



**BLAAUWKLIP-AAN-RIVIER (PHASE II)
FARM 510/9, STELLENBOSCH**

Application for Rezoning and Subdivision (3527-P)

20 July 2022



ARCHITECTS
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LAND USE PLANNING APPLICATIONS

Pertaining to (a portion of) Portion 9 of the Farm Blaauwklip No. 510, Division of Stellenbosch.

The following land use planning applications are hereby made in order to obtain planning approval for the Blaauwklip-aan-Rivier residential estate's second development phase:

1. Application i.t.o. Section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the rezoning of Farm 510/9, Stellenbosch from *Agriculture and Rural Zone to Subdivisional Area*.
 2. Application i.t.o. Section 15.2(d) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the subdivision of Farm 510/9, Stellenbosch into:
 - 20 Conventional Residential Zone erven (group housing units);
 - 8 Private Open Space Zone erven (private road and open space); and
 - 1 Public Roads and Parking erf (public road).
 3. Application i.t.o. Section 15.2(o) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for a consent use (for group housing) on Farm 510/9, Stellenbosch.
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PLANNING MOTIVATION REPORT

1. BACKGROUND INFORMATION

1.1 Brief

This firm received a brief from the landowner to prepare the necessary documentation for the land use planning applications as set out in this report, to obtain planning approval for the Blaauwklip-aan-Rivier Phase II residential development on a portion of Farm 510/9, Stellenbosch – hereafter referred to as the subject property. A power of attorney to this effect is attached hereto.

1.2 Property description

The subject property is described in the Deed of Transfer No. T62575/1996 as Portion 9 of the Farm No. 510, Division of Stellenbosch. A copy of the Deed of Transfer and SG Diagram is attached hereto.

1.3 Ownership

Edwin Daniel February and Wesley Everest February are the registered landowners of the subject property. Our client – Blaauwklippen Agricultural Estates (Pty) Ltd – is in the process of taking ownership of the subject property.

1.4 Size

The subject property is 2.2984ha in extent. However, this application only relates to a 0,8966ha portion of the subject property.

1.5 Title deed search

A title deed search was undertaken by attorneys and they have confirmed that there are no title conditions that will restrict the proposed residential development on the subject property. A copy of their Conveyancer Certificate is attached hereto.

2. LOCAL PLANNING CONTEXT

2.1 Locality

The subject property is the 2nd development phase of the Blaauwklip-aan-Rivier residential estate, in Jamestown, Stellenbosch – see Figure 1 below.



Figure 1: Locality of the subject property

The locality of the subject property is also indicated on the attached locality plan.

2.2 Surrounding land uses

The subject property is located in Jamestown. It is surrounded by residential estates (La Clémence retirement village and De Zalze Winelands Golf Estate), residential neighbourhood (Jamestown), commercial facilities (Stellenbosch Square shopping centre) and agricultural land (Blaauwklippen Farm) – see Figure 2 below.

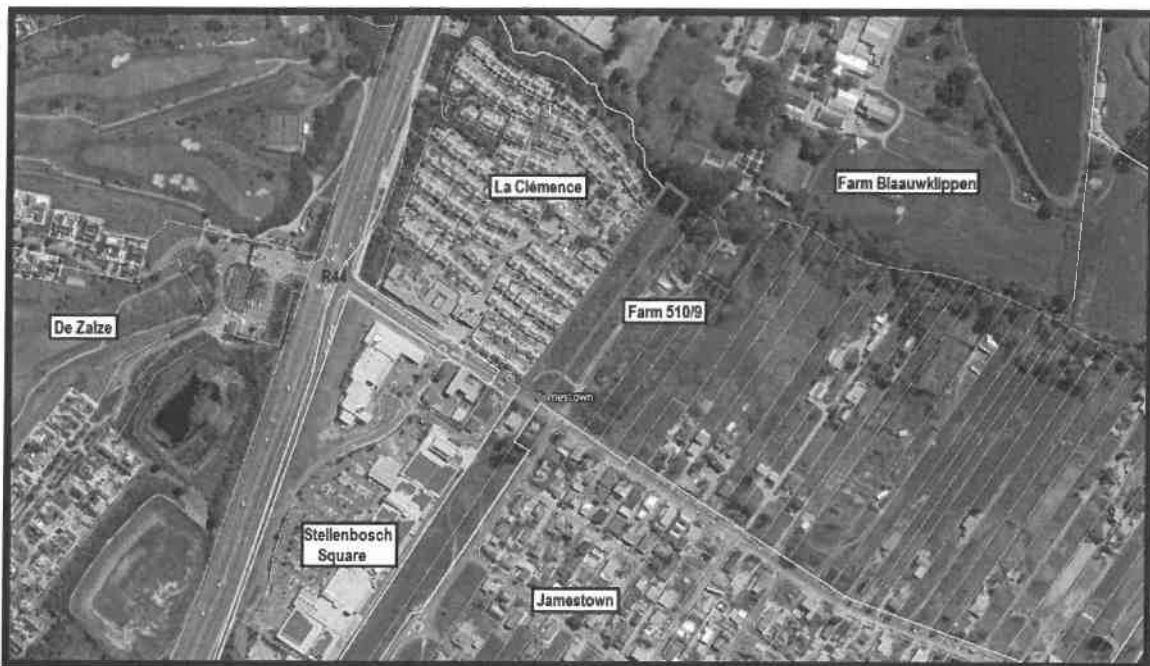


Figure 2: Surrounding land uses

2.3 Present zoning and land use

According to our research and records, the subject property is zoned Agriculture and Rural Zone. The subject property is currently vacant, but it was historically used for informal residential purposes (the Kreefgat informal settlement was located on the subject property) – see Figures 3 and 4 below.



Figure 3: Historic land use of the subject property (i.e. an informal settlement)



Figure 4: Photograph of the Kreefgat informal settlement

The Kreefgat residents have subsequently been relocated and the subject property has been cleared.

3. BLAAUWKLIP-AAN-RIVIER PHASE II RESIDENTIAL DEVELOPMENT PROPOSAL

3.1 Land use planning applications

Application is made for the rezoning of the subject property from Agriculture and Rural Zone to Subdivisional Area, and for subdivision thereof into:

- 20 Conventional Residential Zone erven (group housing) erven;
- 7 Private Open Space Zone erven (private road and open space); and
- 1 Public Roads and Parking erf (public road).

A subdivision plan – that also indicates the zonings, land uses, servitudes, street names, street numbers, etc. – is attached hereto for your Council's approval.

3.2 Erf sizes and residential density

The development proposal will consist of 20 group housing erven that are all $\pm 210\text{m}^2$ in size, which is similar to the approved group housing erven of Phase I. The proposed development will have a residential density of only ± 26 units per hectare, which is similar to the residential density of Phase I. The purpose of the small erven is to be compatible with the existing high residential density character of Phase I.

3.3 Constitution and architectural guidelines

The proposed development will form part of the Blaauwklip-aan-Rivier residential estate, and the new erven / owners will all be members of the Home Owners' Association (HOA). For this reason, the new erven / owners will all have to comply with the Blaauwklip-aan-Rivier residential estate's HOA

constitution and architectural guidelines.

3.4 Access

Access to the proposed Phase II will be via Phase I's entrance gate and internal streets. No new access points will be created for the proposed development.

4. PLANNING MOTIVATION FOR NEED AND DESIRABILITY

Our motivation for the proposed residential development of the subject property is based on the following planning reasons:

4.1 Background to the development proposal

In 2021 the Stellenbosch Municipality approved the Blaauwklip-aan-Rivier Phase I residential development – see Figure 5 below.

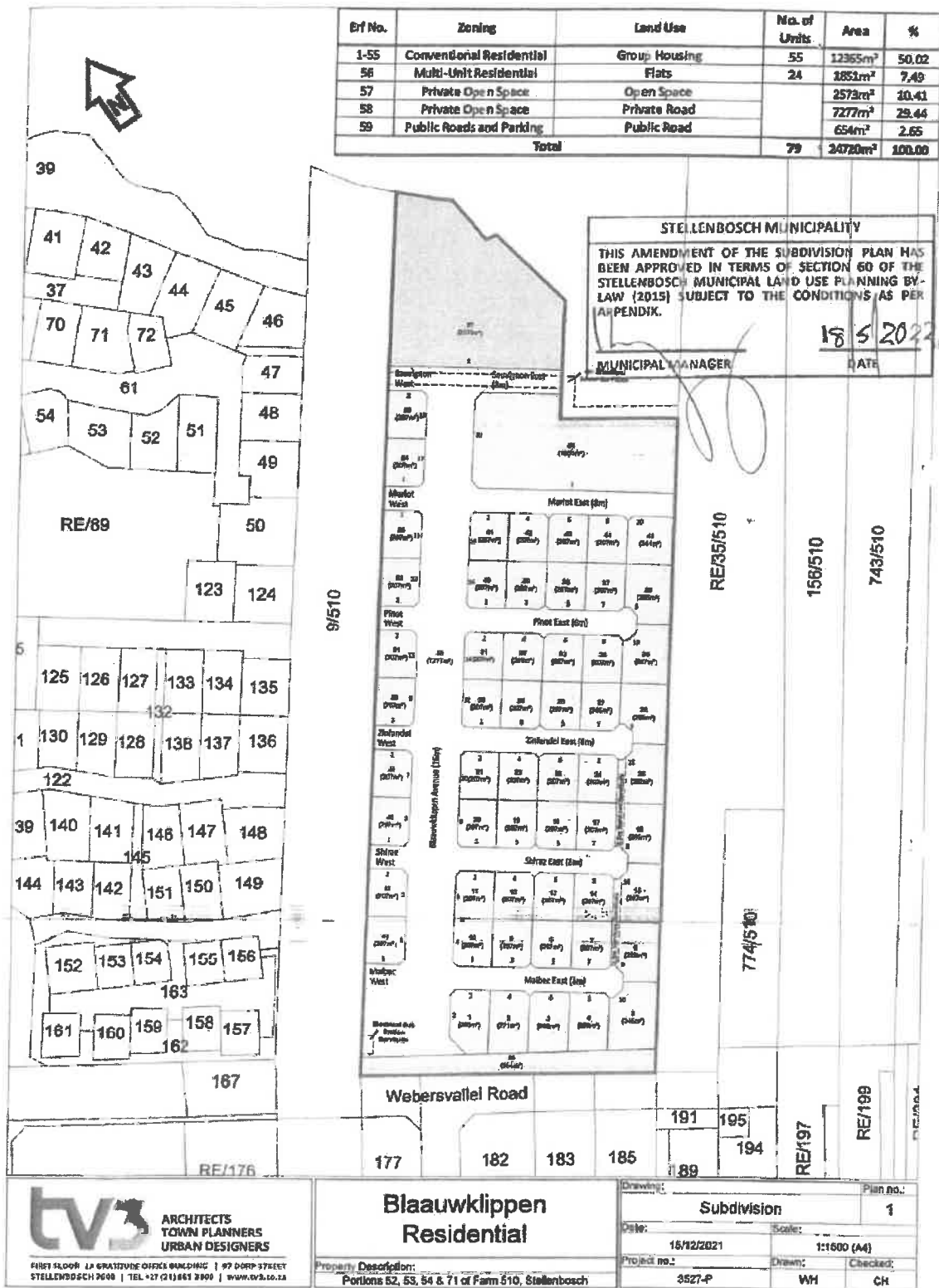


Figure 5: Approved Subdivision Plan for Blaauwklip-aan-Rivier Phase I

A copy of Stellenbosch Municipality's letter of approval is attached hereto.

The subject property was identified as a future second development phase of the Blaauwklip-aan-Rivier residential estate and access to the subject property was provided through the estate. This application aims to now obtain the required planning approvals for the second development phase.

4.2 Compliance with the Spatial Planning and Land Use Management Act

The proposed residential development supports the principles of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA).

It supports the principle of *spatial justice* by providing more affordable middle-income housing opportunities in Stellenbosch, close to employment opportunities (e.g. Technopark) and public transport facilities (e.g. R44).

It supports the principle of *spatial efficiency* as the proposed development is located within the urban edge and will result in less time, effort, or cost for governments, businesses, and households to conduct their daily activities and will produce stronger economic growth.

It supports the principle of *spatial sustainability* by building a new community on a previously undeveloped site without destroying the ecosystem or harming the environment.

4.3 Compliance with the Stellenbosch Municipality's Spatial Development Framework

The development proposal supports the principles (and is compliant with) the

Stellenbosch Municipality's Spatial Development Framework (MSDF). The subject property is located within the approved urban edge and is earmarked by the MSDF for future infill urban development – see Figure 6 below.

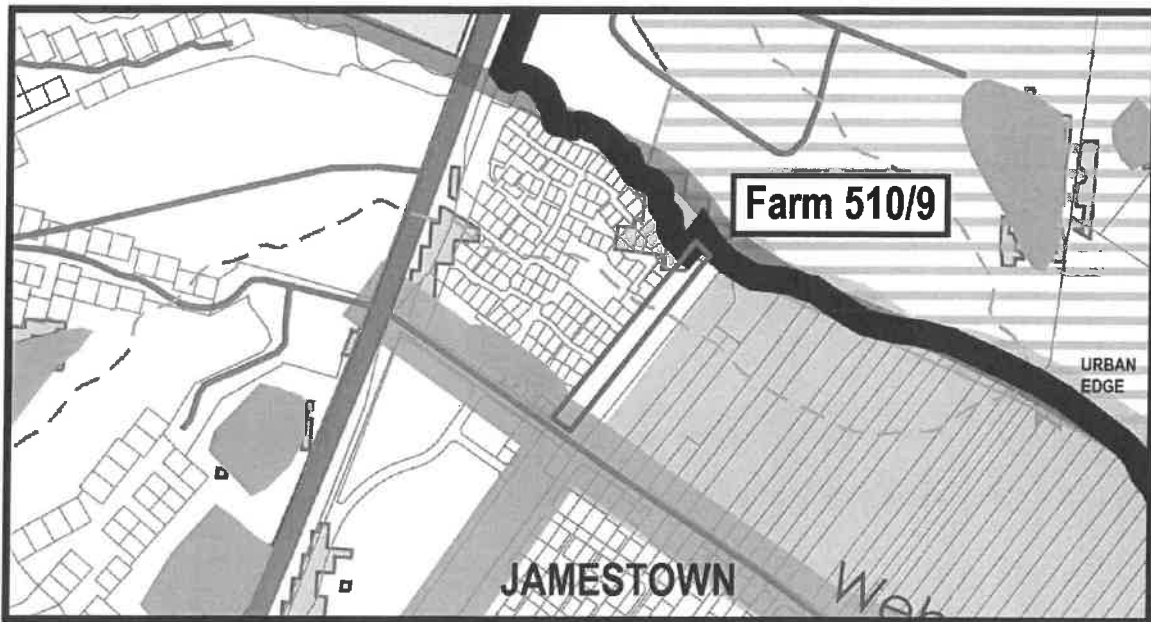


Figure 6: Extract of the approved MSDF (November 2019)

Also, in the MSDF the Stellenbosch Municipality has identified Farm 527 (± 100 ha) as developable land for $\pm 5\ 000$ social and affordable housing opportunities (and not the subject property) – see Figure 7 below.

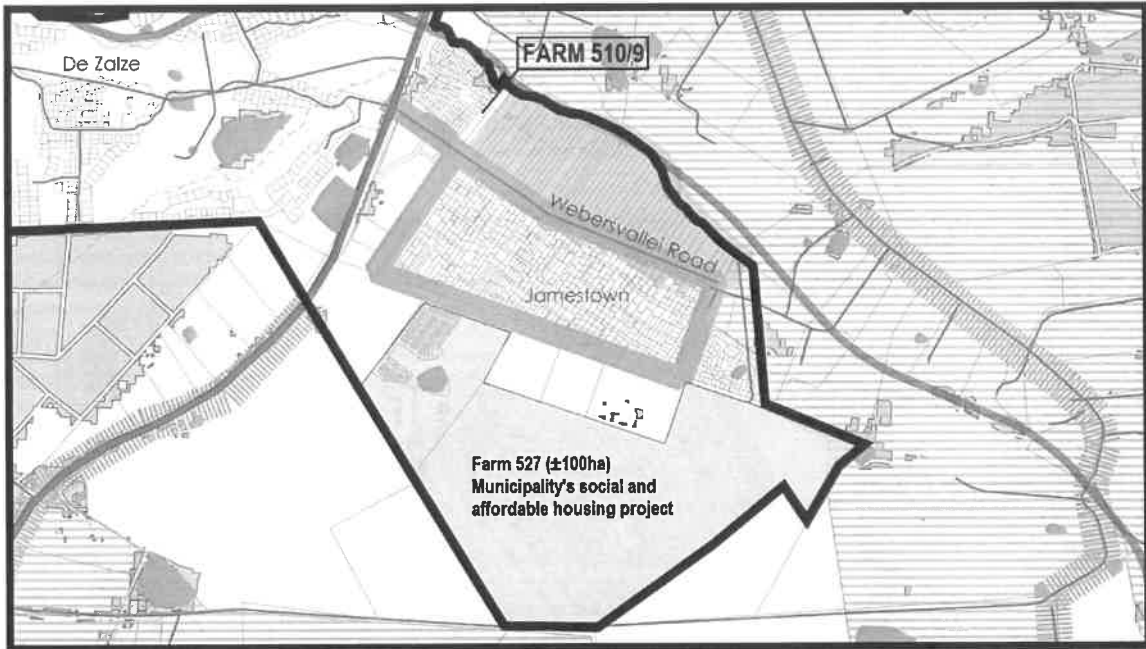


Figure 7: The Municipality's social and affordable housing project in Jamestown

As indicated on the MSDF, Council is currently developing many new social, affordable and gap housing opportunities in Jamestown, on a ± 100 ha portion of Farm 527 (directly south of Jamestown). It is therefore accepted that the lower-income housing demand in Jamestown is being addressed by these developments.

The development proposal complies with the recommendations of the MSDF which states "*infill opportunities also exist in Stellenbosch town, specifically in Cloetesville, Idas Valley, Stellenbosch Central, along the edges of Jamestown*" – i.e. according to the MSDF the application area is deemed to be an infill development opportunity. However, the MSDF does not require the development of social or affordable housing on the application area.

The proposed infill development on the subject property is therefore compliant with the purpose and recommendations of the MSDF, and to refuse the application will be considered incompatible with the recommendations of the

MSDF.

4.4 Positive economic impact

The South African economy is in a technical recession (according to the Moody's Corporation) and significant economic investment is needed to address these problems.

The proposed development is an opportunity to stimulate the local economy. The estimated value of this development project is ±R50 million that will be invested in the local economy.

Furthermore, the construction sector is one of the largest single contributor to employment. Construction opportunities should therefore be supported as it will create many new employment opportunities (ranging from skilled to unskilled labour). It is anticipated that the proposed development will create ±100 new employment opportunities in the construction sector.

The proposed development will also pay ±R1.4 million in development charges to the Stellenbosch Municipality, it will contribute to the upgrading of municipal bulk infrastructure, and it will annually pay municipal rates and taxes to the amount of ±R500 000.

It is the Stellenbosch Municipality's duty to promote and facilitate local economic growth and since the proposed development will have a positive impact on the local economy and infrastructure, it must be supported.

4.5 Economic viability

It is important to note that economic viability is one of the pillars of sustainability and it cannot be ignored in order to implement a development that is

economically unsustainable. The residential market, land price, construction costs, development charges, taxes, etc. all have an impact on a project's viability and must be taken into consideration when assessing a development proposal. The proposed development has been valued and it is currently economically viable. However, by amending the scheme the viability of the project will be compromised.

4.6 Compatibility with the surrounding land uses

The subject property forms part of the Blaauwklip-aan-Rivier residential estate and is further surrounded by similar residential developments, such as the La Clémence retirement village and the recently approved The James I and II residential developments (on Farms 510/844 and 510/845). The proposed development of the subject property will be similar and compatible with these surrounding residential estates, will constitute infill development and will complete the infilling of the Blaauwklip-aan-Rivier residential estate as originally envisaged.

4.7 Addressing the town's housing needs and backlog

According to the MSDF the inadequate supply of housing in Stellenbosch is a main concern. The greater municipal area has a current and future housing backlog and the availability of developable land for housing opportunities is extremely limited. The Stellenbosch Municipality has redefined the urban edge and has identified additional land deemed desirable for urban development and the creation of the much-needed housing opportunities in alignment with all the goals and objectives of the Integrated Development Plan.

4.8 Provision of affordable middle-income housing

The proposed development will aim to provide a more affordable housing

product (in a Stellenbosch context).

There is a huge demand for affordable middle-income housing in Stellenbosch and Jamestown. Most of the housing options available in Stellenbosch are either low-income housing or high-income housing (because of Council's spatial planning policies that limits new private development opportunities on green fields) and most of the land available for development in Stellenbosch is Council land and is used predominantly for low cost housing projects.

Affordable middle-income housing opportunities is scarce in Stellenbosch. For this reason, many workers must commute every day from Somerset West or Belville to Stellenbosch, because they cannot afford housing in Stellenbosch. The proposed development aims to address this problem by providing an affordable housing product in the middle-income market.

4.9 Environmental and heritage authorisations

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

A heritage application was submitted to Heritage Western Cape for their authorisation (i.t.o. the National Heritage Resources Management Act, 1999) of the proposed urban development. Find attached hereto a copy of their letter of approval.

5. PROVISION OF ENGINEERING SERVICES

5.1 Civil engineering services

Bart Senekal Inc. civil engineers were instructed to investigate the availability of civil engineering services (water, sewerage, stormwater, etc.) for the proposed residential development. According to their civil engineering services report all bulk engineering services are available to accommodate the proposed development, but with certain infrastructure upgrades. A copy of their civil engineering services report is attached hereto.

5.2 Transport impact study

UDS traffic engineers were instructed to undertake a transport impact study for the proposed development. According to their transport impact study report the proposed development is supported from a traffic point of view, but with certain traffic infrastructure upgrades. A copy of the transport impact study report is attached hereto.

6. CONCLUSION

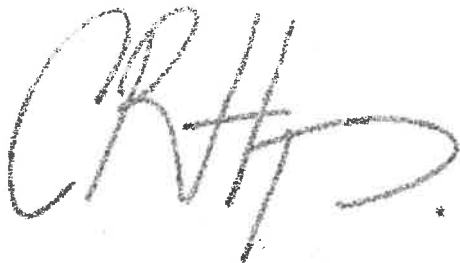
The development of the subject property – as the second phase of the Blaauwklip-aan-Rivier residential estate – can be deemed desirable as it:

- Is located within the Stellenbosch urban edge;
- Is compliant with the MSDF;
- Is supported by Heritage Western Cape;
- Is compatible with surrounding land use;
- Will provide additional housing opportunities;
- Will contribute to local economic development;

- Will broaden the municipal tax base;
- Will pay development charges to upgrade municipal bulk infrastructure; and
- Engineering services are available.

From the above it is clear that the proposed development of a higher density (infill) residential development on vacant urban land is in line with the town's spatial planning principles and general planning considerations. For these reasons, we deem the proposed residential development of the subject property – to complete the approved Blaauwklip-aan-Rivier residential estate – to be desirable and we recommend that the applications be granted.

7. SIGNATURE OF APPLICANT



CLIFFORD HEYS

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



LOCALITY MAP

Farm 510/9, Jamestown,
Division of Stellenbosch





Erf No.	Zoning	Land Use	No. of Units	Area	%
1-20	Conventional Residential	Group Housing	20	5558m ²	66.50
21-22	Private Open Space	Open Space		1344m ²	16.08
23-28	Private Open Space	Private Road		889m ²	10.64
29	Public Roads and Parking	Public Road		567m ²	6.78
Total			20	8358m²	100.00



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Blaauwklippen Residential II

Property Description:

A portion of Farm 510/9, Stellenbosch

Drawing:

Subdivision

Plan no.:

4

Date:

10/01/2023

Scale:

1:1500 (A4)

Project no.:

3527-P

Drawn:

WH

Checked:

CH

