

STARGATE :PRE-APPLICATION MEETING WITH THE MUNICIPALITY

Project Name: Stargate

Erf/Property Description: Portion 59, 62 and 63 of farm 443

Date: 6 August 2025

Time: 14h00 - 1500

Venue: Bitou Municipality Board Room



1. Attendance

Name	Organisation / Department	Role
Neil Hellmann	Stargate	Developer
Christopher Hellmann	Stargate	Project Manager
Lizemarie Botha	Planning Space	Town Planner
Anja Minne	Bitou Municipality	Environmental Services
Marcel Minne	Bitou Municipality	Town Planning
Adel Sanchez Asensio	Bitou Municipality	Town Planning
Eddie Oosthuizen	Bitou Municipality	Engineering Services
Marinus Meiring	Bitou Municipality	Engineering Services

2.1. Purpose of Meeting

To discuss the proposed development portions 59 62 and 63 of Farm 433, with specific reference to its alignment with the current Municipal Spatial Development Framework (SDF), and service delivery.

2.2 Executive Summary of Meeting

The meeting addressed the proposed mixed-use development on portions 59, 62, and 63 of Farm 433, with Portion 59 earmarked for a 200-unit retirement complex requiring rezoning to General Residential I. The municipality confirmed that the site lies mostly outside the urban edge, apart from the northernmost section. NH claimed that the site falls within the services master plan/ area, making it potentially developable. However, the lack of municipal water and sewer capacity necessitates off-grid solutions (boreholes and package plants) as temporary measures until municipal infrastructure is upgraded. Environmental authorisation will be

required due to the site's proximity to the Robberg Corridor, with visual impact identified as a primary concern requiring mitigation measures.

3. Main Discussion Points

3.1. Overview of Proposed Development

- The intention is to develop Portion 59 into a retirement complex of about 200 units
- Current zoning is Agriculture I and a Rezoning to General Residential I (Group housing) is proposed.
- Portion 62 and 63 is proposed to be incorporated into the Robberg Corridor and will be rezoned to Open Space III (Nature conservation) with consent for tourist accommodation and a museum.
- Development context and motivation provided by the planner/applicant.

3.2. Compatibility with the Spatial Development Framework (SDF)

- Reference made to Marcel Minne's previous email regarding the current SDF compatibility with a development
- The municipality confirmed that the site is located mostly outside the urban edge. However, it was noted that the urban edge is not a rigid boundary. Given the proximity to the urban area; claimed inclusion within the services master plan area, and potential to link up with existing municipal services; partial inclusion in the former/ Section 7 Plett Scheme/ Town area; and previously disturbed nature of the northern portion of the site, the option to motivate compatibility with the SDF exists.

3.3. Infrastructure and Service Capacity (if applicable)

- The Engineering Department confirmed that there is no water or sewer capacity to serve the development.
- Municipal bulk upgrades are planned but are long term projects with seemingly no budget in place (expected to cost R300m).
- Off grid services like a sewer package plant and borehole water were discussed.
- In principle the municipality will consider such proposals as temporary solutions until such time as their systems has been upgraded, and at which stage they would demand that the development connect to their network. Their concern is if these private systems fail that they will be responsible to provide services. Bitou were not aligned with the point that there is an incentive on the developer to keep maintaining the systems.
- Quality and Quantity of the borehole water source need to be confirmed and may have an impact on the number of units that can be serviced, although a density of 20 units per hectare is typically considered reasonable for developable areas as per the SDF, subject to environmental restrictions/ maintaining no-go areas etc.
- Once the development concept is available our Engineers will project the demand for the development, and the municipality will then assess the project and provide us with

a letter stating availability (or lack thereof) and acceptance of the alternative proposals with conditions.

3.4. Environmental Considerations (if applicable)

- Proximity of the Robberg Corridor makes the site environmentally sensitive
- There will be a need for environmental authorisation and specialist input.
- Visual impact has been flagged as a concern as it could result in a change of character. This stood out more than any other concern.
- A buffer of say 30m from the road was proposed as a mitigation measure.
- Single storey proposed to mitigate visual impact.

3.5. Application Process and Submission Requirements

- It was recommended that that the Town planning application be submitted once the environmental process is advanced enough
- Public participation requirements were discussed.

3.6 Other

- Mention was made about a possible restriction that was placed on the Whale Rock development that no development may take place south of the road.
- This will not necessarily be a stumbling block , but need to be investigated.

4. Actions / Way Forward

Action Item	Responsible Party
Appoint Hydrologist to assess water source to determine maximum density of the development and cost involve in purifying the water	Christoper/Neil
Appoint Specialist to prepare baseline assessment (terrestrial biodiversity and aquatic assessments	Eco Route /Neil/Christoper
Prepare revised Layout in line with findings of the baseline studies	Planning Space
Confirm density of the development and anticipated demand for services	Poise engineering
...to be confirmed	...

5. Meeting Closed

Time: 15:00

The parties thanked each other for the engagement and agreed to maintain open communication throughout the application process.