

**PUBLIC PETITION IN TERMS OF THE STELLENBOSCH MUNICIPALITY LAND USE
PLANNING BY-LAW, 2015**

Petition to object against the approval of the Land Use Application under municipal reference LU/15191 for deviation from Council policy and for rezoning from agricultural and rural zone to subdivisional area in respect of:

- Remainder Farm 1040, Stellenbosch
- Remainder Farm 1480, Stellenbosch
- Portion 2 of Farm 374, Stellenbosch
- Remainder of Portion 2 (A Portion of Portion 1) of Farm Valley Lustery 371, Stellenbosch

TO:

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| 1. The Applicant: First Plan town planners
on behalf of Fleurbaai Pty Ltd | info@firstplan.co.za |
| 2. The Municipal Manager, Stellenbosch | mm@stellenbosch.gov.za |

COMMENTS AND REASONS FOR THE OBJECTION AND PETITION

Appeal to the Municipality not to approve the proposed rezoning and related massive development on the remainders of the Libertas farm no. 1480 and Fleurbaai farm no. 1040 (as described above: 180 Ha in extent)

As a resident/homeowner in Stellenbosch, I object to the approval of the rezoning application and the massive development proposal in its entirety. I appeal to the Municipality *in the strongest possible terms* not to approve the following applications:

1. To extend the statutory “urban edge” to permit urban development on the properties mentioned above.
2. To rezone the properties from “agriculture” to “subdivisional area” to provide for the construction of 1241 middle and high-income dwellings.

My reasons for this objection, as a concerned and affected citizen, are as follows:

- It will be impossible for the Van Reede and Saffraan intersections on the R44 to cope with a very large volume of additional traffic (estimated at up to two thousand vehicles per peak period).
- The ill-advised but nevertheless likely intention to dual Van Reede, will require the closure of vehicular access from Laetitia and probably Formosa onto Van Reede. It will also require the demolition of at least one dwelling in Laetitia to provide alternative vehicular access to the affected dwellings.
- Dualling of Van Reede would also divide Die Boord community, and lead to an increased risk of road fatalities. The more vulnerable members of the public, including cyclists, children on their way to school and other pedestrians face the greatest risk.
- The development is in contravention of existing planning documents and policy of the Municipality. All planning and policy documents to date have ruled that developing these properties for urban purposes would be undesirable, inadvisable and unsustainable. The application is also contrary to other preferred priority development options, such as the Adam Tas Corridor.
- The proposed development would destroy 180ha of prime agricultural land and have a massively negative impact on the quality of life currently enjoyed in Stellenbosch. More specifically, the proposed plans, if implemented, would negatively impact on the relatively quiet and semi-rural character of Die Boord.
- Major negative impacts on cultural assets, including the historic Libertas homestead, and on the natural environment, especially on fauna and flora over a wide area can be expected. No Environmental Impact Assessment (EIA) as required by the NEMA Act of 1998 has been conducted.
- In summary, as an interested and affected person (IAP), I appeal to the Municipality to strictly adhere to, and to enforce its own approved policies, without fear or favour. The Boord Belangegroep objection document contains comprehensive and objective reasons which I fully support.

Contact details of the Authorised Representative of the signatories of the petition:

Em. Prof. CS van der Waal	66 Lovell Avenue Die Boord, Stellenbosch	ID No 4910225049085	Tel. 0824821428 csvdw@sun.ac.za
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Details of the signatories and their signatures follow below