


STIKLAND NORTH PRECINCT PLAN - PROJECT INFORMATION

The Western Cape Government (WCG) Department of Transport and Public Works is proposing to develop a precinct plan for Stikland North, which will fulfill its obligations in terms of the Spatial Planning and Land Use Management Act (SPLUMA) to utilise underutilised public land optimally. The WCG has appointed a consultant team to assess the development options for the site. The process of assessment and the determination of the preferred development option will be conducted over the next few months, after which formal applications for development rights will be prepared and submitted.

Each process will be accompanied by an appropriate engagement with direct stakeholders and interested and affected parties (I&APs).

Phase	Engagement
Inception	Call for stakeholders to register on the stakeholder registration platform April-May 2022 COMPLETED
Contextual Framework The Contextual Framework lays down broad land-use policies for the development and the surrounding area. This work is required to provide an understanding of the opportunities and constraints on the site.	Targeted meetings and briefings to understand current operations/capacities on site. Information-sharing through an information brochure. July - August 2022 
Precinct Plan and Vision Initial land use proposals for the site and business case assessment.	Proposed targeted meetings and briefings to be conducted around the Preliminary Business Case and Precinct Plan and Final Business Case. October 2022
Statutory Processes Submission of Precinct Plan as part of a Package of Plans in terms of s136 of the Development Management Scheme of the City of Cape Town. Final Precinct Plan proposals, densities, land use, landscaping, movement and access. Submission of the Precinct Plan to the City of Cape Town Municipal Planning By-Law, 2015 Submission of an Environmental Application (as applicable) to NEMA, Act 107 of 1998 Submission of a Heritage Impact Assessment to NHRA, Act 25 of 1999	Public open day to be held regarding submissions to the City of Cape Town. Stakeholders can submit comments to the City of Cape Town. Date: To be confirmed



Site and Project Description

Stikland North comprising Remainder Erf 6300 and Erf 32103, Bellville, is located along provincial Main Road R101 (Old Paarl Road) linking Bellville (west) to Brackenfell and Kraaifontein (east) between De La Haye Avenue and St Harrod Drive, Stikland, as depicted in Figure 1 below.

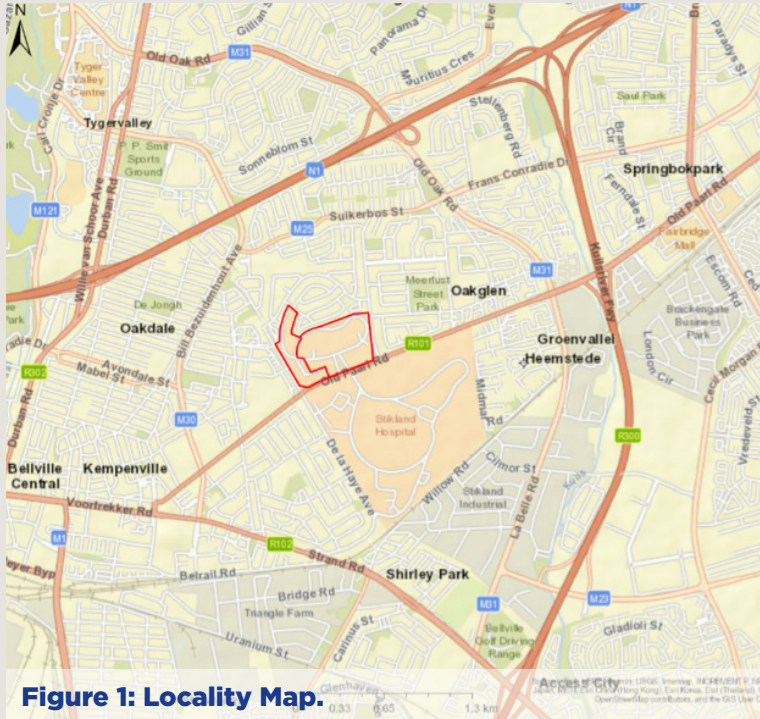


Figure 1: Locality Map.

The project will investigate various land use options for the precinct that:

- Optimise its strategic location within the City.
- Address the need for various housing typologies, including social housing.
- Address the interactions with the southern precinct of Stikland Estate.
- Improve road and pedestrian access to the site.
- Take into account the services constraints.
- Retain the historically interesting monkey puzzle trees on the site.
- Retain as many of the other trees on the site as outlined in the landscape architect's tree investigation.

Site Opportunities & Constraints

Contours and storm water flow

The site has a steep gradient and storm water flows from the north to the south-east and west corners.

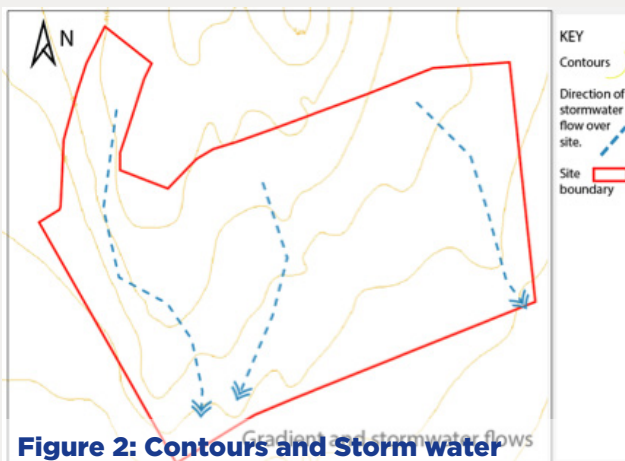


Figure 2: Contours and Storm water

Current zoning (Community 1)

The current zoning of the property is Community Zone 2, (community facilities). A rezoning will be required.

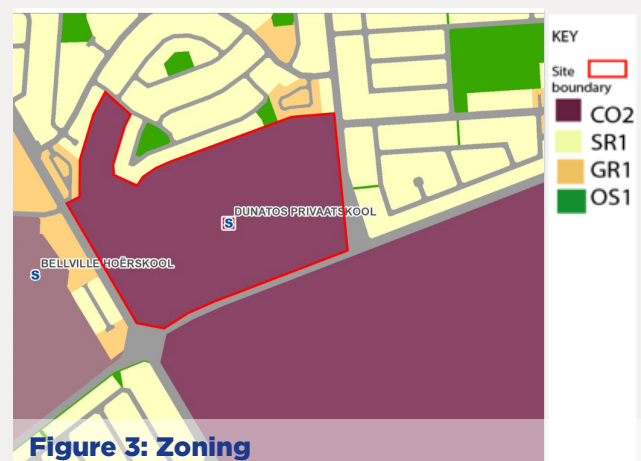


Figure 3: Zoning



Current access to the site

There is only one access point to the site off Old Paarl Road. This is dangerous and additional access points will be required. The pedestrian bridge is closed and crossing Old Paarl Road is dangerous with further movement proposals to be investigated.

Trees worthy of retention and heritage

A full tree survey has been undertaken. The most significant trees are mapped below. The double row of monkey puzzle trees at the entrance should be retained as a reminder of the heritage of the site. Although most of the buildings are over 60 years old, they are not of architectural significance or not architecturally significant.

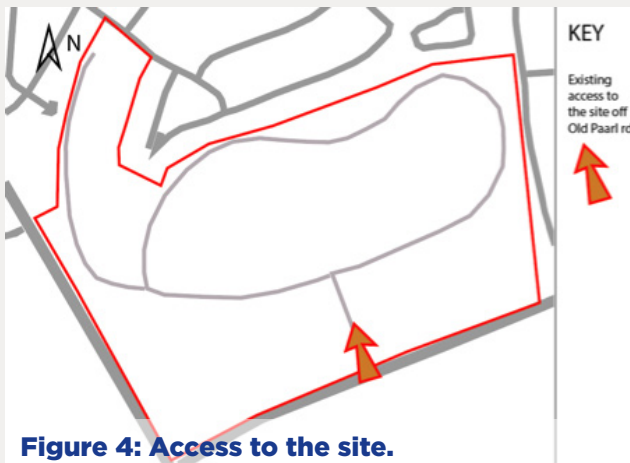


Figure 4: Access to the site.

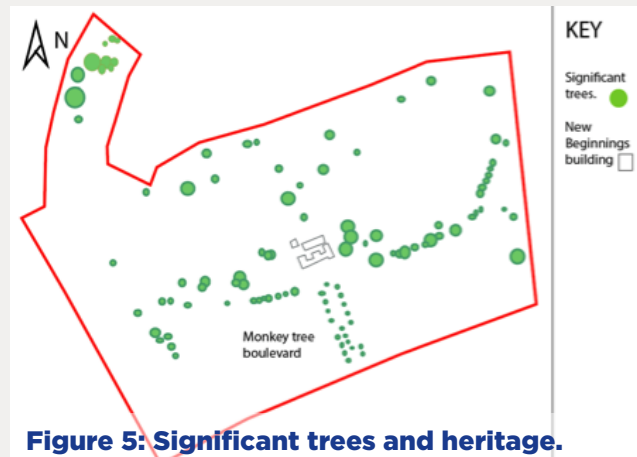


Figure 5: Significant trees and heritage.

Consolidated opportunities and constraints diagram

This diagram illustrates some of the opportunities and constraints for the site.

Draft Contextual Framework report, that includes more detail on the site opportunities and constraints and guides future development of the site, is loaded on the project web page at the following [Link](#).

Your comments on the report may be forwarded to the project team by Tuesday, 20 September 2022 to the following email address:

SNP@westerncape.gov.za

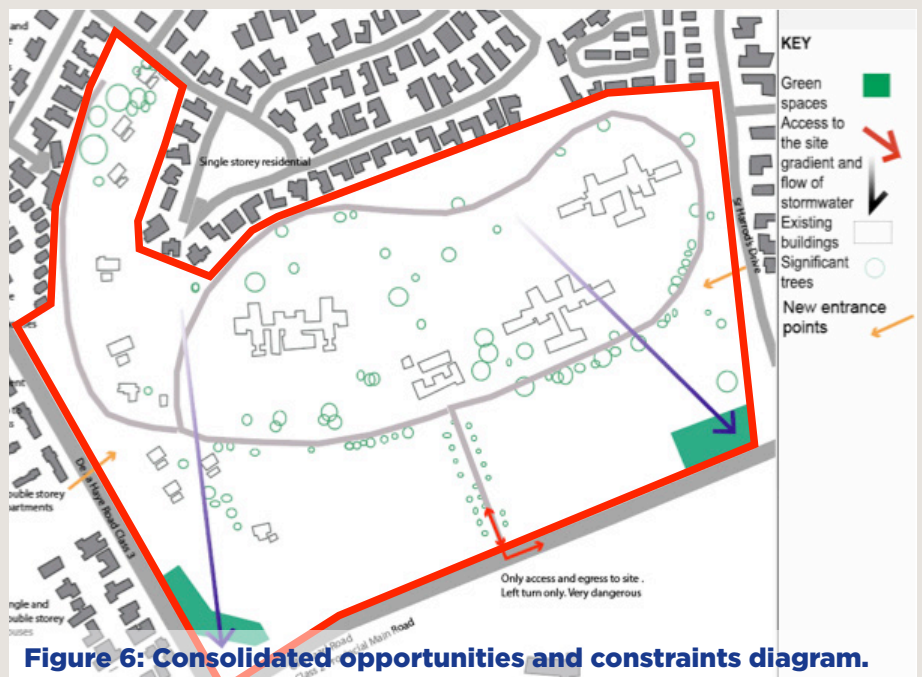


Figure 6: Consolidated opportunities and constraints diagram.

