

EXECUTIVE SUMMARY

1. The following applications are made on the Remainder of the Farm Brandwacht No. 1049, in the Division of Stellenbosch, Province of the Western Cape, namely:
 - A site specific deviation from the approved Stellenbosch Municipality's Spatial Development Framework, 2019 to initiate an urban infill development outside the approved urban edge of Stellenbosch; and
 - Application i.t.o. section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the rezoning of the Remainder of the Farm Brandwacht No. 1049, in the Division of Stellenbosch, Province of the Western Cape from Agriculture and Rural Zone to Subdivisional Area, consisting of Conventional Residential Zone erven (i.e. dwelling houses at a maximum residential density of 25 erven per hectare), Multi-Unit Residential Zone erven (i.e. group housing units at a maximum residential density of 50 units per hectare), a Local Business Zone erf (i.e. offices with a maximum bulk of 1.0 located west of Elsie du Toit Street and which will not form part of the residential estate), Private Open Space Zone erven (i.e. private open spaces and private roads) and Public Roads and Parking Zone erven (i.e. public road to accommodate the Eastern Link Road, utility services, etc.).
2. A detailed and final urban development proposal must still be prepared. However, a concept layout plan is included in this report, to illustrate vision of the proposed urban development (see **Section D**).
3. In 2018 and 2019 – as part of the Stellenbosch Municipal Spatial Development Framework process – we submitted numerous planning reports to the Municipal Manager motivating why the subject property should be included in the urban edge and earmarked for future urban development. As part of these submissions, detailed specialist studies were prepared (such as a traffic impact

assessment, engineering services report, visual impact assessment, heritage impact assessment, etc.) and included in the planning motivation reports. Copies of these specialist reports are again included in this application. However, these specialist input will be revisited and updated when the detailed urban development proposal is finalised.

4. The approval of the site specific deviation from the Stellenbosch Municipality's Spatial Development Framework and the rezoning of the subject property will allow the landowner to proceed with all the necessary specialist investigations and impact studies of the proposed development, and then to prepare and submit all the applications i.t.o. the Subdivision of Agricultural Land Act, 1970, the Land Use Planning Act, 2015, the Advertising on Roads and Ribbon Development Act, 1940, the National Environmental Management Act, 1998 and the National Heritage Resources Act, 1999.
5. These applications, specialist input, impact assessments and approvals will in turn provide the agreed development framework / envelope within which the final development proposal will be conceptualised.
6. In 2019, as part of the Stellenbosch Municipality's Spatial Development Framework process, a planning application report was submitted to motivate the inclusion of the subject property in the urban edge. This report included numerous preliminary specialist reports (transport, engineering, heritage, visual, etc.) which are again included as part of this land use planning application. These specialist reports will be updated with the subsequent planning, environmental, heritage, agriculture and transport applications.
7. With receipt of all the required planning, environmental, heritage, agriculture and transport approvals, a land use planning application i.t.o. the Stellenbosch Municipality's Planning By-Law, 2015 will be prepared and submitted for approval of the final development proposal.

8. The subject property is currently located outside the Stellenbosch Municipality's approved urban edge. This application will illustrate and motivate that a wide range of site specific circumstances exists which serves to support a deviation from the approved urban edge so as to allow for the inclusion of the application property as well as the subsequent development thereof of urban related purposes.

9. This application is based on the following motivating considerations as set out in more detail in the full application document:
 - The farm's agricultural potential is limited, and the Western Cape Department of Agriculture has no objection against the proposed urban development of the subject property;
 - The proposed urban development will generally support the municipal spatial planning policies;
 - The plan alignment for the proposed Eastern Link Road will traverse the application property and effectively by default divide it into two smaller land portions;
 - The proposed development of the application property for urban development purposes is compatible with the character of the immediate surrounding area;
 - It will provide different housing typologies in the Stellenbosch Municipal area;
 - It will not lead to a loss of a critical biodiversity area;
 - It will have a limited impact on heritage resources;
 - It will have a limited visual impact;
 - It will have significant socio-economic benefits for Stellenbosch town (e.g. it will create new employment opportunities);
 - It will increase the municipal tax base;
 - The resulting traffic impact will be limited; and

- It will contribute to the upgrading of municipal engineering infrastructure (e.g. payment of development charges).

10. We submit that well motivated considerations exist for the site specific based rezoning application to be considered favourably. Accordingly, we recommend that the application be approved, so that the landowner may formally proceed with satisfying the other legal requirements for the application process.
