



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15722 (TP362/2023)

Our File Reference Number: Farm 1101/6, Stellenbosch Division

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir / Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL: FARM 1101/6, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application for a permission required in terms of condition 3.1 of letter of approval dated 01/12/2022 for a detailed site development and architectural guidelines, in terms of Section 15(2)(l) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 on Farm No, 1101/6, Stellenbosch Division for the:
 - 2.1.1 Approval of the Riverside Business Park Architectural Design Guidelines.
 - 2.1.2 Approval of the Riverside Business Park Site Development Plan.
3. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 3.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

- 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.3 The subject development be restricted for the exclusive use as an Industrial Park, with no noxious trades.
- 3.4 The conditions of approval in memorandum dated 09 February 2024 from the Directorate: Infrastructure Services attached as **Annexure C** be adhered to.
- 3.5 When development charges are applicable and payable to Stellenbosch Municipality or City of Cape Town, it must be in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans by Stellenbosch Municipality or as may be agreed on in writing with the applicable Infrastructure Services department.
- 3.6 All buildings structures of the development be designed and undertaken to the satisfaction of the Municipality in accordance with the Architectural and Design Guidelines, dated 10 January 2024, Revision 02 and attached as **Annexure E**.
- 3.7 The development be implemented in accordance with the Site Development Plan, dated 10 Jan 2023, Drawing No RVS-101, Revision K and drawn by MBT Architects and landscaping be implemented in terms of Drawing 1000, rev A dated 2022.11.25 drawn by Nuvorm attached as **Annexure F** at the cost of the developers and to the satisfaction of the municipality, prior to occupancy certificates being issued by the municipality for buildings in phase 1 and 2.
- 3.8 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 3.9 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw and as illustrated on the site development plan to the satisfaction of the Municipality.

4. **The reasons for the above decision are as follows:**

- 4.1 The development to be undertaken in terms of the site development plan and the architectural guidelines conforms to the land use approval granted and no additional land use rights are created.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:
 - (a) The personal particulars of the Appellant, including:
 - (I) First names and surname;
 - (II) ID number;
 - (III) Company of Legal person's name (if applicable)
 - (IV) Physical Address;
 - (V) Contact details, including a Cell number and E-Mail address;

 - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

 - (c) The grounds of the appeal which may include the following grounds:
 - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

 - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

 - (d) whether the appeal is lodged against the whole decision or a part of the decision;

 - (e) if the appeal is lodged against a part of the decision, a description of the part;

 - (f) if the appeal is lodged against a condition of approval, a description of the condition;

 - (g) the factual or legal findings that the appellant relies on;

 - (h) the relief sought by the appellant; and

- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
 - (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
7. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

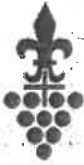
Yours faithfully

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE:

14/3/2024

Annexure C
Comments from Departments



STELLENBOSCH MUNICIPALITY

STELLENBOSCH-PNIEL-FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Nicole Katts
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 9 Feb 2024 (typing error correction clause 1.4)
Our Ref ▫ Ons Verw: Civil LU 2617
Town Planning Ref: LU/15722 - TP362/2023
Re ▫ Insake: Farm 1101, Stellenbosch: Application in terms of Section 15(2)(l) of the Stellenbosch Municipal land Use Planning Bylaw (2015) for a permission in terms of a condition of approval, to approve the site development plan and architectural guidelines as per condition 3.1 of the municipal approval letter dated 01/12/2022 on Farm No 1101, Stellenbosch Division.

Please note that this Memo must be read in conjunction with the engineering conditions of the subdivision and rezoning approval of Farm 1101 as per our Memo dated 24 March 2022 (Civil LU 1728). Those conditions remain valid and must be complied with during implementation of the development. The conditions below are additional and specifically in relation to the SDP.

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering services

- 1.1 Approval is based on the SDP layout **Drawing No RVS-101 Rev K dated 10 Jan 2023** by MBT Architects.
- 1.2 Stacking distance to be minimum 50m as indicated on the SDP. Please indicate this on the Building Plans and / or engineering drawings to be submitted for approval.
- 1.3 Existing services to be protected by servitudes – Owner is responsible to obtain written approval of the proposed SDP from any authority whose services are affected by this development. Stellenbosch Municipality will not be held responsible for any losses due to changes to the SDP layout due to requirements by any of these authorities. It is thus recommended that the Applicant obtains their approval upfront and before construction commences.
- 1.4 Details of the stormwater pond outlet and connection to the existing stormwater system must be indicated on the Building Plans and / or engineering drawings.



**Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)**

W:\2.0 DEVELOPMENT\01 Land Use applications\2617 (TK) Farm 1101 Stellenbosch (LU-15722 TP362-2023)\2617 Farm 1101 Stellenbosch (LU-15722)_2 (correction).doc

Annexure E
Architectural Guidelines



RIVERSIDE
BUSINESS PARK

**ARCHITECTURAL DESIGN GUIDELINES
FOR
RIVERSIDE BUSINESS PARK
ON
PORTION 6 OF THE FARM RUSTENHOF NO. 1101, STELLENBOSCH
DIVISION**

Revision: 02
Date: 10 January 2024

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1. INTRODUCTION

The business park is prominently positioned in a visually sensitive area on the border of Stellenbosch Municipality and CoCT's municipal areas, bounded by a main arterial road and railway to the south and with open agriculture land to the north and east.

Main Road 165 (M9) is elevated as it crosses the railway line making the development's massing and roofscape of particular importance.

These guidelines have been created to allow owners and developers design freedom within certain parameters which are intended to ensure a coherent, visually harmonious and functional environment that will ultimately benefit all of the owners.

The property is zoned for industrial & warehouse use, but excludes any industries which are deemed noxious.

2. DESIGN PROCESS

All development proposals are to be reviewed and stamped as approved by the Riverside Business Park Body Corporate Design Review Committee before they are submitted to the Stellenbosch Municipality.

Developers are encouraged to interact with the Design Review Committee at the early stages of the design process.

All building design proposals are to be prepared by a SACAP registered architect (Pr Arch).

This document has to be read in conjunction with the Riverside Business Park Management Rules and Body Corporate Conduct Rules.

3. BUILDING LINES

3m from property boundary

5m from railway line boundary

4. PARKING

Developers must make provision for the number of parking bays within their allocated portion of the overall property, as indicated on the current Site Development Plan approved by Stellenbosch Municipality.

Current minimum requirements are 1,5 bays/100m² gross leasable area and 1 loading bay for each separate unit.

5. BUILDING FORM

The main portion of the industrial / warehouse building is to have a rectangular footprint and three-dimensional form. The introduction of elements expressing the internal functions are to be 'added on' or 'sculpted out' of the main form to create architectural interest.

Outbuildings are not permitted.

All service rooms - e.g. refuse & services are to be part of the main building.

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6. BUILDING HEIGHT

Maximum height to top of roof is 12m measured from the natural ground level at the highest point of the main building footprint.

7. EXTERNAL WALL MATERIALS

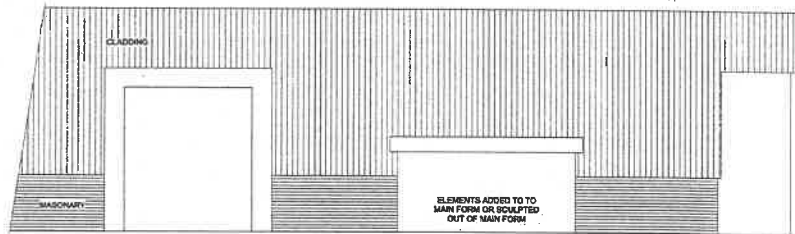
Solid masonry from ground level with powder coated steel sheeting above.
Approximate proportions of 75% cladding and 25% of masonry is envisaged.
These % may vary if approved by the design review committee.

Metal Sheeting Cladding:

- Powder coated metal sheeting; Profile – GRS Kliplok or similar approved.
- Metal sheeting colours as per Colorplus Chart: Seaspray, Chalk, Rain Cloud, Thunderstorm – Sheet colours can be mixed to form pattern.
- The roof & cladding may also have translucent or clear panels.

Masonry Walls:

- Smooth plaster, painted, colour to compliment sheeting and to approval, or
- Engineering brick 'Corobrick Roan Travertine' or similar approved.



8. ROOF

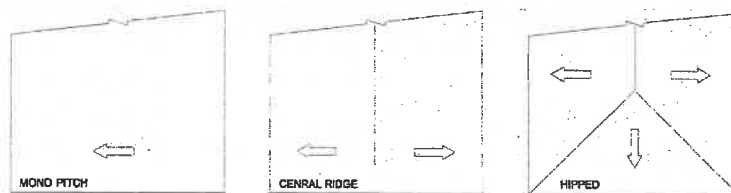
Either mono pitch or central pitched or hipped with 3-degree slope.

Sheeting to be same profile as main wall cladding.

Colour finish to be same as dominant main wall cladding colour.

Elements that are 'added on' to main building are to have a concrete roof with a parapet and 13mm brown stone chip finish.

Roof lights and roof windows permitted if integral with overall design.



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9. BALCONIES

Balustrades - either solid masonry or stainless steel with horizontal railings between uprights.
Built in braai not permitted on balconies.

10. FENESTRATION

Powder coated aluminium, colour complimentary to sheeting colour.

11. SECURITY

Burglar bars and other non-retractable security devices to be fixed on the inside of glazing.
Retractable security screens to be concealed in brickwork / sheeting when in open position.
No roller shutter housings externally.

12. EXTERNAL DOORS

Aluminium powder coated, colour to match windows.

13. SHADING DEVICES, WIND LOBBIES & SCREENS

Steel framing with either aluminium or hardwood louvres or cladding.

14. ROLLER SHUTTERS FOR VEHICLE ACCESS, LOADING & DELIVERIES

Powder coated with colour same or complimentary to wall cladding.
No roller shutter housing externally.
Canopies above openings to be finished to match wall cladding.

15. RAINWATER DISPOSAL

Gutters at all eaves to have downpipes that channel water to paving or below ground into existing stormwater system.
No rainwater gutters or downpipes to be visible on front facades of freestanding buildings.
Rainwater pipe colours to match cladding and wall colours.
Box gutters between buildings with a common wall to have galvanised steel downpipes, colour to match wall colours.

16. PLUMBING SERVICES

Not visible on prominent road facing facades.

17. AIRCONDITIONING ETC

Not visible on prominent road facing facades. Condensers and other external machinery to be mounted at ground level at sides or rear of building.
Condensate to drain to galleys connected to main drainage system.

18. REFUSE AREAS

Contained within main building form.

19. ENCLOSED YARDS

Not permitted unless agreed by Design Review Committee.

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20. EXTERNAL LIGHTING & SIGNAGE

To be indicated on architectural proposal drawings and approved by Design Review Committee.

21. SOLAR PANELS

To be indicated on architectural proposal drawings and approved by Design Review Committee

22. DIESEL GENERATORS

Not permitted unless approved by Design Review Committee.

23. HARD LANDSCAPING

Main Traffic Areas – Interlocking exposed aggregate concrete pavers.

Parking Areas – Demarcated using dark grey concrete cobbles.

Pedestrian Areas – Smooth concrete pavers.

All paving as per current RBPBC specification.

24. LANDSCAPING

Trees, shrubs & ground covers in accordance with the latest Landscaping Plan approved by Stellenbosch Municipality.

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REVISIONS

NO.	DATE	DESCRIPTION
1	2023.01.15	ISSUED FOR TENDER

REVISIONS

NO.	DATE	DESCRIPTION
1	2023.01.15	ISSUED FOR TENDER

LANDSCAPE DEVELOPMENT NOTES

1. All plantings shall be in accordance with the approved landscape plan and specifications.

2. The contractor shall be responsible for the maintenance of the landscape plantings.

LANDSCAPE DEVELOPMENT NOTES

3. All plantings shall be in accordance with the approved landscape plan and specifications.

4. The contractor shall be responsible for the maintenance of the landscape plantings.

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7. All plantings shall be in accordance with the approved landscape plan and specifications.

8. The contractor shall be responsible for the maintenance of the landscape plantings.

LANDSCAPE DEVELOPMENT NOTES

9. All plantings shall be in accordance with the approved landscape plan and specifications.

10. The contractor shall be responsible for the maintenance of the landscape plantings.

LEGEND

TREES

- 4 1/4" DBH
- 6 1/4" DBH
- 8 1/4" DBH
- 10 1/4" DBH
- 12 1/4" DBH
- 14 1/4" DBH
- 16 1/4" DBH
- 18 1/4" DBH
- 20 1/4" DBH
- 22 1/4" DBH
- 24 1/4" DBH
- 26 1/4" DBH
- 28 1/4" DBH
- 30 1/4" DBH
- 32 1/4" DBH
- 34 1/4" DBH
- 36 1/4" DBH
- 38 1/4" DBH
- 40 1/4" DBH

SHRUBS & GROUND COVERS

- 4 1/4" DBH
- 6 1/4" DBH
- 8 1/4" DBH
- 10 1/4" DBH
- 12 1/4" DBH
- 14 1/4" DBH
- 16 1/4" DBH
- 18 1/4" DBH
- 20 1/4" DBH
- 22 1/4" DBH
- 24 1/4" DBH
- 26 1/4" DBH
- 28 1/4" DBH
- 30 1/4" DBH
- 32 1/4" DBH
- 34 1/4" DBH
- 36 1/4" DBH
- 38 1/4" DBH
- 40 1/4" DBH

EXPLANATIONS

- Area to be planted with trees and shrubs
- Area to be planted with ground covers
- Area to be planted with trees and shrubs and ground covers
- Area to be planted with trees and shrubs and ground covers and water or a dry stream
- Area to be planted with trees and shrubs and ground covers and water or a dry stream and a lawn
- Area to be planted with trees and shrubs and ground covers and water or a dry stream and a lawn and a lawn
- Area to be planted with trees and shrubs and ground covers and water or a dry stream and a lawn and a lawn and a lawn
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RIVERSIDE BUSINESS PARK
REFORM STUDIO (PTY) LTD
 PORTION 6 of FARM RUSTENHOF 1101
 STELLENBOSCH DIVISION
LANDSCAPE SITE DEVELOPMENT PLAN

FIRGROVE

DATE: 2023.01.15
 SCALE: AS SHOWN 1:1



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RIVERSIDE BUSINESS PARK

ARTIST IMPRESSION - Main Entrance

nvnorm

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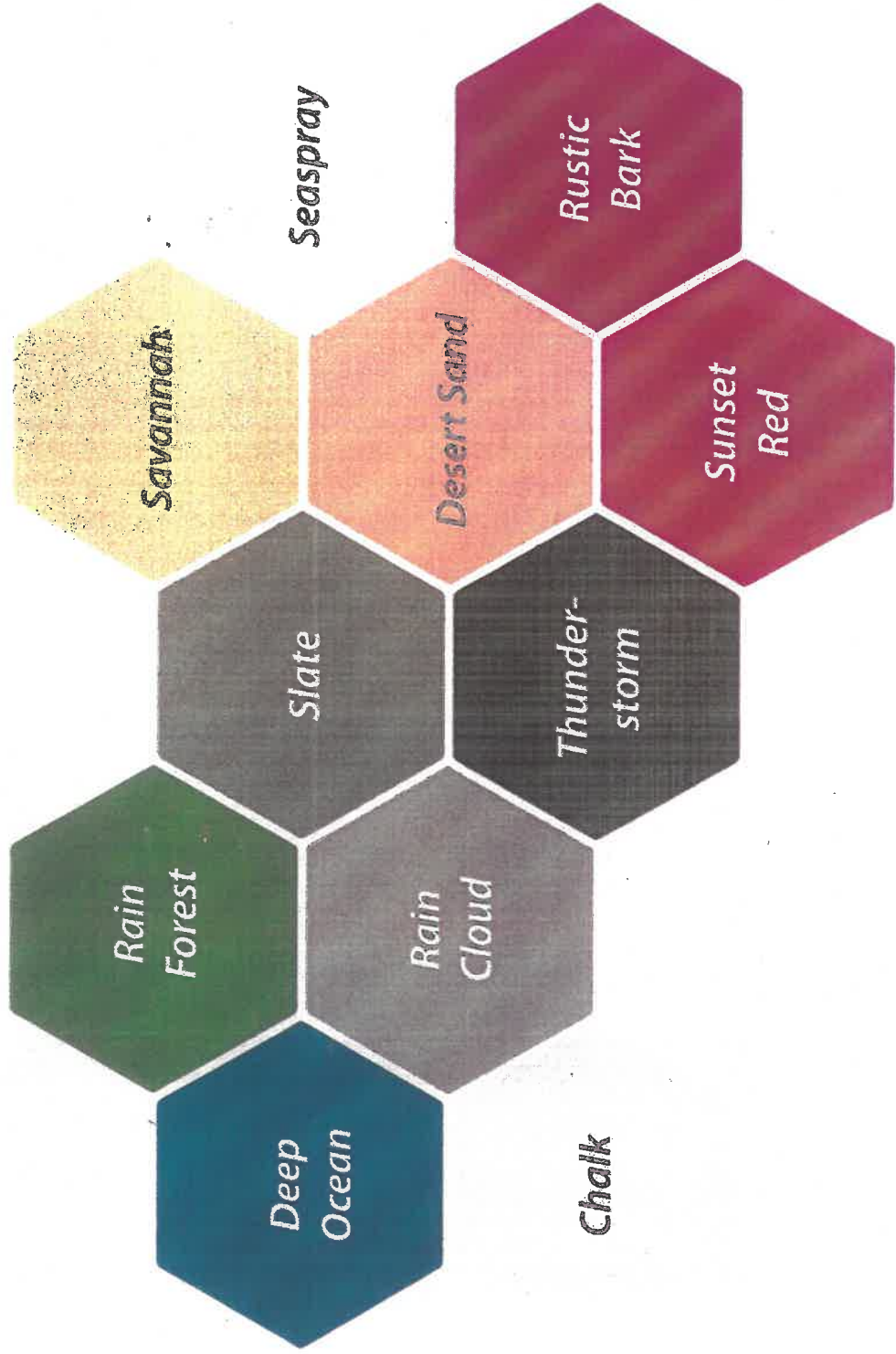


RIVERSIDE BUSINESS PARK

ARTIST IMPRESSION - Waterworks Road

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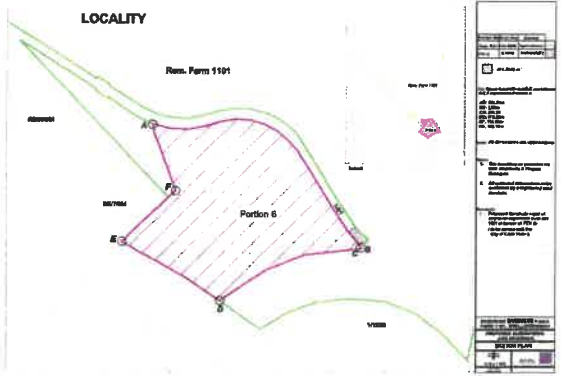
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Annexure F

Site Development Plan



STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW (2015)
SUBJECT TO THE CONDITIONS AS PER APPENDIX.

14/3/2024
DATE

MUNICIPAL MANAGER

KEY

- BUILDING
- ROAD
- LANDSCAPING
- STORMWATER DETENTION
- ELECTRICAL
- Existing water pipeline
- Valve chamber

DEVELOPMENT AREAS - Portion 6 of farm Rustenhof 1101 - Zoning: Industrial Use

DESCRIPTION	Coverage area m ²	GLA area m ²	Parking Ratio	Parking provided	Parking required	Loading Bay provided	Loading Bay required	PHASE	SUB PHASE
Building A	2,690	3,383	1.8 per 100m ²	58	58	4	4	1	a
Building B	3,085	3,858	1.8 per 100m ²	58	58	5	5	1	b
Building C	3,085	3,858	1.8 per 100m ²	58	58	5	5	2	a
Building D	1,125	1,408	1.8 per 100m ²	21	21	2	2	2	a
Building E	2,600	3,250	1.8 per 100m ²	48	48	4	4	2	b
Building F	1,950	2,438	1.8 per 100m ²	37	37	3	3	2	a
Building G	600	750	1.8 per 100m ²	11	11	2	2	1	c
Building H	1,520	1,850	1.8 per 100m ²	28	28	2	2	1	b
Building J	2,130	2,663	1.8 per 100m ²	40	40	3	3	2	b
Building K	1,415	1,768	1.8 per 100m ²	27	27	3	3	2	a
Water Treatment								1	e
Sewerage								1	e
Stormwater / Detention								1	e
Totals	20,000	25,000	0	378	378	53	53		

Site area	50,853	m ²
Coverage allowed 75%	48,333	m ²
Coverage Actual	20,000	m ²
GLA	25,000	m ²
Parking provided	378	
Parking required	378	
Loading Bays provided	53	
Loading Bays required	53	
Road	4,739	m ²
Stormwater detention	977	m ²
Hard landscaping	30,881	m ²
Soft landscaping	1,340	m ²

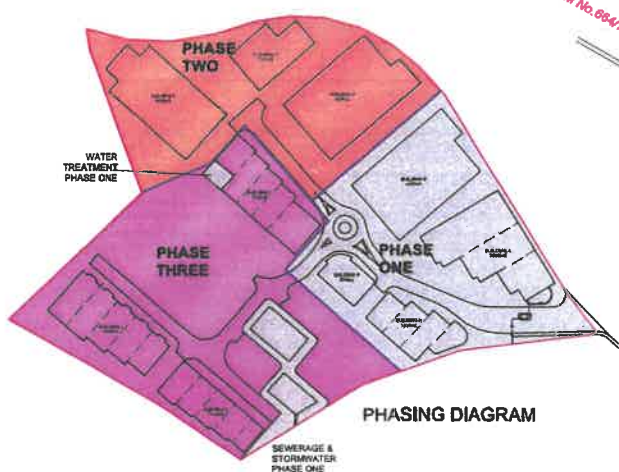
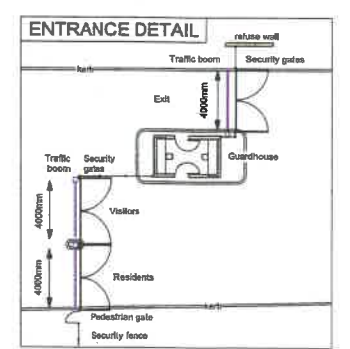
BUILDING HEIGHT
HEIGHT OF ALL BUILDINGS TO BE MAXIMUM OF 12 m ABOVE NATURAL GROUND LEVEL

ERF BOUNDARY DIMENSIONS

SIDES	METRES
A B	22.02
B C	22.02
C D	22.01
D E	22.02
E F	22.32
F G	144.27
G H	20.57
H J	2.87
J K	81.87
K L	62.87
L M	87.82
M N	57.83
N P	110.51
P Q	113.22
Q R	99.42
R S	13.93
S T	27.14
T U	27.13
U V	27.13
V W	24.18
W A	22.01

Boundary wall/fence description

SB	2.4m clearance fencing
GD	2.4m clearance fencing
PO	2.4m clearance fencing
MP	2.5m fence to PRASA spec
JM	2.4m clearance fencing



CLIENT
GO GROUP

PROJECT
RIVERSIDE BUSINESS PARK

LOCATION
PORTION 6 of FARM RUSTENHOF 1101, STELLENBOSCH DIVISION

DRAWING DESCRIPTION
PROPOSED SITE DEVELOPMENT PLAN

DATE	REVISION	DESCRIPTION
10 Jan '24	K	Release & truck turns
28 Nov '23	J	Parking Bay dimensions added
23 Jul '23	H	Building Height note added
		Locality diagram added
21 mar '23	G	Industrial Use note added
21 mar '23	F	Site boundary altered
21 mar '23	E	Entrance altered
08 mar '23	D	Building footprint & parking
05 mar '23	C	Roads & servitudes altered
19 Feb '23	B	Roads & servitudes altered
9 Feb '23	A	Final ERF mark of pipeline repositioned
		Date
		Rev'd Description

DRAWING SCALE
1:750 on A1 sheet

DATE
10 Jan 2023

DRAWING NUMBER
RUS-101

Architects
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