



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12265

Our File Reference Number: Farm 65/43, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

PER E-MAIL [REDACTED]

Sir/Madam

APPLICATION TO COMPLY WITH A CONDITION OF APPROVAL: FARM 65/43, 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 in terms of section 15(2)(l) of the Stellenbosch Municipality Land Use Planning Bylaw, 2015 for a permission required in terms of a condition of approval, for the approval of the Site Development Plan (for Phase 2) for the Devonbosch Lifestyle Estate on Farm No. 65/43, Stellenbosch Division:

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions in terms of Section 66 of said Bylaw.

2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

2.2.1 The approval only applies to the proposal 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.

2.2.2 The development must be undertaken generally in accordance with the site development plan and parking plan (drawings 20-08-0001 to 20-08-0015), bulk register dated 23 August 2021 and Devonbosch B-Plant list, attached as **ANNEXURE B**.

- 2.2.3 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.
- 2.2.4 The remaining conditions imposed by council in its approval letter dated 02 June 2020, are still applicable (see **ANNEXURE C**).
- 2.2.5 The conditions imposed by the **Director: Engineering Services** in their memo dated 02 November 2021; attached as **ANNEXURE F** be adhered to.
- 2.2.6 Building plans must be submitted to this Municipality for approval prior to any building work commencing on the site.

2.3 The **reasons** for the above decision are as follows:

- 2.3.1 The Site Development Plan will not result in any additional rights being granted.
- 2.3.2 The Site Development Plan complies with the approved land use rights and the Bylaw.
- 2.3.3 The Site Development Plan complies with the conditions of approval.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

4. 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.

5. 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

6. 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.

7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
8. An applicant who lodge 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended, and in the case of any approval, 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

23/3/2022
DATE:

ANNEXURE B

**APPLICATION IN TERMS OF SECTION
15(2)(I) OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING
BYLAW, 2015 TO COMPLY WITH A
CONDITION OF APPROVAL ON
FARM NO. 65/43, STELLENBOSCH
DIVISION**

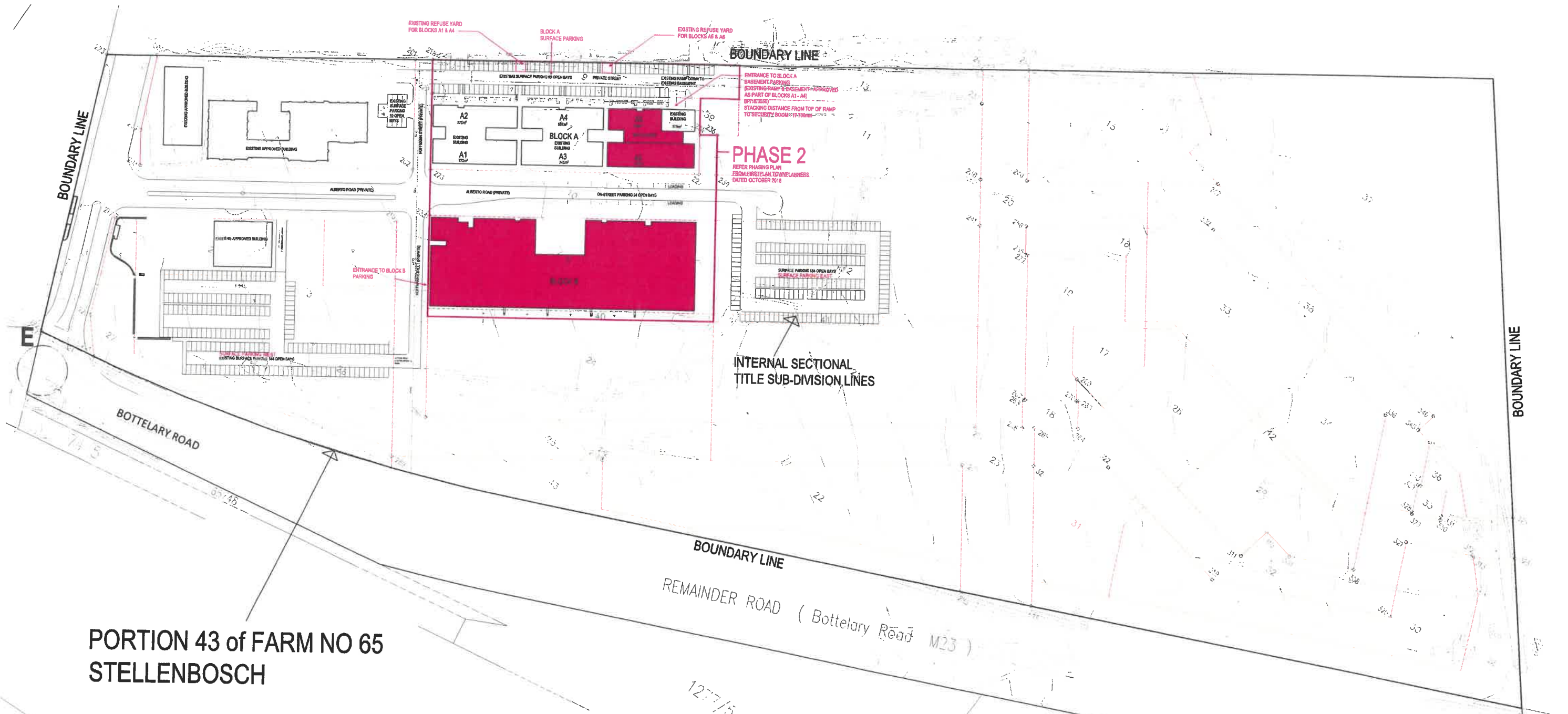
**SITE DEVELOPMENT PLAN
AND LANDSCAPING PLAN**

DEVONBOSCH B - PLANT LIST

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 X.
 23/3/2022
 DATE
 MUNICIPAL MANAGER

TREES	COMMON NAMES
Cunonia capensis	Butterspoon tree
Curtisia dentata	Assegai
Erythrina caffra	African coral tree
Erythrina lysistemon - Red	Common Coral Tree
Harpephyllum caffrum	Wild plum
Nuxia floribunda	Forest elder
Olea europaea subsp. africana	London plane
Platanus x acerifolia	Turkey oak
Quercus cerris	Water oak
Quercus nigra	Cape Beech
Rapanea melanophloeos	Safsaf Willow
Salix mucronata	Waterpear
Syzygium guineense	White ironwood
Vepris lanceolata	

PLANTING	COMMON NAMES
Aristea capitata	Blue Sceptre
Aristea ecklonii	Blue Stars
Asparagus densiflorus 'Mazeppa'	Cwebe
Asparagus falcatus	Asparagus fern
Asparagus sprengeri	Asparagus fern
Asystasia gangetica	Chinese violet
Coleonema album 'Pink'	Cape May
Clivia miniata	Bush lily
Cyathea dregei	Grassland tree fern
Cyperus textilis	Mat sedge
Dietes grandiflora	Fortnight lily
Dipogon lignosus	Cape sweet pea
Dodonaea angustifolia	Sand olive
Elegia capensis	Horsetail restio
Elegia nudum	
Elegia tectorum	Cape thatching reed
Eriocephalus africanus	wild rosemary
Ficinia nodosa	Star grass
Gardenia thunbergia	Wild gardenia
Indigofera frutescens	River Indigo
Isolepis cernua	Low bulrush
Jasminum multipartitum	Starry wild jasmine
Leonotis leonurus 'white'	Wild dagga
Limonium perezii	Perez's sea lavender
Mackaya bella	Forest bell bush
Metasia muricata	White Bristle Bush
Murraya exotica	Orange Jasmine
Nymphaea capensis 'Blue'	Water lily
Osteospermum ecklonis 'purple'	African Daisy
Parthenocissus tricuspidata	Boston ivy
Pelargonium cucullatum	Hooded-leaf pelargonium
Plectranthus ecklonii 'Medley wood'	Tall spurflower
Plectranthus ecklonii 'Mona lavender'	Spur flower
Plectranthus verticillatus	Swedish Ivy
Plumbago auriculata 'blue'	Cape leadwort
Potamogeton pectinatus	Sago pondweed
Rhoicissus tomentosa	Cape grape
Rhus crenata	Dune crow-berry
Rumohra adiantiformis	Leatherleaf fern
Salvia africana 'blue'	blue sage
Schoenoplectus littoralis	
Schoenoplectus scirpoides	Steekbiesie
Scirpus nodosus	Club-rush
Sparaxis bulbifera	Harlequin flower
Strelitzia reginae	Bird of paradise flower
Tecoma capensis 'Pink'	Cape honeysuckle
Trachelospermum jasminoides	Star jasmine
Tulbaghia violacea	Wild garlic
Vitis vinifera	Common Grape Vine
Wachendorfia paniculata	Butterfly Lily
Watsonia marginata	Rooikanolpypie
Zantedeschia aethiopica	Arum-lily



**PORTION 43 of FARM NO 65
STELLENBOSCH**

GROUND FLOOR PLAN

1:1000 @ A1



REFER TO DRAWING NO PHASING/922/1 (REF. NO FP/1018/922, FIRSTPLAN TOWNPLANNERS) FOR PHASING DIAGRAMS
 REFER TO DRAWING NO SUBDIVISION/911/1 (REF. NO FP/1018/922, FIRSTPLAN TOWNPLANNERS) FOR SUBDIVISION DIAGRAMS

STELLENBOSCH MUNICIPALITY
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BLOCK A		BLOCK B	
ERF AREA	8 294,00 m ²	ERF AREA	7158,00 m ²
BUILDING COVERAGE		BUILDING COVERAGE	5 806,27 m ²
TOTAL BULK (GBA)		TOTAL BULK (GBA)	17 452,00 m ²
TOTAL COMMERCIAL GLA	8 724,00 m ²	TOTAL COMMERCIAL GLA	2 554,00 m ²
		NO. OF RESIDENTIAL UNITS	117

PARKING REQUIRED					
BLOCK A	COMMERCIAL GLA	8 724,00 m ²	4/100	349	
	RESIDENTIAL UNITS	117	1,25/UNIT	183	
MINUS DICOUNT				-50	
TOTAL				584	

PARKING PROVIDED	
BLOCK A BASEMENT	85
BLOCK A SURFACE	99
BLOCK B GROUND FLOOR	54
ON-STREET (PRIVATE INTERNAL ROAD)	24
SURFACE (WEST)	144
SURFACE (EAST)	184
TOTAL	590

SIGN OFF
 STAGE 2 - CONCEPT DESIGN

urba
 ARCHITECTS - URBAN DESIGNERS
 4838 De-Waalsekloof Street, 7th Floor, 7800 Stellenbosch, Cape Town, 8001

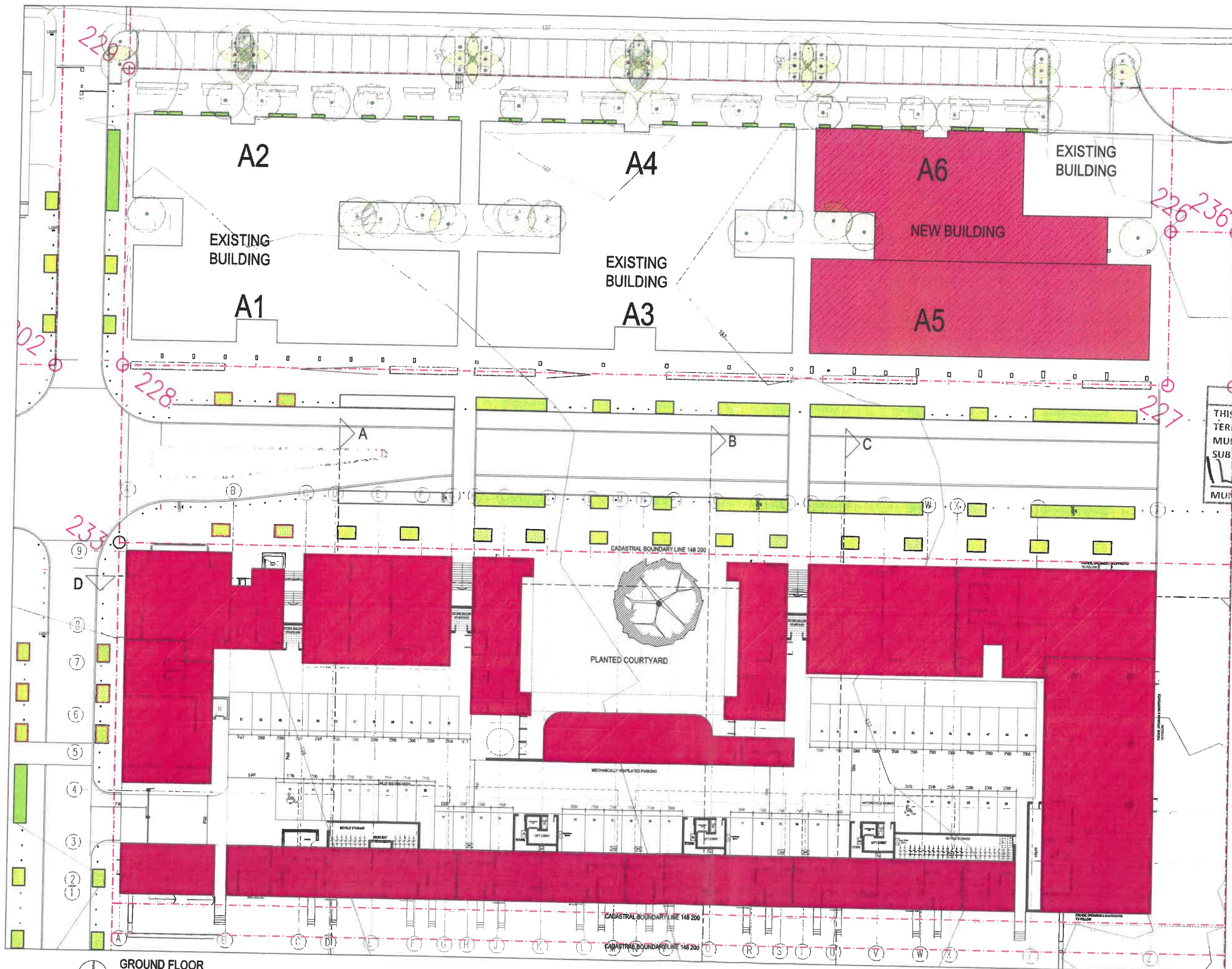
CLIENT:
 DB DEVELOPMENTS (PTY) LTD

DRAWING TITLE:
 DEVONBOSCH BLOCK B
 SITE DEVELOPMENT PLAN
 SITE PLAN

SCALE: 1:1000
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 STATUS: SITE DEVELOPMENT PLAN
 DRAWN BY: EB
 DRAWING NO: 20-08-0001


03

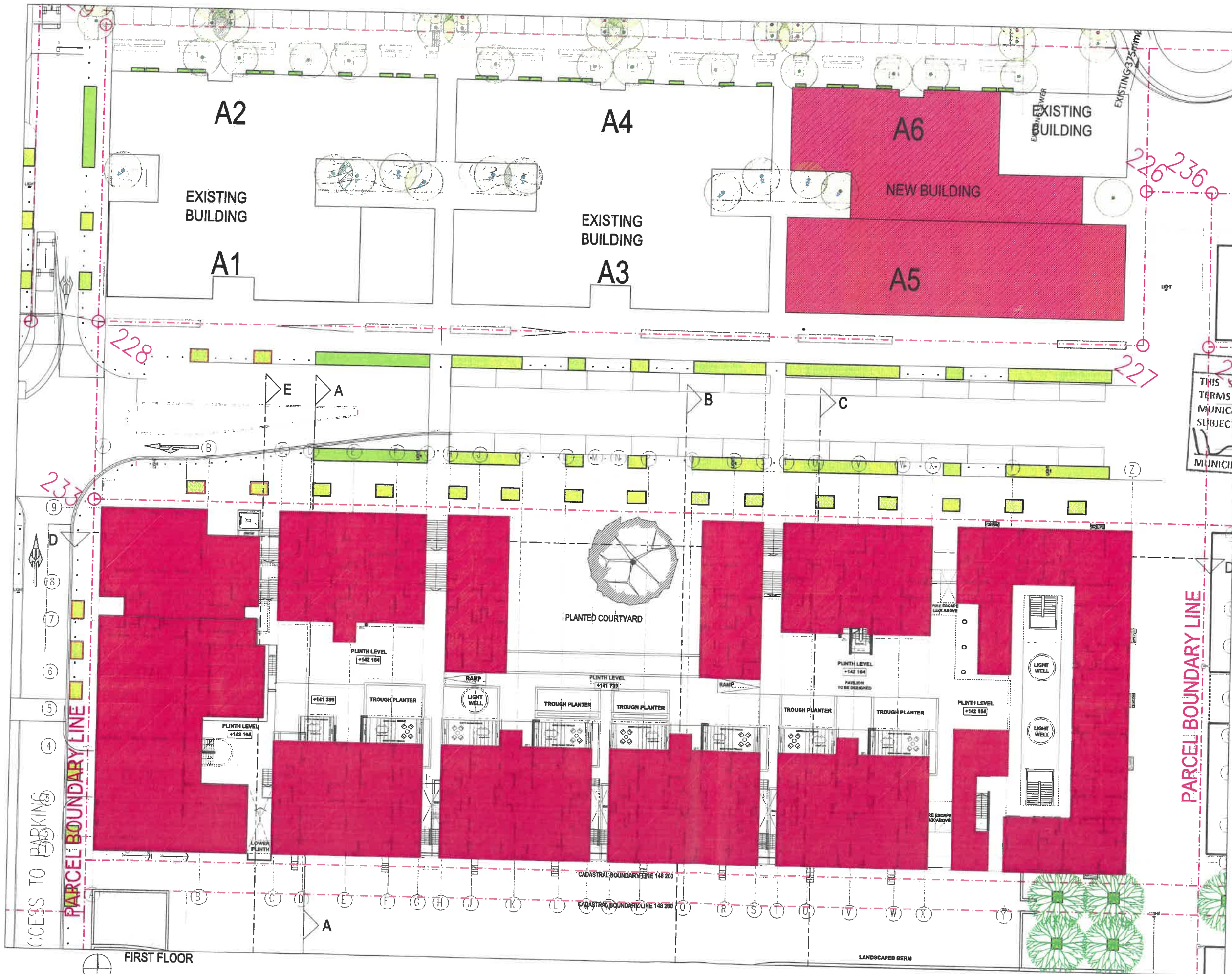
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 TERMS OF SECTION 60 OF THE STELLENBOSCH
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 SUBJECT TO THE CONDITIONS AS PER APPENDIX.
 MUNICIPAL MANAGER *[Signature]* 23/3/2022
 DATE

GROUND FLOOR
 1:500 @ A3

SIGN OFF	
STAGE 2 - CONCEPT DESIGN	
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DRAWING NO.:	20-08-0003
REV:	01
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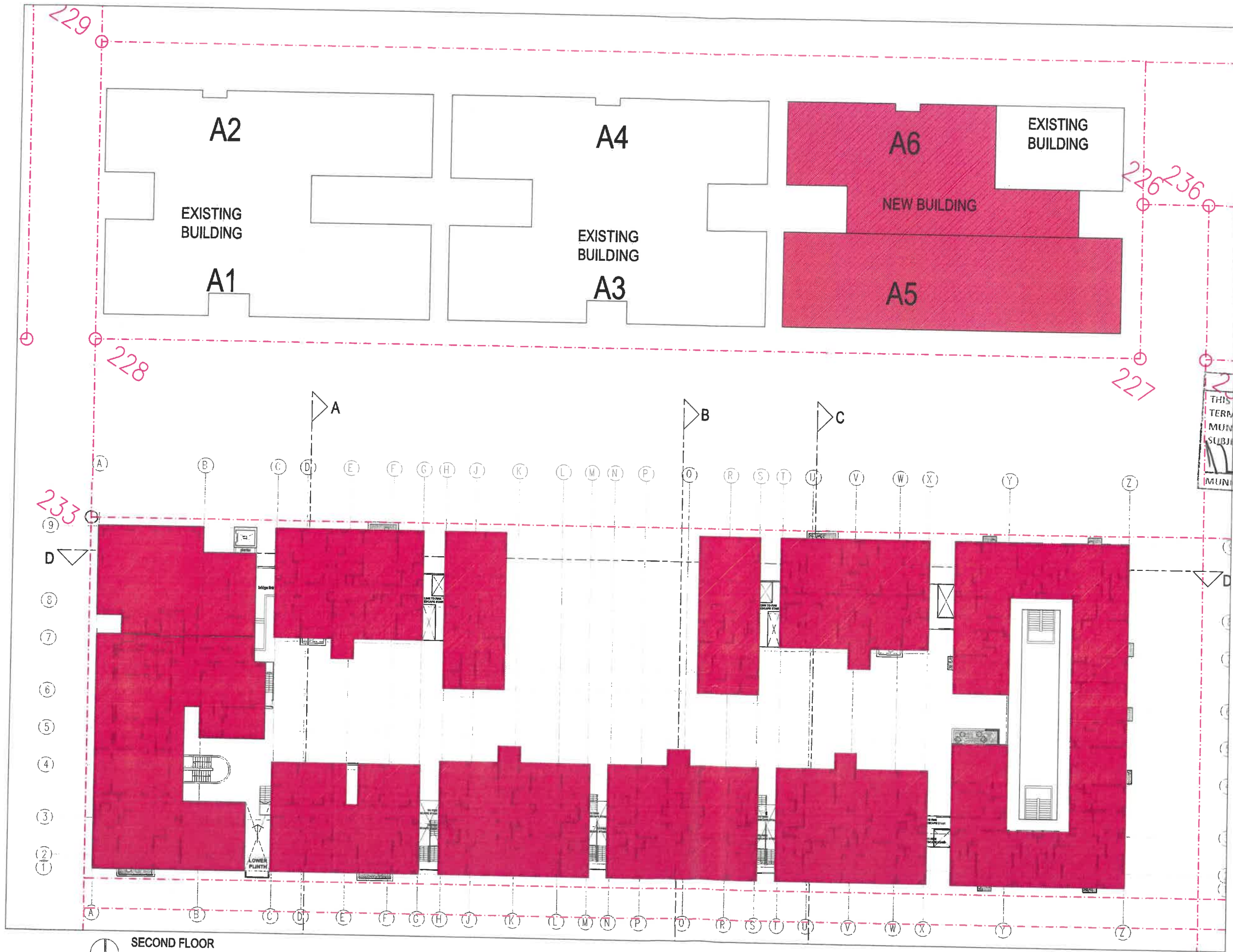


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 23/3/2022
 DATE

SIGN OFF	
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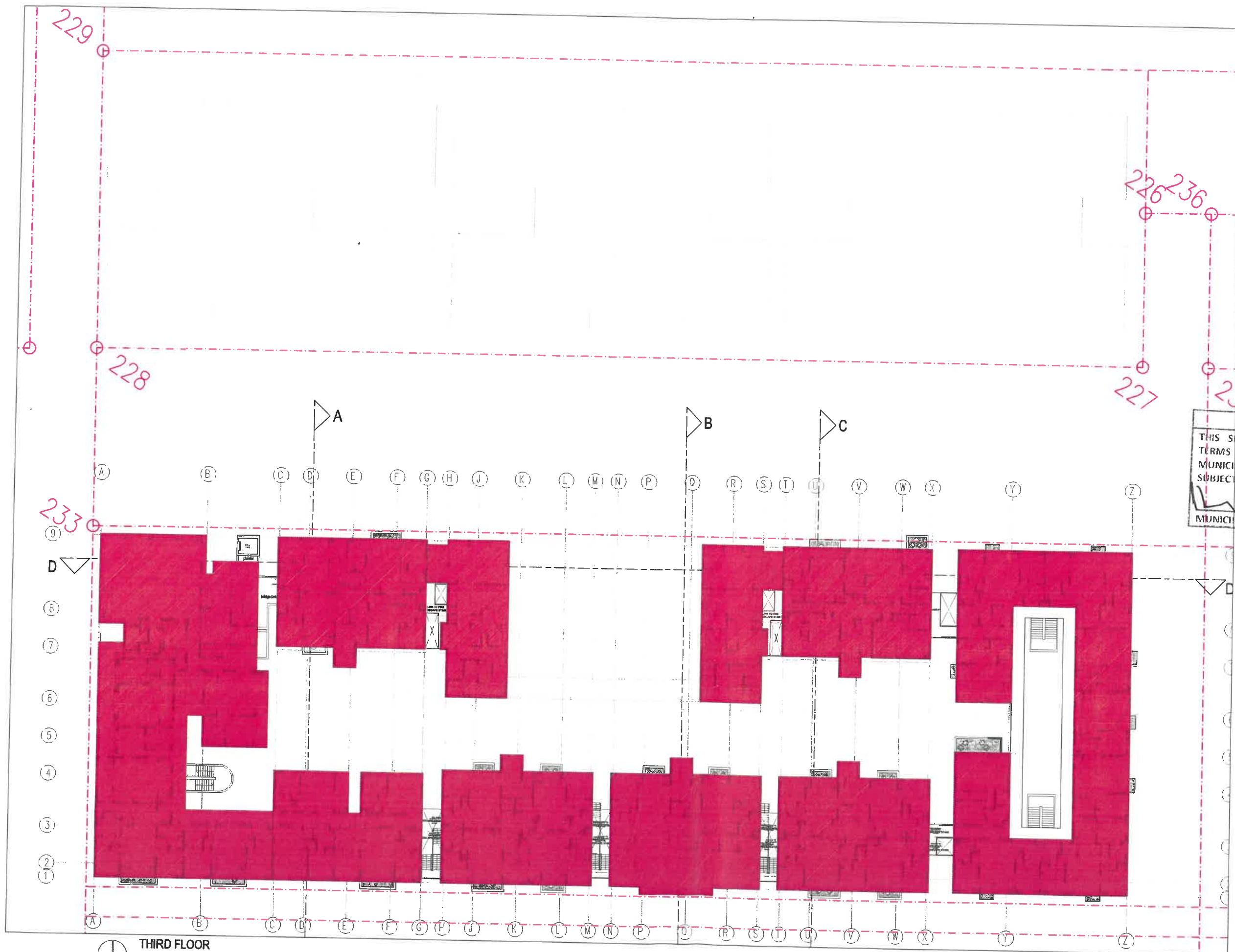
FIRST FLOOR
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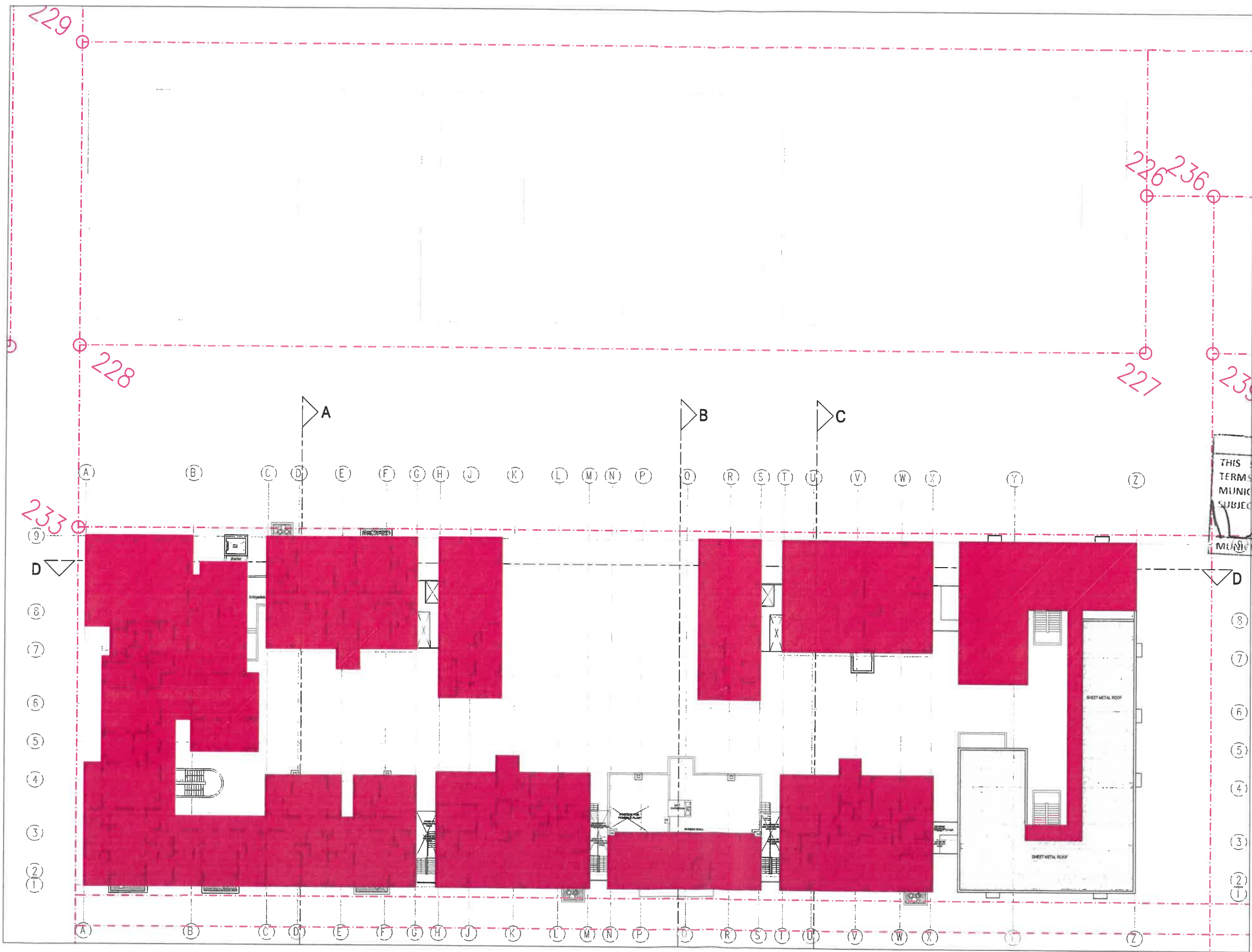
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REV.:	01
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 SUBJECT TO THE CONDITIONS AS PER APPENDIX.
 MUNICIPAL MANAGER
 DATE 23/3/2022


SIGN OFF	
STAGE 2 - CONCEPT DESIGN	
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CLIENT: DB DEVELOPMENTS (PTY) LTD	
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REV.:	01
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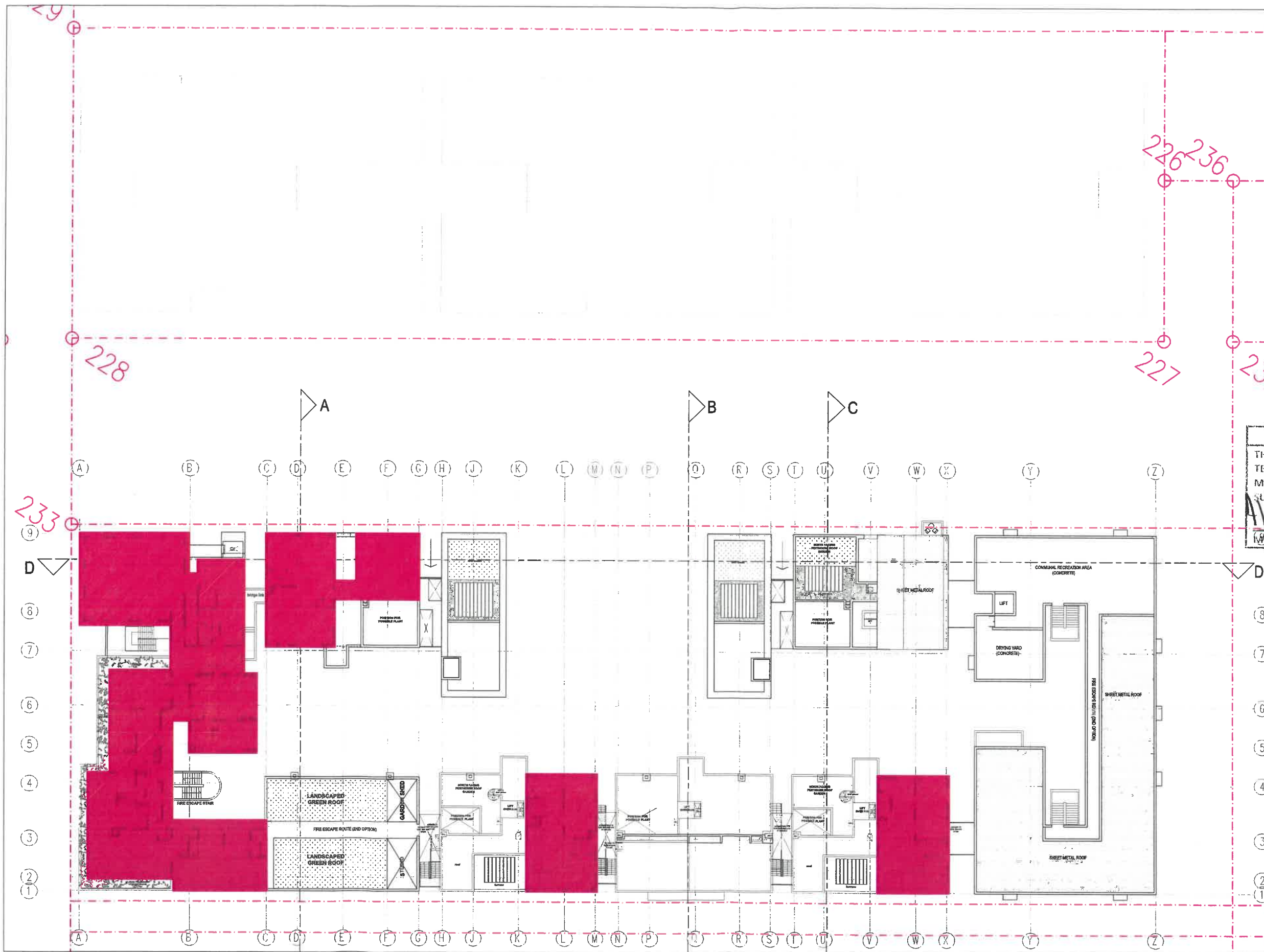
THIRD FLOOR
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 23/3/2022
 DATE

FOURTH FLOOR
 1:500 @ A3

SIGN OFF	
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REV.:	01
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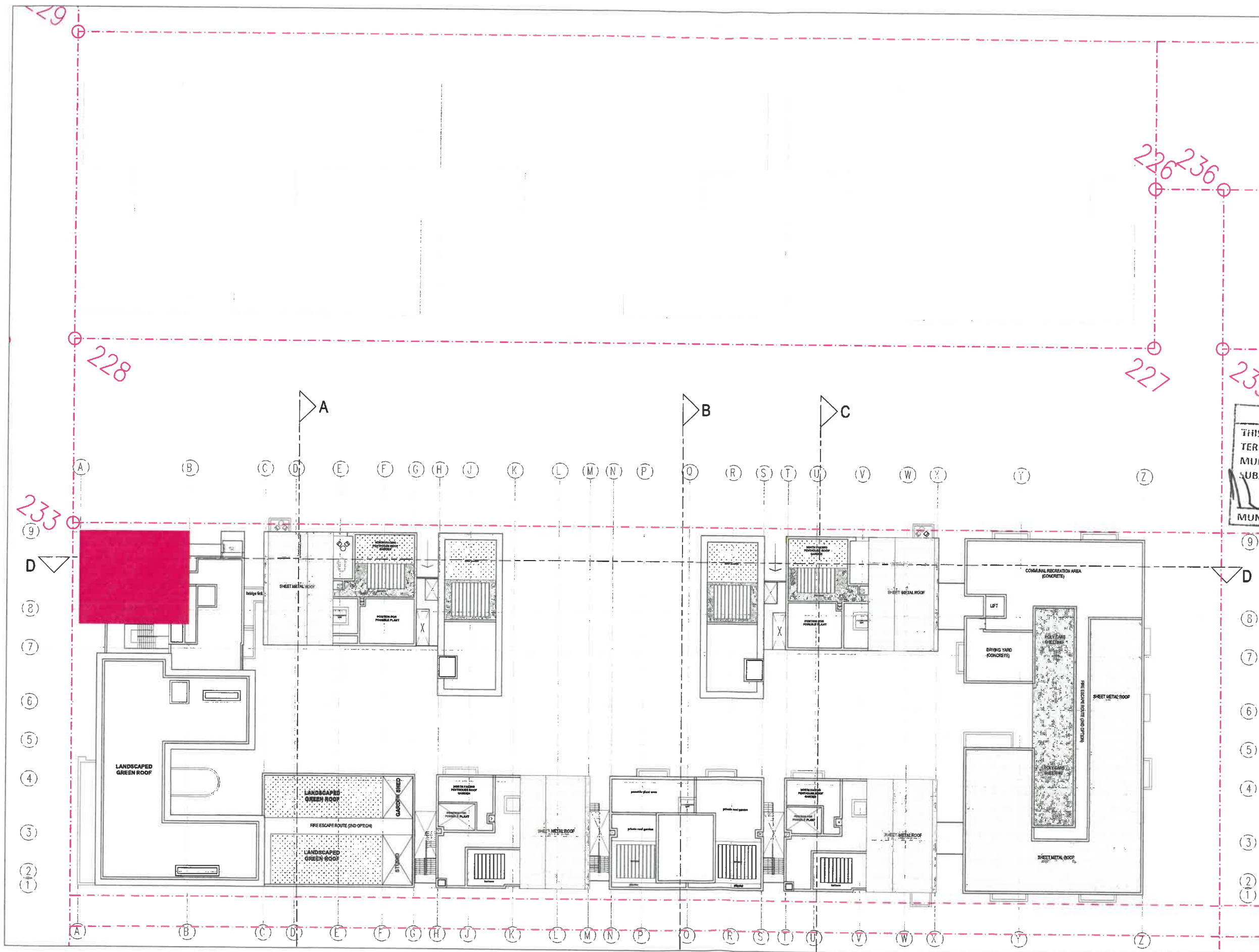


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 MUNICIPAL LAND USE PLANNING BY-LAW (2015),
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 MUNICIPAL MANAGER
 23/3/2022
 DATE

FIFTH FLOOR
 1:500 @ A3


SIGN OFF	
STAGE 2 - CONCEPT DESIGN	
<small>ARCHITECTS - URBAN DESIGNERS 4522 Submitter Street 8 Bell Street Cape Town 8001 +27 21 426 1678 info@urban.za www.urban.za</small>	
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REVISION:	01

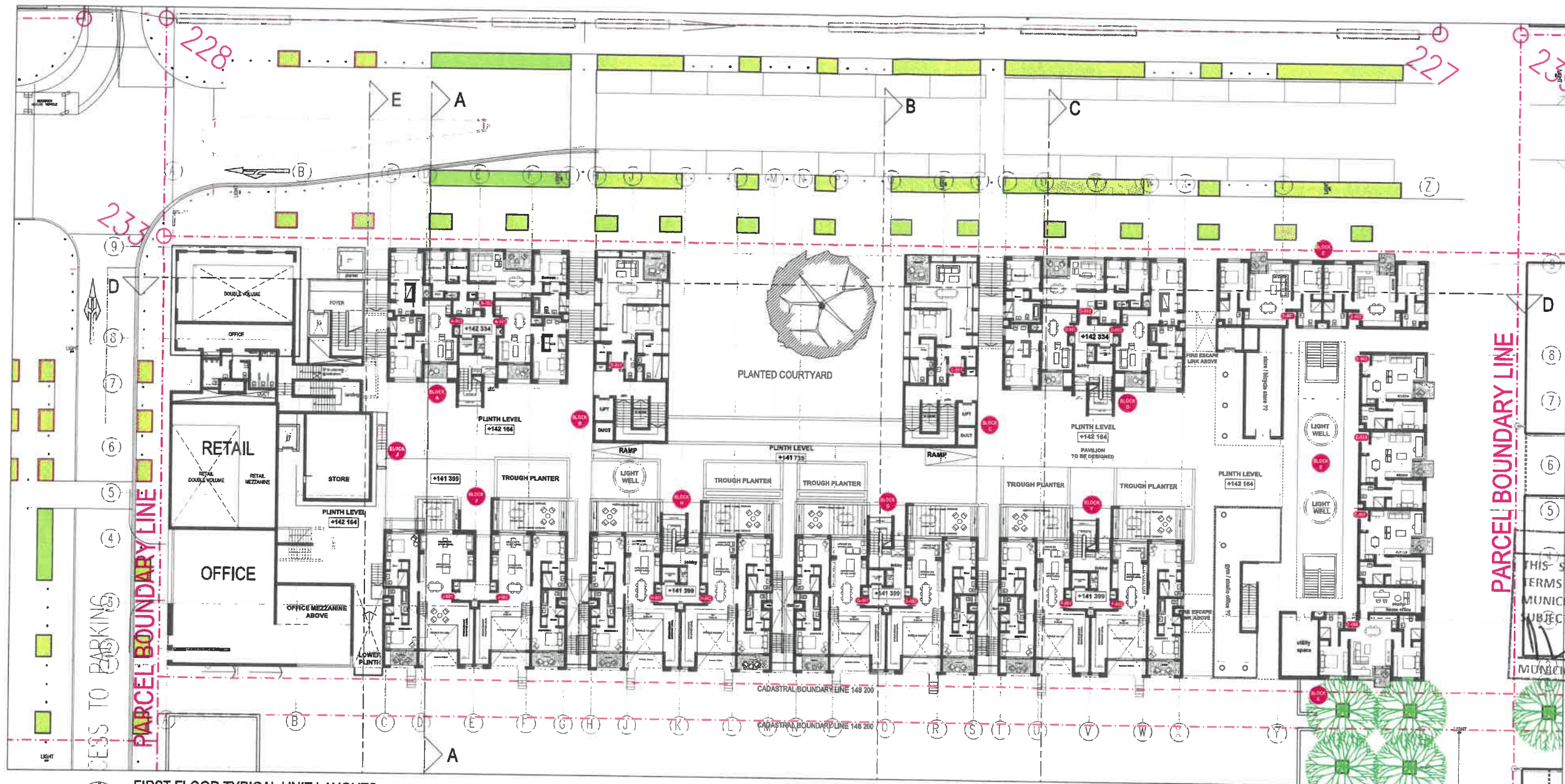
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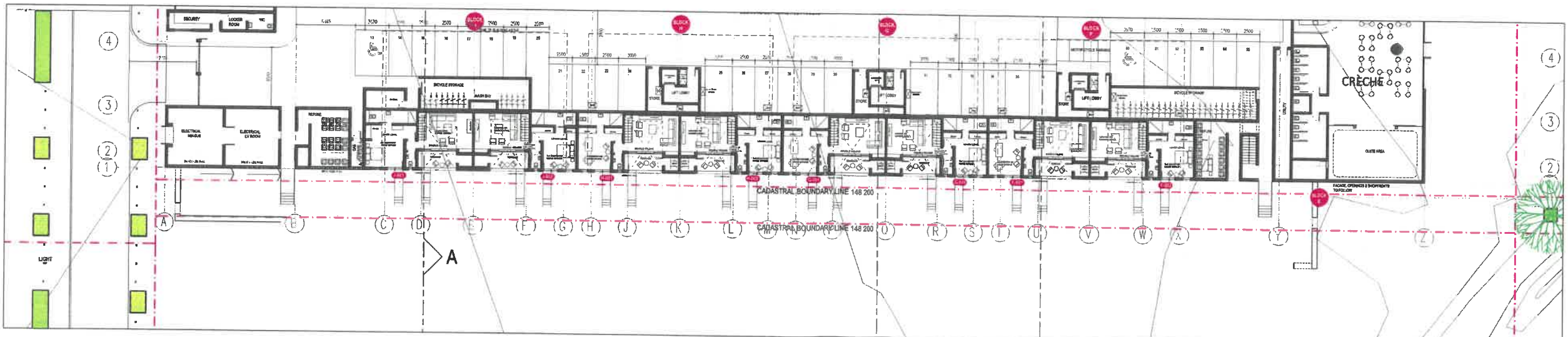
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 23/3/2022
 DATE

⊕ ROOF PLAN
 1:500 @ A3

SIGN OFF	
STAGE 2 - CONCEPT DESIGN	
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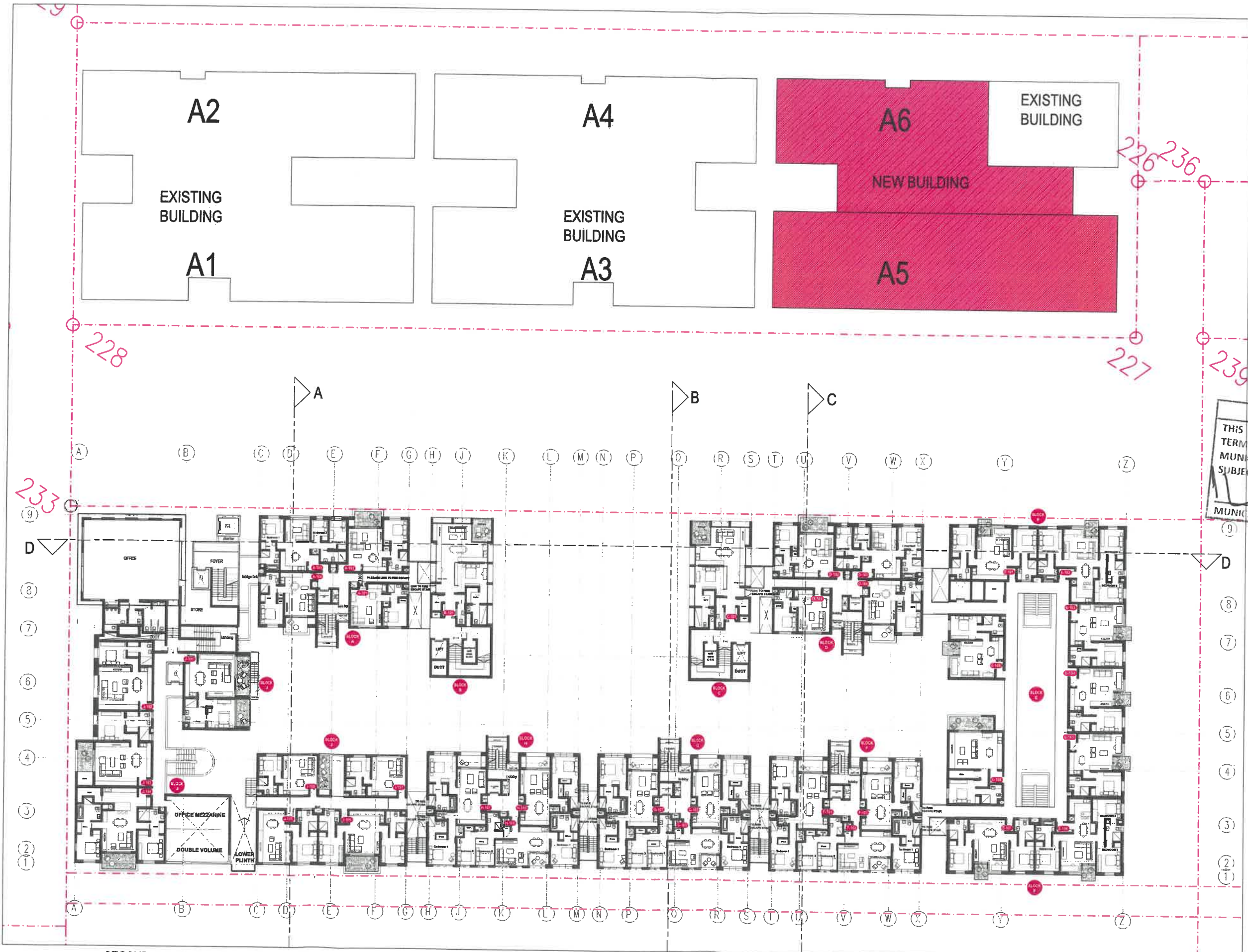
⊕ FIRST FLOOR TYPICAL UNIT LAYOUTS
1:500 @ A3



⊕ GROUND FLOOR TYPICAL UNIT LAYOUTS
1:500 @ A3

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DATE

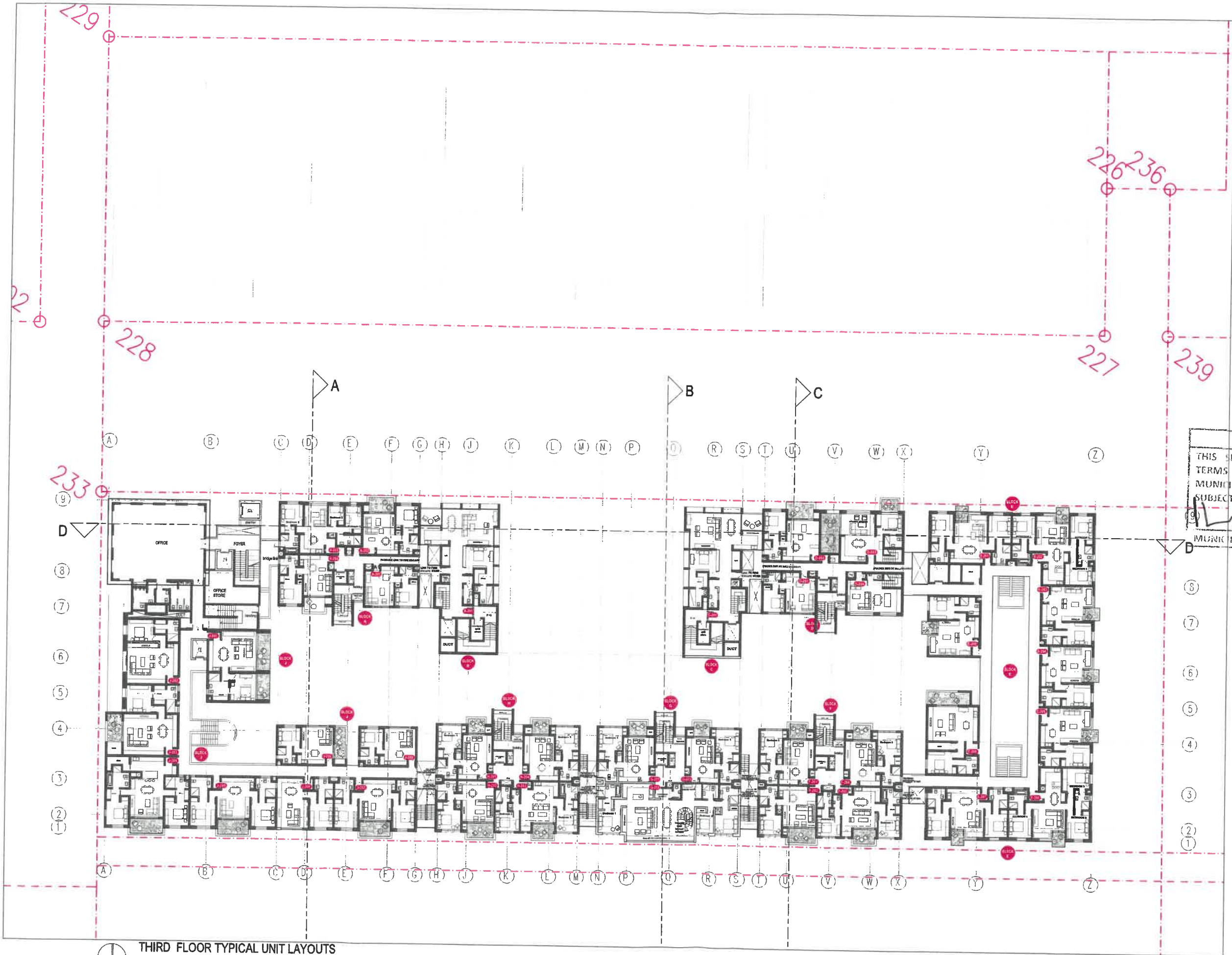
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STATUS:	SITE DEVELOPMENT PLAN
DRAWN BY:	EB
DRAWING NO:	20-08-0010
REV:	01
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SIGN OFF	
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DRAWING NO:	20-08-0011
REV:	01
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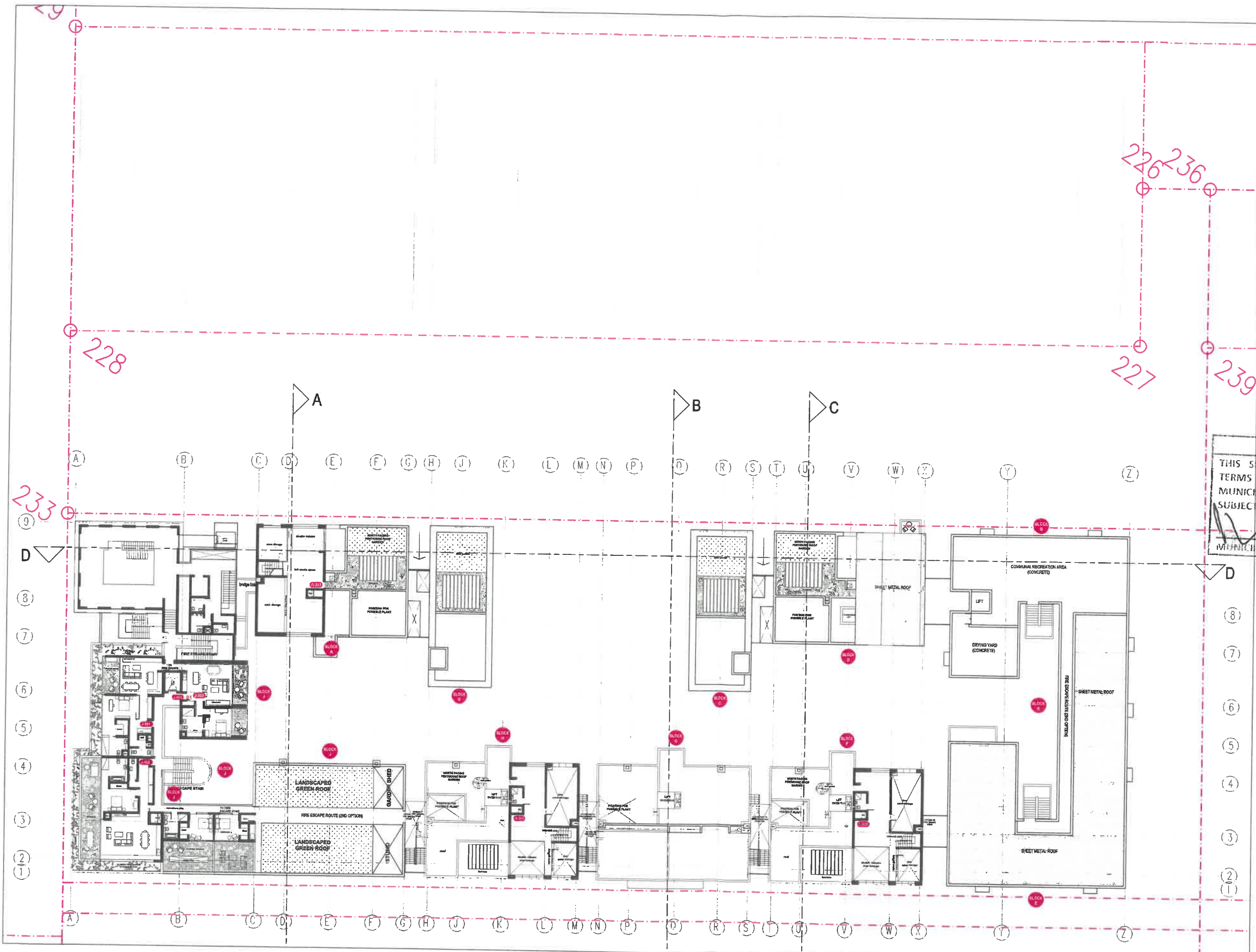
SECOND FLOOR TYPICAL UNIT LAYOUTS
 1:500 @ A3




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 DATE 23/3/2022

SIGN OFF	
STAGE 2 - CONCEPT DESIGN	
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CLIENT: DB DEVELOPMENTS (PTY) LTD	
DRAWING TITLE: DEVONBOSCH BLOCK B SDP TYPICAL UNIT LAYOUTS THIRD FLOOR	
SCALE:	1:500
DATE:	2021/05/21
STATUS:	SITE DEVELOPMENT PLAN
DRAWN BY:	EB
PROJECT NO:	20-08-0012
REV:	01
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THIRD FLOOR TYPICAL UNIT LAYOUTS
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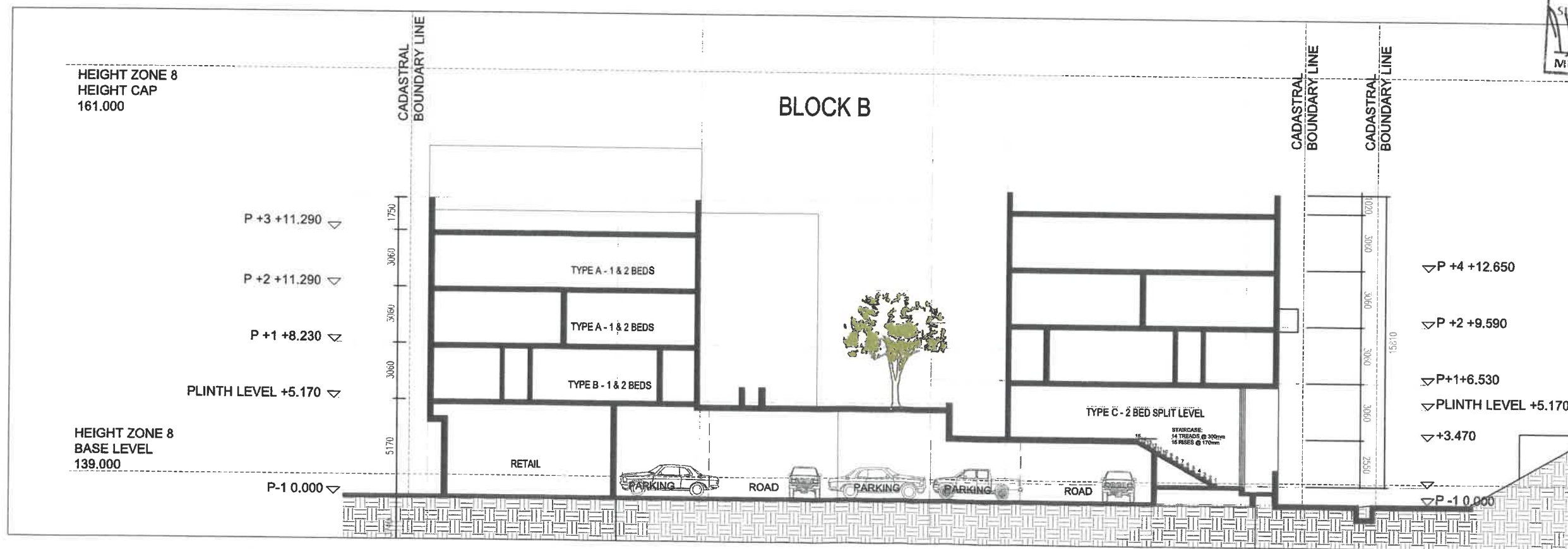
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 MUNICIPAL MANAGER [Signature]
 DATE 23/3/2022


SIGN OFF	
STAGE 2 - CONCEPT DESIGN	
 ARCHITECTS - URBAN DESIGNERS <small>4028 Boshoff Street, Cape Town 8001</small>	
CLIENT: DB DEVELOPMENTS (PTY) LTD	
DRAWING TITLE: DEVONBOSCH BLOCK B SDP TYPICAL UNIT LAYOUT FOURTH FLOOR	
SCALE:	1:500
DATE:	2021/05/21
STATUS:	SITE DEVELOPMENT PLAN
DRAWN BY:	EB
DRAWING NO:	20-08-0014
REV:	01
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FIFTH FLOOR TYPICAL UNIT LAYOUTS
 1:500 @ A3



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.
MUNICIPAL MANAGER
23/3/2022
DATE



SIGN OFF	
STAGE 2 - CONCEPT DESIGN	
	
CLIENT: DB DEVELOPMENTS (PTY) LTD	
DRAWING TITLE: DEVONBOSCH BLOCK B SDP TYPICAL ELEVATION & SECTION	
SCALE:	1:500
DATE:	2021/05/21
STATUS:	SITE DEVELOPMENT PLAN
DRAWN BY:	EB
DRAWING NO:	20-08-0015
REV:	01
COPY RIGHT RESERVED ON THE CONTENTS OF THIS DRAWING	

ANNEXURE C

**APPLICATION IN TERMS OF SECTION
15(2)(I) OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING
BYLAW, 2015 TO COMPLY WITH A
CONDITION OF APPROVAL ON
FARM NO. 65/43, STELLENBOSCH
DIVISION**

COUNCIL'S DECISION



Application Number: LU/8989

Our File Reference Number: Farm 65/43, Stellenbosch Division

Your Reference Number: FP/1218/934

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: gideon.roos@firstplan.co.za

Sir / Madam

APPLICATION FOR REZONING, CONSENT USE, DEPARTURE, TEMPORARY DEPARTURE, AMENDMENT OF CONDITIONS, AMENDMENT/CANCELLATION OF AN APPROVED SUBDIVISION PLAN, AMENDMENT OF AN APPROVED PHASING PLAN, NAMING OF STREETS AND APPROVAL OF URBAN DESIGN PRINCIPLES AND LANDSCAPING MASTERPLAN: FARM NO. 65/43, STELLENBOSCH DIVISION

1. The above applications refer.
2. The duly authorised decision maker has decided on the above applications as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Remainder Farm No. 65/43, Stellenbosch Division, namely:
 - 2.1.1 The **rezoning** of the subject property from Subdivisional Area to Subdivisional Area in terms of Section 15(2)(a) of the said Bylaw to allow for the following uses (and in accordance with the land use framework plan and such phasing as depicted in plan with reference "Subdivision/922/1", dated November 2019, and "Phasing/922/1", dated October 2018 drawn by First Plan Town & Regional Planners:
 - (a) Twenty two (**22**) **Business Zone I** erven (portions 1, 2, 3, 7, 8, 11, 12, 15, 16, 17, 18, 21, 22, 24, 26, 28, 29, 30, 31, 33, 34, 35) and approximately 103 525m² in extent for purposes of shops and offices:

- (b) Eleven (11) **Open Space Zone II** erven (portions 4, 5, 19, 27, 36, 37, 40, 41, 42, 43, 44) and approximately 38 962m² in extent, for private open space purposes;
- (c) Eight (8) **Transport Zone II** erven (portions 6, 10, 14, 20, 23, 25, 32, 38) and approximately 43, 644m² in extent, for private road purposes;
- (d) One (1) **Authority Zone** erf (portion 39) and approximately 372m² in extent for purposes of a substation;
- (e) Remainder Road for public road purposes; and
- (f) The phasing of the development into fifteen (15) phases.

2.1.2 The **subdivision** in terms of Section 15(2)(d) of the said bylaw in accordance with the subdivision plan "Subdivision/922/1", dated November 2019 and "Phasing/922/1", dated October 2018, and drawn by First Plan Town & Regional Planners, to allow for the development in accordance with the subdivisional zone above; and inclusive of the **registration of a servitude right of way** over Killarney Drive in favour of Farm No. 65/9; Farm No. 65/20; Farm No. 66/3; Farm No. 66/10 and Farm No. 1059, Stellenbosch Division; and an access servitude registered over portions 7 and 11, in favour of The Devonbosch MPOA, the Local Authority and Eskom. (This plan replaces Plan Revision 2, dated 14 September 2018)

2.1.3 **Consent Use** in terms of Section 15(2)(a) of the said Bylaw to allow for flats in a Business Zone I.

2.1.4 **Departure** in terms of Section 15(2)(b) of the said Bylaw to allow for:

- (a) a height restriction of **22m** in lieu of **2** storeys for blocks of flats;
- (b) coverage of **100%** in lieu of **75%** for blocks of flats;
- (c) a setback from **6,5m** to **0m**; and
- (d) to allow for **3,8** parking bays per 100m² total floor space in lieu of **4** parking bays per 100m² total floor space required for a business premises.

2.1.5 **Temporary Departure** in terms of Section 15(2)(c) to permit showrooms, warehouses and fitment centre in a Business Zone I premises (portions 7 and 11)

BE APPROVED in terms of Section 60 of the said Bylaw.

2.2 Reasons for the above Decision

The application is supported for the following reasons:

- a) The proposed development of Precinct A as well as the wider development of the Devonbosch site will comply with the vision of the Stellenbosch Municipal Spatial Development Framework and the Koelenhof District Plan for the area.
- b) The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape considering that it will in fact upgrade an unattractive industrial area.
- c) The Devonbosch Lifestyle Estate will be developed in accordance with Urban Design Principles and 'form based codes' which will ensure a high quality, functional and sustainable urban environment.
- d) Due to these principles, the proposed development will not have any negative visual impact on the surrounding area or wider cultural landscape of Stellenbosch.
- e) The development will be a mixed-use development, offering a variety of housing opportunities (different sizes flats), offices, retail and warehousing.
- f) The proposal will provide a new approach to form/shape the urban landscape for the benefit of the broader community of Stellenbosch but also stimulate much needed economic growth in the Koelenhof area, provide new employment and housing opportunities, environmental and socio-economic benefits and job opportunities and as such also increases the municipal tax base of the municipality.
- g) The proposal complies mostly with the land use planning principles referred in Section 59 (spatial justice, spatial sustainability, efficiency and good administration) of LUPA.
- h) The design layout and the management proposal submitted for parking provision will promote non motorised transport.
- i) There will be no impact on heritage or the bio-physical environment.
- j) There will be no negative impact on existing infrastructure and additional traffic can be accommodated on the local road network.

2.3 That such approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:

- 2.3.1 The approval only applies to the proposed development in question, as indicated on attached Subdivision Plan (Plan nr Subdivision/922/1 Revision 1 dated November 2019) and the Phasing Plan (Plan nr Phasing/922/1 Revision 1 dated November 2019) and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
- 2.3.2 The approval will lapse if not implemented within the timeframe stipulated in the subject Bylaw;
- 2.3.3 New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes;
- 2.3.4 The applicant submits an electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG. The following information must be indicated:
- a) Newly allocated Erf Numbers
 - b) Co-ordinates
 - c) Survey Dimensions
 - d) Street names (if approved by Council)
- 2.3.5 An owner's association should be established in terms of Section 29(1) of the said bylaw and will take effect on the registration of the first land unit.
- 2.3.6 That the constitution for the owner's association, which constitution should take into account the requirements as stipulated in terms of Section 29(3) of the said bylaw, be submitted to the Department for approval prior to the transfer of the first land unit;
- 2.3.7 The common property/s to be formally transferred in favour of the Owner's Association;
- 2.3.8 All open spaces and road which vest in the Council be transferred to the Council by the developer at his cost, transfer to take place simultaneously with the transfer of the first portion of the portion of the subdivision as per approved phases.
- 2.3.9 The rates clearances will only be granted once the conditions of approval for the individual phases have been complied with;

2.3.10 A service agreement must be entered into with the municipality prior to the construction of any services or infrastructure in terms of Section 66(3) and Section 82(4) of the said bylaw;

2.3.11 The development contributions are payable before the approval of building plans and which amount will be calculated in accordance with the council tariffs in force at the time of payment;

2.3.12 The extent of the proposed land uses is limited to the following:

Land Use	Extent
Retail	7 089m ² GLA
Office	45 770m ² GLA
Residential	610 units
Warehouses	4 618m ² GLA

2.3.13 The main access off MR187 to the development is only taken via the existing Blumberg Drive roundabout intersection;

2.3.14 No access will be allowed off MR174;

2.3.15 A secondary left-in/left out access off MR187 is allowed ± 500 m from the centre line of the MR187/Blumberg Drive roundabout;

2.3.16 The proposed left-in/left-out access may only be constructed in combination with the extension of the partial right turn median on MR187 to the west, of which the length must be agreed during the detail design process;

2.3.17 The following road infrastructure must be place per phase or as a combination of phases with the corresponding bulk releases as indicated below:

Phase	Road Infrastructure	Bulk Release on Award of Contract (GLA/Units)	Bulk Release on Completion of Contract (GLA/Units)
Existing, 1 and 2	Intersection: MR187/MR174 •Left and right lanes to be added to the eastern leg	Retail: 1 700m ² Office: 11 000m ² Industrial: 1 700m ² Residential: 10 units	Retail: 654m ² Office: 3 632m ² Industrial: 631m ² Residential: 5 units

	<ul style="list-style-type: none"> •Add through lane on northern leg •Add receiving lane on southern leg 		
3 and 4	<p>Intersection: MR187/MR174</p> <ul style="list-style-type: none"> •At the western approach, change the left-turn lane to a through and left turn lane •Change the through lane to a right-turn lane, leading to a double right-turn lane at the western approach <p>Construction of public transport embayments downstream of Blumberg Drive intersection and the left-in/left-out access on MR187.</p> <p>Construction of a 2m wide NMT lane along the northern side of MR187 between Blumberg Drive and MR174</p> <p>The extension of the existing partial right turn lane median on MR187 to the west to accommodate the left-in/left-out access to the development</p>	<p>Retail: 2 600m²</p> <p>Office: 11 000m²</p> <p>Industrial: 1 700m²</p> <p>Residential: 70 units</p>	<p>Retail: 902m²</p> <p>Office: 3 572m²</p> <p>Industrial: 587m²</p> <p>Residential: 25 units</p>
5, 6 and 7	<p>Intersection: MR187/MR174</p> <ul style="list-style-type: none"> •Construct a left-turn lane at the western approach •Change the existing left and through lane to a through lane (western approach) 	<p>Retail: 500m²</p> <p>Office: 6 200m²</p> <p>Industrial: 0m²</p> <p>Residential: 160 units</p>	<p>Retail: 214m²</p> <p>Office: 2 128m²</p> <p>Industrial: 0m²</p> <p>Residential: 125 units</p>
8 & 9	<p>Dualling of missing sections of MR187 between the Blumberg Drive intersection and MR174.</p>	<p>Retail: 400m²</p> <p>Office: 6 000m²</p> <p>Industrial: 0m²</p> <p>Residential: 215 units</p>	<p>Retail: 128m²</p> <p>Office: 2 237m²</p> <p>Industrial: 0m²</p> <p>Residential: 71 units</p>

2.3.18 Street lighting must be implemented in accordance with the standards of the Department of Transport and Public Works.

2.3.19 The Municipality must ensure that permanent and unfettered access to all subdivided properties is ensured.

- 2.3.20 The statutory 5m building line in terms of the Roads Ordinance 19 of 1976 must be maintained.
- 2.3.21 The development must be undertaken in accordance with the form based codes as depicted in the Devonbosch Urban Design Principles, Precinct A (November 2018).
- 2.3.22 A formal application be submitted for the erection of advertising signs and that all signage to be in line with the signage policy of the municipality and be approved by the Municipality prior to any signage being erected;
- 2.3.23 All servitudes must be registered and reflect on the title deeds of the affected properties;
- 2.3.24 A Site Development Plan, together with a bulk register and parking plan, be submitted to the Manager: Land Use Management for each of the 15 phases as shown on the Phasing Plan (Plan nr Phasing/922/1 Revision 1 dated November 2019) to initiate the development of each individual phase;
- 2.3.25 Landscaping to be implemented as per the Devonbosch Landscape Masterplan (October 2018-Rev 01);
- 2.3.26 The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 17 February 2020, attached as **ANNEXURE T**, be complied with;
- 2.3.27 No activities may take place within a buffer area of 500m radius of any wetland system without prior authorisation from this department;
- 2.3.28 No permanent structures may be constructed within the 1:100 year flood line of a water course without prior authorisation from the department;
- 2.3.29 Building plans be approved for the residential units when all conditions of subdivision have been complied with and proof of transfer of the subject property is submitted with the building plan;
- 2.3.30 Building plans be substantially in accordance with the approved SDP for each phase as well as the overall Devonbosch Urban Design Principles, Precinct A (November 2018);
- 2.3.31 Inclusionary housing should be created to expand housing opportunity for a broader range of income groups. Particularly in Settlements within Stellenbosch.

2.4 Matters on the application TO BE NOTED:

2.4.1 That the approval on the name of the development and the naming of streets as per the proposed subdivision plan, with reference to **ANNEXURE B; BE OBTAINED** from the Executive Mayor of Stellenbosch as the duly authorised decision maker on such matters.

2.4.2 That conditions stated in letter 16/2/7/G200/A/8 by the Department of Water and Sanitation, dated 15 July 2019, **BE NOTED**. See **ANNEXURE L**.

2.4.3 The conditions stated in letter 16/9/6/1-25/243 by the Department of Transport and Public Works, dated 10 February 2020, **BE NOTED**. See **ANNEXURE M**.

2.4.4 The conditions stated in letter 16/3/3/5/B4/45/1095/18 by the Department of Environmental Affairs and Development Planning, dated 22 August 2019, **BE NOTED**. See **ANNEXURE J**.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

4. 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.
5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: Lenacia.Kamineth@ Stellenbosch.gov.za.
6. An applicant 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.
7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website

(https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details_1/file).

8. An applicant who lodge 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended, and in the case of any approval, 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

2/6/20.
DATE:

COPIES OF LETTER TO OBJECTORS

Belangegroep Stellenbosch Interest Group

info@stellenboschinterestgroup.org

Surveyor-General

sglodgementwc@dirdr.gov.za

ANNEXURE B

**REZONING, CONSENT USE, DEPARTURE, TEMPORARY DEPARTURE, AMENDMENT OF
CONDITIONS, AMENDMENT/CANCELATION OF AN APPROVED SUBDIVISION PLAN,
AMENDMENT OF AN APPROVED PHASING PLAN, NAMING OF STREETS AND APPROVAL
OF URBAN DESIGN PRINCIPLES & LANDSCAPING MASTERPLAN: FARM NO. 65/43,
STELLENBOSCH DIVISION**

SUBDIVISIONAL PLAN & PHASING PLAN

AREAS		AREAS		AREAS	
ERF NUMBER	SQUARE METRES	ERF NUMBER	SQUARE METRES	ERF NUMBER	SQUARE METRES
1	7783	19	7756	35	230
2	7250	20	7730	36	21017
3	1499	21	7730	37	4638
4	1256	22	7186	38	372
5	415	23	7106	39	593
6	9708	24	7780	40	549
7	8294	25	4209	41	430
8	7158	26	7706	42	3837
9	3527	27	2425	43	4861
10	7436	28	3847		
11	6632	29	3647		
12	5279	30	3771		
13	5279	31	4453		
14	1286	32	4622		
15	1162	33	4922		
16	428	34	2922		

STELLENBOSCH MUNICIPALITY
 THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS APPEN ATTACHED LETTER DATED 2/16/20

NOTHOORISED EMPLOYEE/VRT
 2/16/20
 1059

PROPOSED AMENDMENT OF APPROVED PLAN OF SUBDIVISION OF Farm No. 65 STELLENBOSCH
Devonbosch Estate

GENERAL NOTES

- All dimensions are approximate and subject to a detailed site survey and Local Authority input.
- Services servitudes to be registered where necessary and in accordance with approved electrical and/or civil services designs and plans to ensure the protection of common property and that a general access or services servitude be registered across all private road reserves and open space in favour of the local authority for the purposes of maintaining any such services and for refuse removal.
- The figure M.a.b.c.d.e.f.g.h represents an access and general services servitude in favor of Pns 9 & 20 of Farm 65, Pns 3 & 10 of Farm 66 and Farm 1059 Stellenbosch.
- The figure i.j.k.m.n.p.q.r.s.h represents an access and services servitude in favor of The Devonbosch MPOA, The Local Authority and Estkom.
- The Copyright of this drawing, including the design and details shown herein, is reserved by First Plan

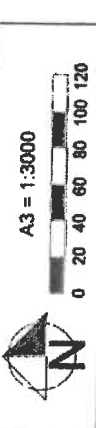
DIESEL & MUNN'S INC
 PROFESSIONAL LAND SURVEYORS, TOWN AND REGIONAL PLANNERS
 6 ST JAMES STREET/STRAAT - 7 0 BRUNSWICK ST - SUITE 1, 651 709
 TEL: (021) 857-1867/857-3759 FAX: (021) 857-4868

AMENDMENTS

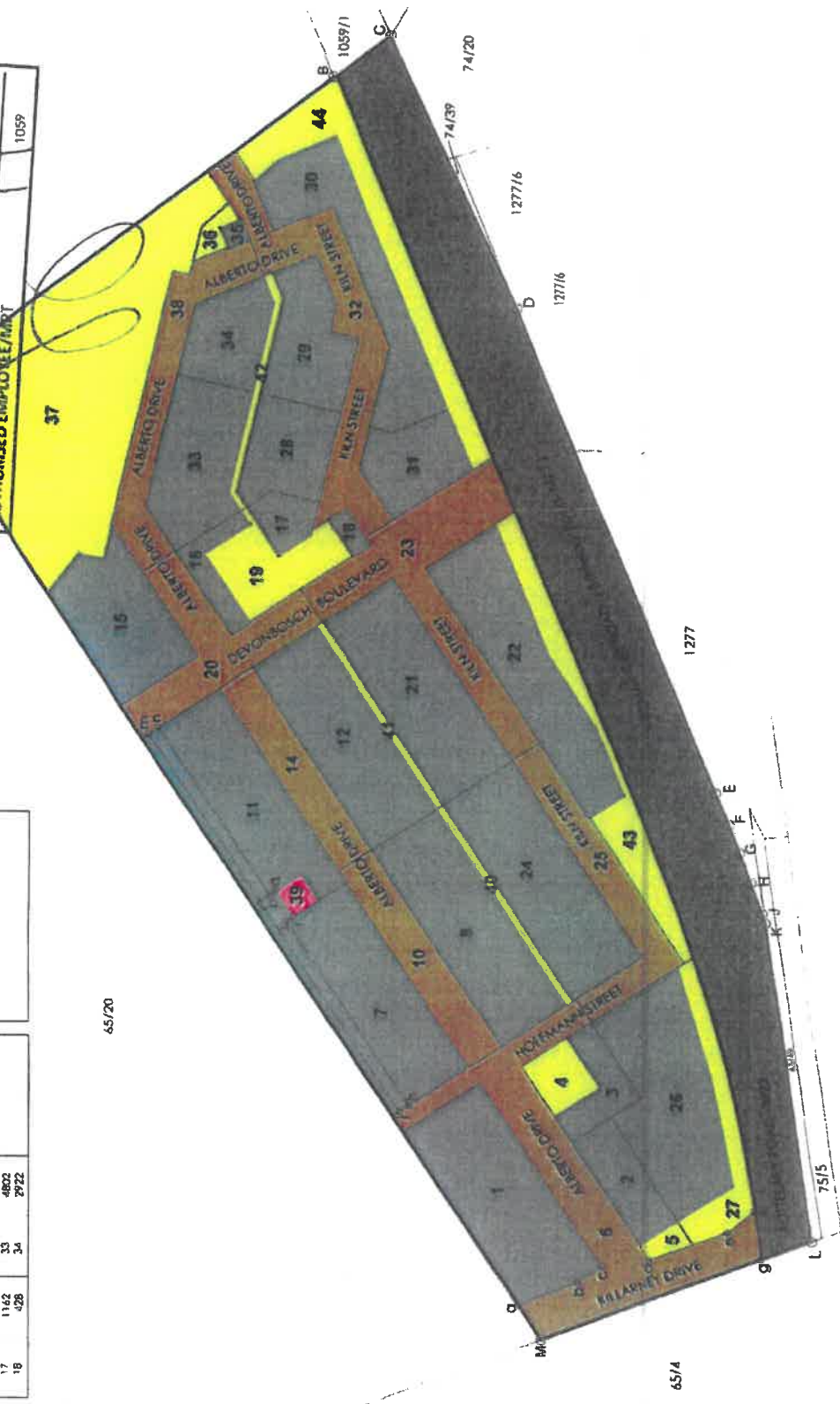
REV.	DESCRIPTION	DATE
1	Remove portions 9&13 and add servitude	Nov. 2019
2		

CLIENT:
BLUE DAWN TRADING (PTY) LTD.

PLAN NO	Subdivision/922/1
REFERENCE	FP/1018/922
DATE	October 2018



FIRST PLAN
TOWN & REGIONAL PLANNERS
 18 Essenhou Crescent, Stellenbosch 7500
 PO Box 15868, Paarlans, 7506
 E-Mail: glenn.rose@firstplan.co.za



SECTION 8 ZONING SCHEME

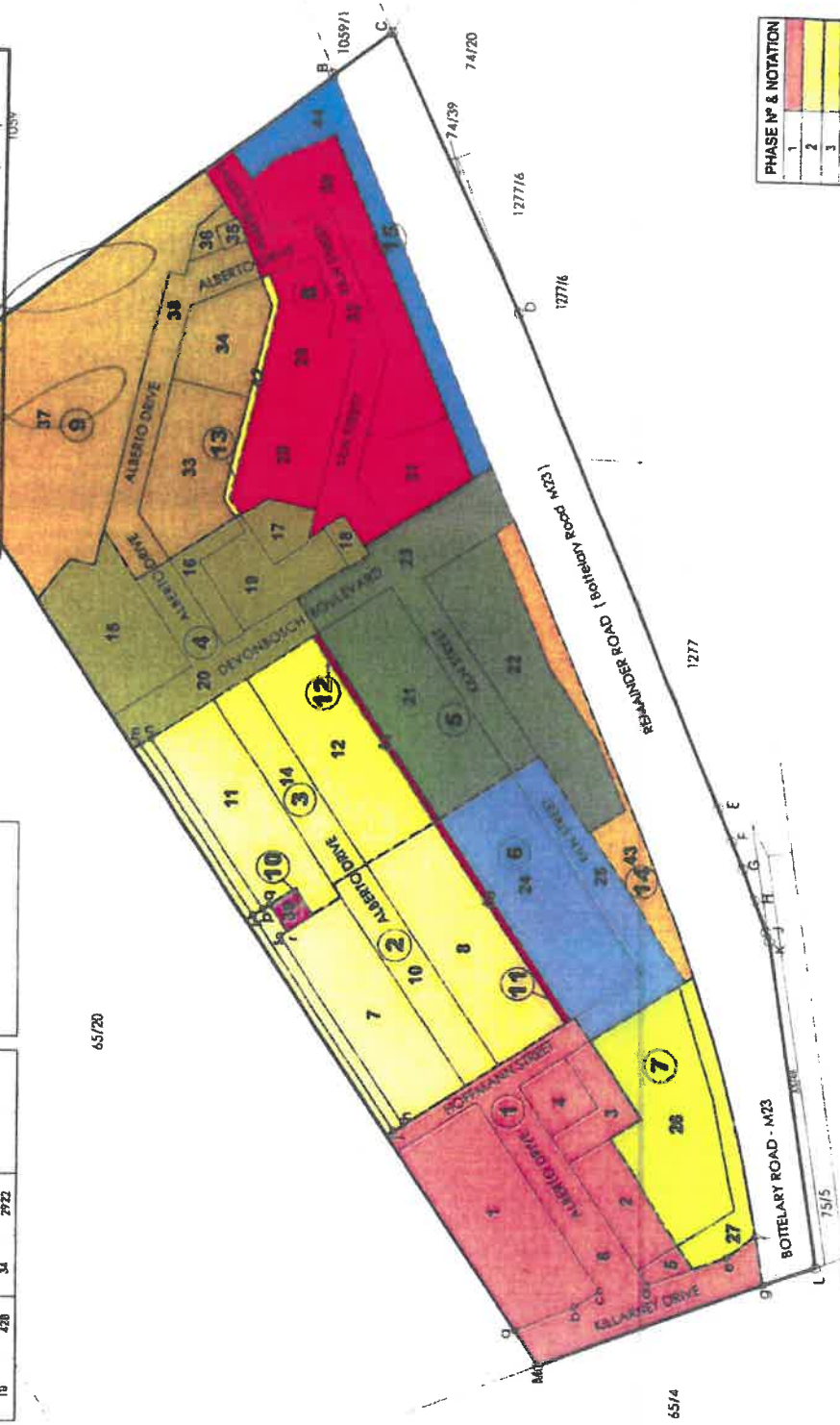
Zoning	Land Uses	Portions
Business Use 1 with a Compet Use for Pubs	Shops, Offices, Restaurants and Pubs	1, 2, 3, 6, 11, 12, 15, 16, 17, 18, 21, 22, 24, 26
Transport Zone 2 (Private Road)	Private Roads	29, 29, 30, 31, 33, 34, 6, 35
Open Space Zone 2	Private Open Space	6, 10, 14, 20, 23, 25, 32, 38
Authority Zone	Electrical Substation	4, 5, 19, 27, 36, 37, 40, 41, 42, 43, 6, 44
Transport Zone 2	Public Road	38
	Remainder	Remainder

STELLENBOSCH MUNICIPALITY
 THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
 TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
 LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
 CONDITIONS AS PER ATTACHED LETTER DATED 21/10/20
 21/10/20

PORTION 43 OF FARM NO. 65

A-B	=	327,11m
A-C	=	43,17m
C-D	=	186,97m
D-E	=	379,03m
E-F	=	21,66m
F-G	=	18,86m
G-H	=	20,49m
H-J	=	20,49m
J-K	=	6,33m
K-L	=	203,43m
L-M	=	181,83m
M-A	=	717,92m

AREAS		AREAS		AREAS	
ERF NUMBER	SQUARE METRES	ERF NUMBER	SQUARE METRES	ERF NUMBER	SQUARE METRES
1	7783	19	2934	35	730
2	2294	20	4735	36	440
3	1699	21	7208	37	21012
4	1255	22	7186	38	4438
5	4713	23	7106	39	372
6	8794	24	4200	40	593
7	8794	25	7709	41	538
8	7158	26	2425	42	3837
9	3707	27	3228	43	4861
10	7454	28	3847	44	4861
11	6632	29	6412		
12	3288	30	4453		
13	1284	31	4802		
14	1142	32	2922		
15	428	33			
16		34			
17					
18					



PHASE N° & NOTATION

1	Yellow
2	Light Green
3	Light Blue
4	Light Orange
5	Light Purple
6	Light Green
7	Light Blue
8	Light Orange
9	Light Purple
10	Light Green
11	Light Blue
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13	Light Purple
14	Light Green
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16	Light Orange
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22	Light Green
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24	Light Orange
25	Light Purple
26	Light Green
27	Light Blue
28	Light Orange
29	Light Purple
30	Light Green
31	Light Blue
32	Light Orange
33	Light Purple
34	Light Green

PROPOSED AMENDMENT OF PHASING PLAN OF Portion 43 of Farm No. 65 STELLENBOSCH Devonbosch Estate

GENERAL NOTES

- All dimensions are approximate and subject to a detailed site survey and Local Authority input.
- Services servitudes to be registered where necessary and in accordance with approved electrical and/or civil services designs and plans to ensure the protection of common property and that a general access and services servitude be registered across all private road reserves and open space in favour of the local authority for the purposes of maintaining any such services and for refuse removal.
- The figure M.A.B.C.D.E.F.G. represents an access and general services servitude in favor of Pines 9 & 20 of Farm 65, Pines 3 & 10 of Farm 86 and Farm 1059 Stellenbosch.
- The figure H.J.K.M.N.P.Q.R.S. represents an access and services servitude in favor of The Devenbosch MPOA, The Local Authority and Eskom.
- The Copyright of the drawing, including the design and details shown herein, is reserved by First Plan.

DIESEL & MUNN'S Inc
 PROFESSIONAL LAND SURVEYORS, ENGINEERS AND ARCHITECTS
 1175-1176 DE WYDER STRAAT, STELLENBOSCH
 7500
 T: 021 885 1234 F: 021 885 1235
 E: info@dieselmann.co.za

AMENDMENTS

REV.	DESCRIPTION	BY	DATE

CLIENT:
 BLUE DAWN TRADING (PTY) LTD.

PLAN NO Phasing/922/1
REFERENCE FP/1018/922
DATE October 2018



FIRST PLAN
 TOWN & REGIONAL PLANNERS
 8 Esplanade Crescent, Pinelands, 7500
 PO Box 15885, Pinelands, 7500
 E-Mail: gidson.rose@firstplan.co.za

ANNEXURE F

**APPLICATION IN TERMS OF SECTION
15(2)(I) OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING
BYLAW, 2015 TO COMPLY WITH A
CONDITION OF APPROVAL ON
FARM NO. 65/43, STELLENBOSCH
DIVISION**

**COMMENT FROM THE
DIRECTOR: ENGINEERING
SERVICES**



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

TO : The Director: Planning and Development
FOR ATTENTION : Bulelwa Mdoda
FROM : Manager: Development (Infrastructure Services)
ENQUIRIES : Tyrone King (Manager: Development)
DATE : 2 Nov 2021
RE. : Farm 65/43: SDP Approval for Phase 2
YOUR REF : LU/12265
OUR REF : CIVIL 2192

Background: the overall development has been approved, with Engineering approval conditions as per Memo dated 17 February 2020. This application is for SDP approval of Phase 2 of the development and these conditions are specifically addressed the SDP layout and the impact of the Phase 2 development on engineering services. The overarching conditions of the overall development remain valid.

According to the SDP 20-08-0001 Rev 1 by Urba, the following development parameters are proposed:

Retail/Offices:	5 800 m² GLA
Flats:	117 units
Warehouses:	0 m² GLA

These comments, conditions as well as DC calculations are based on the above parameters and should it be exceeded, additional approval and revised DC calculations will become applicable.

Details, specifications and information reflected in the following documents refer:

- Site development Plan 20-08-0001 Rev 03 by URBA
- Report on provision of engineering services, by Bart Senekal Inc, dated 7 Oct 2021;

FARM 65-43, SDP APPROVAL FOR PHASE 2

- Transport Infrastructure and parking confirmation letter by ITS dated 12 Oct 2021;

The development is recommended for approval, subject to the conditions as stated below.

1. that the following upgrades are required to accommodate the development:

- Stellenbosch WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.
- Water Network:** According to the engineering report, the cumulative water demand to date, including this application, is **99.3 kl/day**. The next water upgrades (Phase 2 upgrades as listed below) will be triggered when a demand of **132kl/day** is reached. This application does therefore not trigger any additional water upgrades.

TOTAL DEMAND:	458.6	DEMAND TO DATE:	99.3
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BULK WATER CAPACITIES		31-Aug-21		
	Added	Cummulative		
	kl/day	kl/day		
Existing Farm 65/43 allocation as per GLS	42	42		
Bulk water upgrade - Phase 1 (implemented)	90	132		
Bulk water upgrade - Phase 2*	425	557		Current total capacity

* Items required in terms of Koelenhof Bulk Water Upgrade - Phase 2		Est. Cost
RKW.B6a	4145m of 315mm Ø parallel reinforcement of existing 200mm Ø supply pipe	R 8 700 000
RKW.B13	Upgrade capacity of existing Devon Valley PS	R 464 000
		R 9 164 000 VAT excl.

- Sewer Network:** the Koelenhof bulk outfall sewer has sufficient capacity for the proposed development. This Koelenhof sewer line connects to the Plankenbrug outfall sewer line at Cloetesville, in the vicinity of the Nuutgevonden Estate. The Plankenbrug outfall sewer does have spare capacity for the proposed development.
- Road Network:** The Provincial Roads Authority has set specific approval condition for this development. Before subdivision clearance or occupation certificates will be approved by this Directorate, the Developer must furnish proof from the Provincial

FARM 65-43, SDP APPROVAL FOR PHASE 2

Roads Authority that all their conditions have been met for this particular phase/application. For information purposes, the triggers for the road upgrades are given below: The intersection is the R304/Bottelary Road intersection, unless otherwise indicated.

Trigger	Upgrade	Cumm. Trips	To Date
1	LT & RT lanes to E Leg Add Through lane on N leg Add receiving lane to S leg Change LT to LT+THU at W leg Change THRU to RT lane	550	87%
2	PT bay at Blumberg NMT lane: Blumberg to R304 MR87 LILO + median extension	1 051	
3	LT lane at W leg Change LT + THU to THU at W leg	1 324	
4	Dualling of MR187	1 631	

According to the TIS, the cumulative trip generation to date, including this application, is **477 trips**. This application does therefore not trigger any additional road upgrades. However, the provincial roads authority will have the final say on what upgrades will be required.

e. Stormwater Network:

- i. that the consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval;

f. Solid Waste:

FARM 65-43, SDP APPROVAL FOR PHASE 2

- i. Solid Waste will be removed by a private contractor. Should this function revert to the municipality in future, the municipality will require that adequate refuse removal infrastructure, according to municipal standards be constructed (if not yet available) i.e. refuse removal bays and refuse rooms. Any alterations or upgrades will be for the Owner's cost.

Development Charges

2. It is proposed that a DCs will be calculated and managed cumulatively for the entire development of Farm 65/43.
3. To achieve this, a DC register must be kept by the Engineering Consultant and submitted with each building plan. The DC register (cumulative for entire development) must indicate the following information that will be used to determine the amount of DCs that are payable to the municipality for each building plan:
 - DCs payable to date, for approved phases + phase being applied for (-)
 - DCs credit (+)
 - Expenditure in lieu of DCs to date (engineering consultant will provide calc) (+)
 - Any DC payments made to the Municipality to date (+)
 - If the balance of the above sums are a minus (-), then that balance DC must be paid in to the municipality before building plan approval.
4. If a project needs to be implemented in lieu of DCs, then an Engineering Services Agreement for DC expenditure must be concluded.
5. If there is a shortfall on the DCs of that particular building/phase to cover the cost of the upgrade, then the Developer must cover the shortfall and it can be credited to the DCs of a future phase. This must be reflected on future DC registers.

The following general conditions will apply to the payment of DCs: If in contradiction with condition 3, condition 3 shall govern.

6. that the "Developer" hereby acknowledges that the development charges levy as determined by the "Municipality" and or the applicable scheme tariffs will be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;

FARM 65-43, SDP APPROVAL FOR PHASE 2

7. that the "*Developer*" accepts that the Development Charges will be subject to annual adjustment up to date of payment. The amount payable will therefore be the amount as calculated according to the applicable tariff structure at the time that payment is made;
8. that the "*Developer*" may enter into an engineering services agreement with the "*Municipality*" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;
9. that the Development Charges levy to the amount of as reflected on the DC calculation sheets, dated **13 October 2021**, and attached herewith as a **Annexure DC**, be paid by the "*Developer*" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy. **This is an indicative fee and the final DCs will be based on the building plans;**
10. that the Development Charges levy be paid by the "*Developer*" per phase –
 - prior to the approval of any building- and/or services plans in the case of a Sectional title erf in that phase or where a clearance certificate is not applicable and/or;
 - prior to the approval of subdivision clearance in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or;
11. that the development shall be substantially in conformance with the development parameters and Site Development Plan submitted in terms of this application. Any amendments and/or additions to the parameters and/or Site Development Plan, once approved, which might lead to an increase in the Gross Leasable Area or residential units, will result in the recalculation of the Development Charges;
12. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;

FARM 65-43, SDP APPROVAL FOR PHASE 2

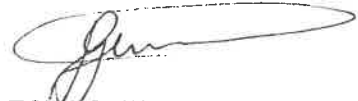
Electrical Engineering

13. Refer to **Annexure: Electrical Engineering** for conditions.



TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)



DEON LOUW

DIRECTOR: INFRASTRUCTURE SERVICES

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	2152 SDF Phase 2 Approval (LU 12265)
Date	Wednesday, 13/Oct/2021
Financial Year	2021/22
Erf Location	Stellenbosch Town
Erf No	65/43
Erf Size (m ²)	
Suburb	
Applicant	
Approved Building Plan No.	Land use bulk register Rev 0, 2021-10-12 (Summary Page: to Date + Application parameters used for DC calc)

SUMMARY OF DC CALCULATION

Unit(s)	Water kl/day	Sewer kl/day	Storm-water ha°C	Solid-Waste l/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	110.922	97.788	2.101	10.507	1632.87	1632.9	
Total Development Charges before Deductions	R 3 010 844.25	R 2 545 755.34	R 214 798.76	R 558 190.80	R 11 633 030.70	R 1 787 120.38	R 19 749 740.22
Total Deductions							
Total Payable (excluding VAT)	R 3 010 844.25	R 2 545 755.34	R 214 798.76	R 558 190.80	R 11 633 030.70	R 1 787 120.38	R 19 749 740.22
VAT	R 451 628.64	R 381 863.30	R 32 219.81	R 83 728.62	R 1 744 954.60	R 268 068.06	R 2 962 461.03
Total Payable (including VAT)	R 3 462 470.88	R 2 927 618.64	R 247 018.57	R 641 919.42	R 13 377 985.30	R 2 055 188.44	R 22 712 201.26

APPLICANT INFORMATION

Application Processed by:	Tyrone King																						
Signature	<table border="1" style="font-size: small; width: 100%;"> <tr> <td>Retail</td> <td>7 098</td> <td>1 712</td> <td>5 386</td> </tr> <tr> <td>Office</td> <td>45 770</td> <td>4 088</td> <td>32 914</td> </tr> <tr> <td>Industrial</td> <td>4 638</td> <td>-</td> <td>4 638</td> </tr> <tr> <td>Total GDA</td> <td>57 485</td> <td>5 800</td> <td>42 917</td> </tr> <tr> <td>Residential</td> <td>610</td> <td>117</td> <td>493</td> </tr> </table>			Retail	7 098	1 712	5 386	Office	45 770	4 088	32 914	Industrial	4 638	-	4 638	Total GDA	57 485	5 800	42 917	Residential	610	117	493
Retail	7 098	1 712	5 386																				
Office	45 770	4 088	32 914																				
Industrial	4 638	-	4 638																				
Total GDA	57 485	5 800	42 917																				
Residential	610	117	493																				
Date	13 Oct 2021																						

This calculation is for the cumulative development parameters - Constructed to date + current application, as per Bulk register Rev 0 2021-10-12

Amount Paid:

Date Payment Received

Receipt Number

ANNEXURE: ELECTRICAL

Farm65/43 (LU/12265) Devonbosch Estate

GENERAL COMMENT:

1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to Eskom.

CONDITIONS

3. No conditions.

Bradley Williams

Date.....28/10/2021.....



Signature

**PROPOSED AMENDMENT
OF PHASING PLAN
OF
Portion 43 of Farm No. 65
STELLENBOSCH
Devonbosch Estate**

GENERAL NOTES

- All dimensions are approximate and subject to a detailed site survey and Local Authority report.
- Services servitudes to be registered where necessary and in accordance with approved electrical and/or civil services designs and plans to ensure the location of and access to such services crossing private or common property and that a general access and services servitude be registered across all private road reserves and open spaces in favour of the local authority for the purposes of maintaining any such services and for refuse removal.
- The figure M.A.B.C.D.E.F.G. represents an access and general services servitude in favor of Pans 8 & 20 of Farm 65, Pans 2 & 10 of Farm 68 and Farm 1059 Stellenbosch.
- The figure H.K.M.N.P.Q.R.S. represents an access and services servitude in favor of The Devenbosch MPOA, The Local Authority and Estom.
- The Copyright of this drawing, including the design and details shown herein, is reserved by First Plan

DIESEL & MUNNINS Inc
PROFESSIONAL LAND SURVEYORS, TOWN AND REGIONAL PLANNERS
REGISTERED WITH THE SURVEY BOARD AND THE PLANNING BOARD
REGISTERED IN THE PROVINCE OF WESTERN CAPE
REGISTRATION NO. 10023/2007/REG. SURV. (REG. P. (REG. 10023/2007))
REGISTRATION NO. 10023/2007/REG. PLAN. (REG. P. (REG. 10023/2007))

REV.	DESCRIPTION	BY	DATE

CLIENT:
BLUE DAWN TRADING (PTY) LTD.

PLAN NO	Phasing/922/1
REFERENCE	FP/1018/922
DATE	October 2018



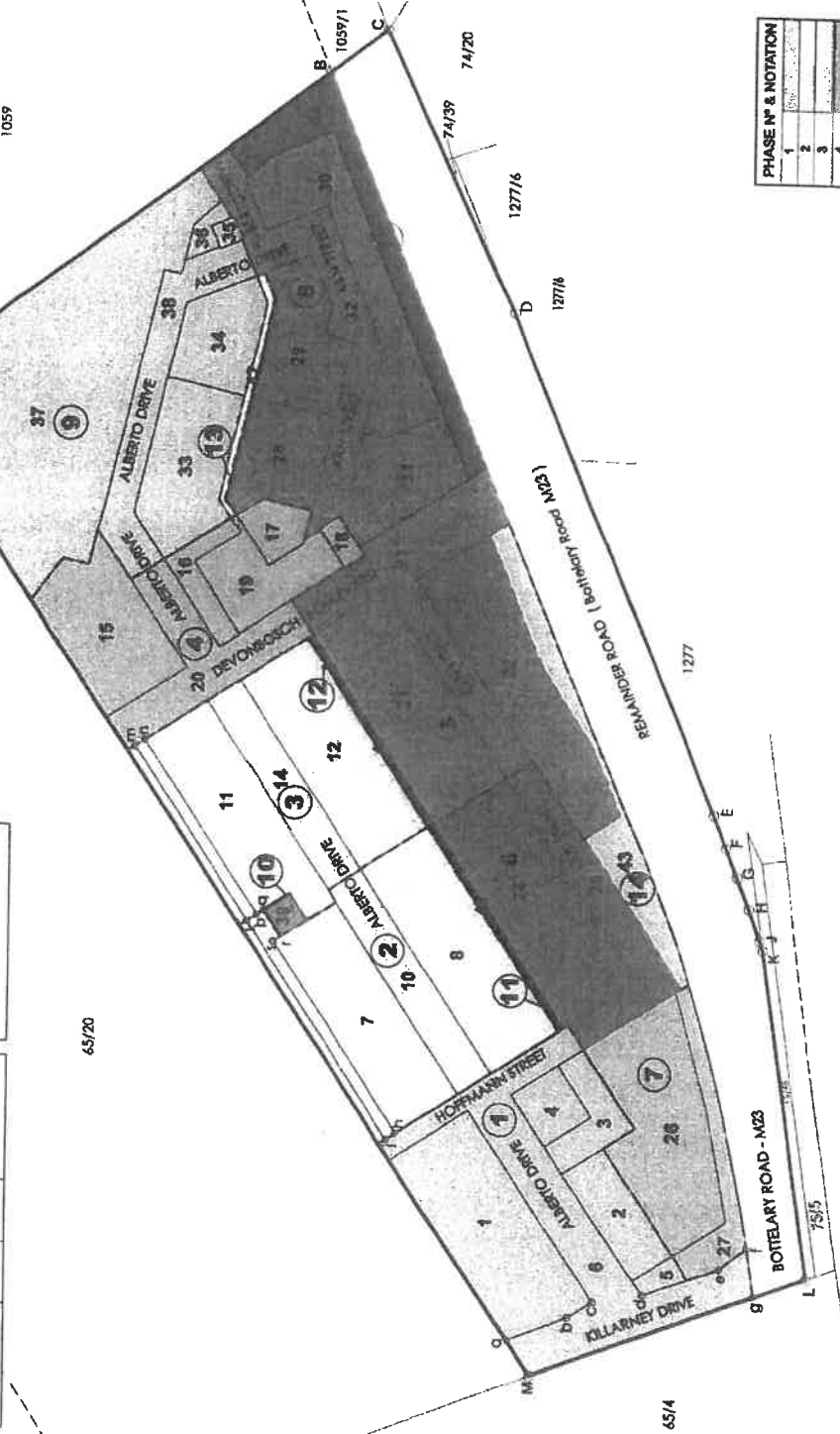
FIRST PLAN
TOWN & REGIONAL PLANNERS
8 Ebenhout Crescent, Plattekloof 7500
PO Box 19865, Parowana, 7506
E-mail: gideon.nose@firstplan.co.za

PHASE N°	NOTATION
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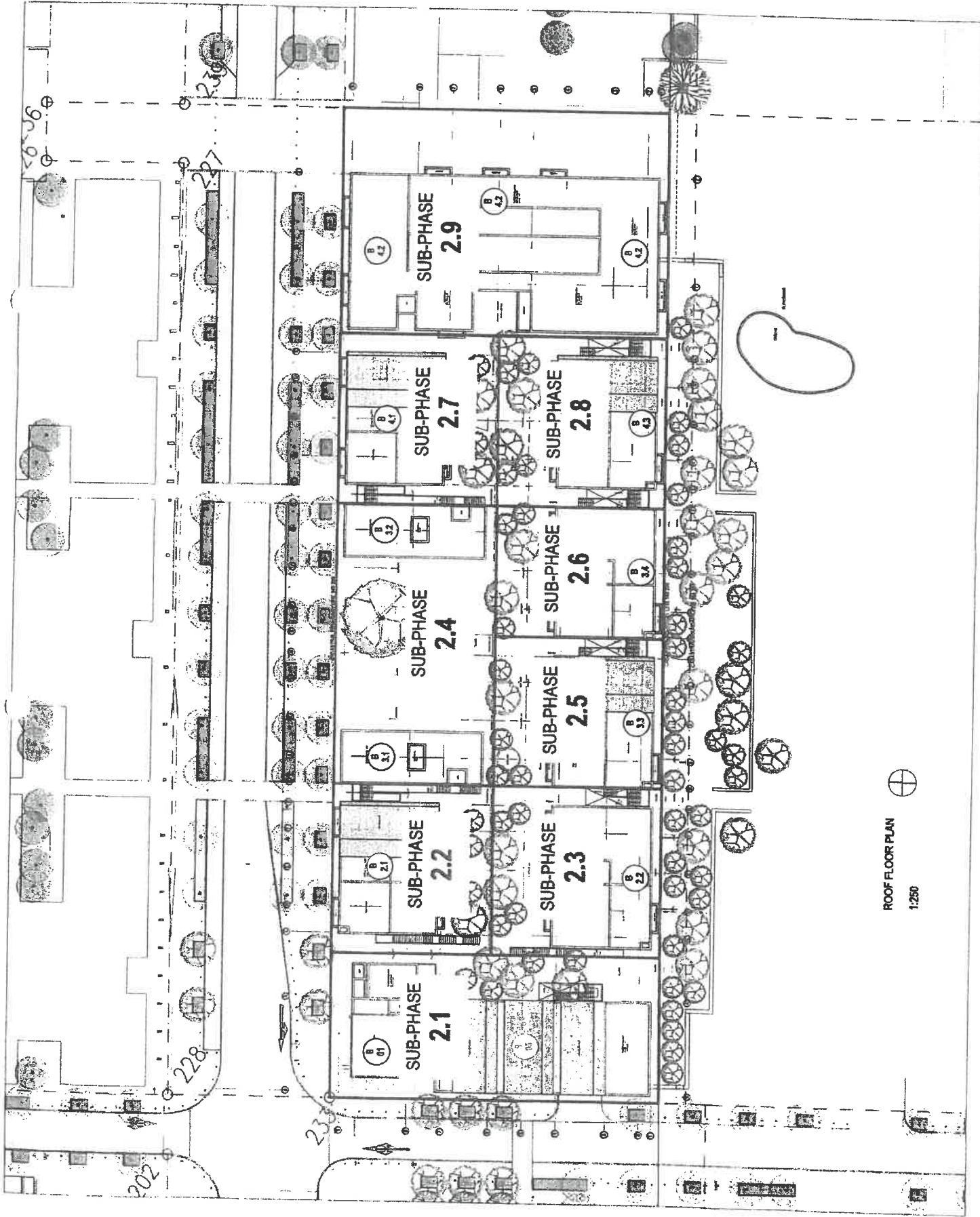
PORTION 43 OF FARM NO.65

A-B	= 327,61m
B-C	= 43,17m
C-D	= 189,99m
D-E	= 327,06m
E-F	= 71,60m
F-G	= 14,96m
G-H	= 20,67m
H-J	= 20,67m
J-K	= 43,33m
K-L	= 203,43m
L-M	= 180,83m
M-A	= 717,92m

AREA	AREA	AREA	AREA
ERP NUMBER	SQUARE METRES	ERP NUMBER	SQUARE METRES
1	7784	33	230
2	2264	34	21010
3	1699	37	7538
4	1266	38	4338
5	415	39	372
6	9708	40	573
7	6	41	549
8	7158	42	383
9	3707	43	383
10	7456	44	4861
11	6632		
12	6632		
13	3228		
14	1286		
15	1162		
16	428		
17			
18			



PHASE N°	NOTATION
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⊕
 ROOF FLOOR PLAN
 1:250

urda
 CONSULTING ENGINEERS ARCHITECTS
 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

CLIENT: DS DEVELOPMENTS (PTY) LTD

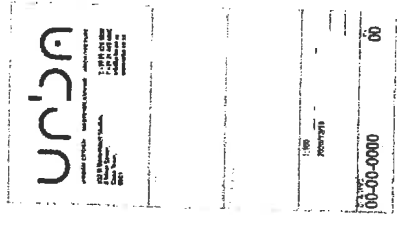
DRAWING TITLE: DEYONBOSCH BLOCK B
 SITE DEVELOPMENT PLAN
 SUB-PHASE PLAN

DATE:	12/09/2020
BY:	ARCHITECT
CHECKED BY:	ARCHITECT
SCALE:	1:250
PROJECT NO.:	20-08-5001
DRAWING NO.:	00

REVISED SCHEME AREAS (SDP APPLICATION STAGE)

BLOCK	BUILDING PHASE	PHASE	GIA (TOTAL)	FLOOR	USE	GIA	NOTE ON MEASUREMENT
B	1	2	1174.13	GROUND	retail	245.36	Measure on drawing
				FIRST	office	200.59	Measure on drawing
				SECOND	office	200.59	Measure on drawing
				THIRD	office	200.59	Measure on drawing
				FOURTH	office	200.59	Measure on drawing
B	2,1	2	1129.34	GROUND	retail	306.11	Measure on drawing
				FIRST	residential	287.63	Measure on drawing
				SECOND	residential	266.8	Measure on drawing
				THIRD	residential	266.8	Measure on drawing
				FOURTH	residential	196.88	Measure on drawing
B	2,2	2	1338.49	GROUND	residential	307.34	Measure on drawing
				FIRST	residential	277.44	Measure on drawing
				SECOND	residential	277.44	Measure on drawing
				THIRD	residential	277.44	Measure on drawing
				FOURTH	residential	277.44	Measure on drawing
B	3,1	2	523.85	GROUND	retail	142.65	Measure on drawing
				FIRST	residential	123.36	Measure on drawing
				SECOND	residential	126.56	Measure on drawing
				THIRD	residential	126.56	Measure on drawing
				FOURTH	residential	145.69	Measure on drawing
B	3,2	2	578.42	GROUND	retail	145.69	Measure on drawing
				FIRST	residential	125.47	Measure on drawing
				SECOND	residential	131.61	Measure on drawing
				THIRD	residential	131.61	Measure on drawing
				FOURTH	residential	147.13	Measure on drawing
B	3,3	2	1085.07	GROUND	residential	287.63	Measure on drawing
				FIRST	residential	266.8	Measure on drawing
				SECOND	residential	266.8	Measure on drawing
				THIRD	residential	266.8	Measure on drawing
				FOURTH	residential	126.71	Measure on drawing
B	3,4	2	968.36	GROUND	residential	147.13	Measure on drawing
				FIRST	residential	287.63	Measure on drawing
				SECOND	residential	266.8	Measure on drawing
				THIRD	residential	266.8	Measure on drawing
				FOURTH	residential	266.8	Measure on drawing
B	4,1	2	971.03	GROUND	retail	250.52	Measure on drawing
				FIRST	residential	287.43	Measure on drawing
				SECOND	residential	266.8	Measure on drawing
				THIRD	residential	126.28	Measure on drawing
				FOURTH	residential	800.9	Measure on drawing
B	4,2	2	2795.34	GROUND	retail	555.26	Measure on drawing
				FIRST	residential	729.59	Measure on drawing
				SECOND	residential	729.59	Measure on drawing
				THIRD	residential	729.59	Measure on drawing
				FOURTH	residential	147.92	Measure on drawing
B	4,3	2	1056.66	GROUND	residential	287.63	Measure on drawing
				FIRST	residential	266.8	Measure on drawing
				SECOND	residential	266.8	Measure on drawing
				THIRD	residential	266.8	Measure on drawing
				FOURTH	residential	126.71	Measure on drawing
B	5	2	1612.75	GROUND	retail	283	Measure on drawing
				FIRST	office	448.25	Measure on drawing
				SECOND	office	448.25	Measure on drawing
				THIRD	office	448.25	Measure on drawing
				FOURTH	office	448.25	Measure on drawing

TOTAL RETAIL 2342.64 m²
 TOTAL OFFICE 2132.11 m²
 TOTAL RESIDENTIAL 89 UNITS

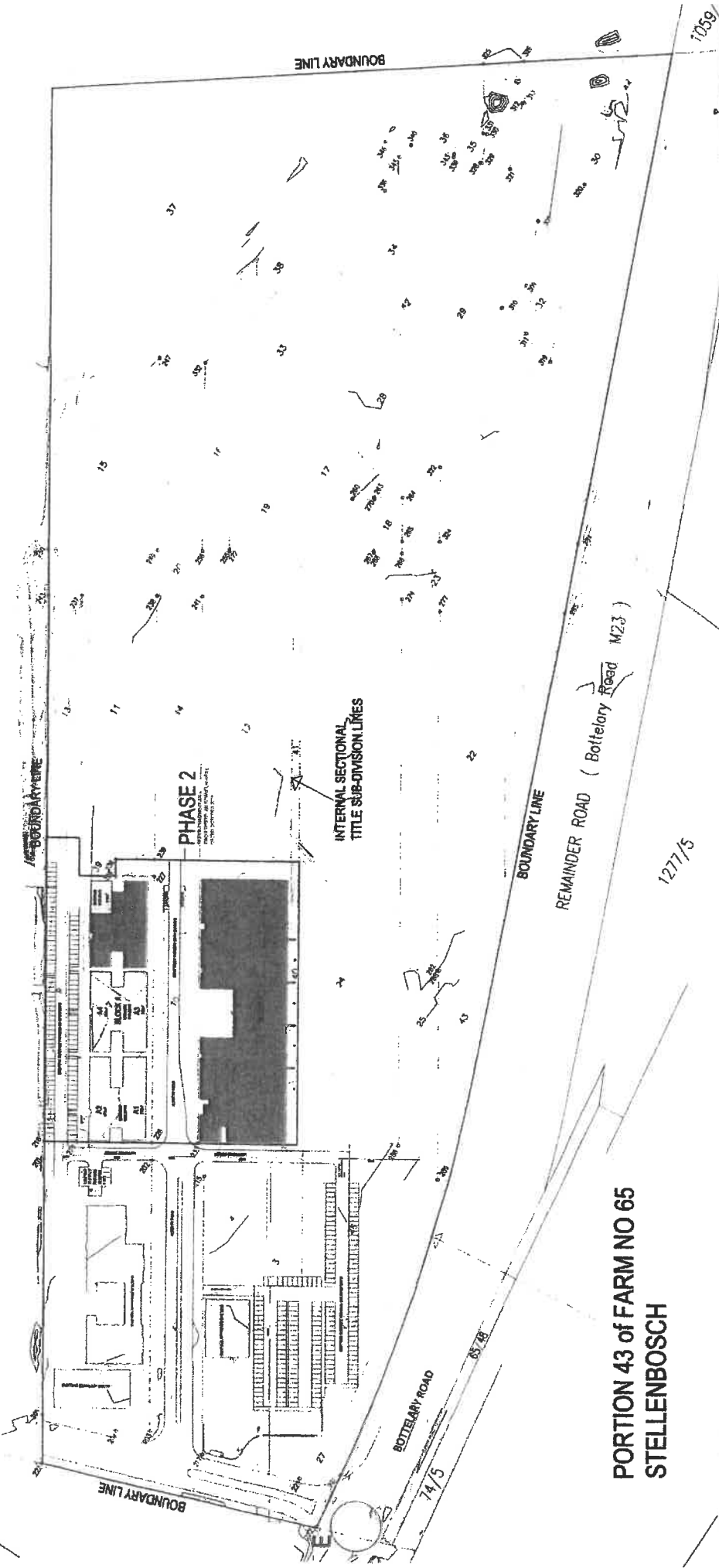


ORIGINAL SCHEME AREAS (AS PER APPROVED URBAN DESIGN FRAMEWORK)

BLOCK	BUILDING PHASE	GLA (TOTAL)	TOTAL GBA	FLOOR	USE	GBA/ENVELOPE	GLA	NOTE ON MEASUREMENT
B 1	2	635.04	753.8	GROUND	retail	138.76	127,008	GLA = 80% OF GBA
				FIRST	office	138.76	127,008	GLA = 80% OF GBA
				SECOND	office	138.76	127,008	GLA = 80% OF GBA
				THIRD	office	138.76	127,008	GLA = 80% OF GBA
B 2	2	952.56	1194.7	GROUND	retail	317.52	254,016	GLA = 80% OF GBA
				FIRST	office	317.52	254,016	GLA = 80% OF GBA
				SECOND	office	317.52	254,016	GLA = 80% OF GBA
				THIRD	residential	239.14	190,512	75% OAF FOOTPRINT; GLA = 80% OF GBA
B 3	2	2135.648	2793.36	GROUND	retail	458.64	365,972	GLA = 80% OF GBA
				FIRST	office	870.48	696,384	GLA = 80% OF GBA
				SECOND	office	942.04	752,832	GLA = 80% OF GBA
				THIRD	residential	529.72	517,52	75% OAF FOOTPRINT (measured on plan); GLA = 80% OF GBA
B 4	2	2659.656	3508.23	GROUND	retail	753.87	603,096	GLA = 80% OF GBA
				FIRST	office	1094.86	857,888	GLA = 80% OF GBA
				SECOND	office	1094.86	857,888	GLA = 80% OF GBA
				THIRD	residential	569.64	552,768	75% OAF FOOTPRINT (measured on plan); GLA = 80% OF GBA
B 5	2	597.216	1246.52	GROUND	office	112.54	90,032	GLA = 80% OF GBA
				FIRST	office	565.99	453,592	GLA = 80% OF GBA
				SECOND	residential	566.99	453,592	GLA = 80% OF GBA
				THIRD		0	0	
				FOURTH		0	0	

TOTAL RETAIL 1351 m²
 TOTAL OFFICE 4744.68 m²
 TOTAL RESIDENTIAL 1312.4 m²

URDA
 URBAN DESIGN & ARCHITECTURE
 1, 2 & 3/F, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



**PORTION 43 of FARM NO 65
STELLENBOSCH**

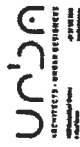
GROUND FLOOR PLAN
1:1000 @ A1

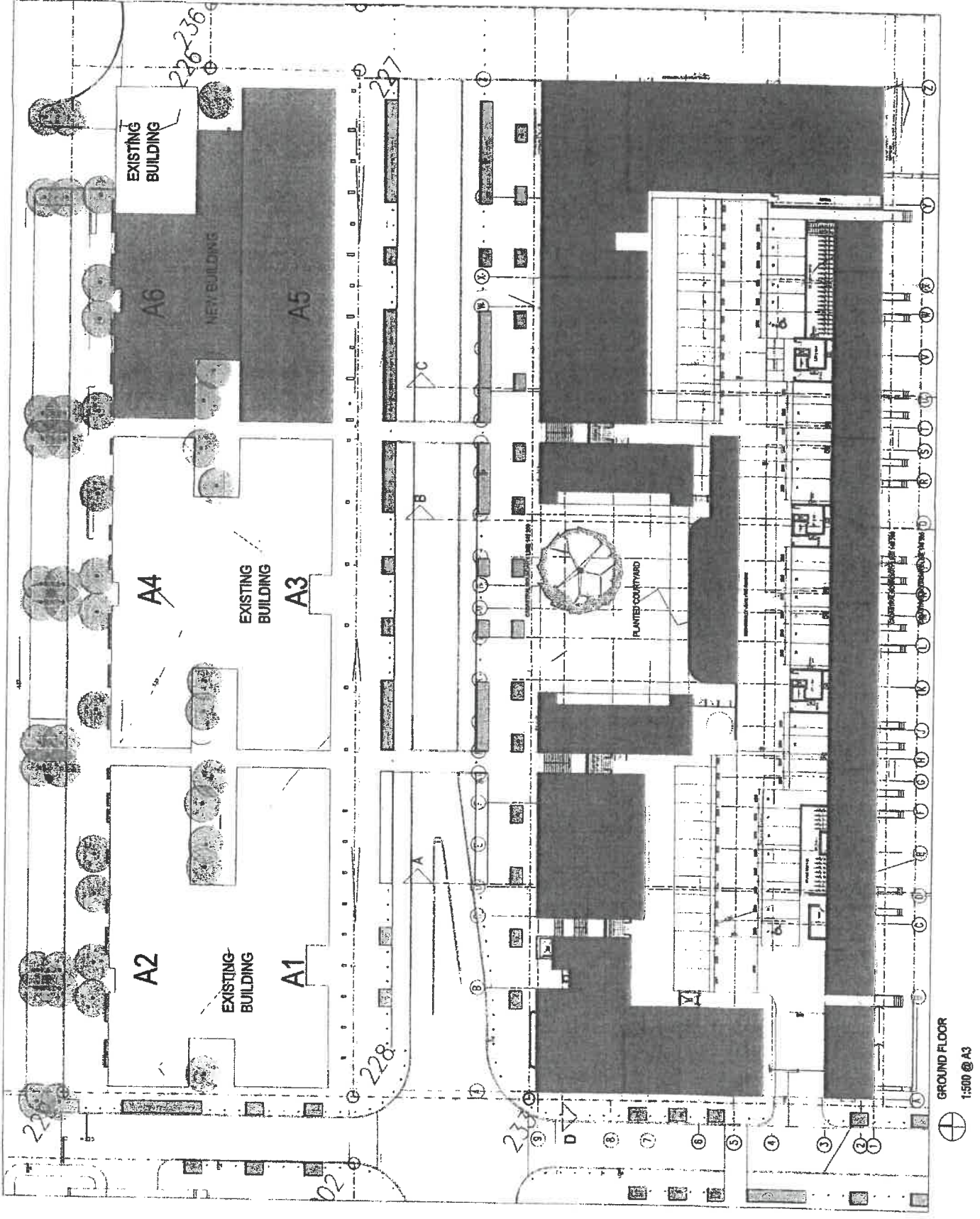
REFER TO DRAWING NO PHASING/922/1 (REF. NO FP/1018/922, FIRSTPLAN TOWNPLANNERS) FOR PHASING DIAGRAMS
REFER TO DRAWING NO SUBDIVISION/911/1 (REF. NO FP/1018/922, FIRSTPLAN TOWNPLANNERS) FOR SUBDIVISION DIAGRAMS

BLOCK A		BLOCK B	
ERF AREA	8 294,00 m ²	ERF AREA	7 156,00 m ²
BUILDING COVERAGE	3 460,70 m ²	BUILDING COVERAGE	5 806,27 m ²
TOTAL BULK (GBA)	3 628,16 m ²	TOTAL BULK (GBA)	17 452,00 m ²
TOTAL COMMERCIAL GLA	3 246,00 m ²	TOTAL COMMERCIAL GLA	2 554,00 m ²
NO. OF RESIDENTIAL UNITS	0 (none)	NO. OF RESIDENTIAL UNITS	117

PARKING REQUIRED
BLOCK A 258 BAYS
BLOCK B 148 BAYS
406 BAYS


PARKING PROVIDED
BLOCK A BASEMENT
BLOCK A SURFACE
ON-STREET (PRIVATE INTERNAL ROAD)
SURFACE (PUB)
406 BAYS

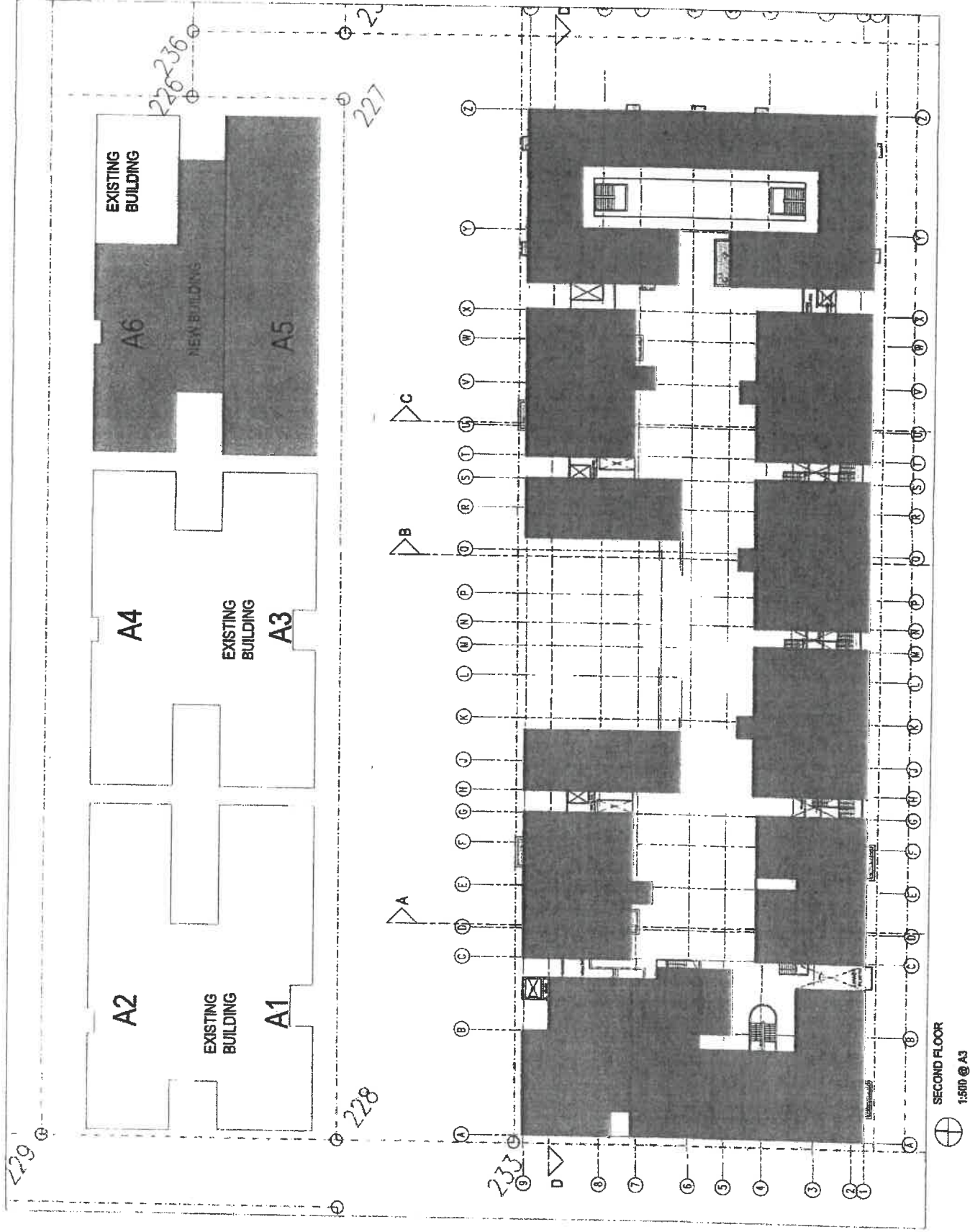
SIGN OFF STAGE 2 - CONCEPT DESIGN 	CLIENT: DB DEVELOPMENTS (PTY) LTD COLLABORATE WITH US DESIGN YOUR VISION WE WILL BRING IT TO LIFE
PROJECT NO: 20-08-0001	DRAWING TITLE: DEWONKORCH BLOCK B SITE DEVELOPMENT PLAN SITE PLAN
DATE: 20-08-2024	SCALE: AS SHOWN
DRAWN BY: [Signature]	CHECKED BY: [Signature]
APPROVED BY: [Signature]	DATE OF APPROVAL: 20-08-2024
PROJECT NO: 20-08-0001	DRAWING NO: 01



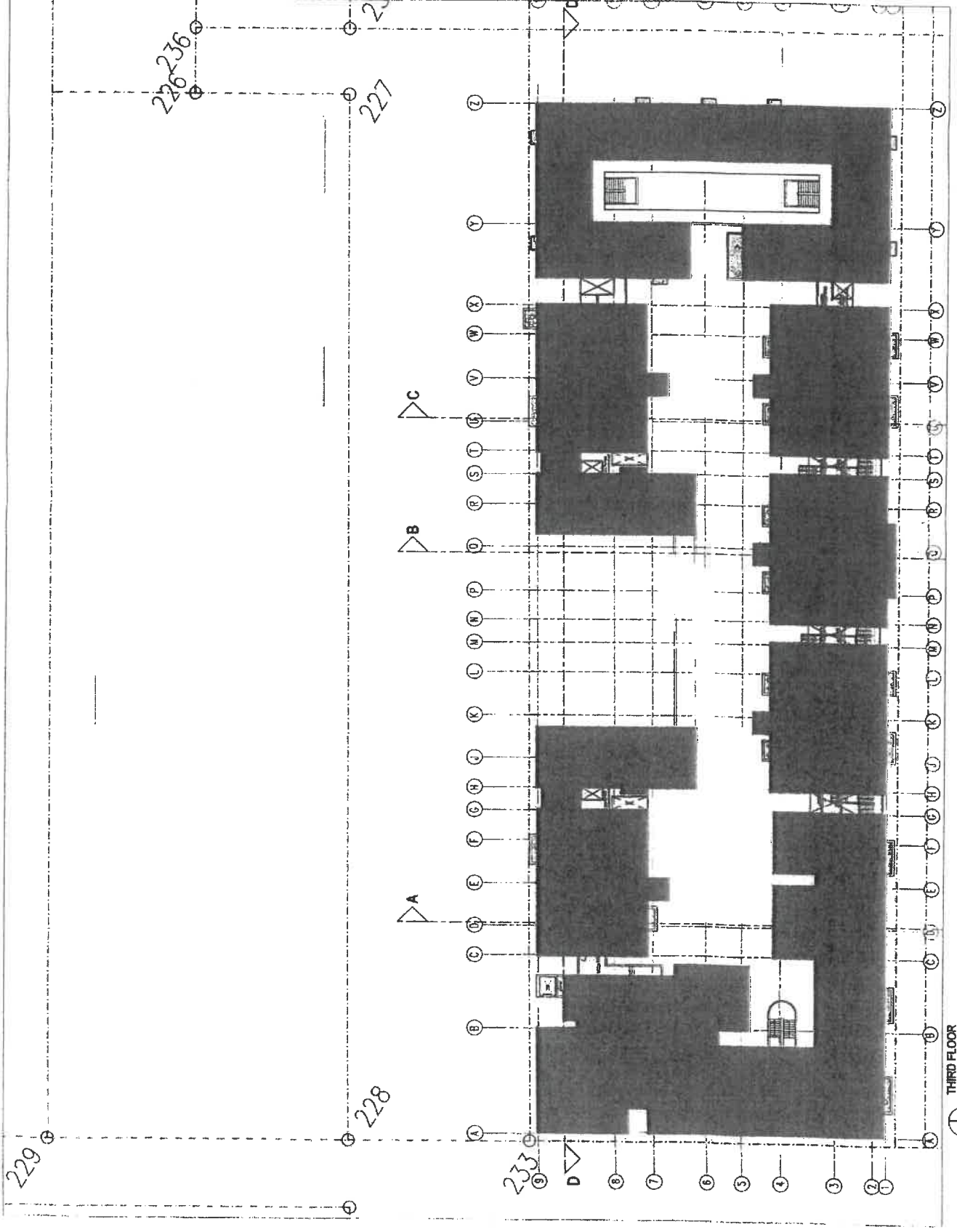
GROUND FLOOR
1:500 @ A3

SIGN OFF	
STAGE 2 - CONCEPT DESIGN	
CLIENT: D9 DEVELOPMENTS (PTY) LTD	
PROJECT TITLE: DEWONKOSCH BLOCK B	
SITE DEVELOPMENT PLAN	
GROUND FLOOR	
DATE:	1/24
DRAWN BY:	2024
CHECKED BY:	2024
PROJECT NO:	20-05-0003
01	

SIGN OFF	
STAGE 2 - CONCEPT DESIGN	
 UNDA ARCHITECTS & INTERIORS 100/102, SOUTH BRIDGE ROAD, SINGAPORE 059120	
CLIENT: DB DEVELOPMENTS (PT) LTD	
DEVELOPER TITLE: DE VONKUSCH BLOCK B	
SITE DEVELOPMENT PLAN	
SECOND FLOOR	
DATE: 2008	DRAWN BY: DB
CHECKED BY: DB	SCALE: AS SHOWN
PROJECT NO: 20-08-0005	
01	

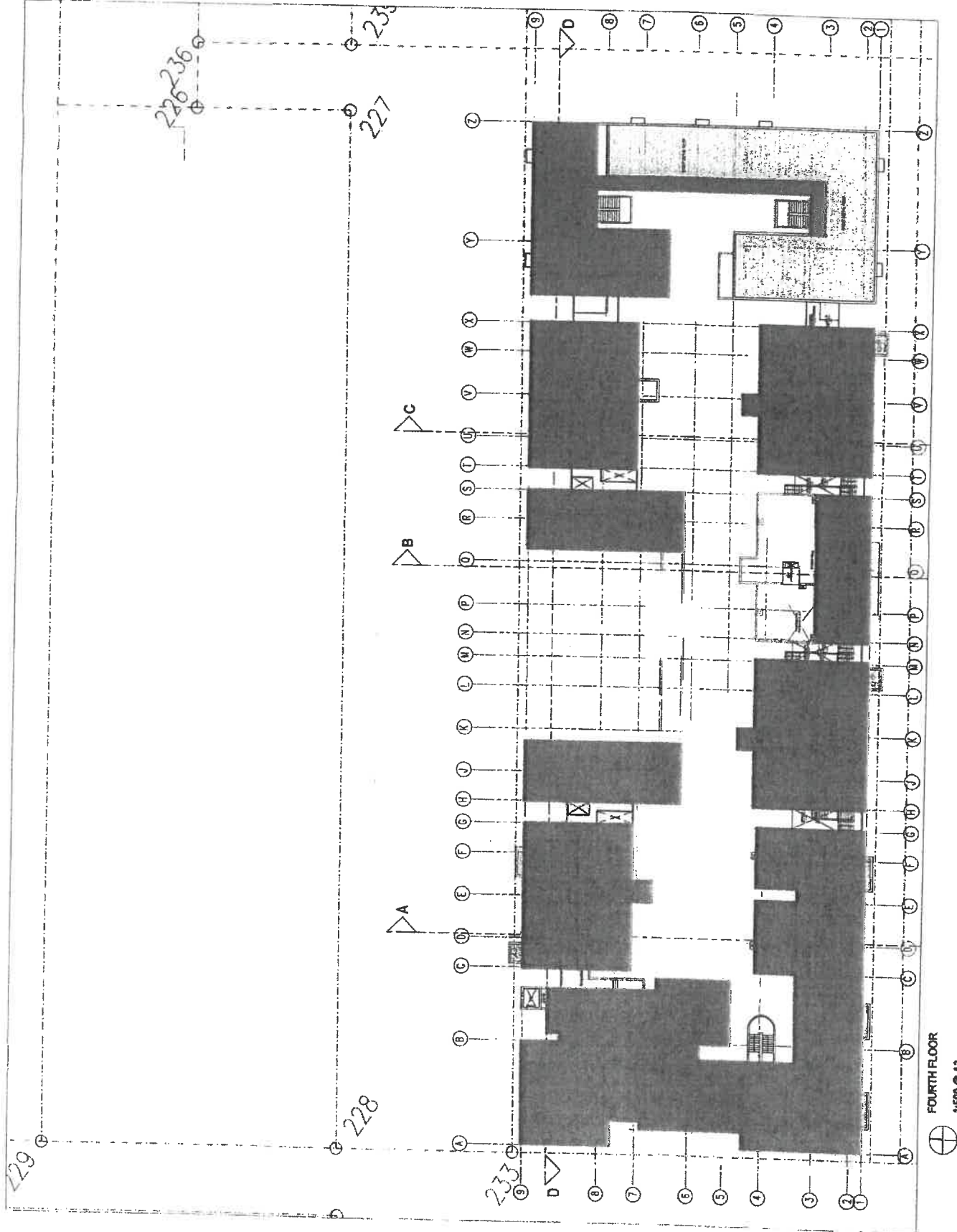


SECOND FLOOR
1:500 @ A3





THIRD FLOOR
1:500 @ A3

SIGN OFF			CLIENT DB DEVELOPMENTS (PTY) LTD
STAGE 2 - CONCEPT DESIGN			
DRAWING TITLE		DEVONROSCH BLOCK B SITE DEVELOPMENT PLAN THIRD FLOOR	
DATE	1999	SCALE	1:500
BY	20/08/06	NO.	01
PROJECT NO.		20-08-0006	

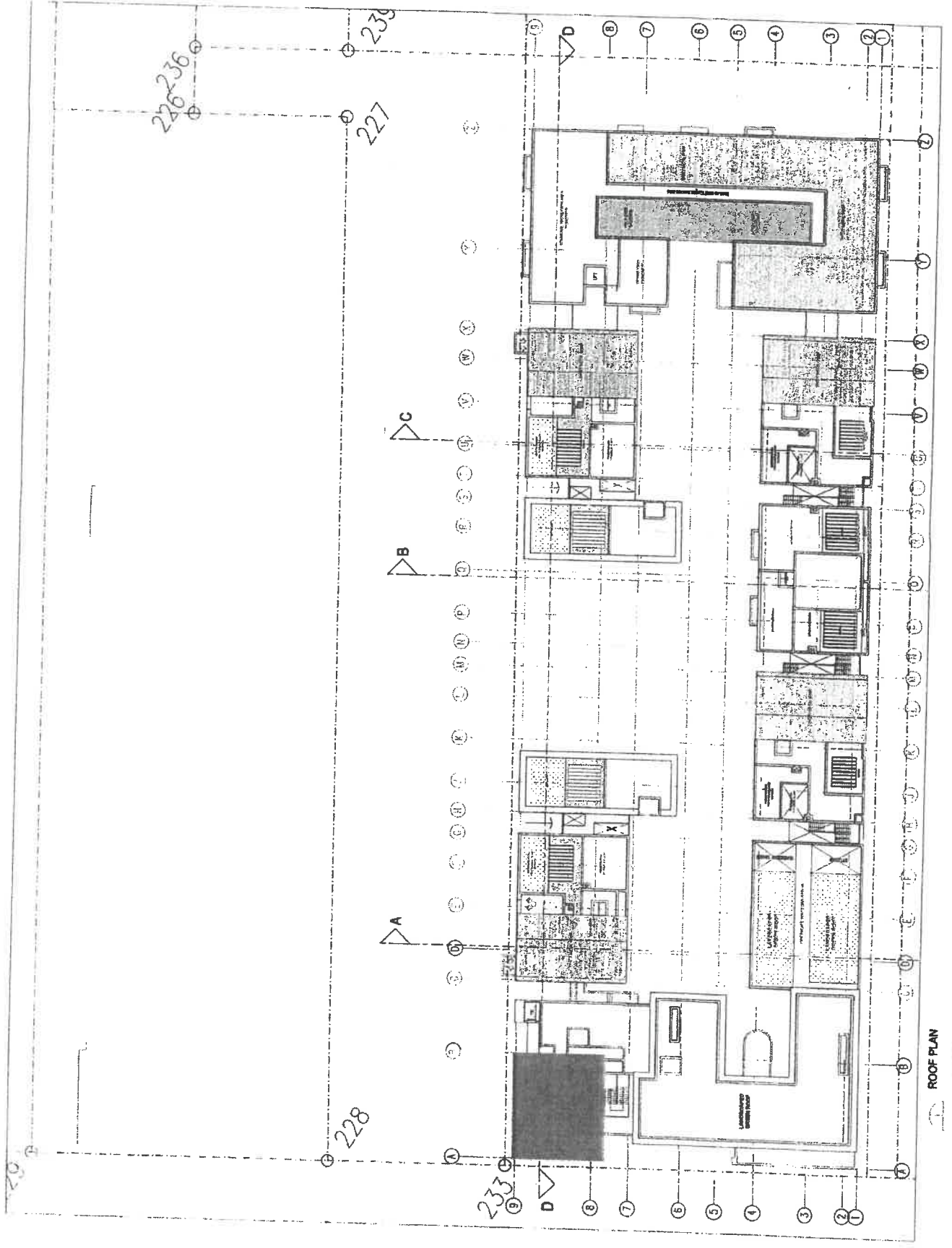


FOURTH FLOOR
1:500 @ A3

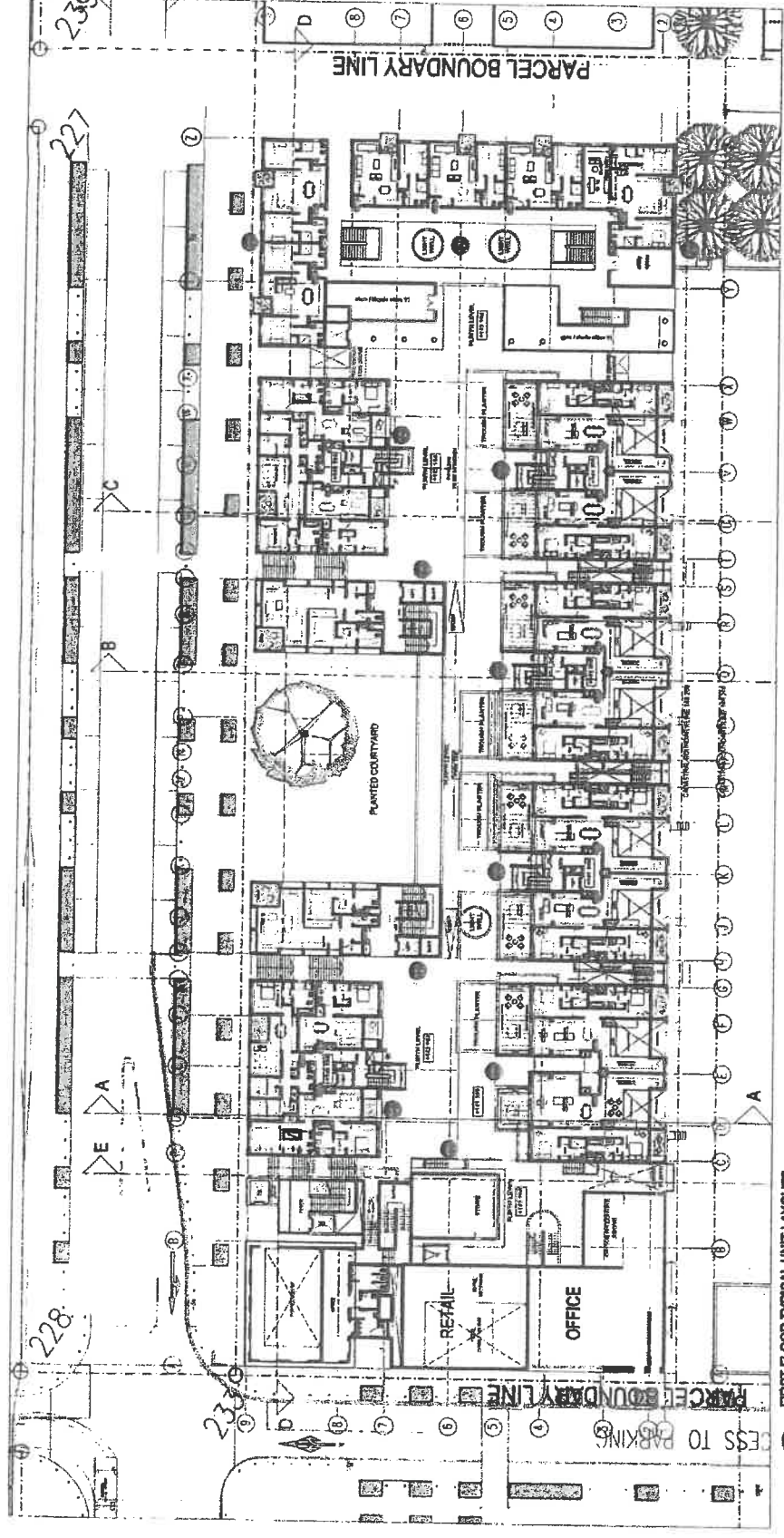
SHEET OFF	
STAGE 2 - CONCEPT DESIGN	
 URDA URBAN DESIGN & ARCHITECTURE	
CLIENT: DR DEVELOPMENTS (PTY) LTD	
PROJECT: DESHONORCH BLOCK B SITE DEVELOPMENT PLAN FOURTH FLOOR	
DATE: 20-08-2007	SCALE: 1:500
DRAWN BY: [Name]	CHECKED BY: [Name]
APPROVED BY: [Name]	DATE: 20-08-2007
01	

SEMI OFF
STAGE 2 - CONCEPT DESIGN

UNB
 ARCHITECTS - URBAN DESIGNERS
 44 ALON
 TEL: 052-533-1111
 WWW.UNB.AE

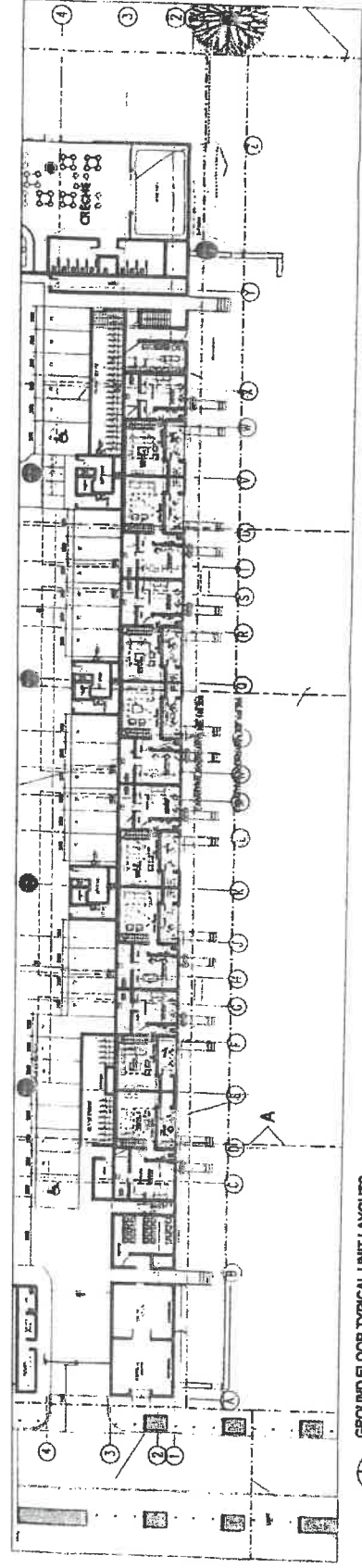
OR DEVELOPMENTS (PT) LTD
 DRAWING TITLE
**DEVONBOSCH BLOCK B
 SITE DEVELOPMENT PLAN
 FIFTH FLOOR**
 NO. 1000
 DATE: 20-09-2009
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []
 PROJECT NO.: 20-09-0009
 SHEET NO.: 01



ROOF PLAN
 1:500 @ A3



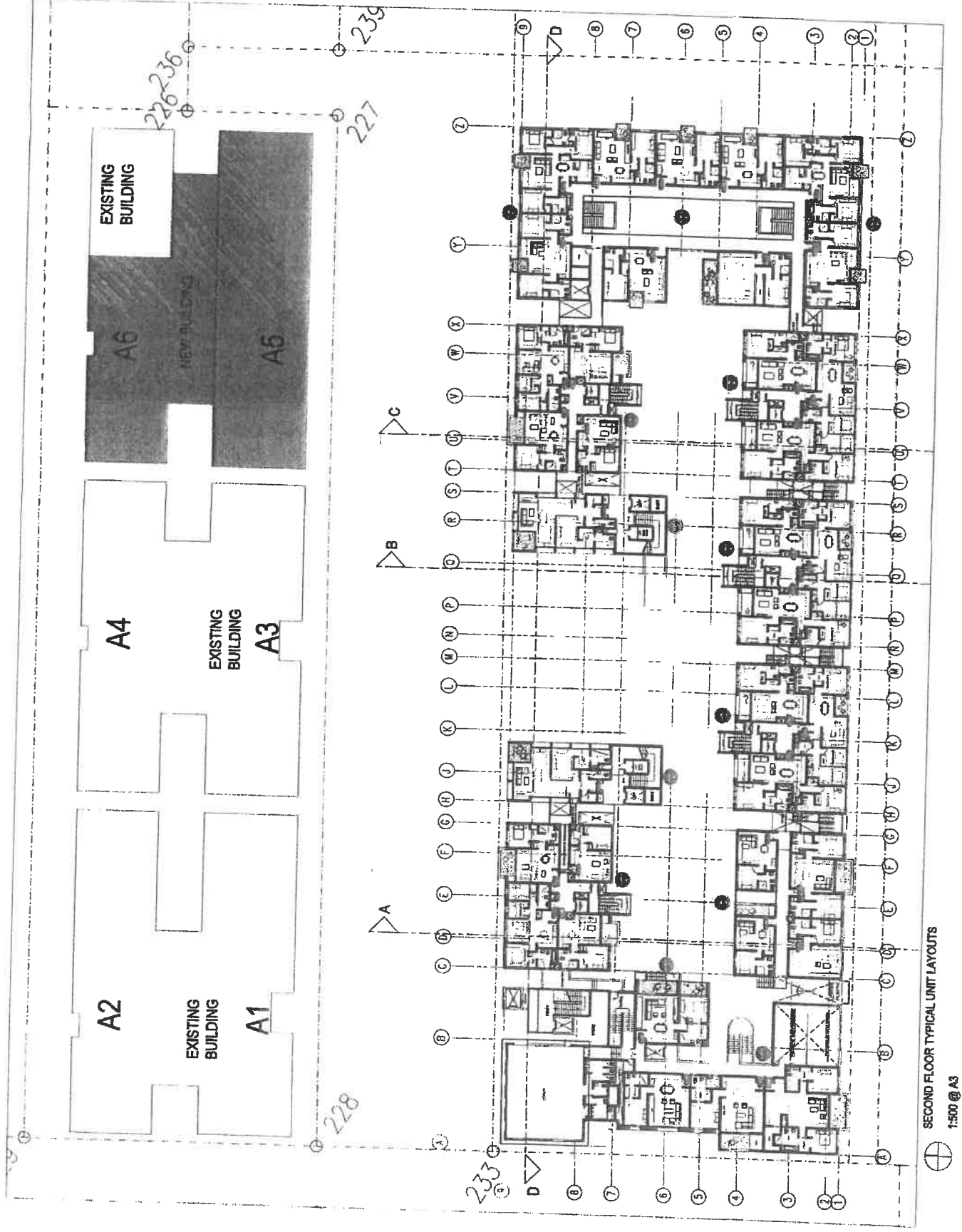
FIRST FLOOR TYPICAL UNIT LAYOUTS
1:500 @ A3



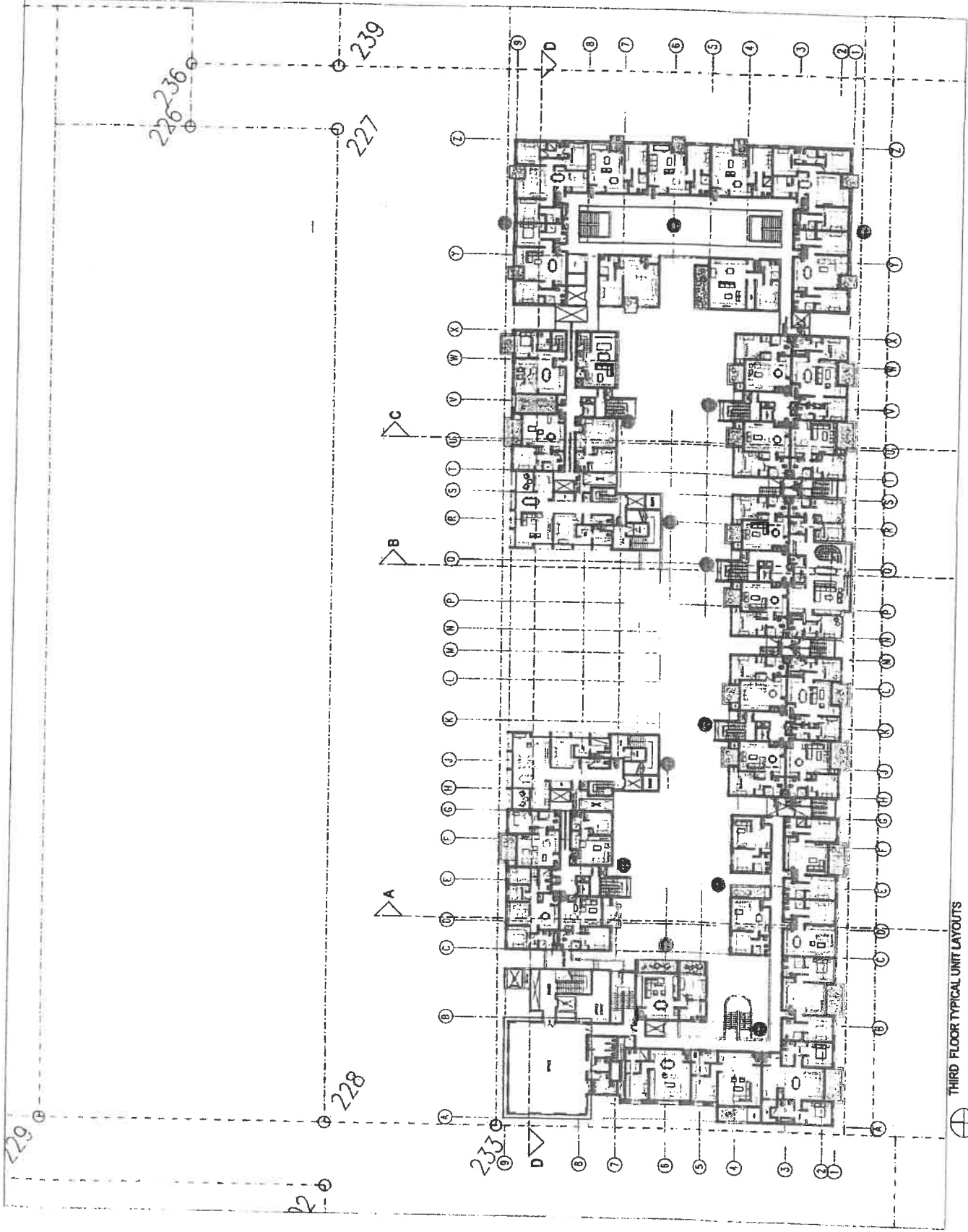
GROUND FLOOR TYPICAL UNIT LAYOUTS
1:500 @ A3

SIGN OFF			CLIENT: CB DEVELOPMENTS (PTY) LTD
STAGE 2 - CONCEPT DESIGN			
DRAWING TITLE		DEVONBOSCH BLOCK B SDP TYPICAL UNIT LAYOUTS GROUND & FIRST FLOOR	DATE: 20-08-2010 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]
PROJECT NO.			
DRAWING NO.		01	

SIGN OFF		 HERBERT, HENRI & PARTNERS ARCHITECTS	CLIENT: UR DEVELOPMENTS (PTY) LTD
STAGE 2 - CONCEPT DESIGN			DRAWING TITLE: DEVONBOSCH BLOCK 6 SRP TYPICAL UNIT LAYOUTS SECOND FLOOR
DATE: 20-08-2011	BY: [Signature]	DATE: 20-08-2011	NO: 01
SCALE: 1:500	PROJECT: [Signature]	DATE: 20-08-2011	NO: 01
PROJECT: [Signature]	DATE: 20-08-2011	NO: 01	NO: 01



SECOND FLOOR TYPICAL UNIT LAYOUTS
1:500 @ A3



THIRD FLOOR TYPICAL UNIT LAYOUTS
1:500 @ A3

SIGN OFF STAGE 2 - CONCEPT DESIGN	
CLIENT DB DEVELOPMENTS (PTY) LTD	DRAWING TITLE RESIDENTIAL BLOCK B SDP TYPICAL UNIT LAYOUTS THIRD FLOOR
DATE 20-08-2012	DRAWN BY 01

SIGN OFF

STAGE 2 - CONCEPT DESIGN

urca
ARCHITECTS - ENGINEERS - INTERIORS

CLIENT:
DB DEVELOPMENTS (PTY) LTD

PROJECT TITLE:
DEVELOPMENT BLOCK B SDP
TYPICAL UNIT LAYOUT
FOURTH FLOOR

DATE:
20-09-2013

SCALE:
1:500

NO. OF SHEETS:
10

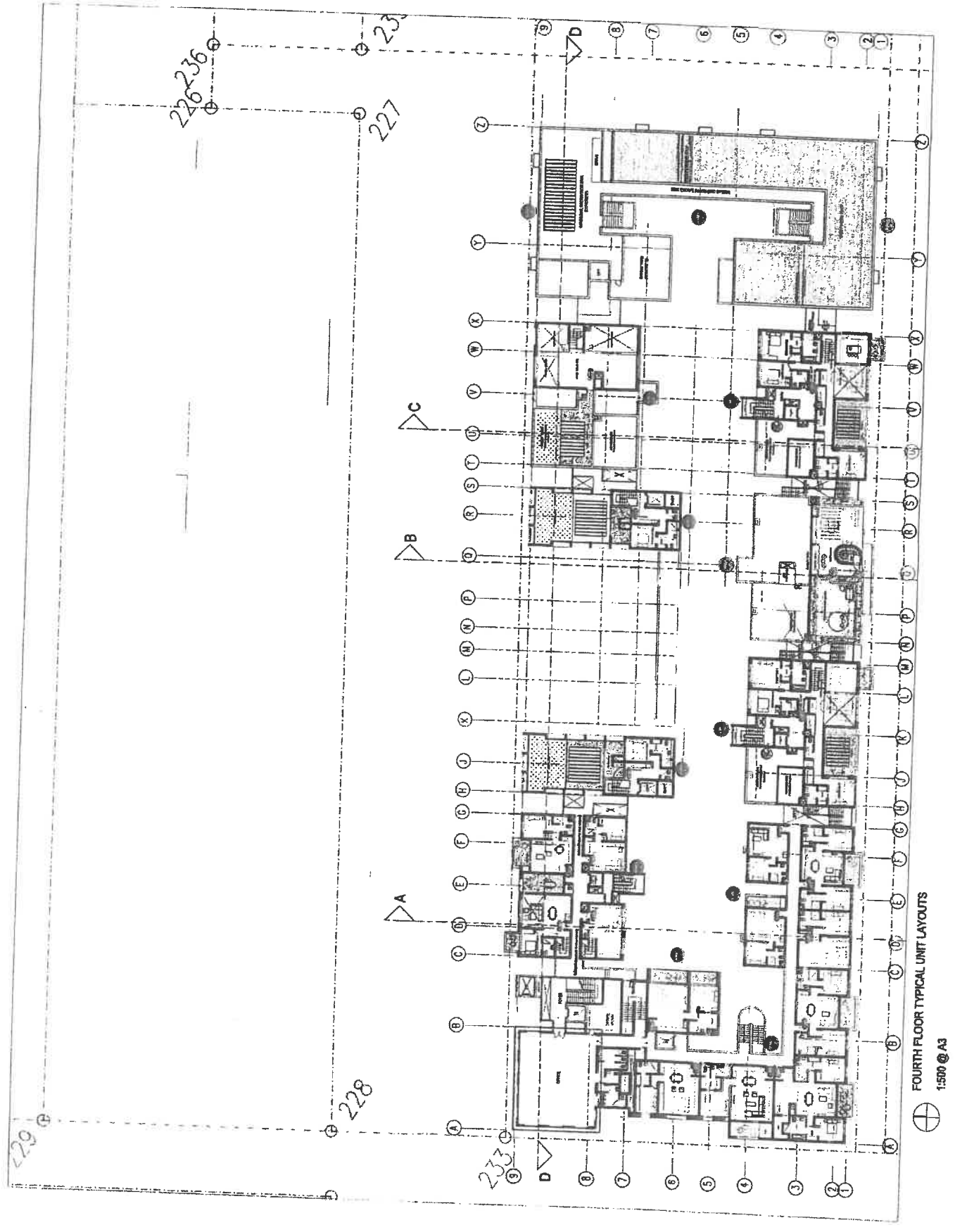
SHEET NO.:

DATE:

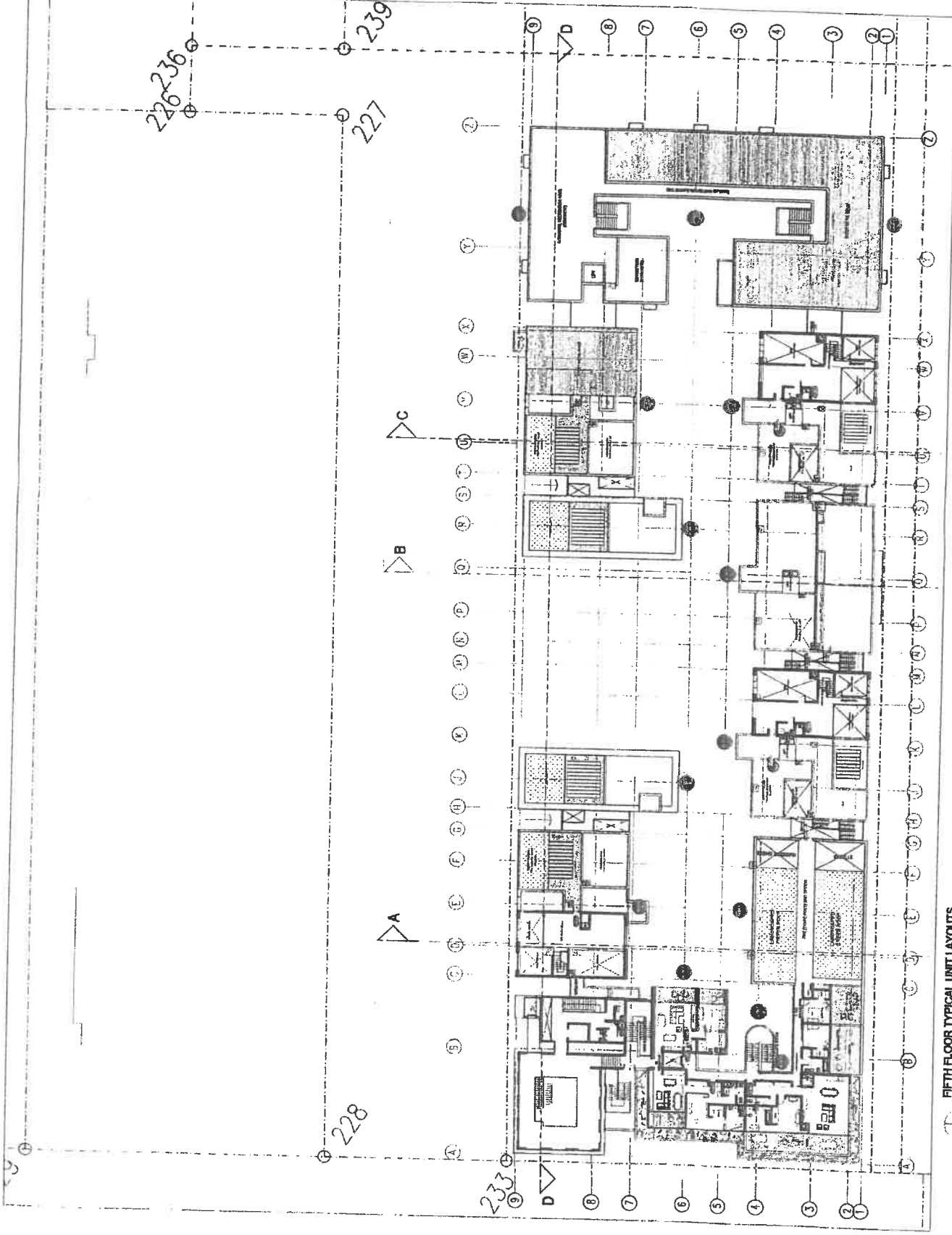
BY:

20-09-2013

01



FOURTH FLOOR TYPICAL UNIT LAYOUTS
1:500 @ A3

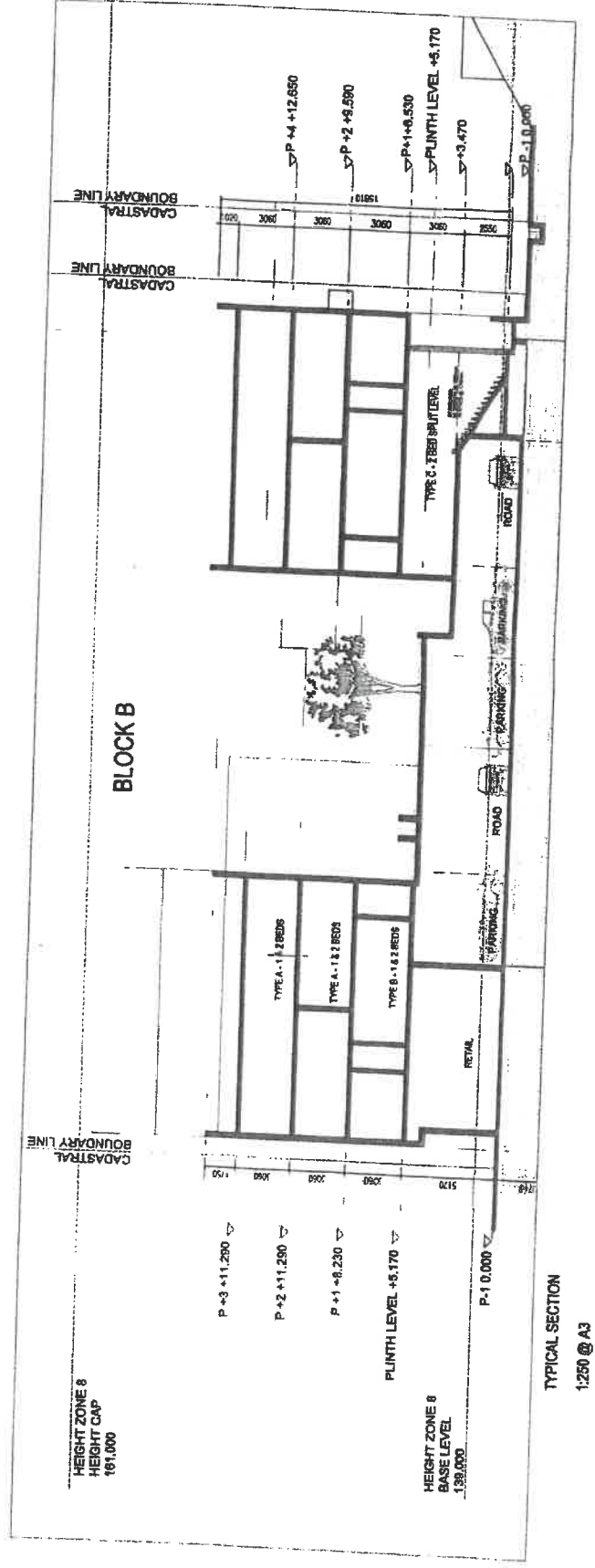
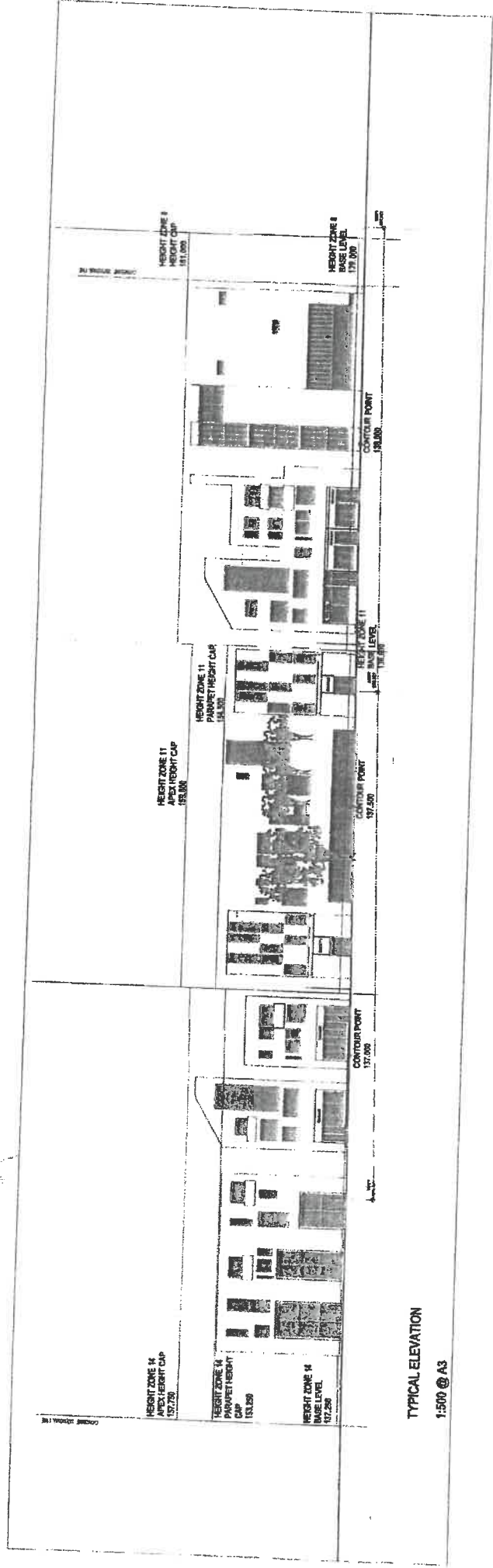


FIFTH FLOOR TYPICAL UNIT LAYOUTS

1:500 @ A3



SIGN OFF		 URDN	DR DEVELOPMENTS (PTY) LTD 1280227107
STAGE 2 - CONCEPT DESIGN			
DRAWING TITLE		DR DEVELOPMENTS (PTY) LTD	
DEVONBOSCH BLOCK B SDP		DR DEVELOPMENTS (PTY) LTD	
TYPICAL UNIT LAYOUT		DR DEVELOPMENTS (PTY) LTD	
FOURTH FLOOR		DR DEVELOPMENTS (PTY) LTD	
DATE	20-08-0714	SCALE	1:500
DRAWN BY	DR DEVELOPMENTS (PTY) LTD	CHECKED BY	DR DEVELOPMENTS (PTY) LTD
DATE	20-08-0714	SCALE	1:500
01			



SIGN OFF
STAGE 2 - CONCEPT DESIGN

un'da
ARCHITECTS - URBAN DESIGNERS

CLIENT: DR DEVELOPMENTS (PTY) LTD

DRAWING TITLE: DEVONBOSCH BLOCK B SDP TYPICAL ELEVATION & SECTION

SCALE	1:500
DATE	20-08-2015
DESIGNER	DR DEVELOPMENTS (PTY) LTD
CHECKED	DR DEVELOPMENTS (PTY) LTD
DATE	20-08-2015
PROJECT NO.	01

SquareTurn Deveopments
 2b Di-Rialto Office Park
 42a Main Road
 Paarl
 7646

Email: pieter@squareturnsa.co.za

12 October 2021

Our Reference: 3787

Attention: Mr Pieter van der Westhuizen

DEVONBOSCH PHASE 2: TRANSPORT INFRASTRUCTURE CONFIRMATION

1. Introduction

The purpose of this letter is to confirm the transport requirements associated with the Devonbosch Phase 2 application. Only office buildings (8 768 m²GLA) have been constructed as part of phase 1. This application includes an additional 4 088m² GLA of offices, 1 712 m² GLA retail and 117 residential apartments. Table 1 summarises the total approved, existing and new land uses to date.

Table 2: Devonbosch Land Use Summary

Land Use	Approved	Existing	Application	Remaining
Retail	7 098	-	1 712	5 386
Office	45 770	8 768	4 088	32 914
Industrial	4 618	-	-	4 618
Total GLA	57 485	8 768	5 800	42 917
Residential	610	-	117	493

2. External Road Upgrades

The total existing and new (phase 2 application) expected trip generation is 477 vehicles per hour. The development approval¹ required that the MR187/MR174 intersection be upgraded to accommodate phases 1 and 2 or when 550 vph have been generated by the development, as follows:

¹ Stellenbosch Municipality, Farm No. 65/43, Stellenbosch Division, Application Number LU/8989

- Left and right-turn lanes be added to the eastern leg (Nooitgedacht development conditions)
- Add a through lane on the northern leg
- Add a receiving lane on the southern leg

No other external transport upgrades are recommended for phases 1 and 2. The Western Cape Government (WCG) approval² allows for a staged approach to the release of bulk land uses in relation to the associated implementation of external infrastructure. The principle is that approximately 70% of bulk can be released prior to implementation and on award of the construction contract and the remainder on completion of external works. Table 2 summarises this in relation to phases 1 and 2 to date and the associated trip generation of each phase.

Table 2: Release of bulk land uses for phases 1 and 2

Land Use	Bulk Release of Land Uses			Trip Generation			Trips to Date
	Contract	Completion	Total	Contract	Completion	Total	
Retail	1 700	654	2 354	172	66	238	137
Office	11 000	3 632	14 632	218	72	290	260
Industrial	1 700	631	2 331	8	3	12	-
units	10	5	15	7	3	10	80
Total				405	145	550	477

From Table 2, it is concluded that the total approved phases 1 and 2 will generate 550 vph and the total estimated trip generation is 477 vph (total estimated trips to date). The trips that can be generated by the proposed development prior to completion of the external works is 405 vph which is slightly less than the current application total. However, the detail design of the external work upgrades has been submitted to the WCG Geometric Design Directorate for approval and is pending approval. The external upgrades are likely to be implemented prior to the occupation of these land uses and when these would actually generate trips.

3. Access Control and Road Geometry

The ground parking to Block B will be boom-controlled with a queueing space of approximately 10m (i.e one vehicle). The basement will accommodate 54 parking bays. If it is assumed that the all vehicles enter within one hour, the service flow rate must be able to accommodate 240 vehicles per hour or 15 seconds per vehicle. That is slower than the proposed access control system of a tag-type system that can accommodate 450 vehicles per

² Western Cape Government, Road Network Management, Reference 16/9/6/1 (Job 17124), 10 February 2020

hour or 8 seconds per vehicle. **However, it is proposed to move the booms inwards to accommodate two vehicles (14m) to ensure flexibility in arrival flow.**

The Site Development requirements for access and road geometries are discussed as follows:

- The two-lane access road is 6.5m wide which is within the recommended Stellenbosch Municipality standards of 5.0m min and 8.0m maximum for a combined entrance and exit.
- Visitor parking will not be provided on site as agreed in the Parking Departure report³ (refer to Section 5). Visitor parking will be shared with office parking.
- No turn-around facility is provided in front of the booms as all parking bays will be access controlled. In the event that a motorist needs to turn around, the motorist will be guided by security.

4. Refuse Collection

Refuse collection will be done by a private company, WastePlan. They will collect, sort and recycle all the refuse generated by the development. A refuse room is located on-site as indicated on the SDP (refer to Appendix A) and all the sorted waste will be collected by their own private vehicles. A refuse collection bay is located opposite the entrance for this process. There is no requirement for Municipal Waste Management Services at Devonbosch.

5. Parking

A parking departure has been approved based on a Parking Departure motivation report³. The principle for a parking reduction is based on two factors, namely the utilisation of office parking for residential visitors and the sharing of parking between different land use types as a result in counter-cyclical demand (e.g. residential vs office demands throughout the day).

It was approved that dedicated visitor parking (25% in addition to the 1.25 bays per unit) not be provided but be shared with on-street parking during the office off-peak periods. It was also approved that 9.2% of residential parking demand be shared with office space – either as a result in the daily counter-cyclical demand between different land uses or by people that would reside and work in the same place.

The standard parking required for the residential land use is 146 bays plus 37 bays for visitors or 183 bays in total. The apartment parking demand can thus be reduced by the visitor parking demand of 37 bays and the office land use demand be reduced by 9.2% for sharing with the residential demand which equates to 13 bays. The total parking demand can

³ Innovative Transport Solutions (Pty) Ltd., Proposed Devonbosch Development, Parking Departure, 11 November 2019

therefore be reduced by 50 bays. Table 2 summarises the required parking for phases 1 and 2 to date and is in accordance with the approved parking departure.

Table 3: Required parking to date (cumulative)

Phase	Office/ Retail	Parking rate	Industrial	Residential	Shared	Visitors	Total
1	132	4.00	0	0	0	0	132
2	569	3.91	0	146	-13	-37	716

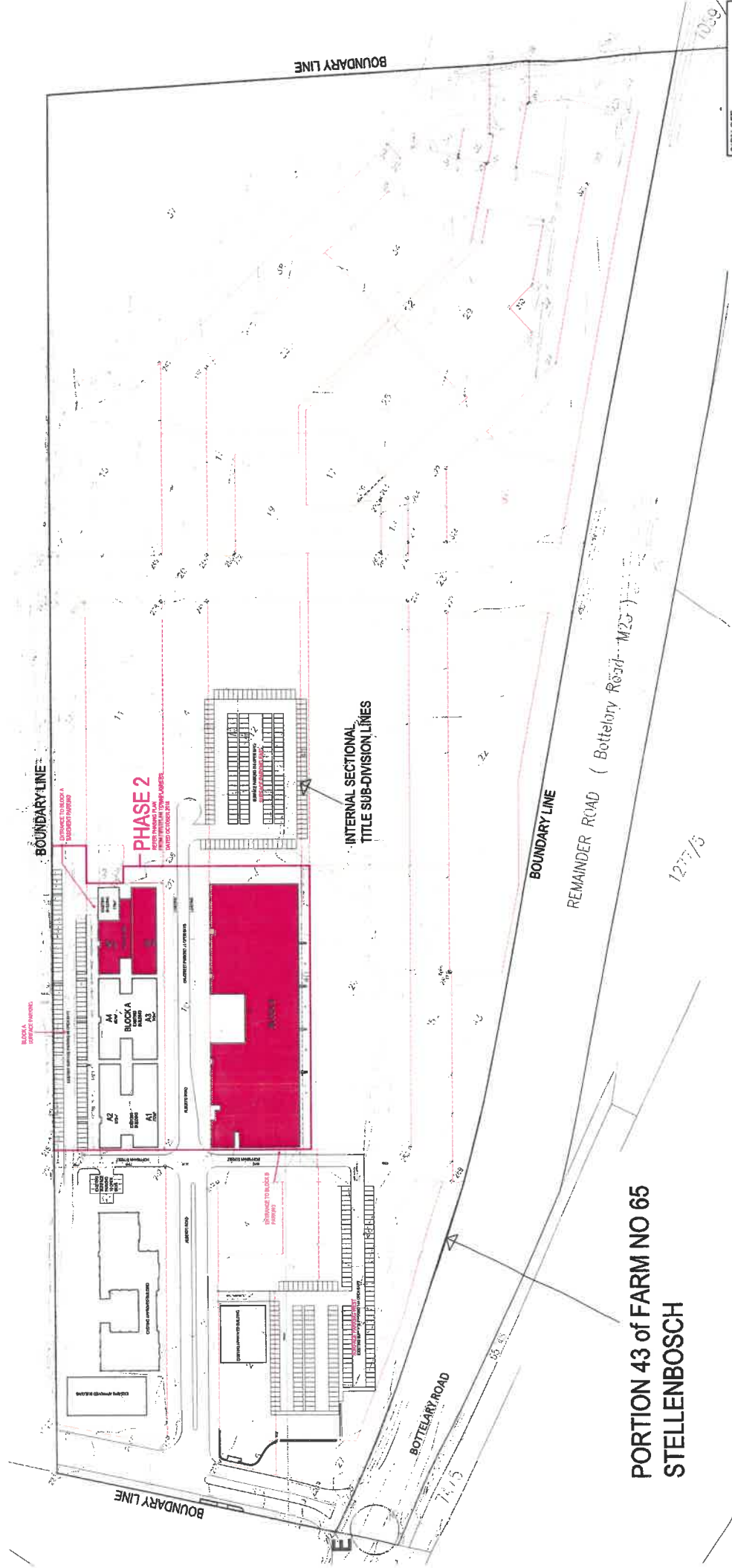
Phase 2 should therefore provide 438 bays for the office and retail land uses and 146 bays for residential, equalling a total of 584 parking bays in addition to phase 1's 132 bays. The SDP (refer to Appendix A) indicates a total of 590 parking bays to be provided as part of phase 2 which exceeds the minimum requirement and therefore is sufficient.

Yours sincerely,



Johan Brink Pr.Eng.
 Technical Director

APPENDIX A



**PORTION 43 of FARM NO 65
STELLENBOSCH**

GROUND FLOOR PLAN
1:1000 @ A1

REFER TO DRAWING NO PHASING/922/1 (REF. NO FP/10/18/922, FIRSTPLAN TOWNPLANNERS) FOR PHASING DIAGRAMS
REFER TO DRAWING NO SUBDIVISION/911/1 (REF. NO FP/10/18/922, FIRSTPLAN TOWNPLANNERS) FOR SUBDIVISION DIAGRAMS

BLOCK A		BLOCK B	
ERF AREA	8 294,00 m ²	ERF AREA	7 158,00 m ²
BUILDING COVERAGE		BUILDING COVERAGE	5 805,27 m ²
TOTAL BULK (GBA)		TOTAL BULK (GBA)	17 452,00 m ²
TOTAL COMMERCIAL GLA	8 724,00 m ²	TOTAL COMMERCIAL GLA	2 554,00 m ²
		NO. OF RESIDENTIAL UNITS	117

PARKING REQUIRED		RATIO		BAYS REQUIRED	
BLOCK A	COMMERCIAL GLA	8 724,00 m ²	4/100	349	
BLOCK B	COMMERCIAL GLA	2 554,00 m ²	4/100	102	
	RESIDENTIAL UNITS	117	1,25/UNIT	183	
	MINUS DISCOUNT			634	
				-50	
				584	

PARKING PROVIDED	
BLOCK A BASEMENT	85
BLOCK B SURFACE	99
BLOCK B GROUND FLOOR	54
ON-STREET (PRIVATE INTERNAL ROAD)	24
SURFACE (WEST)	144
SURFACE (EAST)	184
TOTAL	590

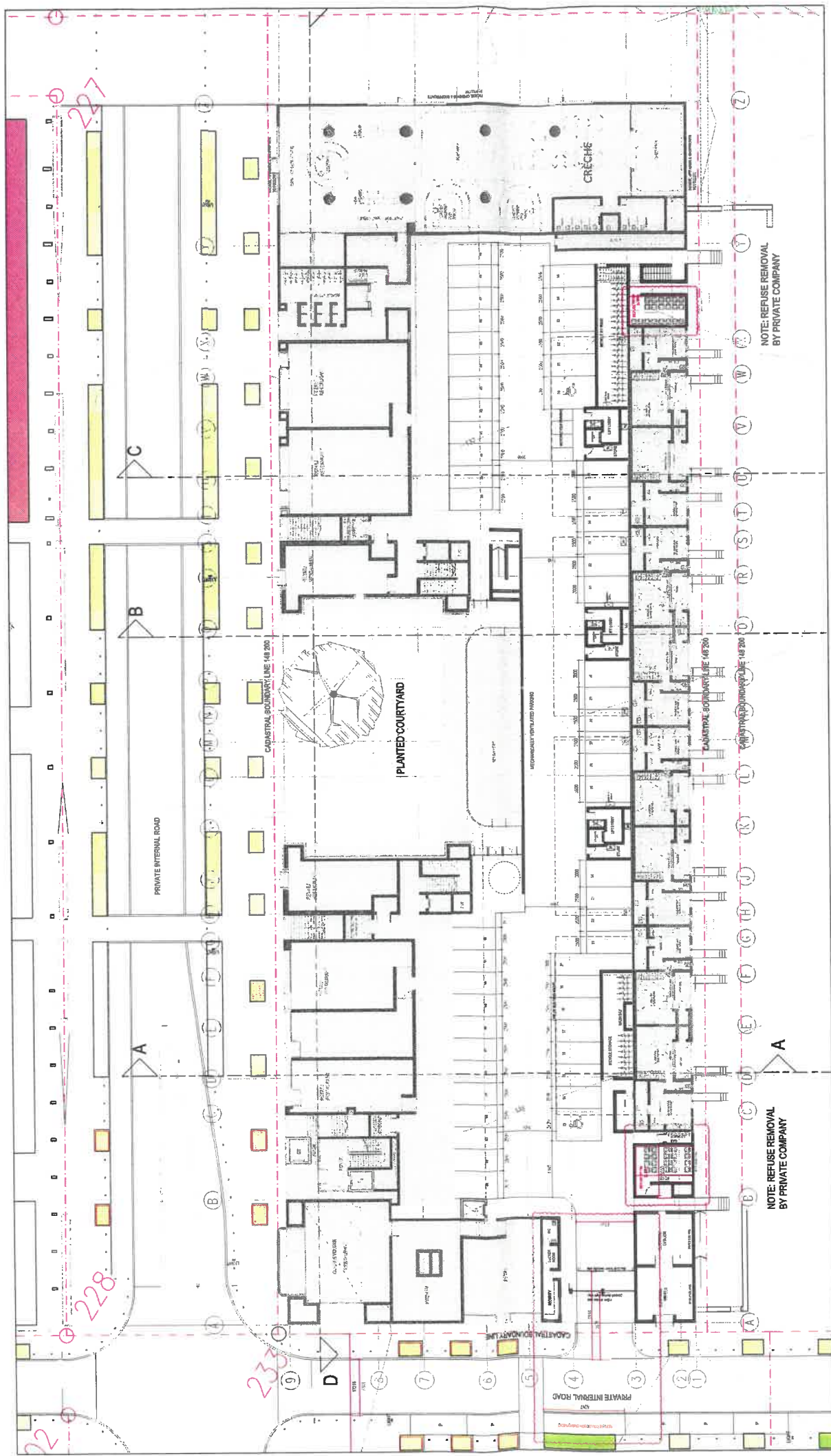
SIGN OFF
STAGE 2 - CONCEPT DESIGN

un2a
ARCHITECTS - URBANDESIGNERS
10001 BOUTERIE STREET
STELLENBOSCH 7601

CLIENT:
DB DEVELOPMENTS (PTY) LTD

DRAWING TITLE:
DEVONBOSCH BLOCK B
SITE DEVELOPMENT PLAN
SITE PLAN

SCALE: 1:500
DATE: 2024/02/20
DRAWN BY: EB
CHECKED BY: EB
20-08-0001
02



NOTE: REFUSE REMOVAL BY PRIVATE COMPANY

NOTE: REFUSE REMOVAL BY PRIVATE COMPANY

⊕ GROUND FLOOR REMOVAL LAYOUT
15/08/11

SCALE: 1:500 (NOT TO SCALE)		DATE: 15/08/11
BY: [Signature]		PROJECT: [Project Name]
UNDA URBAN DESIGN & ARCHITECTURE 100/101 BRIDGE ROAD, SUITE 101 MELBOURNE, VIC 3000 PH: (03) 9412 1234 FAX: (03) 9412 1235 WWW: UNDA.VIC.AU		DRAWN BY: [Name] CHECKED BY: [Name] DATE: 15/08/11