Portion/Erf number)

**PROPOSED NEW FIRE STATION FOR STELLENBOSCH MUNICIPALITY LOCATED ON PORTION 8 OF
FARM NO. 527, JAMESTOWN, STELLENBOSCH REGISTRATION DIVISION (RD), WESTERN CAPE**

The Applicant, Stellenbosch Municipality, wishes to construct a new fire station in Jamestown on the abovementioned property.

GENERAL REQUIREMENTS

1.1. Locality Map

A locality map must be attached to the Form, as Appendix A. 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;
- 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 the 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.

APPENDICES

Appendix A:	A1:	Locality map	YES	NO	N/A
	A2:	Site Development Plan	YES	NO	N/A
Appendix B:	Zoning map		YES	NO	N/A
Appendix C:	Existing approvals		YES	NO	N/A
Appendix D:	Definition/Adoption of a development setback (where applicable)		YES	NO	N/A
Appendix E:	Directives under Section 24(G), 28 or 30A (where applicable)		YES	NO	N/A
Appendix F:	Adoption of a Maintenance Management Plan (where applicable)		YES	NO	N/A
Appendix G:	Other Documentation		YES	NO	N/A

PART 1: ADMINISTRATIVE DETAILS**SECTION A: DETAILS OF PROPONENT | 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 Proponent						
1.	Name of Proponent:	Stellenbosch Municipality				
	Contact person name (if other):	-				
	Company/ Trading name State Department/Organ of State:	Stellenbosch Municipality				
	Company Registration Number:	-				
	Postal address & Postal code:	PO Box 17, Stellenbosch		Code	7599	
	Contact numbers:	Tel. 021 808 8111	Cell:	-		
	E-mail:	municipal.manager@ Stellenbosch.gov.za				
2.	Company of EAP:	Cornerstone Environmental Consultants (Pty) Ltd.				
	EAP / Candidate EAP name:	Pieter De Villiers				
	EAP registration no:	2019/1372				
	Postal address & Postal code:	PO Box 12606, Die Boord, STELLENBOSCH		Code	7613	
	Contact numbers:	Tel. 021 887 9099	Cell:	083 243 0994		
	E-mail:	pieter@cornerstoneenviro.co.za				
	Duplicate this section where there is more than one Landowner					
3.	Name of landowner:	c/o Stellenbosch Municipality				
	Name of contact person for landowner (if other):	-				
	Postal address & Postal code:	PO Box 17, Stellenbosch		Code	7599	
	Contact numbers:	Tel. 021 808 8111	Cell:	-		
	E-mail:	municipal.manager@ Stellenbosch.gov.za				
	Duplicate this section where there is more than one person in control of the land					
	4.	Name of Person in control of the land:	c/o Stellenbosch Municipality			
Contact person for 'person in control of the land' (if other):		-				
Postal address & Postal code:		PO Box 17, Stellenbosch		Code:	7599	
Contact numbers:		Tel. 021 808 8111	Cell:	-		
E-mail:		municipal.manager@ Stellenbosch.gov.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:	Stellenbosch Municipality			
	Name of contact person:	Schalk van der Merwe				
	Postal address & Postal code:	PO Box 17, Stellenbosch		Code	7599	
	Contact numbers:	Tel. 021 808 8679	Cell:	-		
	E-mail:	Schalk.VanderMerwe@ Stellenbosch.gov.za				

PART 2: DETERMINATION OF THE APPLICABILITY OF THE EIA REGULATIONS

SECTION B: DETAILS OF CURRENT ACTIVITIES/EXISTING DEVELOPMENT

1.	Do you have approvals for the existing or new development. If yes, explain and attach a copy/ies as Appendix C.	YES	NO
The EAP is unaware of any existing approvals which are directly related to the proposed fire station.			
2.	Is the development part of a bigger lawfully approved and commenced with development? If yes, provide details of all approvals and attach a copy/ies as Appendix C.	YES	NO
<p>The site for the fire station is situated on the sports field erf of the Weber Gedenk NGK Primêre Skool. The school was established in 1962 and as far back as 2005, as seen on Google Earth Aerial imagery, the site was used for these purposes.</p> <p>It is therefore assumed that no environmental authorisation was required at the time of the school's establishment prior to environmental law being in place.</p>			
3.	Have any activities physically commenced on the site? If yes, list the date of commencement of these activities.	YES	NO
<p>The proposed fire station site has undergone changes because of, firstly the school establishment in 1962, as mentioned above. Subsequent activity is present on the site, visible in the earliest, clear Google Earth image (March 2005) with a road traversing the site and visible bare patches of land. In February 2009 there appears to be almost no remaining vegetation on the site. In September 2011, the site was again largely cleared and in October 2016, the site appears to have been largely cleared again. In 2017 there appears to be dumping of gravel on the site. Thereafter the site appears to be less disturbed and vegetation, mostly pioneer and invasive grasses and some invasive tree species, grew back resulting in the current state of the site.</p>			
4.	Clearly describe the commencement of these activities with clear timelines and development footprints.		
<p>See Item 3 above. No noteworthy activities have been commenced with on the proposed development footprint. The site has undergone clearing and some gravel dumping activities. Overall, the site has been historically disturbed resulting in the state of the site as seen today. There have been no notable development activities on the site and the only existing infrastructure is the Telkom tower and the boundary fence.</p>			
5.	Was the site lawfully serviced prior to 5 March 2012. If yes, please explain.	YES	NO
<p>Portion 8 of Farm No. 527 is used largely as a sports field, with associated sports clubhouse, for the neighbouring Weber Gedenk Primary School. The clubhouse was lawfully serviced before 2012. Hence, the larger site area, Portion 8 of Farm No. 527, was lawfully serviced and the proposed fire station will be able to connect to these existing services.</p>			
6.	Is the current land use lawful? If yes, please explain.	YES	NO
<p>The property is zoned as a 'Public Open Space Zone' as well as 'Qualifications (Temporary Departure, Consent Use or Technical Approval)'. Hence, the current land use is lawful within this zoning.</p>			
7.	Clearly describe the current state of the site/route. (This must be supported by recent colour photographs)		
<p>The site is included within the bounds of the Weber Gedenk Primary School sports field but has remained unutilised in terms of the existing land uses on site. The site has been used for other purposes, as described above. The property can currently be accessed via School Road along its existing northern entrance. The proposed fire station will be accessed via the unnamed road running along the property's western fence line (refer to Figure 1). The site itself is elevated above the surrounding ground level (refer to Figures 1, 2 and 3). It appears that vegetation clearance as well as dumping of gravel has occurred in this area, affecting the nature of the site including its vegetation composition and elevation. The site does not contain any natural vegetation, due to these previous disturbances, and consists of pioneer and invasive grass species as well as invasive Port Jackson (<i>Acacia saligna</i>) trees (see Figure 4 and 5). There are also patches of bare, disturbed soil on site.</p>			



Figure 1: The gravel road alongside the site's western fence line. This gravel road is proposed to be the future access road for the fire station and will house future bulk service infrastructure to which the fire station will be connected.



Figure 2: The site pictured from just beyond its southwestern corner. The Telkom tower and fenced-in infrastructure is seen. Just beyond this, the elevation of the site is apparent in comparison to the surrounding ground level.



Figure 3: View of the proposed fire station site looking in a southwesterly direction. The site's western boundary fence is pictured on the right (where the proposed access point will be) and the higher elevation ground of the proposed site is pictured on the left.

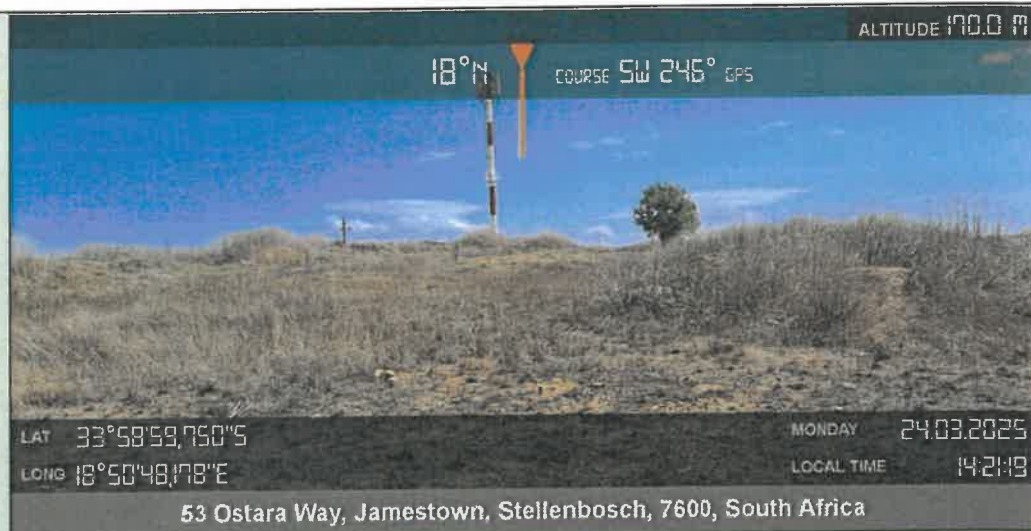


Figure 4: Looking across the site towards the southwestern corner of Portion 8 of Farm No. 527 from the northern portion of the proposed site. The elevation of the site can be seen as well as the sparse vegetation and some patches of bare, disturbed soil.

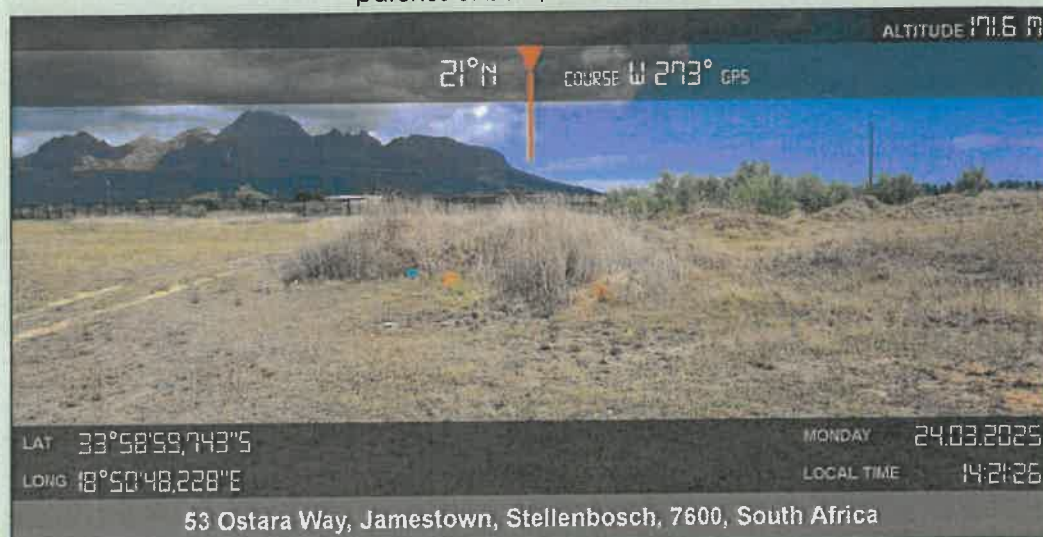


Figure 5: Looking along the future eastern border of the proposed fire station site towards the southern side of the site. The gravel tracks on the site are pictured on the left-hand side of the photograph. Pioneer and invasive grass species can be seen in the foreground as well as dry bushes. Young Port Jackson (*Acacia saligna*) trees are seen further in the background, to the right-hand side of the picture.

8. Describe the existing vegetation/ground cover. (This must be supported by recent colour photographs)

According to South African National Biodiversity Institute (2018) Vegetation Map, the site was historically vegetated with Swartland Granite Renosterveld (**Figure 6**). According to the National Environmental Management Biodiversity Act (Act No. 10 of 2004) (NEM:BA) this ecosystem is endangered.

None of the original vegetation type remains on site due to the long history of disturbance, clearing and gravel dumping on site (**Figure 7**).



Figure 6: The mapped vegetation on site. The orange polygon represents the boundary of Portion 8 of Farm No. 527, Stellenbosch RD, and the red polygon indicates the proposed development site (CapeFarmMapper, 2025).



Figure 7: Aerial image of the site from above the southern boundary fence, tilted in a northerly direction. The homogenous, bare, dry state of the vegetation on the site is evident due to previous site disturbance. This image shows the prevalence of grass and bare shrubs on site. No Swartland Granite Renosterveld is present on the site.

9. Describe the ground slope, drainage and any on-site watercourses/wetlands.

The site does not contain any watercourses and/or wetlands. The site's elevation and slope have been altered due to dumping of material on the site. This is evident in **Figure 8** below. The site forms a platform sloping from its southwestern side downwards to its northeastern side. The elevation is evident on its

southwestern side as a steep slope is apparent. This site, in its altered state would drain from its highest southwestern point downslope in a northeasterly direction.

If the site was unaltered, in terms of ground level, contours indicate that natural drainage would be in a west-north-westerly direction due to the larger area being on a slight downward slope of a hill area.



Figure 8: Aerial image of the site from the south. The slope of the site is apparent as the site slopes from its highest point on the southern/southwestern side to ground level on the northeastern side of the site.

10. Describe the type of sea shore (sandy, rocky, mixed etc.)

N/A

11. Describe the current land use.

The proposed fire station site is currently vacant with no clear use. It seems to have previously been used as an area to dump gravel, which has resulted in the slope evident on site at present. The only established infrastructure on site is the Telkom tower including its associated infrastructure and boundary fence within the southwestern corner of the proposed site.

12. Describe the surrounding land use.

The land directly to the north of the larger site, Portion 8 of the Remainder of Farm No. 527, is utilised as the Weber Gedenk Primary School sports field and associated sport clubhouse. The land directly to the east of the proposed site remains unutilised. Further east, Portion 8 of the Remainder of Farm No. 527 borders Portion 1 of the Remainder of Farm No. 527 on which the Gedenk Primary School is situated.

Land directly to the south and west of the proposed site is currently vacant. Land to the south is part of the Remainder of Farm No. 527, Stellenbosch RD. Further to the west there is a residential area (See **Figure 9**). Environmental Authorisation, with DEA&DP Ref. No. E12/2/3/1-B4/16-0656/08, was obtained for a proposed future housing development to the west of the identified fire station site. However, the environmental studies did not include the fire station development on the sports ground. Hence, this area is earmarked and approved for development in terms of environmental aspects.



Figure 9: The larger area in which the proposed development site is situated.

13.	Has any development setback in terms of the NEMA EIA Regulations, 2014 been adopted by the competent authority for the subject site/route? If yes, copies must be attached as Appendix D.	YES	NO
14.	Has any Maintenance Management Plan in terms of the NEMA EIA Regulations, 2014 been adopted by the competent authority for the subject site/route? If yes, copies must be attached as Appendix F.	YES	NO
15.	Have any Directives under Section 28 of the NEMA been issued by the competent authority for the subject site/route? If yes, copies must be attached as Appendix E.	YES	NO
16.	Have any Directives under Section 30A of the NEMA been issued by the competent authority for the subject site/route? If yes, copies must be attached as Appendix E.	YES	NO
17.	Have any Directives under Section 24G of the NEMA been issued by the competent authority for the subject site/route? If yes, copies must be attached as Appendix E.	YES	NO

SECTION C: PROJECT DETAILS

Please "highlight" the appropriate answer by shading the relevant block or providing the answer in the space provided.

1. Does the proposed development entail the expansion of a lawful existing facility/structure/infrastructure or the development of a new facility/structure/infrastructure or the "like for like" replacement of an existing lawful facility/structure or infrastructure. Please explain.

The proposal is for the construction of a fire station to service the Stellenbosch Municipal area, situated within Jamestown.

2. Provide a detailed description of the proposed development and all its associated infrastructure. A clear, accurate and detailed description will obviate the request for additional information by the competent authority.

Figure 10 shows the proposed site development plan (SDP) as prepared by WEC Consult (Pty) Ltd. (also refer to **Appendix A2**). The proposed fire station will consist of a building as well as asphalt surfaces to be used as parking areas. The site will be accessed via the unnamed road to its west. The proposed fire station will fit in with surrounding land uses. The site will have a boundary fence and the Telkom tower, its associated infrastructure and boundary fence will be included within the greater boundary area.



Figure 10: The site development plan of the proposed fire station, as compiled by WEC Consult (Pty) Ltd.

In terms of services, the site will be connected to existing services within the immediate area. The site will be supplied with water from the existing watermain, connecting to this watermain on its western side. The future erf will be temporarily connected to the existing sewer line to its north, which provides sewerage services to the sports clubhouse building. The proposed housing development will include the installation of a bulk sewer pipeline which will be the future, permanent sewer line connection for the site. Similarly, the site will be connected temporarily to the existing water pipeline to its north. Road stormwater infrastructure is to be installed along the site's western side and the fire station site will be permanently connected to this on its completion.

- | | | | |
|------|--|-----|----|
| 3. | Is the proposed development: | | |
| 3.1. | a linear activity? | YES | NO |
| 3.2. | an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource? | YES | NO |
| 3.3. | a strategic integrated project (SIP) as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014)? | YES | NO |

4.	Property location	Portion 8 of Farm No. 527, Stellenbosch RD. Refer to Appendix A1 for the Locality Map.																					
5.	Erf/Farm name(s), number(s) and portion(s)	Portion 8 of Farm No. 527, Stellenbosch RD.																					
6.	Property size(s) (m ²) of all proposed sites:	8/527: 46 700 m ²																					
7.	What is the existing lawfully development footprint size in m ² ?	46 700 m ²																					
8.	Development footprint size(s) in m ² (i.e. the total area of land to be physically cleared for the proposed development (including associated infrastructure). Provide clear details of the required footprint).	Total area of fire station future erf: ± 9000 m ² The total disturbed/developed area of the fire station will be small, i.e. ±2 000 m ² , in comparison to the larger site of ± 9 000 m ² (see Figure 10).																					
9.	SG Digit code(s) of the all the proposed property(ies) (description of cadastral unit)	C	0	6	7	0	0	0	0	0	0	0	0	0	5	2	7	0	0	0	0	8	
10.	Coordinates of the proposed site(s) for all alternatives:																						
	Northwestern corner																						
	Latitude (S)	33°	98'	29.29"																			
	Longitude (E)	18°	84'	61.52"																			
	Southwestern corner																						
	Latitude (S)	33°	98'	36.52"																			
	Longitude (E)	18°	84'	57.62"																			
	Northeastern corner																						
	Latitude (S)	33°	98'	31.82"																			
	Longitude (E)	18°	84'	71.29"																			
	Southeastern corner																						
	Latitude (S)	33°	98'	39.38"																			
	Longitude (E)	18°	84'	68.11"																			

SECTION D: OTHER DETAILS

1.	Does the site/s/route form part of a Critical Biodiversity Area or critically endangered or endangered ecosystem or contain any indigenous vegetation? If yes, please explain.	YES	NO
The site does not form part of a Terrestrial or Aquatic Critical Biodiversity Area (CBA), nor do any of the areas surrounding the site. According to the Vegmap (2018) the site does form part of an Endangered ecosystem due to the mapped historical presence of Swartland Granite Renosterveld. The site, however, does not contain any indigenous vegetation representative of this vegetation type, and is transformed due to many previous disturbance activities.			
2.	Will the proposed development entail the infilling of a watercourse/wetland? If yes, please explain.	YES	NO
There are no watercourses or wetlands on the site.			
3.	Will the proposed development be located within 32m of a watercourse/wetland? If yes, indicate the distance.	YES	NO
There are no watercourses or wetlands on or near to the site.			
4.	Will the proposed development result in the extraction or removal of peat or peat soils. If yes, please explain.	YES	NO
N/A			
5.	Will the proposed development be located within the sea or an estuary?	YES	NO
N/A			
6.	Will the proposed development be located within 100m of the highwater-mark of the sea or an estuary?	YES	NO
N/A			
7.	Will the proposed development lie within coastal public property, the coastal protection zone, or coastal access land as defined in terms of the NEW: ICMA, 2008? Please explain.	YES	NO
N/A			
8.	Specifically list any dangerous goods that are listed in terms of the South African National Standard No. 10234 supplement 2008 1.00 and volumes thereof that will be stored on the site during development or operational activities.		
N/A			

SECTION E: POTENTIAL LISTED ACTIVITIES THAT YOU REGARD TO BE APPLICABLE TO THE PROPOSED DEVELOPMENT

All activities listed in of the EIA Regulations that may be 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 applicable listed activity relates.
Activity 8	<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 0,35 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>This listed activity will not be triggered as the proposed water, stormwater and sewerage lines will be connected to existing and future connections therefore not exceeding 1000 metres in length.</p>
Activity 27	<p>The clearance of an area of 1 hectare 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>This listed activity will not be triggered. The site area is less than a hectare in size. Further the land has been disturbed, and no indigenous vegetation is present on the site. Therefore, there will be no clearing of indigenous vegetation as defined by the NEMA.</p> <p>Indigenous vegetation, as defined by the NEMA:</p> <p><i>"refers to vegetation consisting of indigenous plant species occurring naturally in an area, regardless of the level of alien infestation and where the topsoil has not been lawfully disturbed during the preceding ten years"</i></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 12	<p>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.</p> <p>Western Cape:</p> <p>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</p> <p>ii. Within critical biodiversity area identified in bioregional plans;</p> <p>iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line or even in urban areas;</p> <p>iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned as open space, conservation or had an equivalent zoning; or</p> <p>v. On land designed for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.</p>	<p>The development of the proposed fire station will require the clearing more than 300 square metres of land. However, no indigenous vegetation will be cleared due to the history of disturbance activities on site. Hence, this listed activity will not be triggered.</p>
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.
None		

SECTION F: OTHER LEGISLATION

1.	Does the proposed project require an application for a waste management license in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008)? If yes, please explain.	YES	NO
N/A			
2.	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, please explain.	YES	NO
N/A			
3.	Does the proposed project require an application for an Atmospheric Emissions License in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004)? If yes, please explain.	YES	NO
N/A			
4.	Does the proposed project require a Heritage permit in terms of Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999)? If yes, please explain.	YES	NO
<p>The proposed development does not exceed the development thresholds as stipulated in Section 38 of the NHRA. The total area to be developed will be approximately 0.2 ha ($\pm 2000 \text{ m}^2$) and is below the 5 000m² threshold. The proposed Jamestown fire station will, however, change the character of the site. A Notice of Intent (NOI) will therefore be submitted to Heritage Western Cape for confirmation.</p>			
5.	Does the proposed project require an application for a Coastal Waters Discharge Permit in terms of the National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008)? If yes, please explain.	YES	NO
N/A			

SECTION G: PLANNING CONTEXT

1.	What is the current zoning of the property or properties?	
The property is zoned as a 'Public Open Space Zone' as well as 'Qualifications (Temporary Departure, Consent Use or Technical Approval)'.		
2.	What was the zoning of property or properties on or before 5 March 2012?	
Public Open Space Zone.		
3.	Is a rezoning application required?	YES NO
Rezoning may be required as the property will be private and is proposed to become an Erf.		
4.	Is any other land use approval(s) (e.g. consent, departures) required? If yes, provide details:	YES NO
The land already has 'Qualifications (Temporary Departure, Consent Use or Technical Approval)'.		
5.	Will the proposed development be located in an <u>urban area</u> as defined in the EIA Regulations? If yes, provide an explanation.	YES NO
<p>Erven that were either already lawfully developed as urban development or were already rezoned or lawfully serviced prior to the date of the adoption of the WCPsDF urban edge i.e., 5 March 2012, are regarded as being within urban areas. All other erven outside the built-up area are regarded as being outside the urban area.</p> <p>Portion 8 of Farm No. 527, on which the proposed fire station site is situated, was lawfully serviced before 5 March 2012 as part of the establishment of the Weber Gedenk Primary School to its east in 1962. Hence, the development will be located in an urban area.</p>		
6.	Is the activity permitted in terms of the property's existing land use rights? Provide an explanation.	YES NO
<p>The site is currently zoned 'Public Open Space Zone'. Rezoning needs to occur.</p> <p>A fire station is a municipal or public service use, which is not automatically permitted on public open spaces.</p>		
7.	Are there any building restrictions in terms of the applicable Municipal By-laws? Provide an explanation.	YES NO
Any applicable building restrictions will be followed, but there are none that the EAP is aware of that are applicable to the proposed development.		
8.	Will the activity be aligned with the following:	
8.1.	The Provincial Spatial Development Framework? Please explain below:	YES NO
<p>The Western Cape Spatial Development Framework (WCsDF) is a critical planning tool for guiding sustainable development in the Western Cape province. It plays a vital role in balancing social, economic, and environmental priorities to foster cohesive, long-term growth across the province.</p> <p>The WCsDF states that land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromise ecosystems. The proposed Jamestown fire station will not involve the conversion of agricultural land and will not compromise ecosystems as the land has already been disturbed and overrun by invasive alien vegetation. Further, the proposed fire station will be compatible with the surrounding cultural and scenic resources of the area and respond to a need in the area.</p>		
8.2.	The Spatial Development Framework of the local authority? Please explain below:	YES NO
<p>The Stellenbosch Municipal Spatial Development Framework (MSDF) (2019) notes that infill opportunities exist on the edges of Jamestown. Significant new residential development is set to take place in Jamestown and the MSDF supports inclusive infill development in this area. Hence, the proposed fire station is aligned to the MSDF.</p>		
8.3.	The urban edge as delineated in the Municipality's Spatial Development Framework? Please explain below:	YES NO
The proposed site falls within the urban edge as delineated in the SDF of Stellenbosch Municipality (2019).		
8.4.	An Environmental Management Framework (EMF)? Please explain below:	YES NO
The Stellenbosch Municipality EMF (2018) aims to ensure spatial sustainability by promoting land development that is within the environmental, fiscal, institutional and administrative means of		

Stellenbosch Municipality. Ensure that special consideration is given to the protection of high-potential farmland. Uphold consistency of land-use measures in accordance with environmental requirements and associated management instruments. Limit urban development to locations where such development can be sustainable, where urban sprawl can be limited, and where such development can result in sustainable communities. Implement strategies to ensure that any form of development, on balance, improves current circumstances in the subject area.

Further the EMF aims to manage human use of the biosphere and its resources through conservation of natural resources, biodiversity and landscapes.

The proposed fire station is aligned to the EMF as this development will not negatively affect the natural environment, due to the site's history of disturbance. The proposed fire station will be built within an urban area and not negatively affect farmland as well as ensure spatial sustainability.

8.5.	Any other Policies, Plans, Guidelines, Spatial Tools, Development Planning Frameworks and instruments applicable to the development? Please explain below:	YES	NO
N/A			
8.6.	Are any Amendments of the above-mentioned required?	YES	NO
N/A			

SECTION H: GENERAL INFORMATION

1.	SOLID WASTE					
1.1	Will the development proposal produce waste (including rubble) during the development phase?					YES 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?					
General construction waste will be generated during the construction phase.					Unknown m³	
1.2.	Describe how each type of waste will be treated/disposed of.					
The construction phase will generate solid waste: rubble and construction waste. General construction waste and building rubble will be disposed of at a registered Municipal Waste Disposal Site. It is very difficult if not impossible to accurately estimate volumes at this stage of the process.					Unknown m³	
2.	HAZARDOUS WASTE					
2.1	Will the development proposal produce hazardous waste?					YES NO
2.2.	Indicate whether the hazardous waste will be treated and/or disposed of into a municipal system.					
N/A						
3.	EFFLUENT WASTEWATER					
3.1	Will the development proposal produce effluent during the development phase?					YES NO
	If yes, describe the types of effluent as well as the volume (m³) of estimated quantity per type?					
N/A					m³	
3.2	Will the development proposal produce effluent (including sewage) during the <u>operational</u> phase?					YES 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?					
The site will be connected to the municipal sewer system. It will be temporarily connected to an existing sewer pipeline to its north. In the future, it will be connected to a bulk sewer pipeline proposed to run alongside the west of the site.					Unknown m³	
3.3	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	Conservancy tank(s) and disposal at Municipal licenced WWTW	Package Plant (private)	Biological Waste Water Treatment Plant (private)	Other (explain)	The project will not generate effluent.
Explain:						
4.	WATER USE					
4.1	Indicate the source(s) of water for the development proposal by highlighting the appropriate box(es).					
	Municipal	Water board	Groundwater	River, Stream, Dam or Lake	Other (explain)	The project will not use water
The site will be connected to the existing watermain along its western border.						
4.2	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:					Unknown m³
5.	POWER SUPPLY					
5.1	Describe the source of power (e.g. municipality / Eskom / renewable energy source).					
Electricity will be sourced from Eskom.						
5.2	If power supply is not available, where will power be sourced?					
N/A						

PART 3 DECLARATIONS

SECTION A: DECLARATION OF THE PROPONENT

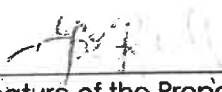
Note: Duplicate this section where there is more than one Proponent.

I, GARY BE BOSHEFF ID Number: 630505519410

in my personal capacity or duly authorised thereto hereby declare/affirm that:

- the information provided or to be provided as part of this 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 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 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 –
 - o costs incurred for the appointment of the EAP or any person contracted by the EAP; and
 - o costs in respect of any specialists, if any.

Note: If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.


Signature of the Proponent:

22/4/25
Date:

STELLENBOSCH MUNICIPALITY
Name of company (if applicable):

SECTION B: DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I, **PIETER DE VILLIERS**

EAP Registration Number:

2	0	1	9	/	1	3	7	2
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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 proponent and Department if the registration should lapse;
- the information provided or to be provided as part of this form, is true and correct;
- I have disclosed/will disclose, to the Proponent, 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 determination of the applicability of the EIA Regulations with respect to the proposed development;
- I have ensured/will ensure the inclusion of inputs and recommendations from any specialists in respect of the checklist, where relevant;
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations, 2014;
- I am aware of my general duty of care in terms of Section 28 of the NEMA; and
- I am aware that it is an offence in terms of Section 24F of the NEMA should the proponent commence with a listed activity prior to obtaining an Environmental Authorisation.



22/04/2025

Signature of the EAP:

Date:

Cornerstone Environmental Consultants (Pty) Ltd.

Name of company (if applicable):

Locality (Proposed Jamestown Fire Station)



Legend



Farm Portion

Hydrological Lines

Type



Non-Perennial River Centre line



Perennial River Centre line

Map Center: Lon: 18°50'44.9"E
Lat: 33°58'39.7"S

Scale: 1:18,056

Date created: 2025/01/04



Western Cape
Government

FOR YOU



DRAWING NO.
24-STB-028/SUR101/00

MAP 13 OF 13

South Gate Office Park,
Ground Floor, Unit 2,
Carl Crenje Drive,
South Gate Tyger Wellafront,
Baltimore, 7530
PO Box 2445, Baltimore, 7535
Tel: (021) 948 1545
Website: www.udwc.co.za

ANNEXURE N: PRE-CONSULTATION FEEDBACK



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Zanele Notrtje
zanelle@rumboll.co.za
076 721 1725

24 February 2025

SUBJECT: PRE-APPLICATION SCRUTINY FEEDBACK, FARM 527/8 STELLENBOSCH DIVISION

1. Your pre-application scrutiny submission on the above property dated **12 February 2025**, refers.
2. Your submission has been duly scrutinized for your intended land use application.
3. Your intended land use application as depicted in the submission represents on face value an accurate approach to the prevailing provisions in the Stellenbosch Land Use Planning Bylaw (2023) [SLUPB] and Stellenbosch Zoning Scheme Bylaw (2019) [SZSB].
4. The intended land use and/ or land development application also needs to fulfil the requirements as stipulated in Section 38 of the SLUPB. The required application documents and related information on any applicable Bylaws, Policies and Spatial Plans are available on the Planning Portal of the Municipal Website. (<https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal>).
5. Please note that the sole purpose of this pre-application scrutiny feedback is to facilitate an accurate approach for the intended land use and/ or land development application. The feedback should consequently not be interpreted to represent any position on the merit nor desirability of such intended land use and/ or land development application, which can only be determined once a complete application has been received and duly processed and decided on by the authorised decision maker.
6. It should also be noted that the complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Once proof of payment is received, the application will be regarded as duly submitted in accordance with a notice as contemplated in terms of Section 41(1)(c)(i) of the SLUPB.
7. For any enquiries on this correspondence please respond by e-mail to the writer hereof.

Kind regards

Bongiwe Zondo
bongiwe.zondo@stellenbosch.gov.za

APPENDIX 4:
Portfolio of Evidence

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIE

Date: 5 AUGUST 2026

ONS VERW/OUR REF: STB/14203/ZN

U VERW./YOUR REF: TP 1287/2025

PER HAND AND EMAIL

Attention: Bulelwa Mdoda Bulelwa.Mdoda@stellenbosch.gov.za

Stellenbosch Municipality

Plein Street

STELLENBOSCH

7600

FILE NR:	OUTGOING POST
F 527/8 58	
SCAN NR:	
COLLABORATOR NR:	810629

PROPOSED REZONING AND SUBDIVISION OF PORTION 8 OF FARM 527 (PORITON OF FARM 527), STELLENBOSCH

Please find attached with this letter the Portfolio of Evidence including:

- Annexure A: POE checklist and declaration
- Annexure B: Instruction to proceed with public participation
- Annexure C: Confirmation to advertise
- Annexure D: Example of notice sent
- Annexure E: Proof of notices sent to neighbouring properties and interested an affected parties per email
- Annexure F: Proof of notice to neighbours per hand
- Annexure G: Newspaper advert
- Annexure H: Site notice and photo evidence
- Annexure I: Comments received from internal departments Stellenbosch
- Annexure J: Discussions with department of infrastructure
- Annexure K: Updated traffic impact statement

I hope you find the above in order. Please don't hesitate to contact us if you have further queries.

Kind regards

Zanelle Nortje

For: CK RUMBOLL and PARTNERS



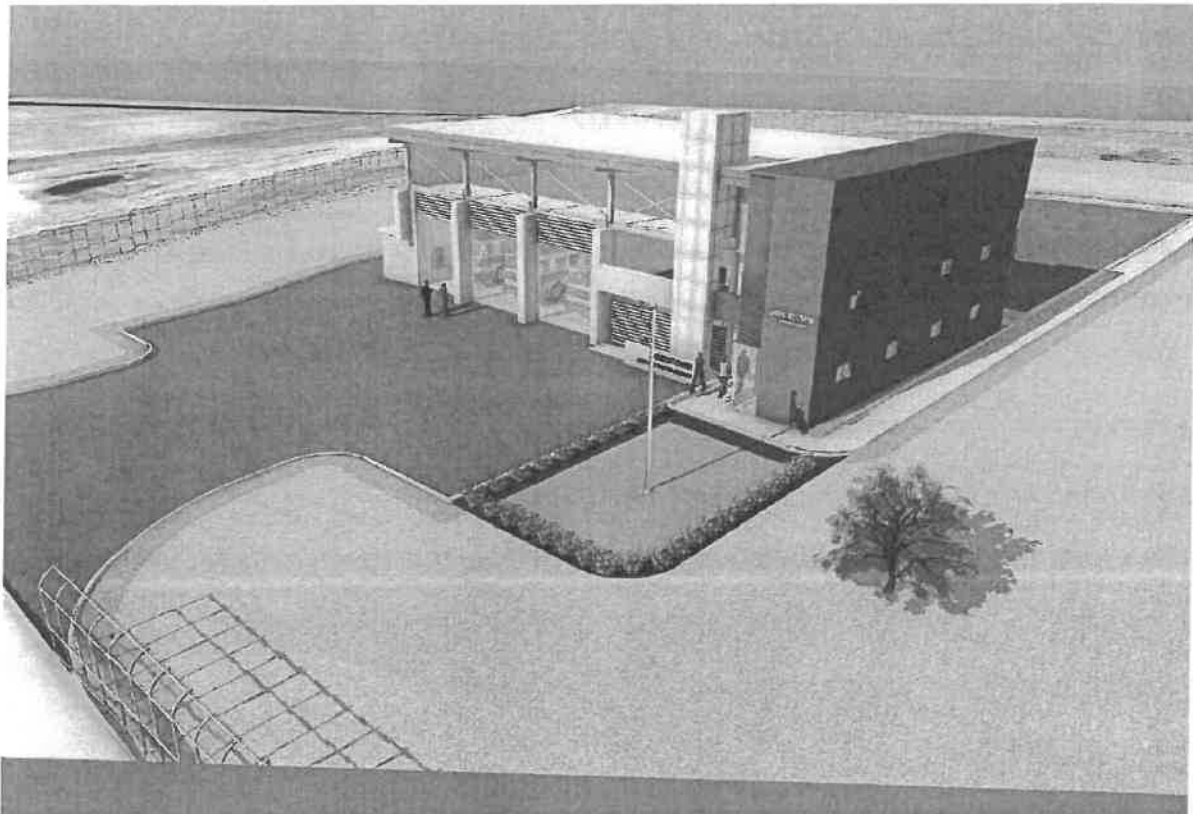
VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: zanelle@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

PORTFOLIO OF EVIDENCE ADDENDUM:
PROPOSED REZONING AND SUBDIVISION
OF PORTION 8 OF FARM 527 (PORITON OF
FARM 527), STELLENBOSCH

Our reference: STB/14203/ZN



AUGUST 2026

REVISION 0

Compiled by:



CK RUMBOLL
& PARTNERS

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ANNEXURE A: POE CHECKLIST AND DECLARATION

ANNEXURE B: INSTRUCTION TO PROCEED WITH PUBLIC PARTICIPATION

ANNEXURE C: CONFIRMATION TO ADVERTISE

ANNEXURE D: EXAMPLE OF NOTICE SENT

**ANNEXURE E: PROOF OF NOTICES SENT TO NEIGHBOURING PROPERTIES AND
INTERESTED AND AFFECTED PARTIES PER EMAIL**

ANNEXURE F: PROOF OF NOTICE TO NEIGHBOURS PER HAND

ANNEXURE G: NEWSPAPER ADVERT

ANNEXURE H: SITE NOTICE AND PHOTO EVIDENCE

ANNEXURE I: COMMENTS RECEIVED FROM INTERNAL DEPARTMENTS STELLENBOSCH

ANNEXURE J: DISCUSSIONS WITH DEPARTMENT OF INFRASTRUCTURE

ANNEXURE K: UPDATED TRAFFIC IMPACT STATEMENT

1. INTRODUCTION

CK Rumboll and Partners have been appointed by Stellenbosch Municipality (SM), owners of relevant farm, to undertake an application for the rezoning and subdivision of Portion 8 of Farm 527 (portion of Remainder of Farm 527), Stellenbosch, for all town planning actions needed to create a separate erf for the development of a Fire Station in Jamestown. Portion 8 of Farm 527, Stellenbosch, has not been registered at the Title Deed Office and falls back to Remainder of Farm 527. Although Farm 527/8 has not been registered, it is included in a subdivision approval dated 28/08/2018, with reference Farm 527_Jamestown, which included the subdivision of Portion 4, 5, 6, 7 and 8 of Farm 527. Due to the registration of Farm 527/7, the other subdivision portions have vested. This application will refer to Portion 8 of Farm 527, knowing it is a portion of Remainder of Farm 527, Stellenbosch.

2. INSTRUCTION TO ADVERTISE

The instruction to advertise was received on 19 September 2025, see attached as **Annexure B**, and was complied with during the public participation process. The public participation ran from 16 October 2025 to 20 November 2025, which is a total of 35 days. The date of public participation was shared with the Municipality, see proof attached as **Annexure C**. The following advertisement methods was done, as instructed:

- Notice to neighbouring properties, interested and affected parties and external Department via email – example attached as **Annexure D** and proof attached as **Annexure E**.
- Notice to neighbouring properties per registered post – proof attached as **Annexure F**
- Newspaper advertisement in Eikestad Nuus – proof attached as **Annexure G**
- Site notice – example and proof attached as **Annexures H**

3. INTERNAL DEPARTMENTS OF STELLENBOSCH

The following comments were received from the internal departments of Stellenbosch Municipality:

- a) Community and Protection Services – Parks and Recreation:
 - No objection against the application.
- b) Infrastructure Services: Civil Engineering Services
 - Water – there is a connection on the western boundary and a bulk meter will be needed.
 - Sewer – there will be a connection on the western boundary when phase 2 and 3 are developed. In the interim it can connect to the sports field sewer.
 - Roads – the “Unknown Road” connecting to School Street will need to be upgraded and is currently on tender.
 - Stormwater – there will be a connection on the western boundary when phase 2 and 3 are developed. In the interim it can connect to the sports field stormwater system. Existing gravel

stormwater channel must be formalised to protect against erosion.

- Solid waste – refuse removal arrangements are required.
- General – the services needs to be designed on engineering standards. Internal services will be public and maintained by the Municipality.

c) Spatial Planning

- The overall assessment of the fire station, considering the Policy Frameworks and By-law Compliance, is supported.
- Although the proposal complies with all of the policy guidelines, the spatial planning department only gave partial support. The reason being that the proposal does not sufficiently demonstrate compliance with access and mobility requirement, particularly in relation to School Street upgrades, future circulation planning and alternative access routes. The proposal can be supported if:
 - The section of School Street providing access to the facility must be upgraded. **Response: the section of School Street forming part of the access route is already in the implementation stage, with the construction contract for Phase 1 having been awarded. Upon completion, the upgraded road network will provide access from the proposed fire station to Fresno Street and the signalised R44/Webers Valley Road intersection.**
 - The plans, status and design parameters of the proposed upgrades to School Street and "Unknown Street" must be shown. **Response: an amended Traffic Impact Statement (TIS) was done and is attached, which describes the existing road conditions, future planned road network upgrades and the proposed road alignment in detail. The TIS confirms the status of the proposed road upgrades and clarifies the intended future road network.**
 - A second access point linking the suburb of Jamestown to the wider municipal road network should be in place prior to the intended closure of the R44/School Street intersection. **Response: the proposed second access to Jamestown is a long-term road network objective associated with future residential expansion and is not a precondition for the proposed fire station. The amended TIS confirms that the fire station will generate a very low traffic volume and that the existing signalised R44/Webers Valley Road intersection provides adequate access for emergency vehicles. The Department of Infrastructure also supported the development, subject to fire tenders using the routes identified in the TIS.**

- d) Electrical Engineering Services:
 - No objection against the application.
- e) Heritage resource Management:
 - No objections against the application.
- f) Community Services – Environmental Planning:
 - No objection against the application.

Letters are attached as **Annexure I**.

4. EXTERNAL DEPARTMENT COMMENTS

The only External Department that was asked for comment was Western Cape Department of Infrastructure (DoI).

On 11 February 2026, the Department of Infrastructure (DOI) issued a letter advising that it was unable to support the application due to uncertainty regarding the proposed future road connection to the R44. The Department requested additional information confirming the alignment and legal status of the future road, its consistency with the approved R44 access management strategy, and how emergency vehicle access would be maintained should future R44 upgrades be implemented.

The Traffic Impact Statement was updated, attached as **Annexure K**, and a motivation letter was sent to DoI. The letter explained that the proposed fire station would gain access to the R44 via the upgraded School Street/Fresno Street route and the existing signalised R44/Webers Valley Road intersection. It was emphasised that the proposed secondary access to Jamestown is a long-term planning objective associated with future residential expansion and should not be regarded as a precondition for the establishment of the fire station. The TIS further confirmed that the development would generate only a very low traffic volume and would therefore not warrant the provision of an additional access route.

The letter further motivated that the proposed fire station would significantly improve emergency response times and public safety for Jamestown, the southern areas of Stellenbosch and the surrounding agricultural areas. It was argued that delaying this essential public facility pending future road infrastructure would not be in the public interest. Confirmation was also obtained from the Stellenbosch Fire Chief that the signalised R44/Webers Valley Road intersection would adequately serve the operational needs of the fire station and that the School Street intersection would not be utilised. The letter concluded that the proposed development

would have no significant impact on the functioning or safety of the R44 road network and requested the Department's support for the application.

After the consideration of the additional information, the Department issued a letter on 30 July 2026, confirming that it had no objection to the land use application in terms of the Land Use Planning Act, subject to fire tenders accessing the R44 via the routes identified in the TIS, which explicitly exclude School Road/R44 intersection.

The communication with Department of Infrastructure is attached as **Annexure J**.

5. INTERESTED AND AFFECTED PARTIES / NEIGHBOURS

No comments or objections were received from any neighbours or interested and affected parties.

6. CONCLUSION

The proposed application for rezoning and subdivision of Portion 8 of Farm 527 to accommodate the said fire station, complies with the goals of the Local and Provincial Planning Policies as follows:

- The proposed development of the Jamestown Fire Station supports infill and compact development within the Urban Edge and will provide a needed emergency service to the community and rural area.
- The development supports and complies with the Western Cape Provincial Spatial Development Framework and the Stellenbosch Municipal Spatial Development Framework.
- The development also supports and comply with the criteria for the assessment of an application as per the Land Use Planning Act, 2014 (Act 3 of 2014) and the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013).
- The development is accessible and there will be no major negative effects on the surrounding built environment, natural environment or economic environment.
- The development improves access to services to create a sustainable human settlement that is resilient and resourceful against climate change and disaster risks.
- The proposed development represents a spatially compact development that fully considered the opportunities provided by the site and addressed the potential impacts and restrictions that was identified with the required mitigation measures to ensure sustainable development.
- This development will promote smart growth by ensuring the efficient use of land and infrastructure.

This office supports the proposed development of the Fire Station, providing for better and more effective utilisation of land, infrastructure and services. In light of the above, we herewith respectfully request the application to be consider favourably.



Zanelle Nortjé

For CK Rumboll and Partners



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	527	Portion(s) if farm	8	Allotment Area	Stellenbosch		
Owner/ Applicant	Stellenbosch Municipality			LU/#	TP1287/2025		
Notice Period	From:	16 October 2025		To:	20 November 2025		
CONFIRMATION OR DOCUMENTATION SUBMITTED				OWNER/APPLICANT			ADMIN VERIFY
				YES	NO	N/A	
1. The declaration is duly signed				X			✓
2. Applicant confirms that the public participation process was duly undertaken as instructed and attached				X			✓
3. Municipality was notified in advance of the start and closing date				X			✓
4. The advertisement period complies with the required 30 days				X			✓
5. If applicable, confirms that the site notice was placed and kept on site for the full duration of the public participation process				X			✓
6. All communications (other than notices) in respect of the public participation process are attached				X			✓
Proof of notices published							
7. If applicable, photo evidence to confirm site notice (one close up and one from across the street)				X			✓
8. Wording of the advertisement accurate and copy attached				X			✓
9. Proof of notices published (publication date visible)				X			✓
Proof of notices served							
10. Wording of notice accurate and example attached				X			✓
11. Proof of all notices served to neighbouring properties attached				X			✓
12. Proof of all notices served to interest and community groups attached				X			✓
13. Proof of all notices served to municipal departments and organs of state (government dept's and entities) attached				X			✓
Comments received							
14. All objections and comments received attached, including amended comments if relevant				X			✓
15. All comments from municipal departments and organs of state received (must also be attached to POE)				X			✓
16. Consent from abutting property owners obtained and attached					X		None
17. Applicant's written reply / responding comments on all the objections attached				X			✓

Nov2023

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) ZANELLE NORTJE

and ID No: 9101110077085, 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 5 August 2026 at Stellenbosch
Date Place



Signature

For office use only

	NAME	SIGNATURE	DATE
VERIFIED BY ADMINISTRATIVE OFFICER	<i>R. Nelwa</i>	<i>[Signature]</i>	<i>12/08/2026</i>
CHECKED BY TOWN PLANNER			

NOTES TO BE RECORDED:

Zanelle Nortje

From: Bulelwa Mdoda <Bulelwa.Mdoda@ Stellenbosch.gov.za>
Sent: Friday, 19 September 2025 14:52
To: zanelle@rumboll.co.za
Subject: INSTRUCTION TO ADVERTISE: FARM 527/8 STELLENBOSCH DIVISION
Attachments: POE Checklist & Affidavit Nov23.docx; Site Notice Nov23.docx; Publishing or Serving of Notice Nov23.docx; FARM 527-8.STELLENBOSCH.INSTRUCTION TO ADVERTISE.pdf; Farm 527-8. details of affected property owners.docx

Good day Zanelle;

Please find attached instruction to advertise letter and templates for advertising, Farm 527/8, Stellenbosch.

Please comply with instructions in the attached letter dated 19 September 2025.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on unregistered Farm 527/8 Stellenbosch Division for the following:

1. Rezoning in terms of section 15(2)(a) of said bylaw to rezone from Public Open Space to Subdivisional Area to accommodate the following uses:
 - a) Utility Services (Fire Station) (±0.62 ha in extent)
 - b) Public Open Space (Sportsgrounds and clubhouse) (±4.02 ha in extent)
2. Subdivision in terms of section 15(2)(d) of said bylaw to subdivide the unregistered Farm 527/8 into:
 - a) Portion A (±4.02 ha in extent)
 - b) Remainder of the unregistered Farm 527/8 (±0.62 ha in extent)
3. Closure of a Public Place in terms of section 15(2)(n) of said bylaw to permanently close portion of the public open space.



Kind regards
Bulelwa Mdoda
 Land Use Management
 Planning & Economic Development

T: +27 21 808 8690
 1st Floor, NPK Building
 Cnr Plein and Ryneveld Street
 Stellenbosch
 7600
www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:



STELLENBOSCH
 STELLENBOSCH • PNIEL • FRANSCHHOEK
 MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1287/2025

Our File Reference Number: Farm 527/8, Stellenbosch

Your Reference Number:

Enquiries: B Zondo / B Mdoda

Contact No: 021 – 808 8951 / 8690

Email address: Bongiwe.Zondo@ Stellenbosch.gov.za / Bulelwa.Mdoda@ Stellenbosch.gov.za

PER E-MAIL: Zanelle@rumboll.co.za

Sir/Madam

APPLICATION FOR REZONING, SUBDIVISION AND CLOSURE OF A PUBLIC PLACE : FARM 527/8, JAMESTOWN, STELLENBOSCH DIVISION

1. Receipt of your application with above particulars is herewith acknowledged in terms of Section 41 of the Stellenbosch Municipal Land Use Planning Bylaw.
2. The application is now considered complete for processing, which requires that the prescribed public participation process as contemplated in terms of Section 41(7) of the said Bylaw must be undertaken.
3. It will be required from the Applicant to undertake the necessary public participation process in terms of Sections 45(12) and 46(9) of the said Bylaw. The Municipality will however undertake the required notification of the application to all applicable internal Municipal Departments as contemplated in terms of Section 51(1) of the said Bylaw.
4. The Applicant may not share any personal information of interested and affected parties and landowners as supplied by the Municipality for any other reason but to advertise the application in terms of the Bylaw. This includes personal information relating to comments or objections received. The applicant must ensure that the personal data is securely kept.

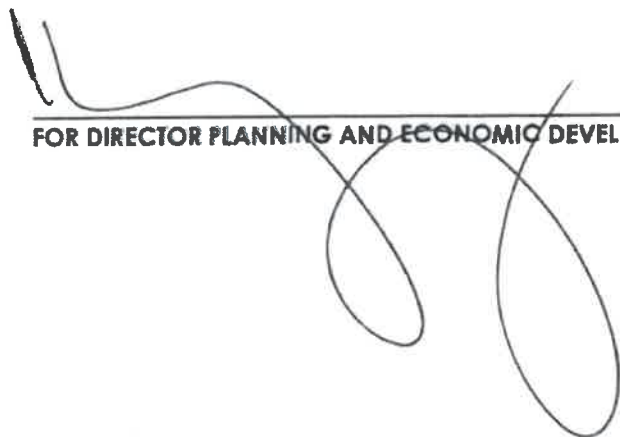
5. The prescribed publication and serving of notices in terms of Sections 44 to 47 of the said Bylaw must consequently be undertaken in accordance with the Public Participation Instruction Sheet attached to this communication.
6. Attached also please find the templates of draft advertisements that needs to be published and draft notices that needs to be served. These templates must be used with the unique details of the application, property description, and contact details for the submission of any comments and inputs.
7. The prescribed period which must be allowed for the submission of inputs and comments on an application is not less than 30 days for interested and affected parties and any organ of state. The calculation of this notice period for comment excludes the date on which the notice was published or served and includes the last calculated day of the prescribed notice period. If such closing day of the notice period falls on a day of any weekend, the closing day will be deemed as the following Monday, and if such closing day falls on any public holiday, the next normal working day will be deemed as the closing day of the notice period.
8. If it is required that the application be published in the local newspapers, the notices must be served concurrently on the same day of the advertisement in order to align the timeframes of the notices.
9. The Applicant is responsible for the success of the public participation process and the accuracy of the contents and detail of the advertisements and notices. Should the public participation process fail to comply with the minimum requirements of the Stellenbosch Municipal Land Use Planning By-law, and / or should any of these advertisements or notices contain any errors, omissions of false or misleading information which are material for the accurate comprehension of the nature and/ or scope of the application, the Applicant will be instructed to repeat the public participation process in terms of Section 53(2) of the said Bylaw.
10. The preferred means for the serving of notices will be by electronic mail to the identified interested and affected parties as provided for in Section 35(1)(c) of the said Bylaw. If the e-mail address cannot be sourced for any of these parties, an alternative means of notice as provided for, must be by hand delivery or registered mail.
11. The application must also be published on the municipal website to coincide with the period of the public participation process. In order to facilitate the simultaneous

publishing of the notice of the application on the Municipal Website, the Applicant is required to submit to the relevant Land Use Administrator the following required information on the application two days before planned date of advertisement:

- (a) A copy of the final advertisement and/ or notice to be served (no specific addressee listed on the notice).
 - (b) Locality Plan of the application site.
 - (c) Executive summary of the detail and motivation for the application.
 - (d) Any applicable plan depicting the proposed development/ land uses/ subdivision/ consolidation/ departures/ etc.
 - (e) The intended date for the commencement for the publishing and/ or serving of the notices.
12. At the closing of the commenting period, any comments obtained from the internal Municipal Departments will be submitted to the Applicant within 14 days of receipt thereof in order to provide the Applicant to submit responding comments on such inputs.
13. The Applicant must, in accordance with Section 45(13), 46(10) and 48(5) of the said Bylaw and within 30 days from receipt of **all comments**, including the inputs from external and internal departmental, for the purpose of responding comments, submit to this office a Portfolio of Evidence (POE) of the public participation process that was followed, together with the responding comments of the Applicant on any inputs or comments received during the public participation process.
14. The portfolio of evidence for the public participation process should include the following documents and information:
- (a) Portfolio of Evidence Checklist duly completed and signed.
 - (b) Copy of the notice (if required) as well as a copy of the advertisement that was placed in the newspapers, which should include evidence of the date of publication.
 - (c) A list of all recipients and physical addresses that received notices with copies of all such (e-mail) notices.
 - (d) A list of all Organs of state that received notices with copies of all such (e-mail) notices or receipt evidence of such notices.

- (e) A list of all comments received together with copies of all such comments and inputs received.
 - (f) Applicant's responding comments on the inputs and comments received.
 - (g) A signed Affidavit as attached confirming that the advertising was undertaken in accordance with the prescriptions of the Stellenbosch Municipal Land Use Planning By-Law and the Instruction on the Public Participation Process.
 - (h) If applicable, photos taken on site of the notice board reflecting the proposal (See Section 48(2) of the said bylaw – one up close (legible) and one from across the street).
15. Should you have any enquiries on the instruction for the public participation process, please contact the writer of this correspondence.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

19/9/2025
DATE

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on unregistered Farm 527/8 Stellenbosch Division for the following:

1. Rezoning in terms of section 15(2)(a) of said bylaw to rezone from Public Open Space to Subdivisional Area to accommodate the following uses:
 - a) Utility Services (Fire Station) (± 0.62 ha in extent)
 - b) Public Open Space (Sportsgrounds and clubhouse) (± 4.02 ha in extent)
2. Subdivision in terms of section 15(2)(d) of said bylaw to subdivide the unregistered Farm 527/8 into:
 - a) Portion A (± 4.02 ha in extent)
 - b) Remainder of the unregistered Farm 527/8 (± 0.62 ha in extent)
3. Closure of a Public Place in terms of section 15(2)(n) of said bylaw to permanently close portion of the public open space.

Dorpskalender | Town calendar

VRYDAG 17 OKTOBER

■ Stellenbosch: Koffiekan, Bach se Koffiekantate in Afrikaans en ander koffietreffers, is om 13:00 by die **ENDLER-SAAL** as deel van die Woodfees te sien. Dit word die eerste keer in Afrikaans uitgevoer en Afrikaanse volksliedjies word aangehaal. Die sopraan Marina Plenaar is in die hoofrol, Johanna Roos (violis) lei die ensemble en Johan van der Merwe (spreker) betrek die gehoor by 'n stokou dog verwante koffie-verhaal. Besoek Quicket vir kaartjies.

SATURDAY 18 OKTOBER

■ Stellenbosch: Join the **STELLENBOSCH UNITED CHURCH** for a fun-filled bazaar from 09:00 at 8 Van Riebeeck Street. There will be white elephant bargains, clothes, pancakes, boerewors rolls, and much more! Everyone welcome.

WOENSDAG 22 OKTOBER

■ Stellenbosch: Lede van die **STELLENBOSSE HEEMKRING** vergader om 19:00 in die konferensiekamer van die NG kerk Stellenbosch-Wes. Prof. Andreas van Wyk is die gaspreker. Sy onderwerp is "Die ou garde van Stellenbosch". Belangstellendes is baie welkom. Skakel Alta Wagener by 082 854 4210.

FRIDAY 24 OCTOBER TO SUNDAY 26 OCTOBER

■ Stellenbosch: The Hottentots Holland Kennel Club will host the **Bold & the Beautiful** dog show at the **STELLENBOSCH AND DISTRICT RIDING CLUB** from 09:00. Dog lovers can meet 15 different Kennel Union Of South Africa registered breeds and watch sporting dogs compete. Trade and food stalls available. No pets allowed. Call Donne on 082 800 3507 for more information.

SATURDAY 25 OKTOBER

■ Pniel: eBosch Heritage Projects holds its annual petanque (boules) tournament at the **PNIEL PETANQUE CLUB** at Pniel Sports Ground from 09:00 to 12:00. A team comprises four people. To register a team, contact Belinda Foster on 083 402 1856 or heritage.ebosch@gmail.com.

SUNDAY 26 OKTOBER

■ Devon Valley: The **ANIMAL WELFARE SOCIETY**

STELLENBOSCH (AWSS) holds its fundraising **Let's Go Walkies Brak Trap** event. For only R50 (under 12s free) you can take an AWSS rescue dog on a 3 km walk through the vineyards. Walking slots are available at 09:00, 10:00 and 11:00. Tickets are available via Quicket. Your support will help AWSS offer shelter and veterinary care for vulnerable animals. Contact Carolyn on 021 883 9129 or fundraiser@awss.co.za.

DINSDAG 28 OKTOBER

■ Cloeteville: Die gemeenskapspolisëeringsforum van Cloeteville en Idasvallei nool die gemeenskap, sakelui en rolspeleers om sy vergadering om 19:00 in die **CLOETEVILLE-BANKETSAL** te woon.

WEDNESDAY 29 AND THURSDAY 30 OKTOBER

■ Stellenbosch: The monthly **Unlock the Violin Sonata** concert series presents Prokofiev at the **JOHNNAN COTTAGE** at 18:30 on Wednesday, and at 11:00 at the **FRANSCHHOEK DUTCH REFORMED CHURCH** on Thursday. Join violinist Johanna Roos and pianist Elna van der Merwe for the final concert of 2025 and a glass of wine. The evening begins with an introduction, opening the door to Prokofiev's Sonata No. 2. Visit Quicket to book.

VRYDAG 31 OKTOBER

■ Stellenbosch: **ACVV UTOPIA** verkoop lemoenkoeke en sjokolade-brownies, gebak deur die tehuus se sjef. Verkoop om 10:30 by die ingang in Dorpsstraat.

SATERDAG 1 NOVEMBER

■ Devonvallei: Die Geestelike Ambassadeurs vir Jesus Christus-kerk bied om 18:00 volume 3 van sy **Gospel Extravaganza** by die **LAERSKOOLOF DEVONVALLEI** aan. Die konsert, aangebied deur die kerkleier, apostel Basjan, sluit vertonings deur Sharon Steyn, Reggie B. Jesmond Damone, Hester Prins, Jacquin Koopman en Undivided Purpose in. Toegang is R60 vir volwassenes en R30 vir laerskoolkinders. Bel Mandy Engelbrecht by 084 038 9961 of Berenice Basjan by 073 530 3343.

WOENSDAG 5 NOVEMBER

■ Idasvallei: Die Cloeteville-GPF hou om 19:00 'n gemeenskapsgadering in die **IDASVALLEI-METODISTEKERK-SAAL**. Alle rolspeleers is welkom.

Gardens, hearts open at Tokara

Tokara's Open Garden and Rare Plant Fair, set to be held on Saturday 8 November, is a day out celebrating renewal, community and the outdoors.

The annual initiative is hosted by owners GT and Anne-Marie Ferreira, who open their private grounds as a gesture of welcoming the local community.

Since 2018, with one pause during the Covid 19 pandemic, the day has continued the Helshoogte Pass estate's ethos of giving back by supporting the Camphill Farm Community, Hermanus. This is an NGO-driven initiative in which all proceeds, together with the time dedicated by Tokara staff, are directed to Camphill, inviting visitors to enjoy a memorable day out while making a meaningful contribution.

Alongside specialist growers and Tokara's immersive gardens, the fair features a contemplative Moss Garden installation by botanical artist Gert van Tonder.

Camphill will also host two garden-workshop locations on the estate, where residents and team members will share simple skills, stories from the farm, and offer home-grown goodies, including spices and teas, for purchase. Cashless facilities at these points will be reinvested back in the community to help strengthen its sustainability.

"When the Ferreriras open their gardens, they're really opening their hearts," Van Tonder says. "Moss reminds us that renewal often begins with tiny threads binding the earth together



The Tokara's Open Garden and Rare Plant Fair is back this November.

until whole landscapes come alive again.

"This installation is a space to pause with family and friends, and a reminder that caring for plants, places and people is how landscapes and communities endure."

Michelle van Zyl, fundraiser at Camphill, says Tokara's support is a thread of giving back that runs through the years. "Every contribution helps transform the lives of adults with intellectual disabilities, ensuring they can live and work with dignity. At the fair visitors experience a beautiful day outdoors and become part of a community that cares."

The event will also feature various food stalls, pre-booked picnics and tastings. It runs from 08:00 until 16:00. Tickets at the gate cost R60 per person. Visit www.rareplantfair.co.za for more information.



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NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

APPLICATION FOR REZONING AND SUBDIVISION OF PORTION 8 OF FARM 527, ADMINISTRATIVE DIVISION STELLENBOSCH

Application Property Address: Jamestown Sports Complex
Application Property Number: Portion 8 of Farm 527, Stellenbosch
Applicant: CK Rumbold and Partners, 16 Rainier Street, Malmesbury, 7300, 022 482 1845
Owner: Stellenbosch Municipality, Plein Street, Stellenbosch, 7680, 021 808 8111
Application Reference: TP1287/2025

Description of land development proposal:

Application has been made for the 1) Rezoning of Portion 8 of Farm 527, Stellenbosch, in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023, from Public Open Space to Subdivisional area to accommodate Utility Services (Fire Station) (±0.62ha in extent) and Public Open Space (Sportsgrounds and clubhouse) (±4.02ha in extent) and 2) Subdivision of Portion 8 of Farm 527, Stellenbosch, in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023, into Portion A (±0.62ha in extent) and Remainder of unregistered Farm 527/8 (±4.02ha in extent).

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/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said 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: CK Rumbold and Partners: Zanelle Nortje at zanelle@rumbold.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 20 November 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 022 482 1845 during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGSAAFNOEK IN DIE STELLENBOSCH MUNISIPALE AREA

AANSOEK OM HERSONERING EN ONDERVERDELING OP GEDEELTE 8 VAN PLAAS 527, ADMINISTRATIEWE DISTRIK STELLENBOSCH

Adres van aansoek eiendom: Jamestown Sports Complex
Aansoek eiendom beskrywing: Gedeelte 8 van Plaas 527, Stellenbosch
Aansoeker: CK Rumbold and Partners, 16 Rainier Street, Malmesbury 7300, 022 482 1845
Eienaar: Stellenbosch Munisipaliteit, Plein Street, Stellenbosch, 7680, 021 808 8111
Aansoek Verwysing: TP1287/2025

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen vir die 1) Hersonering van Gedeelte 8 van Plaas 527, Stellenbosch, ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening 2023, vanaf Publieke Oopruimte Sonde na Onderverdelingsgebied Sonde om Nutskerste Sonde (Brandweertasie) (±0.62ha in omvang) en Publieke Oopruimte Sonde (Sportsfasiliteite en klubhuus) (±4.02ha in omvang) en 2) Onderverdeling van Gedeelte 8 van Plaas 527, Stellenbosch, ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening 2023, in Gedeelte A (±0.62ha in omvang) en Residu van ongeregistreerde Plaas 527/8 (±4.02ha in omvang)

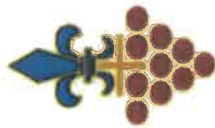
Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oewerleging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: CK Rumbold and Partners: Zanelle Nortje at zanelle@rumbold.co.za. Deur 'n beswaar, kommentaar of verlate te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 20 November 2025.

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

Indien daar enige navraag op die aansoek of bovermelde vereistes vir die lewer van kommentaar is of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by 022 482 1845 gedurende normale kantoorure.



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LAND USE APPLICATION

**PLEASE CONSULT THE PLANNING PORTAL ON
THE MUNICIPAL WEBSITE FOR
FURTHER DETAILS www.stellenbosch.gov.za**

Application Reference: TP1287/2025

PORTION 8 OF FARM 527, STELLENBOSCH

**ADVERTISING PERIOD: 16 OCTOBER –
20 NOVEMBER 2025**

**ENQUIRIES: CK RUMBOLL AND PARTNERS
Zanelle Nortje, zanelle@rumboll.co.za,
022 482 1845**

NOTICE

Application has been made for the 1) Rezoning of Portion 8 of Farm 527, Stellenbosch, in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023, from Public Open Space to Subdivisional area to accommodate Utility Services (Fire Station) (±0.62ha in extent) and Public Open Space (Sportsgrounds and clubhouse) (±4.02ha in extent) and 2) Subdivision of Portion 8 of Farm 527, Stellenbosch, in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023, into Portion A (±0.62ha in extent) and Remainder of unregistered Farm 527/8 (±4.02ha in extent).

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. 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: CK Rumboll and Partners, Zanelle Nortje, zanelle@rumboll.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 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 if you are unable to write and / or submit your comments as provided for, you must contact the Applicant for assistance.



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GRONDONTWIKKELINGSAANSOEK

**RAADPLEEG ASSEBLIEF DIE BEPLANNINGSPORTAAL
OP DIE MUNISIPALE WEBWERF VIR
VERDERE BESONDERHEDE
www.stellenbosch.gov.za**

Aansoek verwysing: TP1287/2025

PORTION 8 OF FARM 527, STELLENBOSCH

**ADVERTERING PERIODE: 16 OCTOBER –
20 NOVEMBER 2025**

**NAVRAE: CK RUMBOLL AND PARTNERS
Zanelle Nortje, zanelle@rumboll.co.za,
022 482 1845**

KENNISGEWING

Aansoek word gedoen vir die 1) Hersenering van Gedeelte 8 van Plaas 527, Stellenbosch, ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening 2023, vanaf Publieke Oopruimte Sone na Onderverdelingsgebied Sone om Nutsdienste Sone (Brandweerastasie) (±0.62ha in omvang) en Publieke Oopruimte Sone (sportsfasiliteite en klubhuis) (±4.02ha in omvang) en 2) Onderverdeling van Gedeelte 8 van Plaas 527, Stellenbosch, ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening 2023, in Gedeelte A (±0.62ha in omvang) en Restant van ongeregisteerde Plaas 527/8 (±4.02ha in omvang).

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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: CK Rumboll and Partners: Zanelle Nortje at zanelle@rumboll.co.za. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand.





APPENDIX 5:**Comments from Municipal 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: 6 October 2026
Our Ref ▫ Ons Verw: Civil LU 2986
Town Planning Ref: TP1287/2025
Re ▫ Insake: Farm 528/7, Stellenbosch: 1. Rezoning from Public Open Space to Subdivisional Area to accommodate the following uses: a) Utility Services (Fire Station) (±0.62 ha in extent) Public Open Space (Sportsgrounds and clubhouse) (±4.02 ha in extent) 2. Subdivision of Farm 527/8 into: a) Portion A (±4.02 ha in extent) b) Remainder of the unregistered Farm 527/8 (±0.62 ha in extent) 3. Closure of a Public Place in terms of section 15(2)(n) of said bylaw to permanently close portion of the public open space.

This Memo replaces our Memo dated 15 October 2025.

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

- Civil engineering services report by WEC dated March 2025, Rev 00
- TIS by UDS dated 30 May 2025
- Proposed Site Layout Plan Drawing No 24-STB-028/SUR101/00 by WEC dated March 2025

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 an Occupation Certificate being issued, unless specifically stated otherwise below.

1. Water

- 1.1 The water connection can be made to the existing 160mm diameter water main that runs along the western boundary of the site, as indicated on **Annexure: Services**. The connection details and final position will be confirmed when detail engineering drawings are submitted for approval.

2. Sewer

- 2.1 The permanent sewer connection shall be to the formal sewer network to the west, as indicated on **Annexure: Services**, but this network will only be available when the municipality implements the Phase 2 and 3 housing project on Farm 527/7. As an interim arrangement, the sewer connection can be made to the sewer network of the adjacent sportsfields, as indicated on **Annexure: Services**. The design levels of the temporary sewer line must be able to allow gravity flow to the future connection point. The connection details and final position will be confirmed when detail engineering drawings are submitted for approval.

3. Roads and access



Figure 2 (from TIS): Existing and Future Access Points of the Subject Property/Proposed Development

3.1 The preferred formal access route towards the fire station is via School Street and the existing gravel road labeled as “Unknown Road” as indicated in Figure 2 above. The following road upgrades are required to create a suitable driving surface for the fire-fighting vehicles:

3.1.1 The section of School Street between Blakemore Street to “Unknown Road” is currently gravel and must be formalized. There is municipal budget allocated to this project and it is currently at tender stage. If this formal upgrade is not completed by the time that the fire station becomes operational, the gravel road must at least be graded to an acceptable standard. Pajero Street can also serve as an alternative access route.

3.1.2 “Unknown Road” is currently gravel and must be upgraded to an acceptable standard.

4. Stormwater

- 4.1 The permanent stormwater connection shall be to the formal stormwater network to the west, as indicated on **Annexure: Services**, but this network will only be available when the municipality implements the Phase 2 and 3 housing project on Farm 527/7.
- 4.2 As an interim arrangement, the stormwater connection can be made to the stormwater network of the adjacent sports fields, as indicated on **Annexure: Services**. The design levels of the temporary stormwater line must be able to allow gravity flow to the future connection point.
- 4.3 The existing gravel stormwater channel (see images below) must be formalized to protect it from erosion. Details of the formalization of the channel must be provided on the engineering services drawings.



5. Solid Waste

- 5.1 Refuse removal arrangements and the associated infrastructure (i.e. refuse storage areas) required for efficient waste removal by a municipal refuse truck must be indicated on the engineering drawings submitted for approval.

6. Installation of Engineering Services

- 6.1 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.

7. As - Builts

- 7.1 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.

<h3><u>General Conditions</u></h3>

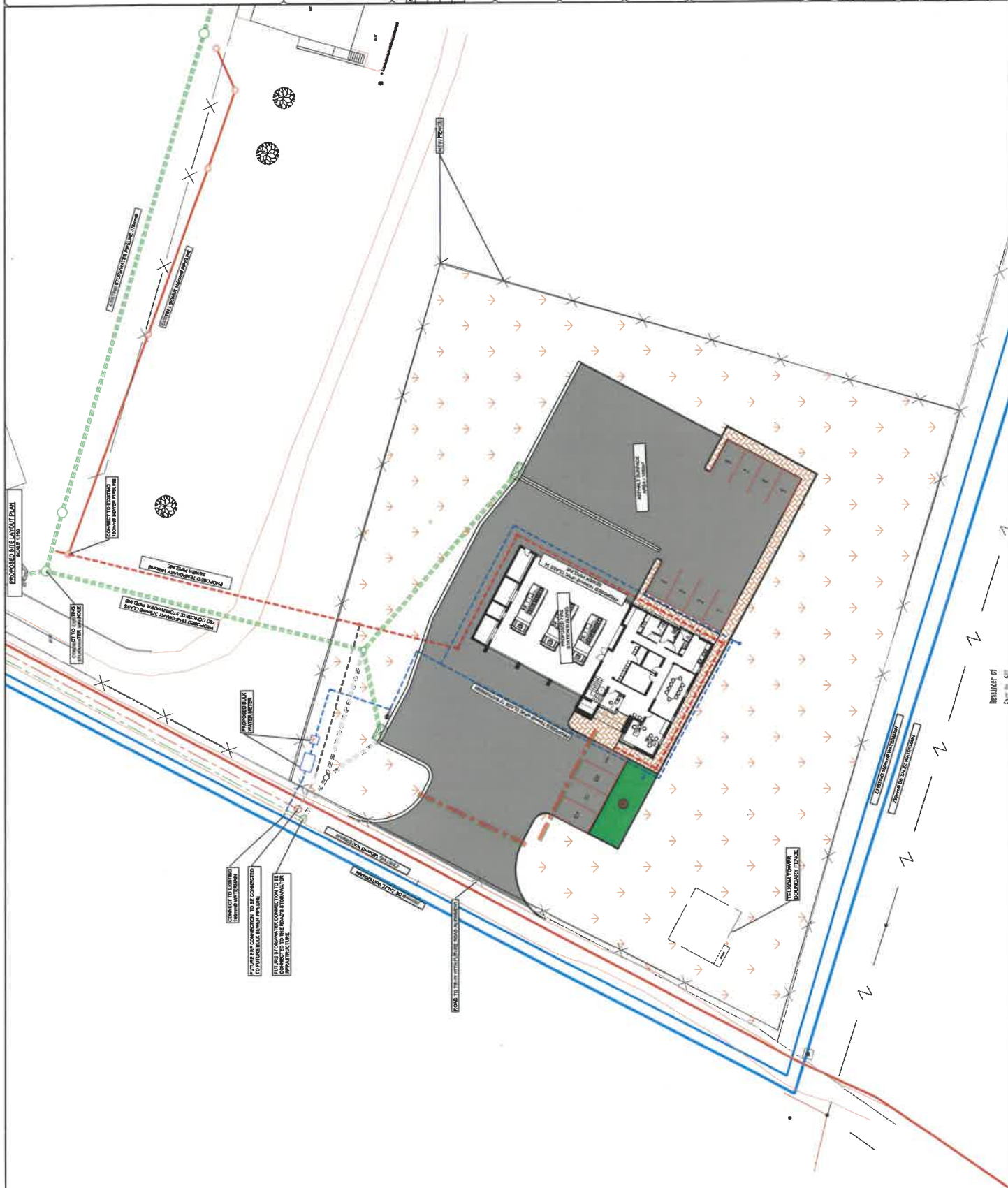
8. The implementation of the development wrt the provision of civil engineering services, must comply with the “*General guidelines and standard practices for the provision of civil engineering services for new developments*” as published on the municipality’s website and as amended from time-to-time.
9. 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.
10. The internal services are **public**. Therefore, all internal services will be maintained by the **Municipality**.
11. 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.



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

W:\2.0 DEVELOPMENT\01 Land Use applications\2986 (TK) Farm 528-7 Stellenbosch (TP1287-2025) Jamestown Fire Station\2986 Farm 528-7 Stellenbosch (TP1287-2025)_3 access amended.doc



SYMBOL	DESCRIPTION
	EXISTING DRIVE PIPES, NEARBY MAIN
	EXISTING WATERTAIN
	EXISTING TRANSFORMER PIPELINE
	EXISTING 10" DRAINAGE CHANNEL
	Proposed
	EDGE OF TRUCK WAY - DRIVE ROAD
	EXISTING CHANNEL
	BACK OF ROAD
	RAIL DUCTS - GUTTER - ROWLINE - JEDD - 11" DRAIN
	PROPOSED 10" DRAIN PIPELINE
	PROPOSED 11" DRAIN PIPELINE
	PROPOSED 27" DRAIN PIPELINE
	POUR & CURE JAILT
	EXISTING CULVERTS & DRIVE PIPES
	EXISTING SURFACE

[illegible][illegible]

REVISION		PHASE
		WORKING
		CLIENT

STELLINGSMA

PROJECT
JAMESTOWN
FIRE STATION

DRAWING TITLE
PROPOSED SITE LAYOUT PLAN



PA, CONSERVATION WOOD ROAD LEASOCH	PO BOX 12041 D E BOSSCO 7813	TEL: 621 886 6566 EMAIL: STELL@wpc.com	WPC COMBUSTION	DI	W4
DESIGNED BY	W4	DRAWING BY			
DESIGNED CHECKED	W4		DRAWING CHECKED		
APPROVED BY					

VU MEDICAL & PHARMACY, INC. DATE
 CONTRACT NO. XXXX/XXX

FILE NO.
24-STB-028/DRW/WORKING
SCALE
1:250 (A1)

MARCH 2025
DRAWING NO.
24-STB-028/SUR101/00

APPENDIX 6:

Comments from Municipal Spatial Planning Section



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To : Manager: Land Use Planning
From : Manager Spatial Planning
Reference : Spatial Planning - Spatial Planning Assessment Memo
Date : 06 March 2026
Land Use/TPAMS no : TP1287/2025

Dear Colleagues,

The Spatial Planning Office has conducted a comprehensive assessment of the above application against the Municipal Spatial Development Framework (MSDF, 2023), relevant spatial policies, and the requirements of Sections 38 and 65 of the Stellenbosch Land Use Planning By-law (2023).

This memorandum refers to the following application:

Application Reference: TP1287/2025
Applicant: Zanelle Nortje
Property: Farm 527/8, Stellenbosch
Application/s Description:

- Rezoning of land.
- Subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement
-

Preliminary Assessment: None.
Additional Requirements:

1. BACKGROUND AND CONTEXT

Farm 527/8 is situated immediately south of the Jamestown settlement and forms part of the Remainder of Farm 527. Access to the property is obtained from School Street, which connects directly to the R44 to the west. The site lies between the established Jamestown township to the north and the area identified for Jamestown's future urban character extension to the south. This location places the property within a transitional zone where gradual urbanisation is actively taking place.

The broader area has experienced consistent growth, with an increase in both residential and non-residential land uses that support the surrounding community. Notable facilities in proximity include the Weber Gedenk NGK Primary School and Stellenzicht Secondary School located to the east, as well as the 274 Jamestown Integrated Development Phases 1 and 2 erven. This evolving urban fabric reflects a shift from its historic rural origins toward a more integrated mixed-use community environment.

The subject property, measuring approximately ± 4.6420 ha, currently accommodates the Jamestown Sport Complex. The application proposes:



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- Rezoning Portion 8 of Farm 527 (a portion of Remainder Farm 527) from Public Open Space Zone to Subdivisional Area to allow for the creation of Utility Services Zone and Public Open Space Zone.
- Subdivision of Portion 8 into Portion A, measuring approximately 4.02ha, and the Remainder of Farm 527/8, measuring approximately 0.62ha.

Portion A is proposed to accommodate a new two-storey Fire Station measuring approximately 730 m². The building will include operational vehicle bays, equipment storage rooms, offices, locker facilities, a kitchen, dormitory rooms, lounge, gym, and other associated operational spaces. The placement of this facility responds to a clear service-delivery need associated with growth in the Jamestown area and the broader Stellenbosch municipality.

The property is located within an eroded segment of a historic landscape unit that once formed part of the Jamestown commonage area. Although the Municipal Spatial Development Framework (MSDF) has not assigned a specific designation to this exact portion, it directly abuts an Activity Route to the north and is surrounded by Mixed-Use Community and Residential Infill areas. This spatial context supports urban-supportive community services such as emergency facilities, particularly where strong regional accessibility and proximity to emerging urban neighbourhoods are required.

2. POLICY ALIGNMENT ASSESSMENT

2.1. MSDF Compliance

The Stellenbosch Municipal Spatial Development Framework (MSDF) does not assign a specific spatial designation to the subject property. However, the site is strategically positioned between two key spatial planning categories:

- an Activity Route along School Street to the north, and
- a Mixed-Use Community Residential Infill Area to the south and east.

The adjacent Mixed-Use Community Residential Infill designation corresponds with the planned Jamestown Phase 2-4 Housing Project, which is listed in the Stellenbosch Municipality Housing Pipeline for the MTREF 2023–2026 period. To the west, a portion of Farm 527/7 has already secured development rights for two-storey mixed housing typologies, reinforcing the ongoing urban transition in the immediate area.

The property is also located within the council-approved urban edge, which explicitly encourages strategic infill development and the provision of essential community facilities in accessible locations. Fire stations are recognised as community-supportive uses and are generally compatible within residential and mixed-use environments due to their public-benefit role and operational characteristics. The MSDF further promotes the clustering of community facilities to maximise socio-economic benefits, reduce travel distances, and strengthen local service nodes. The proposal aligns with this directive by locating the fire station adjacent to two established educational institutions, thereby reinforcing an existing community-services cluster.



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While the site benefits from direct access via School Street which connects well to the R44, attention must be given to upgrading and designing access and circulation to ensure that emergency operations are not compromised. Overall, the proposal demonstrates strong alignment with the MSDF's spatial intent, especially regarding infill development, community facility integration, and efficient land-use structuring.

The MSDF principles are a critical planning anchor for the SM to achieve its strategic objectives.

MSDF Principles	Proposal Compliance
1. Preservation of Agriculture, Water, Biodiversity resources	<ul style="list-style-type: none"> - The site is currently not used for agriculture and holds no agricultural potential. - It falls within the urban edge and is suited for non-agricultural urban-supportive land uses. - A portion of the site contains CBA-designated Swartland Granite Renosterveld; however, this area is already disturbed and forms part of a transition zone within an evolving urban environment.
2. Heritage and Scenic Landscape Protection	<ul style="list-style-type: none"> - The property forms part of a wider landscape unit with historic value, however, the specific area earmarked for development is already disturbed. - The proposed two-storey community facility is compatible with both the existing and emerging urban character and does not detract from the broader heritage landscape. - The site currently doesn't hold any significant cultural or heritage assets.
3. Optimal Land Use and Settlement Hierarchy	<ul style="list-style-type: none"> - Introduces a complementary land use that aligns with the predominantly residential character of Jamestown. - Adds an essential community service layer that supports current and future population growth. - Co-locates a community facility within an existing educational node, enhancing the efficiency and functionality of the area as a community service cluster.
4. Improved mobility and access	<ul style="list-style-type: none"> - Located along School Street (collector) with strong connectivity to the R44 (Class 2 road). - Additional information is required regarding the status and design of the "Unknown Road" to fully assess its suitability for emergency access. - School Street is a critical movement spine for the operation of the station but is currently untarred and in a poor condition between Blakemore Street and the Weber Gedenk Primary School entrance, this will need to be addressed. - The proposed use is a low traffic generating use which makes it compatible with the existing uses, however, the demonstration of ease of access and movement of fire trucks during emergencies needs to be strengthened.
5. Community development	<ul style="list-style-type: none"> - A fire station is a medium- to low-intensity use that generates limited traffic outside of emergencies. - Provides essential emergency response capacity close to residential neighbourhoods, reducing reliance on the Stellenbosch fire facility. - Can potentially offer educational/community development benefits to the neighbouring schools and community and enhances public safety, contributing positively to social cohesion. - Operates 24 hours, improving passive surveillance and safety within nearby residential areas.



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	- Clustering of public services promotes accessibility and reduces car dependency.
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2.2. By-law Compliance

The subject property is currently zoned Public Open Space Zone, which permits recreational and amenity-related uses. A fire station is not permitted as a primary or consent use within this zone. To enable the establishment of the proposed emergency facility while retaining the functioning of the Jamestown Sports Complex, the application seeks to rezone the land to a Subdivisional Area Overlay Zone. This overlay will allow the creation of two underlying zones:

- Utility Services Zone for the fire station, and
- Public Open Space Zone for the continued operation of the sports complex.

Stellenbosch Municipality currently operates only one fire station, located to the north within Stellenbosch town. Given the rapid residential densification, increased traffic volumes along the R44 and surrounding routes, and heightened fire risk associated with the Winelands' natural environment, the establishment of a southern-situated fire station is both operationally and strategically justified. The proposed location will significantly improve emergency response times and expand coverage to underserved peripheral communities.

When assessed against the principles of the MSDP and the criteria listed in Section 65 of the Stellenbosch Municipal Planning By-law (2023), which include desirability, need, compatibility, and spatial alignment, the proposal demonstrates strong compliance and clear public benefit.

2.3. Policy Frameworks Compliance

The Stellenbosch Heritage Inventory identifies the site as being part of the Eerste River Helderberg Footslopes landscape unit. While the broader landscape contains notable scenic and cultural-historical qualities, the specific portion proposed for development lies adjacent to Jamestown and is already transformed. As a result, it holds limited intrinsic heritage or scenic sensitivity. The proposed two-storey fire station will be compatible with the area's existing and emerging urban character, and its scale and massing will not result in significant visual intrusion within the landscape unit.

The Capital Expenditure Framework (CEF) identifies Jamestown as a priority node for municipal investment due to its role as:

- a functioning urban area and local service centre,
- a developing mixed-use environment with community facilities,
- a location experiencing targeted densification, and
- an area where bulk infrastructure capacity is available.

The proposed fire station aligns with the CEF by expanding essential public services within a growth node, complementing other planned municipal investments, and supporting long-term financial sustainability through efficient use of existing infrastructure networks.

3. SPATIAL PLANNING RECOMMENDATION



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Based on the comprehensive spatial assessment outlined above, the Spatial Planning Section partially supports the proposed rezoning and subdivision for the establishment of the Jamestown Fire Station. While the proposal demonstrates general alignment with spatial development principles, certain elements particularly relating to access and mobility require refinement to ensure full compliance with the Municipal Spatial Development Framework (MSDF) and the Stellenbosch Land Use Planning By-law (2023).

Key reasons for support:

- The site is optimally positioned between existing and future residential areas, along an Activity Route with strong connectivity to the R44. This allows for significantly improved emergency response times to Jamestown, the southern municipal area, and adjacent Winelands regions prone to veld fires.
- The property is located within the approved urban edge, supporting strategic urban infill where the MSDF encourages the establishment of community facilities that support compact, efficient settlement patterns.
- The fire station co-locates in proximity to two existing schools and recreational facility, forming part of an emerging community service cluster, promoting the MSDF's directives of clustering of community uses for socio-economic and accessibility benefits.
- A fire station is a low-impact community facility that is compatible with adjacent residential and institutional uses. Its operational characteristics, especially during daytime hours, align well with the functional pattern of the existing neighbourhood.
- Stellenbosch currently relies on a single fire station located to the north. Establishing an additional southern facility expands municipal emergency-service capacity, addresses service gaps, and strengthens disaster-response readiness in a rapidly densifying settlement area.
- The establishment of a local fire station provides significant public benefit by enhancing safety, reducing response times, supporting education and community outreach initiatives, and offering passive surveillance through its 24-hour presence.

4. CONCLUSION

Based on the motivation report and supporting documentation, the Spatial Planning Unit **partially supports** the rezoning and subdivision of Farm 527/8 (a portion of Remainder Farm 527) for the establishment of the Jamestown Fire Station. The application demonstrates clear need and desirability from a public-interest, spatial-planning, and environmental perspective, and shows broad compliance with the Municipal Spatial Development Framework, the Stellenbosch Land Use Planning By-law (2023), and the Stellenbosch Zoning Scheme.

However, the proposal does not yet sufficiently demonstrate compliance with access and mobility requirements, particularly in relation to School Street upgrades, future circulation planning, and alternative access routes.

Approval can only be recommended subject to the following conditions:



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- The section of School Street providing access to the facility especially the untarred segment between Blakemore Street and the Weber Gedenk Primary School entrance must be upgraded to municipal engineering standards prior to the establishment of the fire station.
- The plans, status, and design parameters of the proposed upgrades to School Street and "Unknown Street" must be clearly demonstrated to ensure safe and efficient access and circulation for emergency vehicles and general traffic.
- A second access point linking the suburb of Jamestown to the wider municipal road network should be in place prior to the intended closure of the R44/School Street intersection as per the specialist's recommendations.

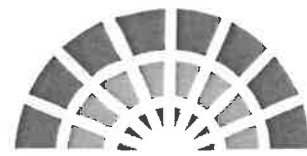
Bernabé da la Bat (Manager: Spatial Planning)

Date: 6/03/2026

APPENDIX 7:

Heritage Western Cape comments

Our Ref: HM / CAPE WINELANDS / STELLENBOSCH / FARMS 527 PORTION 8; 527-RE
Case No.: HWC25042902EJV0506
Enquiries: Emily-Jane Vowles
E-mail: emily.vowles@westerncape.gov.za
Tel: 021 829 3324



ILifa leMveli leNtshona Koloni

Erfenis Wes-Kaap

Heritage Western Cape

Jenna Lavin / Geraldine Mettler
jenna.ctsheritage@gmail.com / municipal.manager@ Stellenbosch.gov.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL COMMENT
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED DEVELOPMENT OF A FIRE STATION ON FARMS 527 PORTION 8; 527-RE, JAMESTOWN, STELLENBOSCH SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 19 May 2025.

You are hereby notified that, since there is no reason to believe that the proposed development of a fire station on Farms 527 Portion 8; 527-RE, Jamestown, Stellenbosch will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, 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.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Waseefa Dhansay
Assistant Director: Professional Services



Heritage Western Cape

Erfenis Wes-Kaap

ILifa leMveli leNtshona Koloni

20 May 2025

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
 • Tel: +27 (0)21 483 5959 • **E-mail:** ecoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
 • Tel: +27 (0)21 483 5959 • **E-pos:** ecoheritage@westerncape.gov.za

Idilesi yendawo: kumqondatho 3, kwisakhiwo lprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Ihombolo yebhokisi yeposi 1665, eKapa, 8000 • **Ihombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ecoheritage@westerncape.gov.za

APPENDIX 8:

Provincial Roads Authority comments



**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 -25/566 (Application No: 2025-11-0066)

The Municipal Manager
20 Plein Street
STELLENBOSCH
7600

Attention: Ms C Kriel

Dear Madam

PORTION 8 OF FARM NO. 527, STELLENBOSCH: APPLICATION FOR REZONING AND SUBDIVISION

1. The following refer:
 - 1.1. The email received from CK Rumboll dated 15 October 2025 for the rezoning and subdivision of Portion 8 of Farm 527, Stellenbosch, to accommodate a fire station;
 - 1.2. This Branch's even numbered letter dated 11 February 2026; and
 - 1.3. Additional information received on 29 May 2026 including a Traffic Impact Statement by UDS dated 22 April 2026
2. The TIS definitively establishes the designated routes for fire tenders to use to access the R44 and explicitly excludes School Road.
3. The Branch offers no objection to the land use application in terms of the Land Use Planning Act, No. 3 of 2014, subject to the fire tenders using the routes identified in the TIS to access the R44 (which explicitly excludes School Road).

Yours Sincerely

DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 30 JULY 2026

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Ms C Kriel (e-mail: Chrizelle.Kriel@stellenbosch.gov.za)
landuse.enquiries@stellenbosch.gov.za
2. Consultant: CK Rumboll
Attention: Ms Z Nortje (e-mail: zanelle@rumboll.co.za)
3. District Roads Engineer Paarl (e-mail)
4. Mr R Arendse (e-mail)
5. Mr F Fakier (e-mail)
6. Mr D Fortuin (e-mail)



Urban Development Solutions
Reg no. 2003/043709/23

Head Office
11 Electron Street, Techno Park,
Stellenbosch, 7600

PO Box 50487
V&A Waterfront
8002

General Enquiries:
Elmarie Els
T +27 (0)76 211 9892
info@udsafrika.co.za

Services
Civil Engineering
(Water, Sewer, Stormwater)
Roads and Transport
Traffic Engineering
Project Management

Offices
Stellenbosch, Piketberg, Somerset
West, Clanwilliam, Loriesfontein



A Level 1 Contributor to 8-BBEE

Date: 22 April 2026

Our Ref: UDS824/Reports/TIS/Rev01

WEC-Consult (Pty) Ltd.
Unit 24, Oewerpark
Rokewood Road
STELLENBOSCH
7600

ATTENTION: Mr Willem van Lingen

Dear Sir,

**APPLICATION FOR REZONING AND SUBDIVISION OF PORTION 8 OF FARM 527,
STELLENBOSCH: TRAFFIC IMPACT STATEMENT – REVISION 1**

This company was appointed to prepare a Traffic Impact Statement (TIS) for the new Jamestown Fire Station proposed in the southern portion of Portion 8 of Farm 527, Stellenbosch.

1 BACKGROUND AND LOCALITY

The subject property is situated along School Street in the south of Jamestown, Stellenbosch. It has an area of ± 6.77 ha and is currently zoned as Public Open Space. A Consent Use has been granted for Outdoor Sport, which applies to the *Jamestown Sports Ground* occupying the northern portion of the property. Refer to the attached *Locality Plan*.

As part of this TIS, it is important to take into consideration the Jamestown Residential Development planned on the surrounding properties: Remainder of Portion 7 of Farm 527 to the west and the Remainder of Farm 527 to the south, extending eastwards (refer to *Figure 1*). The Remainder of Portion 7 of Farm 527 was established following the subdivision of Phase 1 (162 state-subsidised housing opportunities) from Portion 4 of Farm 527. Phase 1 was completed in November 2016. In August 2024, the application for the Rezoning and Subdivision of the Remainder of Portion 7 for Phases 2 and 3, comprising a total of 274 residential units and prepared by *Zutari (Pty) Ltd.*, was approved. The application for Phase 4 is yet to be submitted. Based on the currently available information, 1,645 low-cost housing units are proposed for this future phase. The application for Phases 2 and 3, in particular the accompanying Traffic Impact Assessment (TIA) also compiled by *Zutari (Pty) Ltd.*, along with

Asger Khan (Pr Eng) (Managing Member), John Wessels (Pr Eng), Piet van Blerk (Pr Eng), Cobus Louw (Pr CPM), Tian Koch (Pr Tech Eng), Cobus van der Merwe (Pr Eng), Ruaan Siebrits (Pr Tech Eng), Petri Germishuys (Pr Tech Eng), Jacques van Niekerk (Pr Tech Eng), Dominique Ter Huurne (PhD, M Eng M Phil), Yolandi Obermeyer (B Eng), Fergus Swartz (B Tech), Erhard Blom (Geometric & Traffic Signal Design)

the associated conditions of approval issued by Stellenbosch Municipality and the Western Cape Government (WCG), are referenced throughout this report.

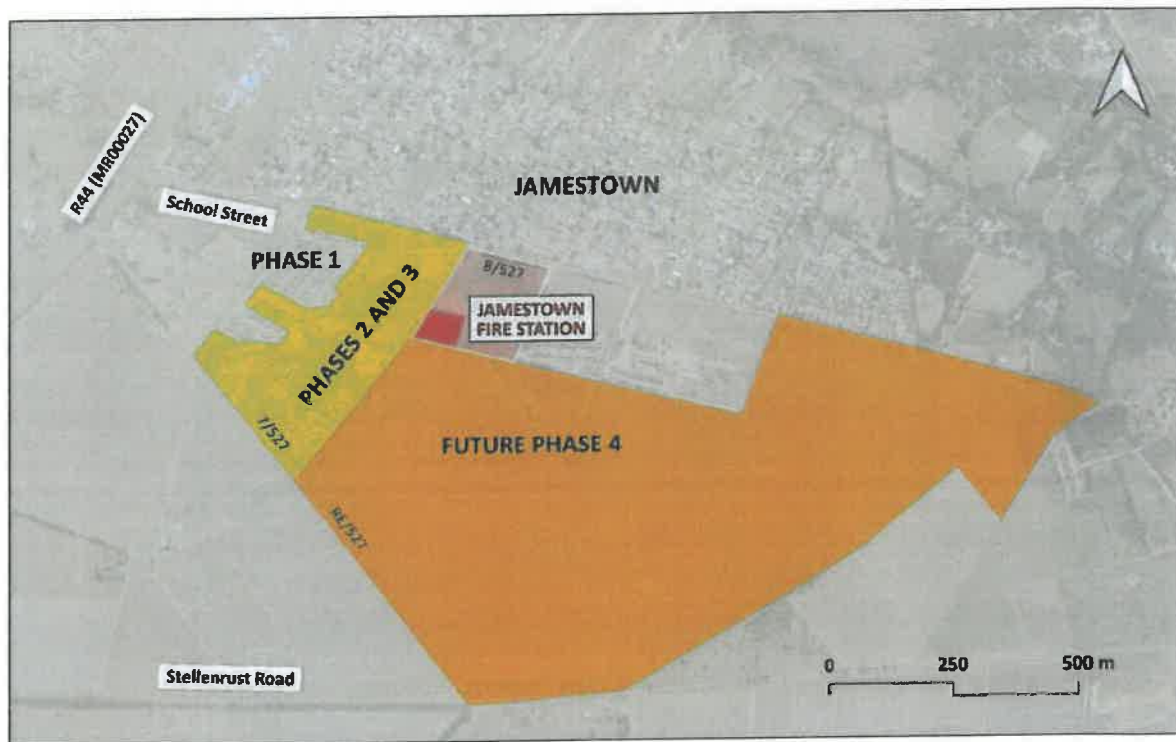


Figure 1: Phases of Jamestown Residential Development Surrounding the Proposed Development (Jamestown Fire Station)

This current TIS accompanies the Application for Rezoning (from Public Open Space Zone to Utility Services Zone) and Subdivision of Portion 8 of Farm 527, Stellenbosch.

2 PROPOSED DEVELOPMENT

2.1 Development Proposal

As stated, the proposed development pertains to the construction of a new fire station in Jamestown, Stellenbosch. This facility will be supplementary to the existing fire and rescue services of the municipality. The proposed fire station has a building pad area of $\pm 494 \text{ m}^2$, which accommodates 3 apparatus bays along with ancillary uses. Refer to the attached **Proposed Site Layout Plan**, dated March 2025 and prepared by *WEC-Consult (Pty) Ltd*.

According to the project's Professional Service Provider, a total of 9 personnel will be present on-site on a daily basis.

2.2 Access to the Property

As illustrated in **Figure 2**, vehicular access to/from the subject property is currently obtained via School Street. A photo of this existing access point is shown in **Figure 3**. The on-site gravel access road leads to/from the sports clubhouse. At present, no formal access exists to the site earmarked for the proposed fire station.

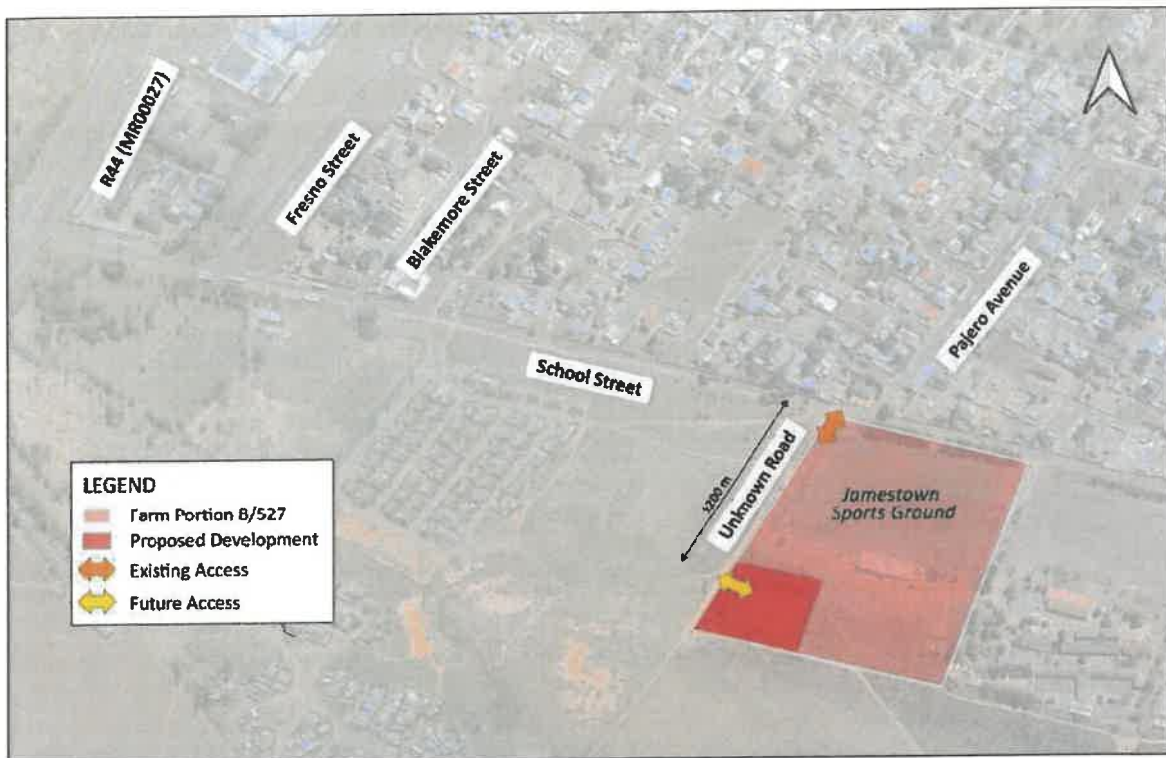


Figure 2: Existing and Future Access Points of the Subject Property/Proposed Development



Figure 3: Photo of Existing Access Point of the Subject Property to/from School Street

The current condition of School Street should be noted. The road is surfaced between the R44 and Blakemore Street, beyond which it is a gravel road (to the east). The section of School Street between Blakemore Street and the subject property's access point is currently in very poor condition (see **Figure 4**). Although this section is used by some vehicles, motor vehicle access to the subject property is currently obtained primarily from the east, where the condition of the gravel road is significantly better (see **Figure 5**). As a result, trips between the subject property and the R44 are typically made via Pajero Avenue. This route is considerably longer and presents a greater number of conflict points than the more direct route along School Street, were its entire length fully accessible from/to the subject property. This is particularly relevant when the origins or destinations of its trips are located to the south of the R44/School Street intersection.



Figure 4: Current Condition of School Street between Blakemore Street and the Subject Property (Jamestown Sports Ground)



Figure 5: Current Condition of School Street eastward of the Subject Property (Jamestown Sports Ground)

The proposed fire station will obtain access via the existing “Unknown Road” situated on Portion 7 of Farm 527 (refer back to **Figure 2**), which runs parallel to the *Jamestown Sports Ground* access road on the opposite side of the boundary fence (see **Figure 6**). This access point will be located ± 200 m south of School Street. No vehicular access to the fire station will be provided via the *Jamestown Sports Ground*. As part of Phases 2 and 3 of the Jamestown Residential Development, “Unknown Road” is to be subdivided as a public street and, along with School Street, upgraded to a surfaced road. Based on the available information, the implementation of the surrounding road upgrades and the construction of new roads will be undertaken in accordance with the *Phasing Plan* attached as **Annexure C**. The detailed design for phases 1, 2 and a portion of phase 3, applicable to the proposed fire station, is illustrated on the attached *Overall Plan Layout (Annexure D)*, dated August 2024 and prepared by **BMK Consulting Engineers**.



Figure 6: Existing Access Road Leading to/from the Access Point of the Proposed Development

Further details of the proposed development's access point and the discussed planned road upgrades in its vicinity are presented in **Section 4**.

3 TRAFFIC

Neither the *TMH 17 South African Trip Data Manual* (Committee of Transport Officials, 2013) nor the *South African Trip Generation Rates* (Department of Transport, 1995) documents provides trip generation rates specific to fire stations. Therefore, the ITE (Institute of Transportation Engineers) *Trip Generation Manual, 11th Edition*, compiled from studies throughout North America, was consulted. It specifies a trip generation rate of 0.48 per 1,000 sf (square feet) Gross Floor Area (GFA) for the PM peak hour. AM peak-hour trip rates as well as directional splits are not available. Based on the ITE rate, the proposed development, with a GFA of $\pm 494 \text{ m}^2$, has the potential to generate 3 PM peak-hour trips. Furthermore, based on the information that only 9 persons are expected to be present on-site during a typical workday, it is clear that the peak-hour trip generation of the proposed development will be very low, particularly in comparison to that calculated for Phases 2 and 3 of the Jamestown Residential Development and that anticipated for Phase 4 in the future.

According to the *Manual for Traffic Impact Studies* (Department of Transport, 1985) and the *TMH 16, Volume 1 - South African Traffic Impact and Site Traffic Assessment Manual* (Committee of Transport Officials, 2012), no traffic impact studies are required for a trip generation of less than 50 peak-hour trip ends, unless specifically required by the responsible road authority. As the proposed development is not expected to even closely meet this 50-trip threshold, no traffic capacity analyses were conducted at the proposed access point or any of the surrounding intersections.

Within the context of this TIS, the primary concern is not the volume of traffic generated by the proposed development, but rather the routing of the fire trucks through Jamestown in order to reach sites beyond the local area within acceptable response times. This concern, which has already been introduced in **Section 2.2**, primarily relates to the adequacy of the existing road network geometry, considering the size of the fire trucks, and the potential impact of background traffic volumes.

If the upgrade of School Street is not undertaken, and only an acceptable (preferably surfaced) access road between School Street and the site of the proposed fire station is provided (which is deemed the minimum prerequisite for the fire station's implementation), the only viable routing alternative to/from the R44 will be via Pajero Avenue, as is currently the case for the *Jamestown Sports Ground*, as discussed in **Section 2.2**. This could prove to be problematic.

The completion of the School Street upgrade, specifically the section between the subject property and Blakemore Street, would provide the proposed development with a more direct connection to the R44. Furthermore, even for access to/from the R44/Webers Valley Road intersection, the route via Fresno Street is preferable to Pajero Avenue, owing to Fresno Street's superior geometric design along most of its length, which includes wider lanes and dedicated pedestrian infrastructure. Refer to **Section 4** for further details. Accordingly, although the upgrade of the aforementioned section of School Street is not considered a prerequisite for the implementation of the proposed fire station, it is strongly suggested that it be completed.

Moreover, to ensure that an alternative route remains available in the event that one access is closed or obstructed (for example, due to a road traffic collision), it is strongly suggested that the suburb of Jamestown retains at least two access points to the public road network in support of the proposed fire station. This suggestion arises in light of the proposed closure of the R44/School Street intersection as part of the WCG's R44 Safety Improvements project. The WCG is planning to construct a U-turn facility near the existing intersection, effectively removing direct access to the R44 from School Street. Although the intent of this proposed road network modification was confirmed by the WCG in their comments on the approval of Phases 2 and 3 of the Jamestown Residential Development, the Stellenbosch Municipality continues to object to the closure. Regardless of the municipality's success, it is not anticipated that the modification will be implemented within the next five to ten years. However, it should also be acknowledged that the current safety concerns associated with the

intersection are valid while it remains priority-controlled (i.e. unsignalised) or lacks a dedicated right-turn lane into School Street from the northbound approach of the R44.

Stellenbosch Municipality stated in its conditions of approval for Phases 2 and 3 of the Jamestown Residential Development that, regarding Phase 4, *“An additional access to Jamestown will be required before Phase 4 of this housing development can be implemented.”* Several alternatives for fulfilling this condition are detailed in the 2022 Stellenbosch Roads Master Plan. These are presented in **Table 1** and **Figure 7** below. They are all to be implemented as Class 4 Urban Collector Streets.

Table 1: Stellenbosch Roads Master Plan Projects Proposed for Jamestown

(Source: Extract from Table 8-1 in Stellenbosch Roads Master Plan, 2022)

SRMP048	Stellenrust Road	Stellenbosch	-	DR1063	Stellenrust Road	Road realignment	Realignment of Stellenrust Road over the R44 to link onto proposed new road and the closure of the existing unsafe access on the R44
SRMP049	New Jamestown Road	Stellenbosch	-	-	New Jamestown Road	New road extension	New Jamestown Road linking existing and proposed residential developments south to Stellenrust Road and north to Blaauwklippen Road / proposed Eastern Link
SRMP050	School Road	Stellenbosch	-	-	Upgrade of School Road		School Road upgrade from R44 to future Eastern Link Road
SRMP051	Pajaro Avenue	Stellenbosch	-	-	Pajaro Avenue between Webersvlei Road and Stellenrust Road	New road extension	Extend Pajaro Avenue northwards to intersect with Blaauwklippen Road and south to Stellenrust Road. Provides additional access to future Jamestown developments proposed as well as linking Jamestown to Paradyskloof
SRMP052	Wildebosch Rd Ext - South (Eastern Link)	Stellenbosch	-	MR169	Wildebosch Road between R44 and Blaauwklippen Road	New road	The extension of Wildebosch Road to link onto Techno Avenue at the R44 (Portion of Eastern link)
PROJECT REFERENCE NUMBER	ROAD NAME	ROAD AUTHORITY	ROAD NUMBER	PROVINCIAL ROAD NUMBER	ROAD SECTION / INTERSECTION NAMES	IMPROVEMENT TYPE	IMPROVEMENT DESCRIPTION

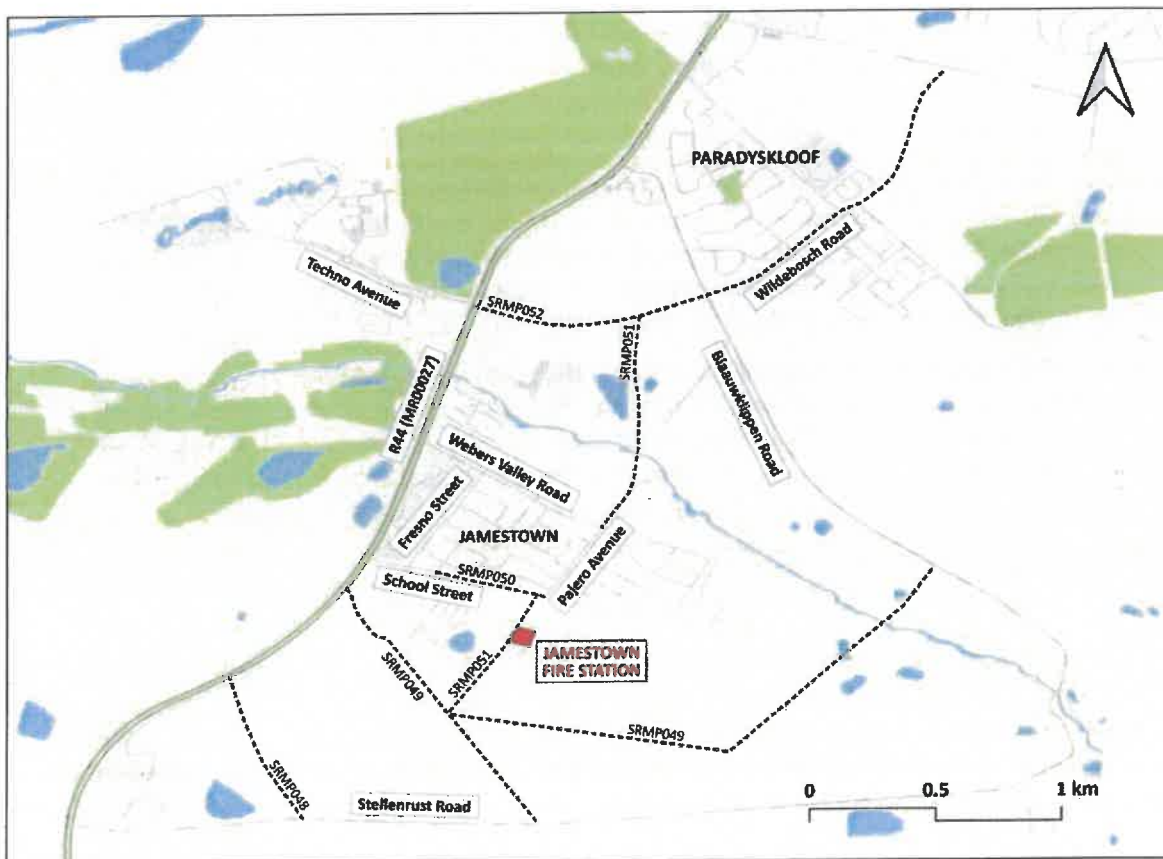


Figure 7: 2022 Stellenbosch Roads Master Plan Projects Proposed for Jamestown

4 GEOMETRY

According to the 2022 Stellenbosch Road Master Plan, Webers Valley Road, Fresno Street, Pajero Street and School Street (between the R44 and Blakemore Street), which together make up the existing primary route alternatives for fire trucks travelling between the proposed station and the R44, are classified as Class 4B Collector Streets. These roads are all single carriageways (undivided) with one lane per direction. Their road widths and the relevant intersection geometries are outlined below. Vehicle swept path analyses confirm that these roads can be navigated by a fire truck in uninterrupted movements. The following dimensions of an “Aerial Platform/Turntable Ladder/Special Appliance” truck were used for the analyses:

- Overall Length: 12.0 m
- Overall Width: 2.55 m
- Minimum Body Ground Clearance: 0.13 m
- Lock-to-lock Time: 4.0 s
- Kerb-to-Kerb Turning Radius: 13.75 m

Between Fresno Street and Pajero Road, Webers Valley Road features a variable roadway of ± 7.4 m. The key intersections along this segment—namely those with Fresno Street, Seleka Street and Pajero Street—are controlled by mini roundabouts. These roundabouts each have an inscribed diameter of ± 15.0 m and are equipped with mountable centre islands, without aprons, measuring ± 6.6 m in diameter. The deviation angles for through movements at these intersections are low. From Fresno Street to the access road serving the *Stellenbosch Square* shopping centre, the width of Webers Valley Road gradually increases to a maximum of ± 12.3 m. This width includes a painted splitter island extending from the roundabout at the access road intersection, which is ± 2.7 m wide at this point. This said roundabout has a larger inscribed diameter of ± 23.0 m, featuring a ± 6.5 -m centre island encircled by a ± 2.5 -m apron. The deviation angles at this roundabout are notably higher than those at the other intersections.

Along Fresno Street, the upgraded section between School Street and Montrose Street has a road width of ± 7.4 m. The roundabout at the intersection of Fresno Street and Montrose Street is of similar dimensions to that at Webers Valley Road and the *Stellenbosch Square* access road. However, between Montrose Street and Webers Valley Road, the width of Fresno Street reduces to ± 5.5 m.

Pajero Road has a variable roadway width ranging between ± 6.2 and ± 6.8 m. Between School Street and Webers Valley Road, its intersections are priority controlled.

School Street has a roadway width of ± 7.4 m between the R44 and Fresno Street, which then narrows to ± 5.0 m up to Blakemore Street (the end of the surfaced section of School Street).

As indicated on the attached *Overall Layout Plan (Annexure D)*, the upgraded sections of School Street and “Unknown Road” are to comprise single carriageways with lane widths of 3.7 m. The proposed roundabouts have an inscribed diameter of ± 30 m, with a centre island diameter of ± 15.2 m, resulting in a circulatory carriageway width of 7.4 m. These geometric provisions are generally superior to those of the existing network and are therefore considered adequate to accommodate the specified fire truck.

While the shoulder sight distances at the proposed development access appear to be sufficient, this will need to be confirmed by the project’s Design Engineer.

At the access point of the proposed fire station, the narrowest section of the driveway measures 15 m, which is sufficient to accommodate the turning movements of fire trucks entering and exiting the site. In addition, the on-site layout enables the fire trucks to manoeuvre into and out of the respective apparatus bays with ease. Should a gate be installed at the access point, provision must be made for stacking space of at least 6 m to accommodate a passenger vehicle.

No information regarding refuse removal has been provided. It is, however, assumed that non-hazardous solid waste will be managed by the Municipality via kerbside collection. Given that the dimensions of a standard refuse collection vehicle do not exceed those of the fire trucks for which the site is being designed, it is expected that refuse vehicles will be able to navigate the same access routes.

Although refuse vehicles are not anticipated to enter the site, the proposed roundabout located beyond the site access at the end of “Unknown Road”, as shown on the attached *Overall Layout Plan* (prior to future extension), satisfies the minimum turning radius requirements for refuse vehicles as stipulated in *TMH 16, Volume 2: South African Traffic Impact and Site Impact Assessment Standards and Requirements Manual (2014)*.

5 PARKING

The 2024 *Stellenbosch Municipality Zoning Scheme By-Law* does not stipulate minimum off-street parking requirements specific to fire stations.

In addition to the 3 apparatus bays referenced in *Section 2.1*, the *Proposed Site Layout Plan* attached as *Annexure B* indicates the provision of a total of 12 standard parking bays. This should be sufficient for the number of staff (i.e. 9 persons) said to be present on-site on a daily basis.

The standard parking bays provided are of an acceptable size, measuring 2.9 m by 5.0 m, and are served by aisle widths that significantly exceed the standard minimum of 7.5 m.

Although the fire trucks illustrated in the attached *Proposed Site Layout Plan* do not represent the actual dimensions of an “Aerial Platform/Turntable Ladder/Special Appliance” truck given in *Section 4*, the space of ± 4.4 m by ± 14.2 m allocated for each apparatus bay is considered sufficient. As the building heights are not indicated on the plan, it is expected that compliance with the height requirements will be verified by the project’s Design Engineer.

6 PUBLIC- AND NON-MOTORISED TRANSPORT

6.1 Public Transport

Public transport in Jamestown is provided by minibus taxis and buses. Although minibus taxis operate along most streets within the area, formal public transport embayments are currently limited to both sides of the R44 at its intersection with Webers Valley Road.

Based on the low trip generation expected for the proposed fire station, no upgrades to public transport facilities are deemed warranted for its implementation. Nevertheless, it can be noted that as part of the approved Phase 2 of the Jamestown Residential Development, provision has been made for a new taxi rank along the upgraded section of School Street, to the east of its intersection with Blakemore Street.

6.2 Non-Motorised Transport (NMT)

In Jamestown, and thus within the vicinity of the proposed development, formal sidewalks exist along the following sections of public roads (refer to *Figure 8*):

- Webers Valley Road between the R44 (and its public transport embayments) and Fresno Street (both sides)
- Webers Valley Road between Fresno Street and Selektia Street (one side)
- School Street between Stellenpark Business Park and Fresno Street (one side)
- School Street between Fresno Street and Blakemore Street (both sides)
- Fresno Street between School Street and Montrose Street (both sides)
- Fresno Street between Parfaite Street and Webers Valley Road (one side)
- Parfaite Street (one side)
- Festival Street between Pajero Avenue and Tribute Avenue (one side)
- Tribute Avenue (one side)
- Based on site observations and local knowledge, Pajero Avenue and the unsurfaced section of School Street are popular NMT routes despite the absence of dedicated NMT infrastructure.

As part of its Conditions of Approval for Phases 2 and 3 of the Jamestown Residential Development, Stellenbosch Municipality requires the establishment of a continuous NMT link—comprising sidewalks on both sides of the road—between this residential development and both the R44/School Street intersection and the R44/Webers Valley Road intersection. Given that the construction of the road providing access to the proposed fire station forms part of these phases of the development—and again considering the low trip generation associated with the fire station—no additional NMT infrastructure upgrades are considered necessary for the implementation of the proposed fire station.

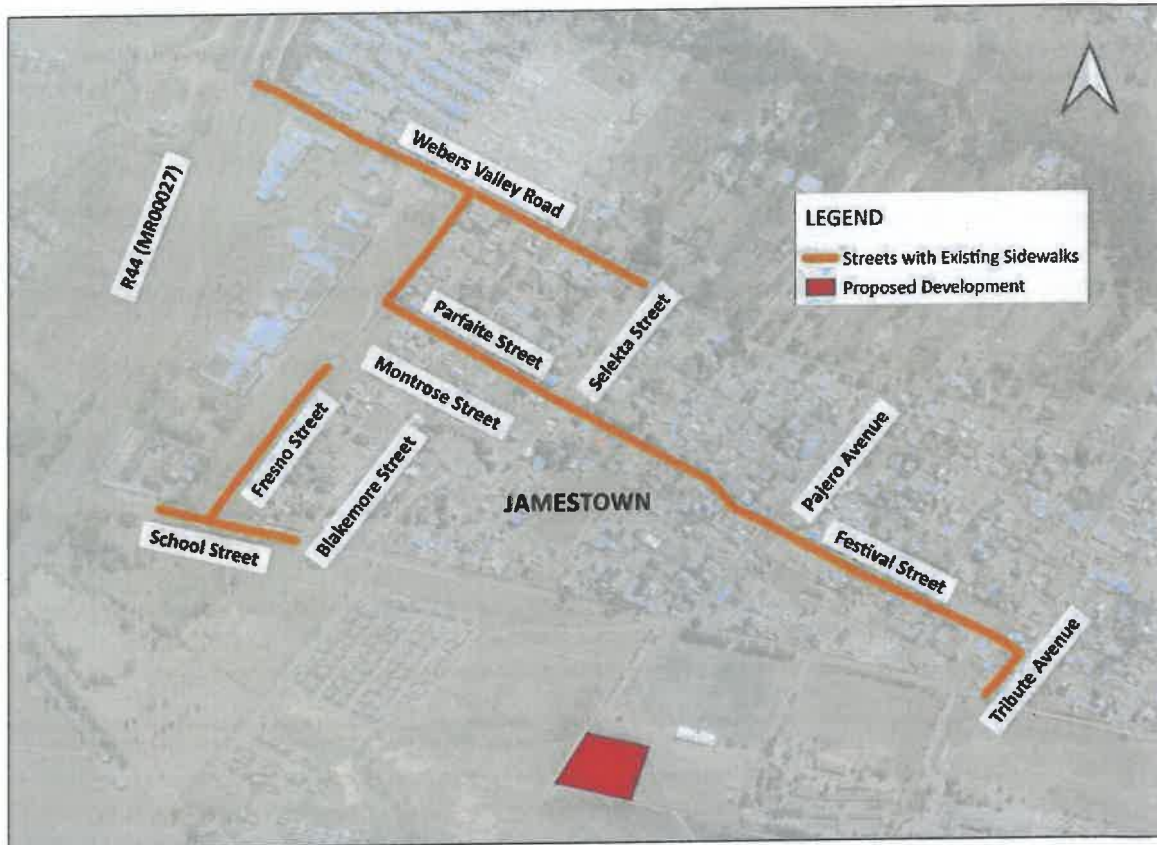


Figure 8: Streets in Jamestown with Existing Formal Sidewalks

7 CONCLUSIONS

The following can be summarised/concluded from the report:

- 1) This TIS accompanies the Application for Rezoning (from Public Open Space Zone to Utility Services Zone) and Subdivision of Portion 8 of Farm 527, Stellenbosch.
- 2) The subject property has a Consent Use for Outdoor Sport, which applies to the *Jamestown Sports Ground* occupying the northern portion of the property.
- 3) The proposed development entails a new fire station on the southern portion of Portion 8 of Farm 527. It comprises a building pad area of $\pm 494 \text{ m}^2$, which accommodates 3 apparatus bays along with ancillary uses. A total of 9 personnel is expected to be present on-site on a daily basis.
- 4) This new facility will be supplementary to the municipality's existing fire and rescue services.
- 5) At present, vehicular access to the property is obtained via School Street, with a gravel access road leading to the sports clubhouse; however, there is currently no formal access to the area designated for the proposed fire station.
- 6) Access to/from the fire station will be via "Unknown Road" on Portion 7 of Farm 527, which runs parallel to the *Jamestown Sports Ground* access road on the opposite side of the boundary

fence. This access point will be located ± 200 m south of School Street. No access to the fire station will be provided via the *Jamestown Sports Ground*.

- 7) As part of Phases 2 and 3 of the Jamestown Residential Development, the existing "Unknown Road" will be subdivided as a public street and, along with School Street (from Blakemore Street eastwards), is scheduled to be upgraded to a surfaced road.
- 8) Neither the *TMH 17 South African Trip Data Manual* nor the *South African Trip Generation Rates* documents provide trip generation rates specific to fire stations. Based on the ITE rate (North America), the proposed development has the potential to generate 3 PM peak-hour trips. Furthermore, based on the 9 persons that are expected to be present on-site during a typical workday, the peak-hour trip generation of the proposed development will be very low.
- 9) Within the context of this TIS, the primary concern lies not in the volume of traffic generated by the proposed development, but rather in the routing of the fire trucks through Jamestown, ensuring that acceptable emergency response times can be achieved for destinations beyond the immediate area.
- 10) In the event that School Street is not upgraded, and only an acceptable (preferably surfaced) access road between School Street and the site of the proposed fire station is provided (which is deemed the minimum prerequisite for the fire station's implementation), the only viable routing alternative to/from the R44 would be via Pajero Avenue.
- 11) The completion of the School Street upgrade, particularly the section between the subject property and Blakemore Street, would offer the proposed development a more direct connection to the R44. Even for access to/from the R44/Webers Valley Road intersection, the route via Fresno Street is preferable to Pajero Avenue, owing to Fresno Street's superior geometric design along most of its length. Accordingly, although the upgrade of the aforementioned section of School Street is not considered a prerequisite for the implementation of the proposed fire station, it is strongly suggested that it be completed first.
- 12) In order to ensure continuous accessibility in the event of a blockage or closure, it is strongly suggested that a minimum of two access points to the public road network be maintained from the suburb of Jamestown. This is irrespective of the planning status or timeline of Phase 4 of the residential development.
- 13) Although no specific information regarding refuse removal has been provided, it is assumed that the municipality will manage non-hazardous solid waste via standard kerbside collection; given the comparable dimensions of refuse vehicles and fire trucks, these vehicles should be able to navigate the same routes.
- 14) While preliminary assessments suggest that shoulder sight distances at the proposed access point are likely to be sufficient, formal confirmation by the municipality will be required.
- 15) The internal site layout has been designed to allow fire trucks to manoeuvre smoothly into and out of the apparatus bays.
- 16) Should a gate be installed at the access point, it will be necessary to allow for a stacking distance of at least 6 m to accommodate a passenger vehicle.
- 17) While the 2024 *Stellenbosch Municipality Zoning Scheme By-Law* does not stipulate minimum off-street parking requirements specific to fire stations, the provision of 12 standard-sized parking bays on-site should be sufficient for the anticipated daily presence of 9 staff members.
- 18) The allocated space for each apparatus bay, measuring ± 4.4 m by ± 14.2 m, is considered sufficient.
- 19) Based on the low trip generation expected for the proposed fire station, no upgrades to public transport or NMT facilities are deemed warranted for its implementation.

8 RECOMMENDATIONS

From the discussions provided in this report, it is recommended that the proposed development on Portion 8 of Farm 527, Stellenbosch, indicated on the attached *Proposed Site Layout Plan (Annexure B)*, be supported from a traffic impact perspective on the following conditions:

- 1) Should the planned upgrade of School Street, together with the associated upgrade of the road on Portion 7 of Farm 527 running parallel to the Jamestown Sports Ground access road on the opposite side of the boundary fence, not be implemented, it must be ensured that, at a minimum, the geometry of the route between Pajero Avenue and the proposed fire station access is suitable to accommodate a fire truck of the relevant dimensions.

Although the upgrade of School Street, specifically the section between Blakemore Street and "Unknown Road", is not considered a prerequisite for the implementation of the proposed fire station, it is strongly recommended that it be completed beforehand. Furthermore, while also not considered a strict requirement for the fire station, a second access point linking the suburb of Jamestown to the wider municipal road network should be a priority for the municipality should the intended closure of the R44/School Street intersection go ahead.

We trust that the Traffic Impact Statement will be to your satisfaction and will gladly provide any additional information required on request.

Please take note of the following included Annexures:

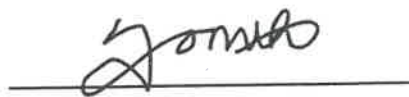
Annexure A: Locality Plan

Annexure B: Proposed Site Layout Plan

Annexure C: Phasing Plan

Annexure D: Overall Plan Layout

Yours faithfully,



Compiled by: Dominique ter Huurne
(PhD (Civil Eng), MPhil)



Piet van Blerk (Pr Eng)

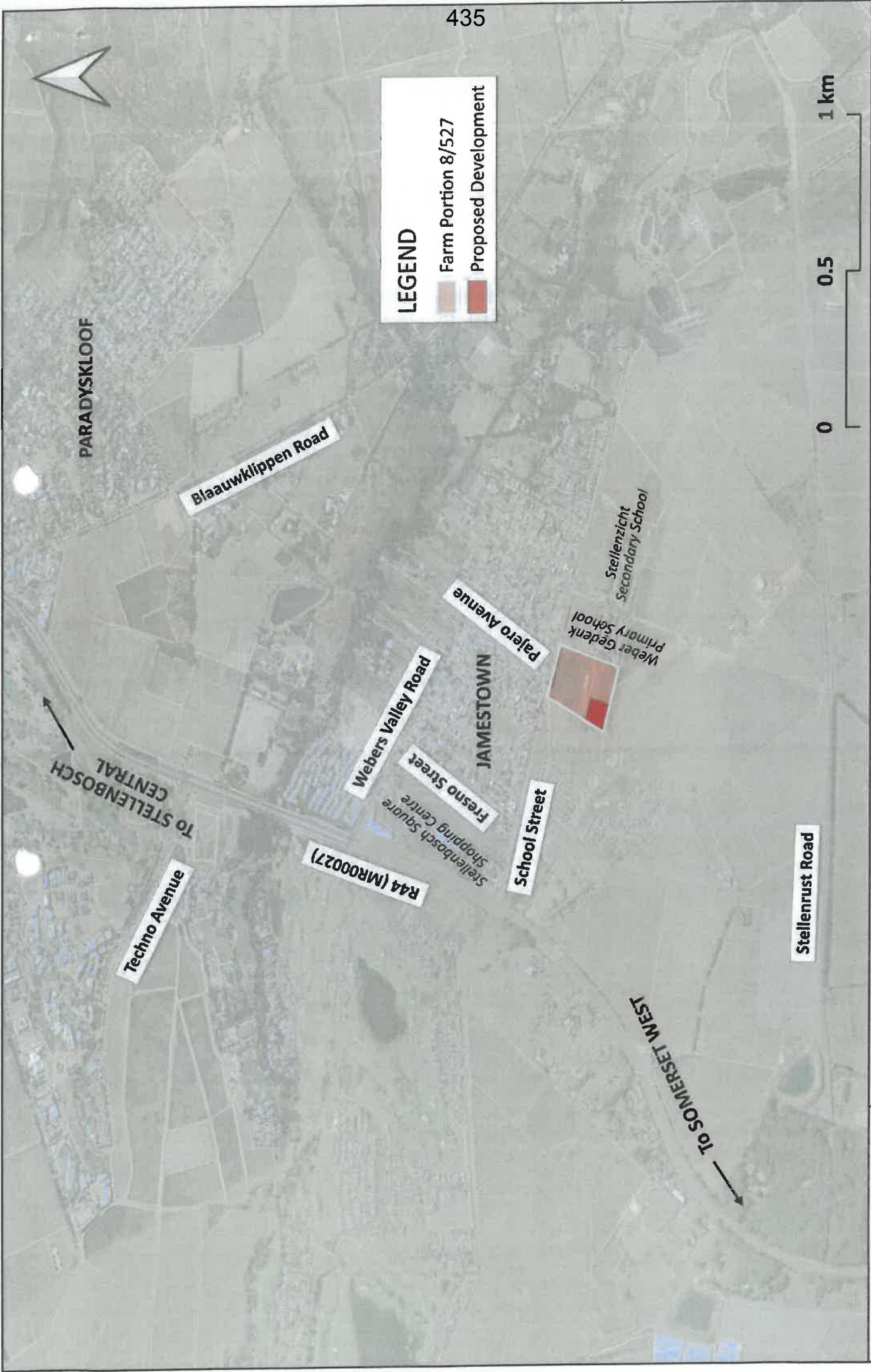
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ANNEXURE A

Locality Plan



LEGEND

- Farm Portion 8/527
- Proposed Development

0 0.5 1 km

Locality Plan

ANNEXURE B

Proposed Site Layout Plan
(WEC-Consult (Pty) Ltd., March 2025)



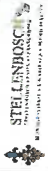
ANNEXURE C

Phasing Plan (for External Road Upgrades)
(AECOM, 18/05/2022)



ANNEXURE D**Overall Plan Layout (for External Road Upgrades)**
(BMK Consulting Engineers, August 2024)

FOR TENDER



LEGEND
 CONTOURS
 CADASTRAL BOUNDARIES
 ROAD ALIGNMENT
 CUT/FILL BANKS
 SIDEWALKS
 STORM WATER PIPE INLET

NOTES
 1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL ELECTRICAL REGULATIONS (NER).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT AND TREES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND PATHS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOILS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATER RESOURCES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIR QUALITY.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NOISE LEVELS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING VIBRATION LEVELS.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CLIMATE.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL HERITAGE.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOCIAL AND ECONOMIC ACTIVITIES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING COMMUNITY VALUES.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL VALUES.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEMS.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BIODIVERSITY.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GEODIVERSITY.



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Project No: 1770
 Client: Stellenbosch Municipality

Project Name: CONSTRUCTION OF SCHOOL STREET, ACCESS ROAD 3 AND NAT FACILITIES

Overall Plan Layout

Scale: 1:500
 Date: 08/2014
 Drawn: P. Kalkreuth
 Checked: P. Kalkreuth
 Manager: H. Kalkreuth
 Designer: P. Kalkreuth
 Project Engineer: P. Kalkreuth
 Project Manager: P. Kalkreuth

Overall Plan Layout

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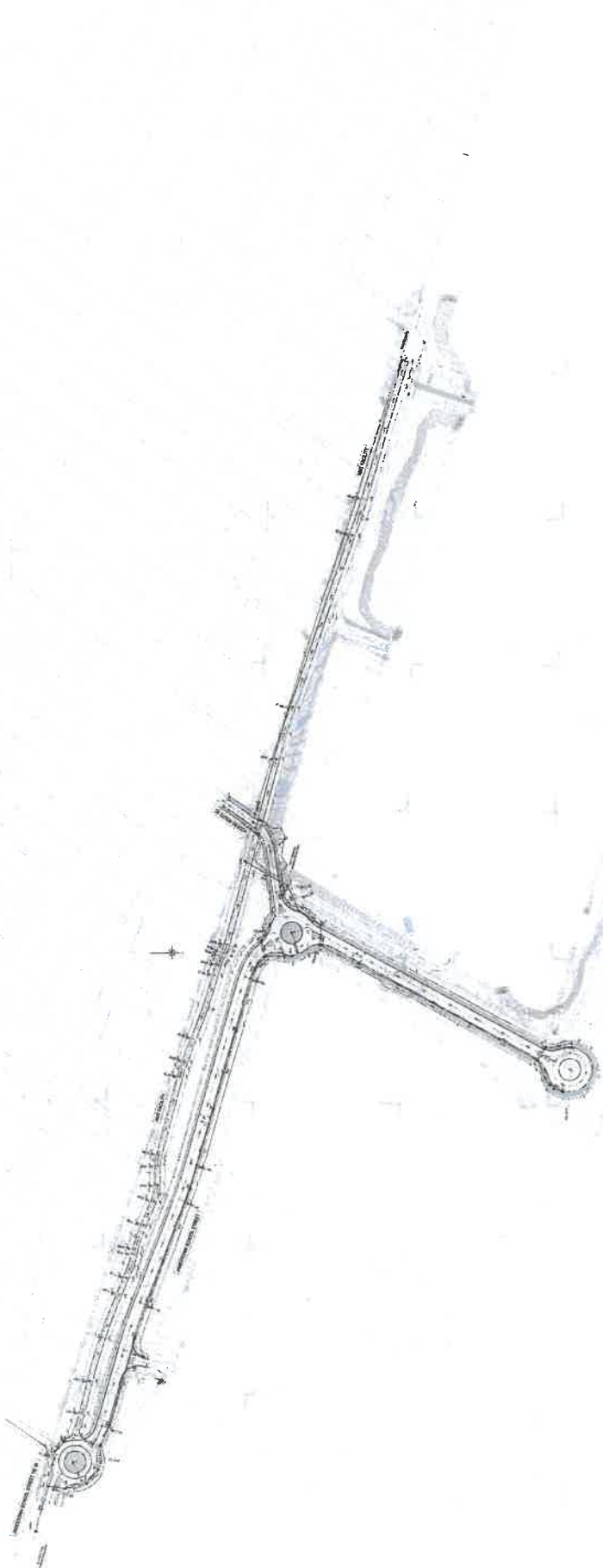
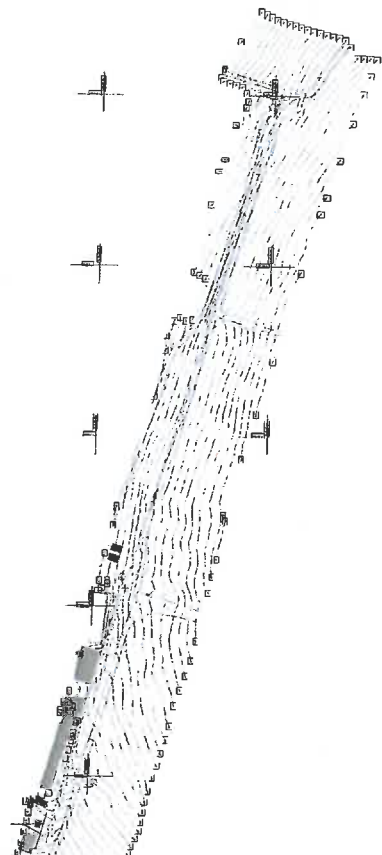
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OVERALL PLAN LAYOUT OF SCHOOL STREET

SCHOOL STREET CONSTRUCTION PLAN