

APPENDIX A

The Director: Planning & Development Services
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
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REGISTERED MAIL

PI 1049 STB
SCAN NR: 934
COLLABORATOR NR: 1
151512

By fax: 021 808 8651

Dear Sir

STELLENBOSCH MUNICIPALITY: AMENDMENT OF THE STELLENBOSCH URBAN STRUCTURE PLAN (GUIDE PLAN), AND THE REZONING OF A PORTION OF THE FARM: FARM BRANDWACHT NO. 1049, STELLENBOSCH

1. Your letter Farm 1049, Stellenbosch dated 16 March 2008 refers.
2. After considering all relevant facts and supportive documentation I, as the Competent Authority herewith approve the application in terms of section 4(7) of the Land Use Planning Ordinance, for the amendment of the Stellenbosch Urban Structure Plan (Guide Plan), a portion ($\pm 18,5$ ha) of the Remainder of Farm 1049, Stellenbosch, from Agricultural Purposes to Urban Development.
3. I, as the Competent Authority furthermore in terms of sections 17(1) and 42(1) of the Land Use Planning Ordinance approve the application for the rezoning of a portion of Farm 1049, Stellenbosch from Agriculture Zone I to Subdivisional Area to develop an office park (Business Zone III 3,0 ha), a rural hotel (Residential Zone V 2,5 ha), 120 residential erven (Residential Zone I 5,9 ha) and internal open spaces and road (Open Space Zone II 7,1 ha), subject to the following conditions:
 - 3.1 That approval applies only to rezoning in question and shall not be construed as authority to depart from any other legal prescription of requirements from Council.
 - 3.2 ☒ That the conditions as set out by the Department of Environmental Affairs and Development Planning (dated 15 October 2008) be adhered to.
 - 3.3 ☒ That the conditions as set out by the Department: Civil Engineering Services (Stellenbosch Municipality) (dated 20 January 2009) be adhered to.
 - 3.4 ☒ That the conditions as set out by the Department of Transport & Public Works (dated 3 February 2009) be adhered to.
 - 3.5 ☒ That the conditions as set out by the National Department of Agriculture (dated 27 March 2002) be adhered to.
 - 3.6 That a revised Site Development Plan and Landscaping Plan for the office park and rural hotel be approved by the Municipality.
 - 3.7 That the area for the hotel development be limited to 2,5 ha.

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- 3.8 That the area for the office park be limited to 3 ha.
- 3.9 That the area of the residential component be limited to 5,9 ha.
- 3.10 That the residential development be limited to a maximum of 120 erven.
- 3.11 That the remainder of the property must be retained for agricultural purposes and no further urban development be allowed.
- 3.12 That a Property/Home Owner's Association be established for the residential development.
- 3.13 That the Architectural Guidelines and the Constitution of the Property/Home Owner's Association be formally submitted to Council for consideration and approval, prior to building plan approval.
- 3.14 Some contribution to the provision of public transport in Stellenbosch should be determined between the developer and Stellenbosch Municipality.
- 3.15 All roads will be designed and constructed according to the "Minimum Standards for Civil Engineering Services" of the Stellenbosch Municipality.
- 3.16 That all sewage / waste water must be disposed of in such a manner that it does not create a health nuisance.
- 3.17 That the applicant should apply for the refuse removal service from Stellenbosch Municipality or alternatively adequate waste removal service must be used.
- 3.18 All civil engineering services will be constructed according to the "Minimum Standards for Civil Engineering Services" of the Stellenbosch Municipality.
- 3.19 Capital contributions are payable by the developer for each new equivalent portion created as per standard for Stellenbosch, as stipulated in the service agreement. The total amount payable will be determined by Department: Civil Engineering Services (Stellenbosch Municipality) and will be subject to annual adjustment. These capital contributions and the payment thereof to Stellenbosch Municipality will be addressed fully in service agreement between the developer and Stellenbosch Municipality.
- 3.20 In the event that food will be prepared or handled and/or served to the public, the applicant must apply in writing to the Municipal Health Services Department of the Cape Winelands Municipality for a Certificate of Acceptance in terms of R918 of 30 July 1999 under the National Health Act.
- 3.21 In the event that a noise generating activity will be conducted on the premises, the onus lies on the owner to ensure that the necessary noise evaluation is carried out and that the results are submitted to the local authority (SANS 10103 of 2003).
- 3.22 That an adequate water supply that complies with the national standards for drinking water (SANS 024) must be provided.
- 3.23 That the utilisation of the property and buildings must at all times be within parameters determined by the 8 Zoning Scheme Regulations for the applicable zonings.
- 3.24 That no building plans be approved until all conditions of approval have been met to the satisfaction of Stellenbosch Municipality.

4. You are hereby informed to incorporate plot 125 (± 3 ha in extent) for Business Zone III purposes (Offices) with the subdivision of a portion of the Remainder of the Farm No. 1049, Stellenbosch, into 125 portions.
5. You are furthermore informed that the applications for subdivision and departures are strongly supported for approval by this Department, since the environmental Record of Decision (ROD), amendment of the structure plan (guide plan) and the rezoning applications are of a positive outcome and the Municipality should finalise the applications for subdivision and departures generally in accordance with the Subdivision Plan No. 7 dated 6 November 2008.

P. Uys

PIERRE UYS

MINISTER FOR LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE: 30/4/2009