



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16534 (TP599/2023)

Our File Reference Number: Erf 519, Koelpark

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 FOR REZONING, SUBDIVISION, PERMANENT DEPARTURES AND APPROVAL OF THE SITE DEVELOPMENT PLAN ON ERF 519, KOELPARK, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, on Erf 519, Koelpark, namely:
 - 2.1.1 Subdivision into 12 portions with a Service Servitude in terms of Section 15.2(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 as noted on the Subdivision, Phasing and Zoning Plan, Drawn by TV3 Architects, Town Planners, Urban Designers, dated 25/09/2024, attached as **Annexure A**.
 - 2.1.2 Rezoning of Portion 12 of the subdivision from Multi-Unit Residential to Private Open Space in terms of Section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2023 as noted on the Subdivision, Phasing and Zoning Plan, Drawn by TV3 Architects, Town Planners, Urban Designers, dated 25/09/2024, attached as **Annexure A**.
 - 2.1.3 Approval of the Village Retreat's Site Development Plan in terms of Section 15.2(l) of the Stellenbosch Municipality Planning By-Law, 2023, Plan No. NGV/800; NGV/100; NGV/101; NGV/102; NGV/103; NGV/104; NGV/200; NGV/602; NGV/605; NGV/606;

NGV/607; drawn by GENIUS LOCI Architects, dated 04/09/2023, 20/11/2023, 27/11/2023 & 28/11/2023, attached as **Annexure B**.

2.1.4 Permanent departures in terms of Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2023, on the newly created Portion 1, for the following:

- Relaxation of the building lines on the northwestern common boundary line from 4.5m to 1.8m,
- Relaxation of the common boundary line on the northeastern corner for the 1st & 2nd storeys, from 4.5m to 3m,
- Relaxation of the common boundary line on the northeastern corner for the 3rd storey from 6m to 4.5m,
- Increase the permitted bulk on the newly created Portion 1 from 0.75 to 0.79 to accommodate the proposed building (flats).

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

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 applications 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 subdivision be undertaken in accordance with the Subdivision, Phasing and Zoning Plan, Plan No. 3625-P, dated 25/09/2024, drawn by TV3 Architects, Town Planners, Urban Designers, attached as **Annexure A**.

3.3 New erf diagrams or general plans for the newly created land units be submitted to the Municipality for clearance and record purposes.

3.4 All common property, inclusive of private road/s and open space/s and land required for services by the owners' association, be transferred to the Master Owners Association / Owners' Association, prior to or simultaneously with the transfer or registration of the first land unit or prior to the first building plan approval, whichever occurs first.

3.5 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

- 3.6 A street numbering plan be submitted to the Stellenbosch Municipality for approval prior to issuing of a section 28 certificate.
- 3.7 The development be undertaken in accordance with the Site Development Plan, Plan No. NGV/800; NGV/100; NGV/101; NGV/102; NGV/103; NGV/104; NGV/200; NGV/602; NGV/605; NGV/606; NGV/607; drawn by GENIUS LOCI Architects, dated 04/09/2023, 20/11/2023, 27/11/2023 & 28/11/2023, attached as **ANNEXURE B**.
- 3.8 The conditions imposed by the Director: Engineering Services in their memo dated 13 February 2024, attached as **ANNEXURE C**, be adhered to.
- 3.9 The conditions imposed by the Transport Infrastructure Branch in their letter dated 14 May 2024, attached as **ANNEXURE E**, be adhered to.
- 3.10 Building plans be submitted and approved by the Stellenbosch 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.
- 3.11 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.

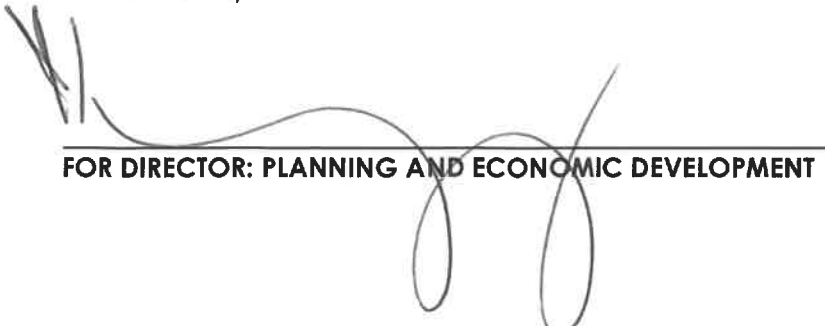
4. The reasons for the above decision are as follows:

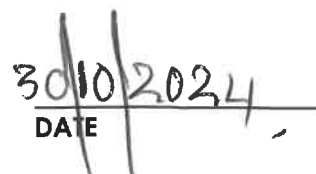
- 4.1 The development proposal with departures will not result in any additional floor area being approved that does not form part of the basket of rights already approved for the Nootgedacht Village.
- 4.2 The permanent departures applied for will have no impact on the surrounding property owners due to the location of the proposed building within the proposed subdivision and the location of the objector's property in relation to the proposed building.
- 4.3 The Site Development Plans will only facilitate the implementation of the land use approval.

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 by completing the required form 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.
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 appeal form and 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 or 021- 808 8684.
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


30/10/2024
DATE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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ANNEXURE A



Annotation	Portions	Zoning	No. of Portions	No. of Units	Area	%
	1	Multi Unit Residential (for flats)	1	39	4019m ²	63%
	2-11	Multi Unit Residential (for dwelling houses)	10	10	2374m ²	37%
	12	Private Open Space (for private open space)	1		31m ²	0%
Total			12	49	6424m ²	100%

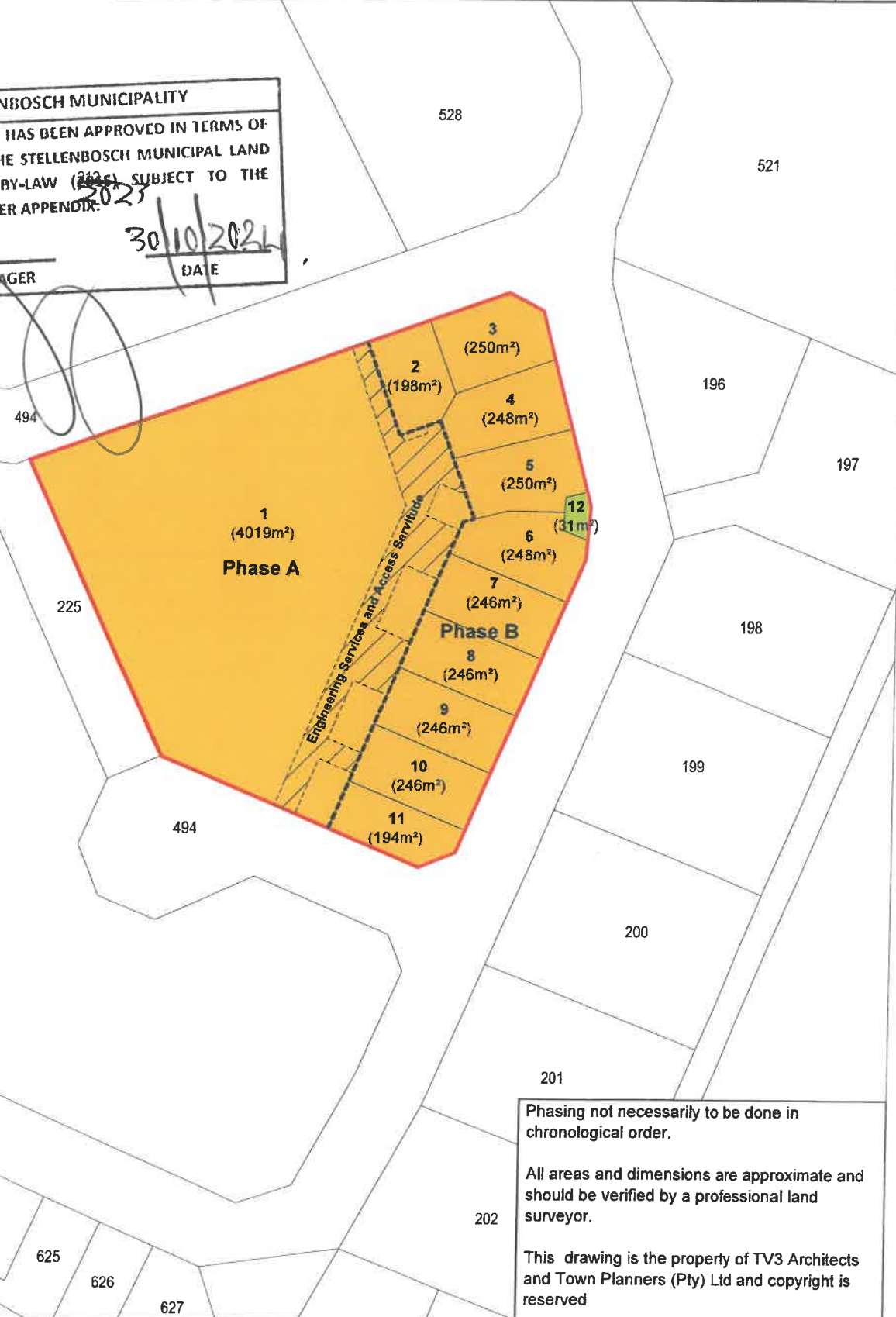
STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2021) SUBJECT TO THE CONDITIONS AS PER APPENDIX.

30/10/2024

MUNICIPAL MANAGER

DATE



Phasing not necessarily to be done in chronological order.

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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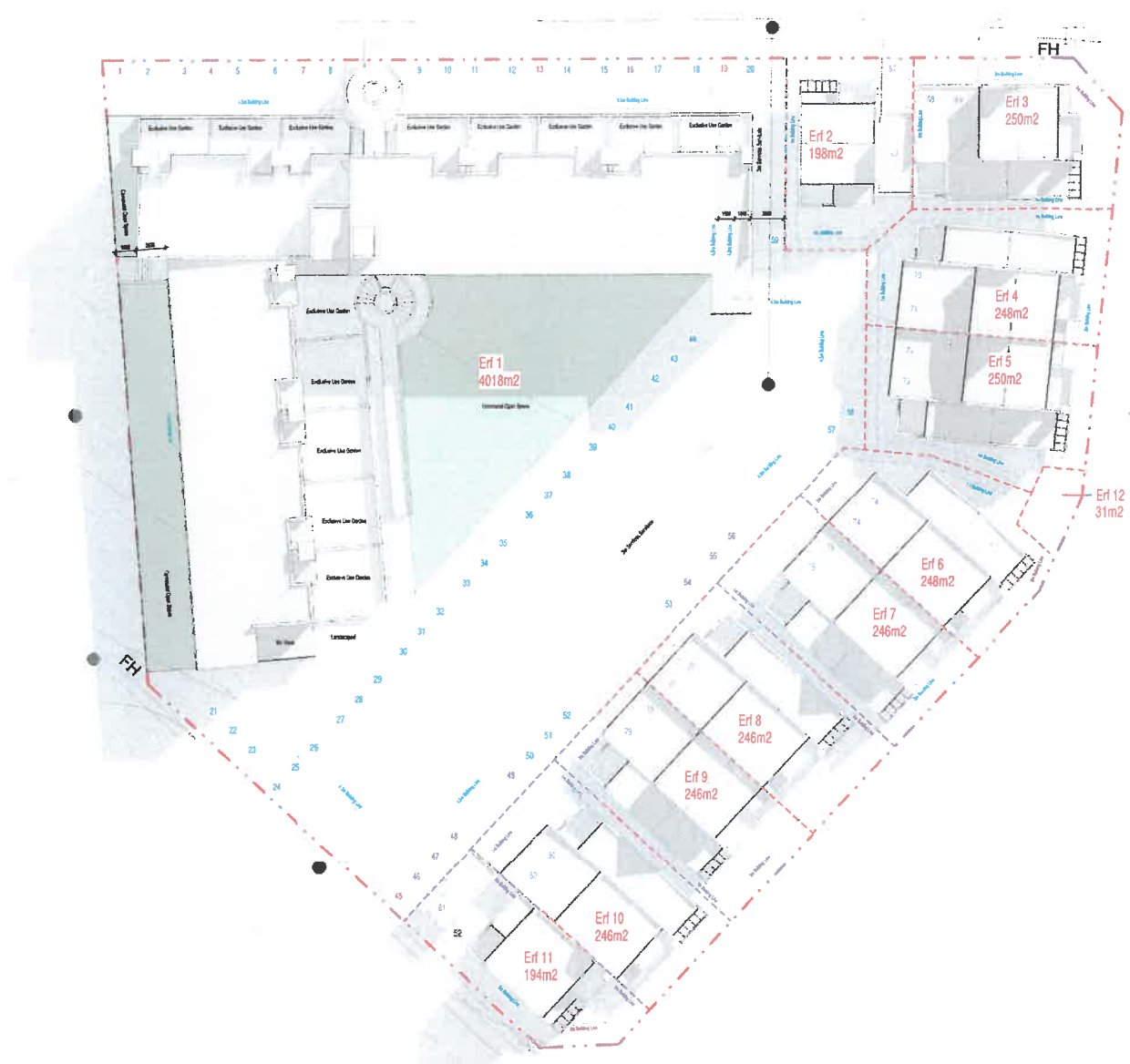
Nooitgedacht Village

Property Description:
Erf 519, Koelpark

Drawing:	Proposed Subdivision, Phasing & Zoning Plan	Plan no.:	3
Date:	25/09/2024	Scale:	1:1000 (A4)
Project no.:	3625-P	Drawn:	WH
		Checked:	Ch

Site Development Plan

SCALE: 1 : 200



Erf	Units	Type	Erf Size m²	Multiple Usage	Footprint m²	Coverage %	Multiple Usage	Floor Area	Floor Factor	Multiple Usage	Storeys	Multiple Usage	Garages	Parkings	Total	Ratio
Erf 1	33	Apartment	4018	Conventional current design + upto 350sqm	1032	25.7	50%	3179.0	1.1	75%	3	4	0	59	59	1.5
Erf 2	1	House	198		97.6	49.3	70%	146.5	0.74	n/a	2		1	1	2	2.0
Erf 3	1	House	250		140.7	56.4	70%	187.7	0.75	n/a	2		2	0	2	2.0
Erf 4	1	House	248		142	57.3	70%	189.0	0.74	n/a	2		2	0	2	2.0
Erf 5	1	House	250		142	56.8	70%	189.0	0.74	n/a	2		2	0	2	2.0
Erf 6	1	House	248		142	57.3	70%	189.0	0.74	n/a	2		2	0	2	2.0
Erf 7	1	House	246		142	57.7	70%	189.0	0.77	n/a	2		2	0	2	2.0
Erf 8	1	House	246		142	57.7	70%	189.0	0.77	n/a	2		2	0	2	2.0
Erf 9	1	House	246		142	57.7	70%	189.0	0.77	n/a	2		2	0	2	2.0
Erf 10	1	House	246		142	57.7	70%	189.0	0.77	n/a	2		2	0	2	2.0
Erf 11	1	House	194		97.5	50.3	70%	146.5	0.74	n/a	2		2	1	2	2.0
Erf 12	0	Open Space	31													
Total			48													

Conventional Open space on Erf 1 = 603m²

General Notes

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
- Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
- All glazing to comply with requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
- All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of construction may encroach building lines.

ORIGINAL DOCUMENT DATE: 07/14/23

NO	DATE	DESCRIPTION
0	2014-01-14	First Issue
1	2017-07-02	Improvements & Gaps addressed
2	2023-11-28	Submitted for approval



CLIENT:



PROJECT TITLE:

**Nooitgedacht
Later Life Living**

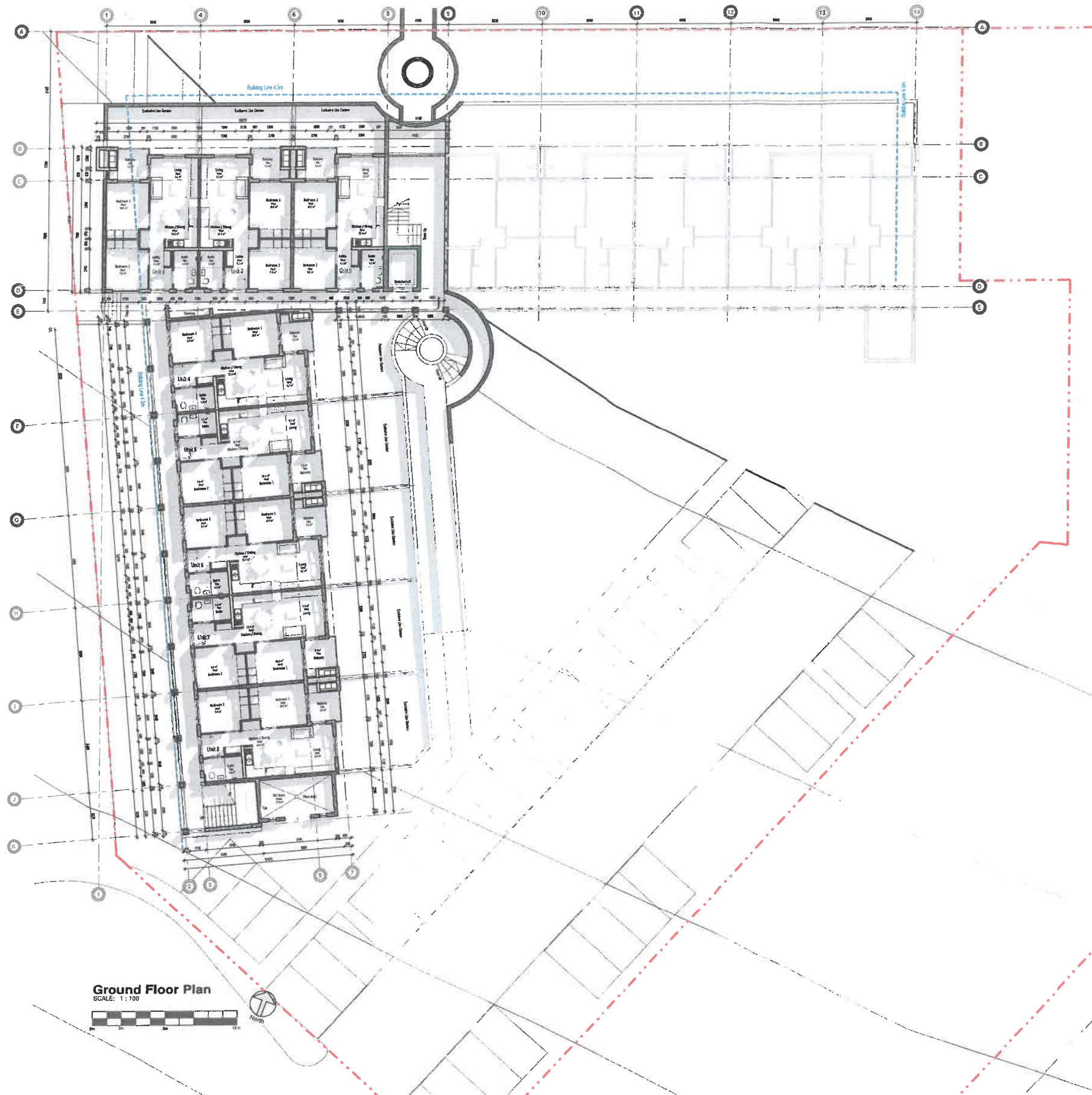
DRAWING TITLE:

**Portion 8
Site Development
Plan**

PROJECT No:	SCALE
NGV	1 : 200 @ A0
DRAWING No	DATE
NGV /800	2023-11-28
REV	DRAWN
2	FF
	CHECKED:
	AF

SDP SUBMISSION

This drawing and all the information contained thereon is the property of Genius Loci and may not be copied or disclosed to a third party without their written consent.



NOTES

Landscaping, boundary walls, and drainage are shown in green and are dependent on final site arrangement / earth works.

Glass Specification to be confirmed pending final VA calculations.

General Notes

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
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- No part of construction may encroach building lines.

ORIGINAL DOCUMENT DATE: 06/28/23

REVISIONS:		
NO.	DATE	DESCRIPTION
1	2023-06-28	Final design
2	2023-11-28	Revised measurements



CLIENT:



PROJECT TITLE:

**Nooitgedacht
Later Life Living**

DRAWING TITLE:

**Portion 8
Apartments
Ground Floor Plan**

PROJECT No:	SCALE
NGV	1:100 @ A0
DRAWING No	DATE
NGV/100	2023-11-28
REV 1	DRAWN: CHECKED: BY

SDP SUBMISSION

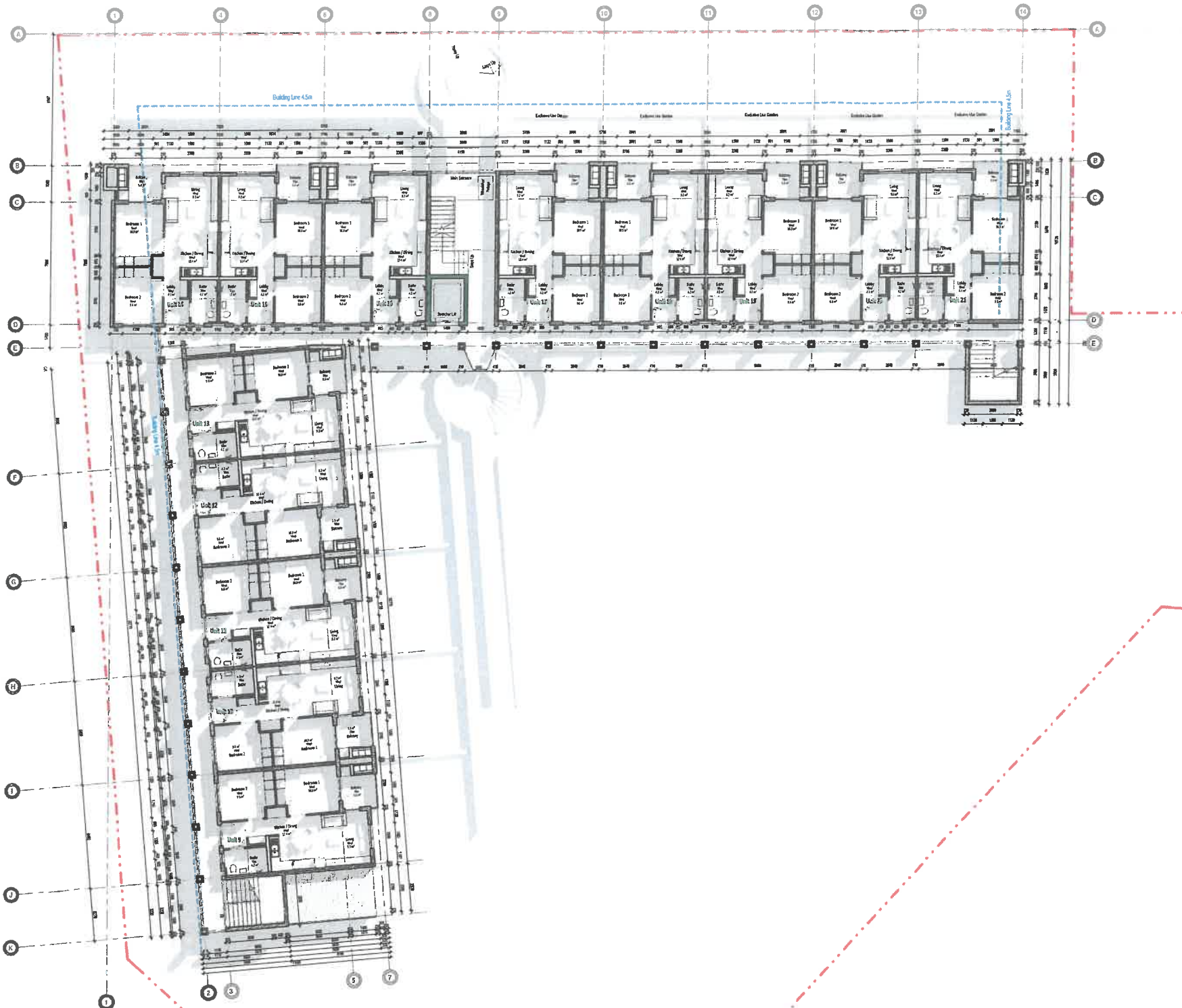
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Multi Use Residential Zone
Apartments Portion 8

Covered Areas

Ground Floor	870m ²
First Floor	1032m ²
Second Floor	1032m ²
Third Floor	445m ²
Total	3179m ²

Building footprint	1047m ²
Ext area	4018m ²
Coverage	26%
Scale Factor	0.75



First Floor Plan
SCALE: 1 : 100



NOTES

Landscape, boundary walls, or doors and existing walls shown exclusively and are dependent on final site arrangement / earth works.

Glass Specification to be confirmed pending final VA calculations

Build Use Residential Zone
Apartments Portion 8

Covered Areas

Ground Floor	670m ²
First Floor	1032m ²
Second Floor	1032m ²
Third Floor	445m ²
Total	3179m ²

Building coverage: 1047m²
Ext area: 4018m²
Coverage: 26%
Bulk Factor: 0.79

General Notes

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
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- All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
- All cavities below floor level to be filled with concrete and dpc's to be stepped. No part of construction may encroach building lines.

ORIGINAL DOCUMENT DATE: 08/28/23

REVISIONS:		
NO.	DATE	DESCRIPTION
1	2023-11-28	First Issue
2	2023-11-28	Revised Amendments



CLIENT:



PROJECT TITLE:

Nooitgedacht
Later Life Living

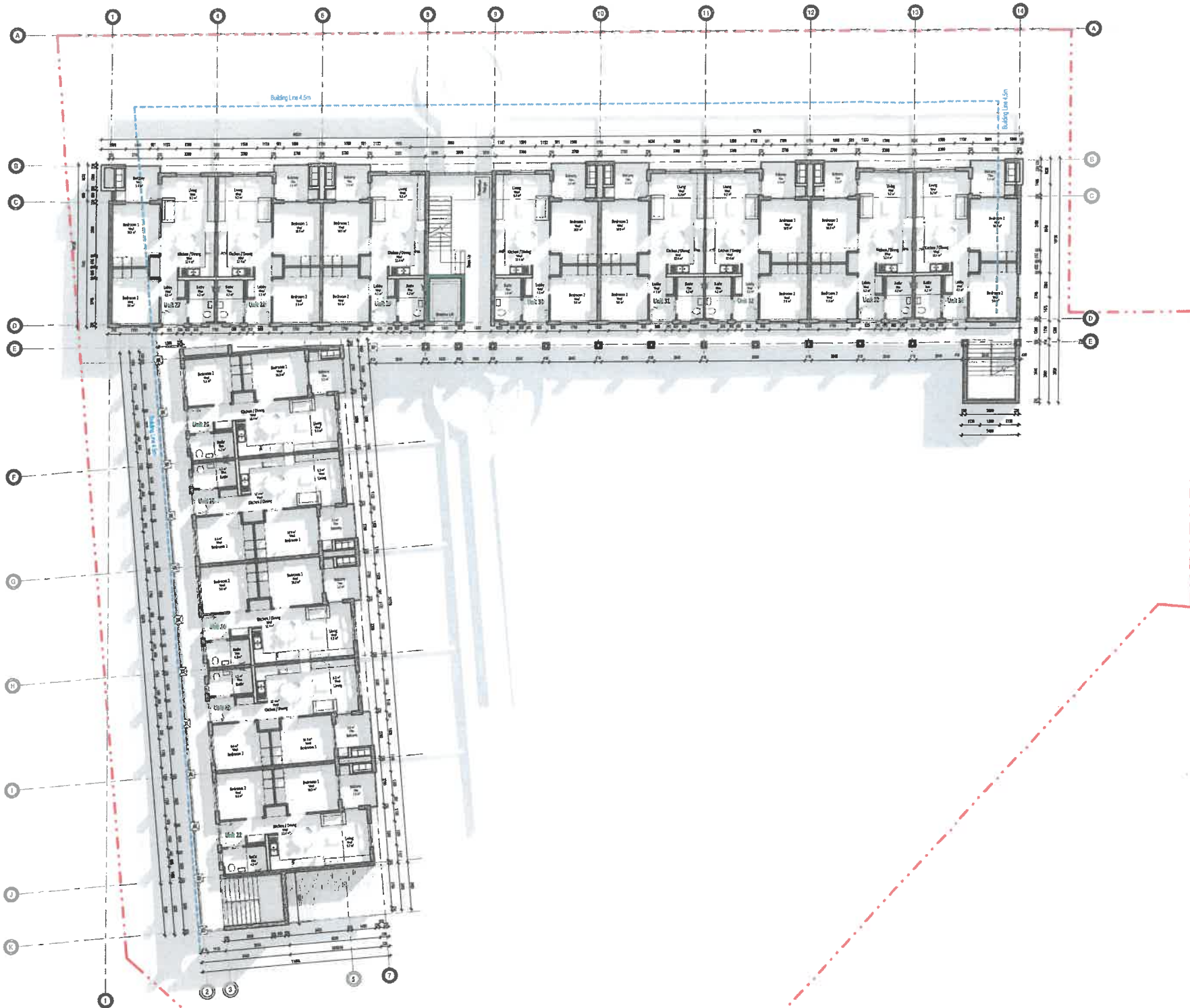
DRAWING TITLE

Portion 8
Apartments
First Floor Plan

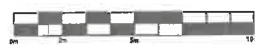
PROJECT No:	SCALE
NGV	1 : 100 @ A0
DRAWING No	DATE:
NGV / 101	2023-11-28
REV 1	DRAWN: CHECKED:
	FF HF

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Second Floor Plan
SCALE: 1:100



NOTES

Landscaping, boundary walls, or drainage and retaining walls shown indicative and are dependent on final site arrangement and earth works.

Obese Specification to be confirmed pending final VA calculations

Multi Use Residential Zone
Apartments Portion 8

Covered Areas

Ground Floor	870m ²
First Floor	1020m ²
Second Floor	1020m ²
Third Floor	445m ²
Total	3175m ²

Building footprint 1047m²

Est area 4018m²

Coverage 20%

Plot Factor 0.79

General Notes

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
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- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of construction may encroach building lines.

ORIGINAL DOCUMENT DATE: 06/28/23

NO.	DATE	DESCRIPTION
0	2023-06-28	Final Issue
1	2023-11-28	Revised/Amended/Deleted



CLIENT:



PROJECT TITLE:

**Nooitgedacht
Later Life Living**

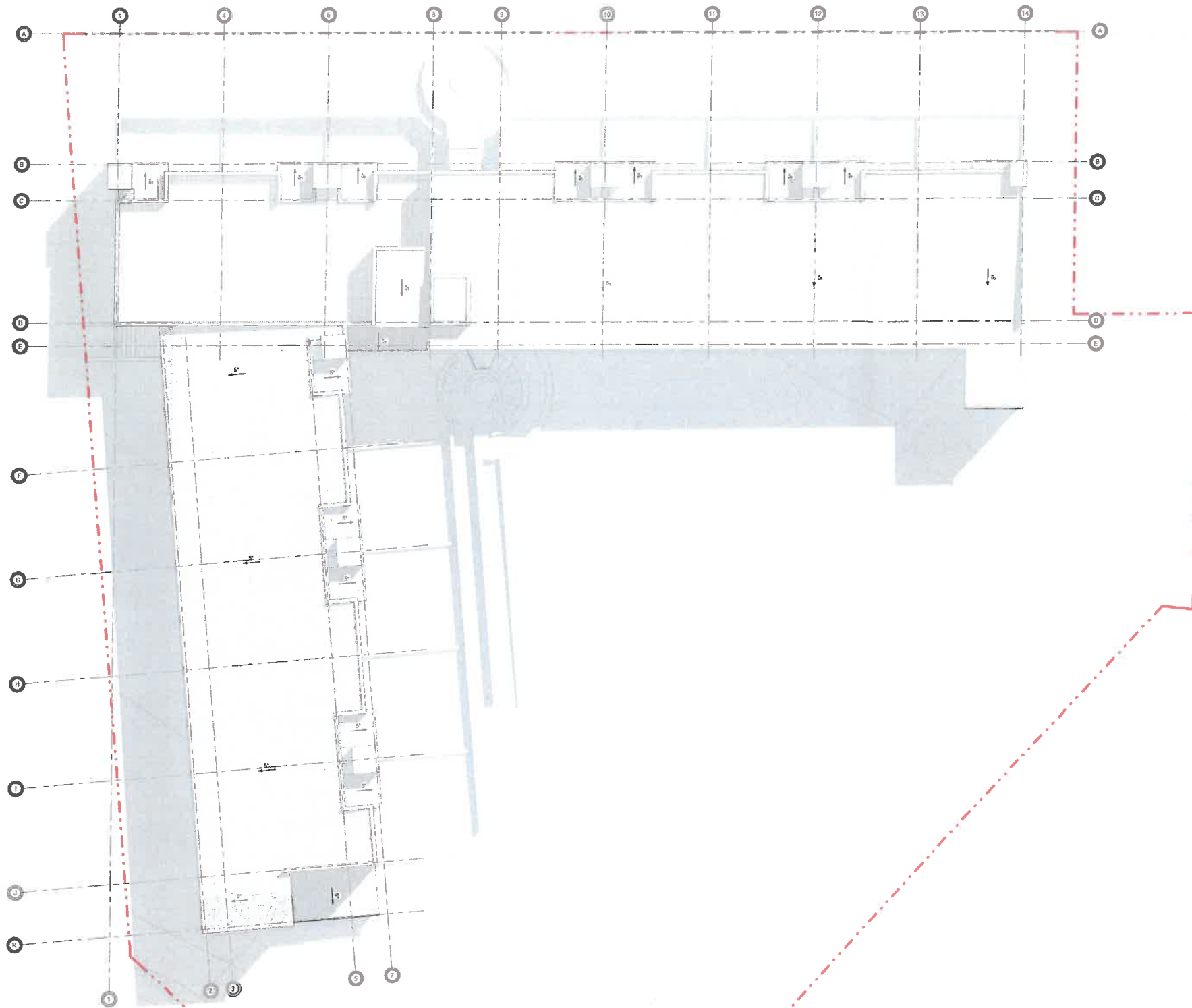
DRAWING TITLE

**Portion 8
Apartments
Second Floor Plan**

PROJECT No:	SCALE
NGV	1:100 @ AD
DRAWING No	DATE:
NGV/102	2023-11-28
REV	DRAWN: CHECKED: BY
1	

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Roof Plan
SCALE: 1 : 100



General Notes

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6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.

ORIGINAL DOCUMENT DATE: 06/28/23

REVISIONS:		
NO	DATE	DESCRIPTION
1	2023-06-23	Final Issue
2	2023-12-26	Correction/Amendments



CLIENT:



PROJECT TITLE:

**Nooitgedacht
Later Life Living**

DRAWING TITLE

**Portion 8
Apartments
Roof Plan**

PROJECT No:		SCALE	
NGV		1 : 100	A0
DRAWING No		DATE:	
NGV /104		2023-11-28	
REV	1	DRAWN:	CHECKED:
		RP	RP

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7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.

ORIGINAL DOCUMENT DATE: 06/28/23

REVISIONS:	
NO	DESCRIPTION
1	2023-03-14 First Issue
2	2023-11-28 Information Updated



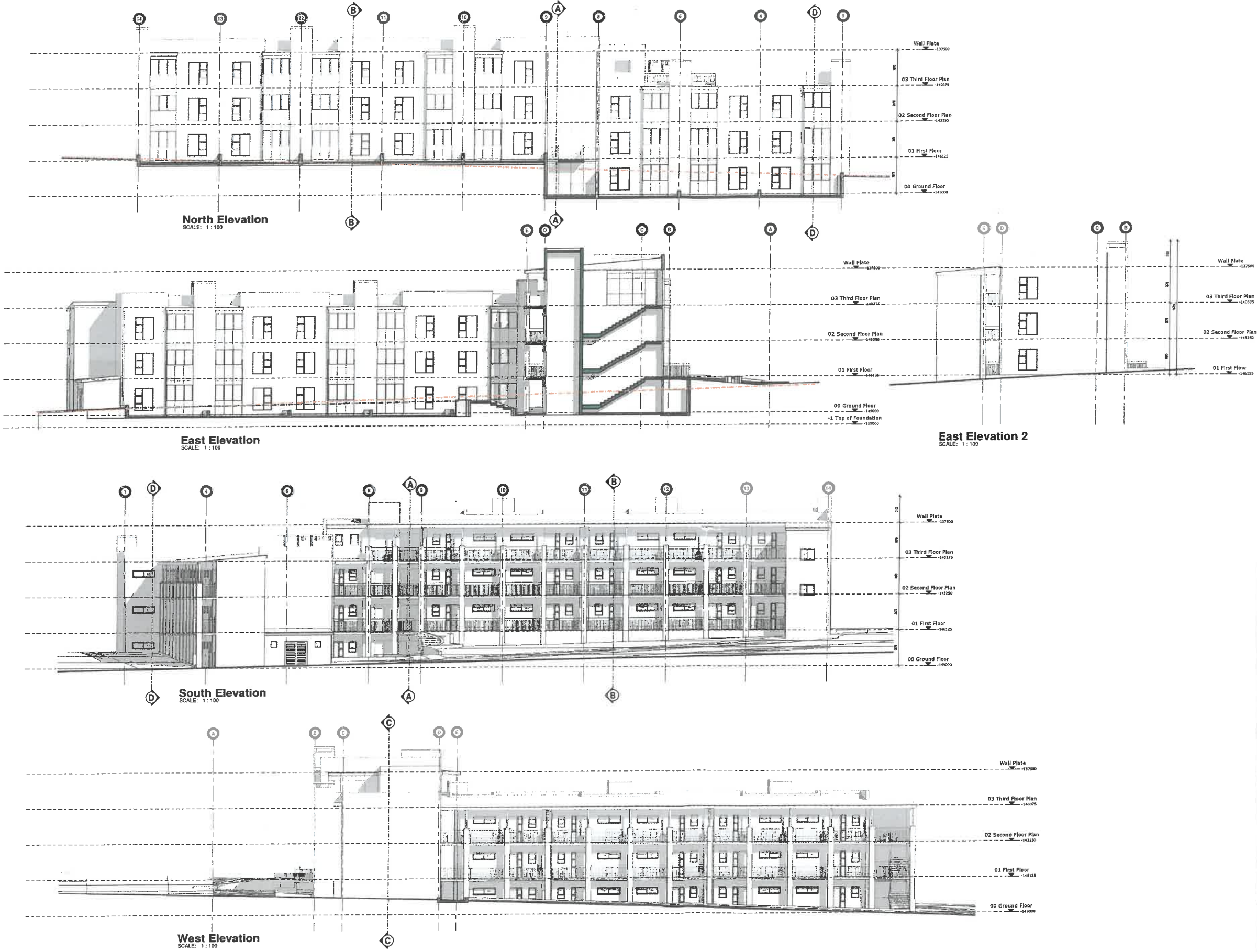
PROJECT TITLE:
**Nooitgedacht
Later Life Living**

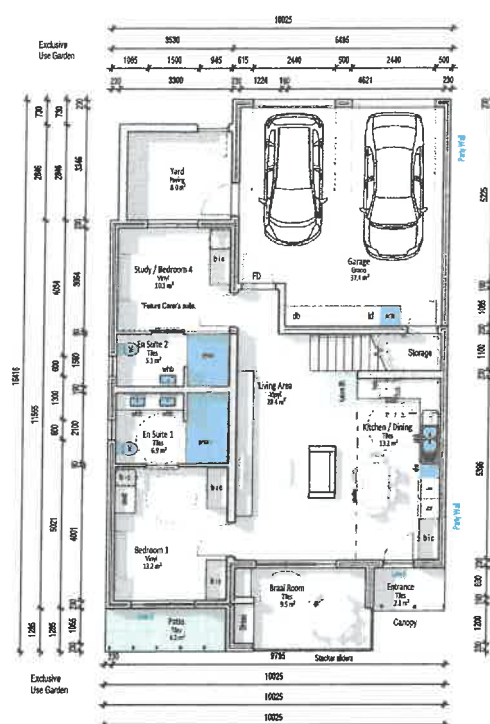
DRAWING TITLE
**Portion 8
Apartments
Elevation**

PROJECT No:	SCALE
NGV	1 : 100 @ A3
DRAWING No	DATE: 2023-11-28
NGV 200	DRAWN: PP CHECKED: RF
REV 1	

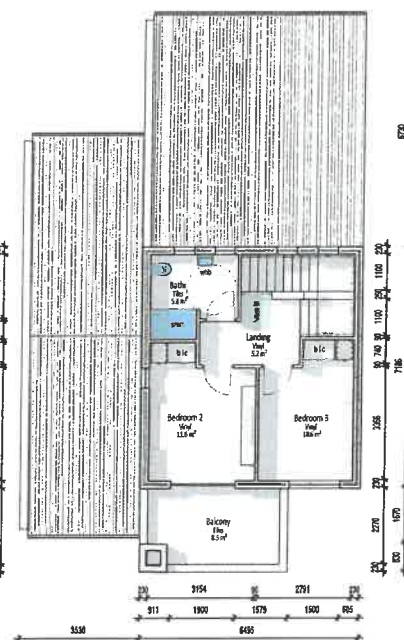
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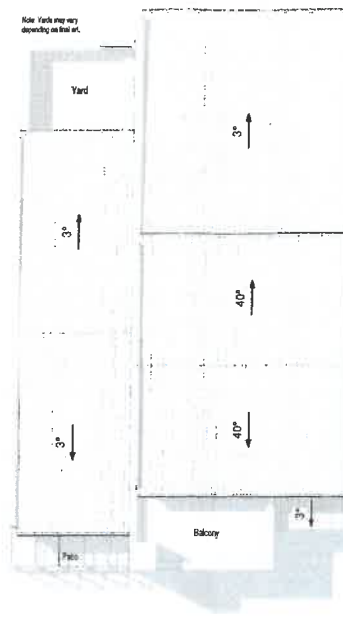




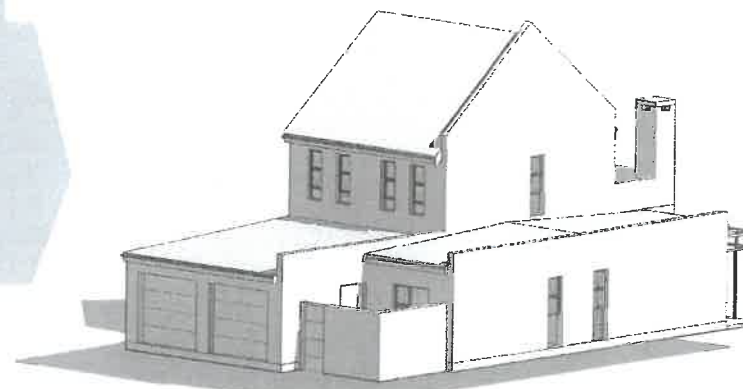
Ground Floor Plan
Scale 1:100



First Floor
Scale 1:100



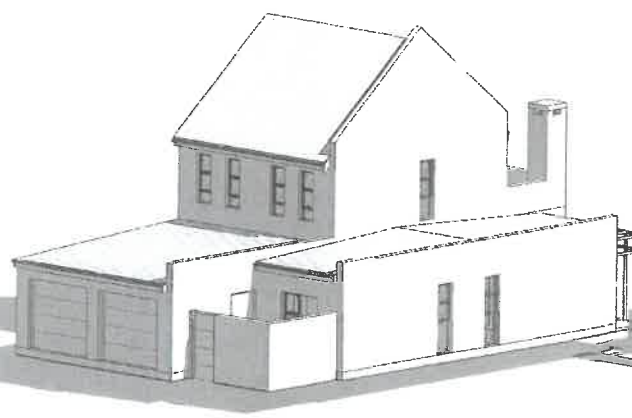
Roof Plan
Scale 1:100



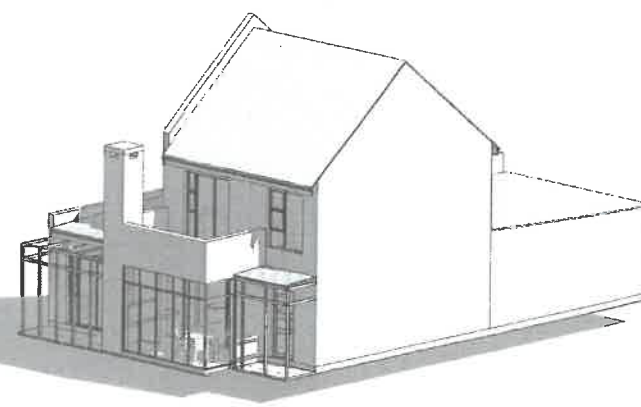
Axonometric View Rear Right
Scale



Rear Elevation
Scale 1:100



Axonometric View Front Right
Scale



Axonometric View Front Left
Scale

Covered Areas

Ground Floor	90.2m ²
First Floor	46.6m ²
Braai Room	10.6m ²
Garage	41.2m ²
Canopy	2.7m ²
Total	191m²
Yard	9.4m ²
Patio	4.5m ²
Balcony	8.5m ²
Footprint	144.7m ²
Erf 11m x 22.5m	247.5m ²
Coverage	58.1%
Bulk Factor	0.77

General Notes

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- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
- Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
- All glazing to comply with requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
- All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of construction may encroach building lines.

ORIGINAL DOCUMENT DATE: 10/07/23

NO	DATE	DESCRIPTION
0	2023-07-04	First Issue
1	2023-09-13	Client comments incorporated.
2	2023-11-20	Minor amendments



CLIENT:



PROJECT TITLE:

**Nooitgedacht
Later Life Living**

DRAWING TITLE

**Typical Plan
4 Bedroom House**

PROJECT No:	SCALE
NGV	1:100 @ A1
DRAWING No	DATE:
NGV /602	2023-11-20
REV 2	DRAWN: CHECKED:
	FF RF

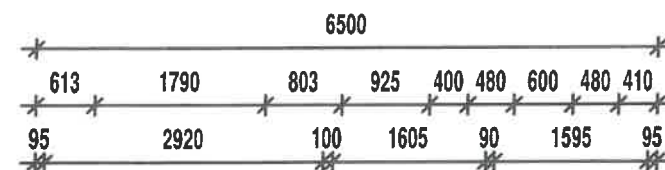
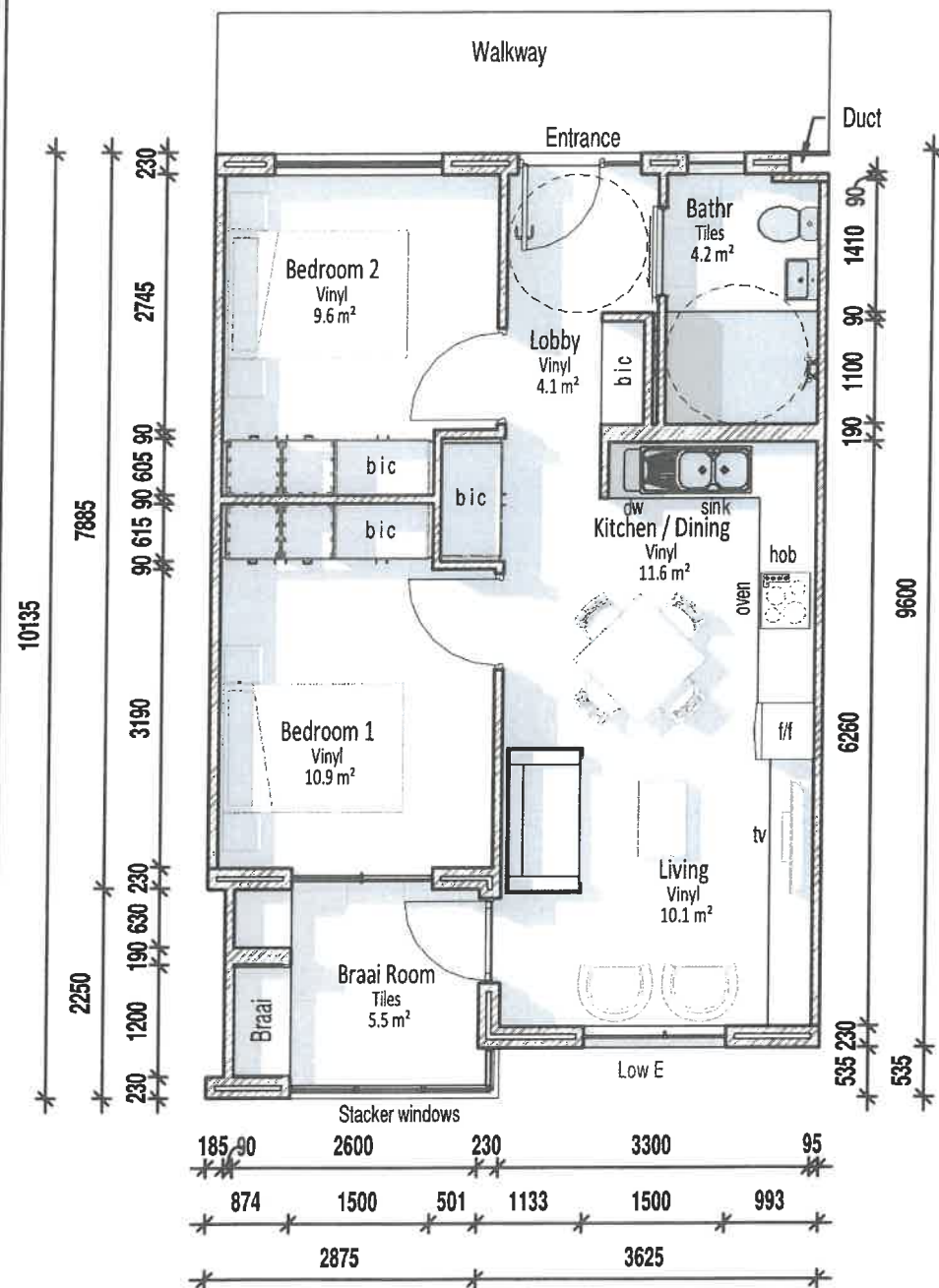
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Street Elevation
Scale 1:100

Left Elevation
Scale 1:100

Right Elevation
Scale 1:100



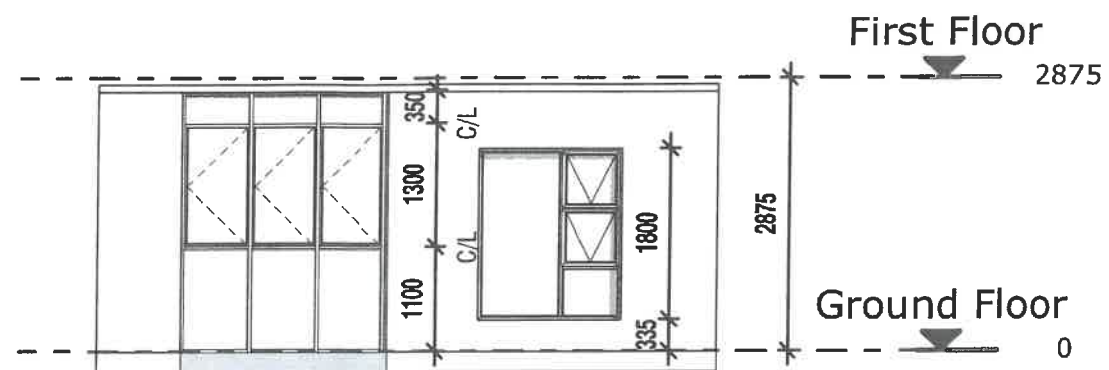
Ground Floor Plan
Scale 1 : 100

NOTES:

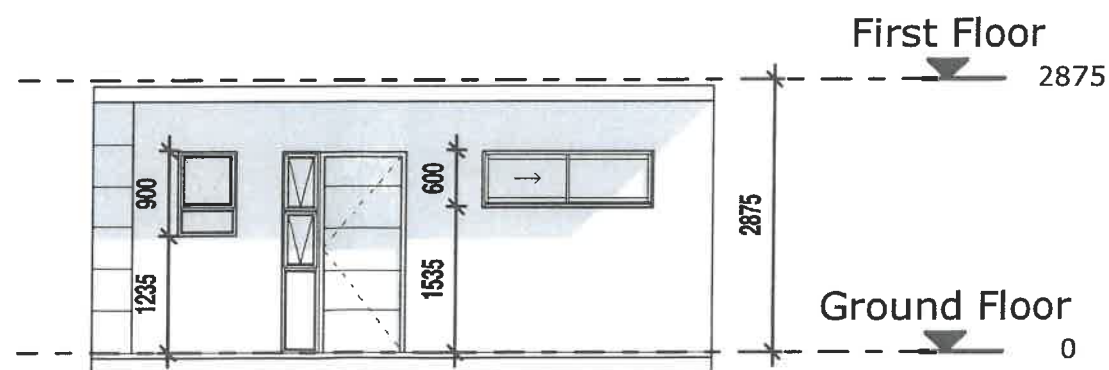
Final Design for example:
windows, pergolas, braai, entrance and garage
are even specific dependent.

Landscaping, boundary walls, enclosures and
retaining walls not included on general types.

Glass Specification to be confirmed pending final
XA calculations



Street Elevation
Scale 1 : 100



Walkway Elevation
Scale 1 : 100

Sectional title Areas

Apartment	56.4m ²
Braairoom	6.6m ²
Total	63m ²

General Notes

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.

REVISIONS:

NO	DATE	DESCRIPTION
0	2023-05-15	First Issue (on dwg 1010)
1	2023-07-20	Elevations added, plan isolated.
2	2023-11-27	Apartment reduced by 3m ² .



CLIENT:



PROJECT TITLE:

Nooitgedacht
Later Life Living

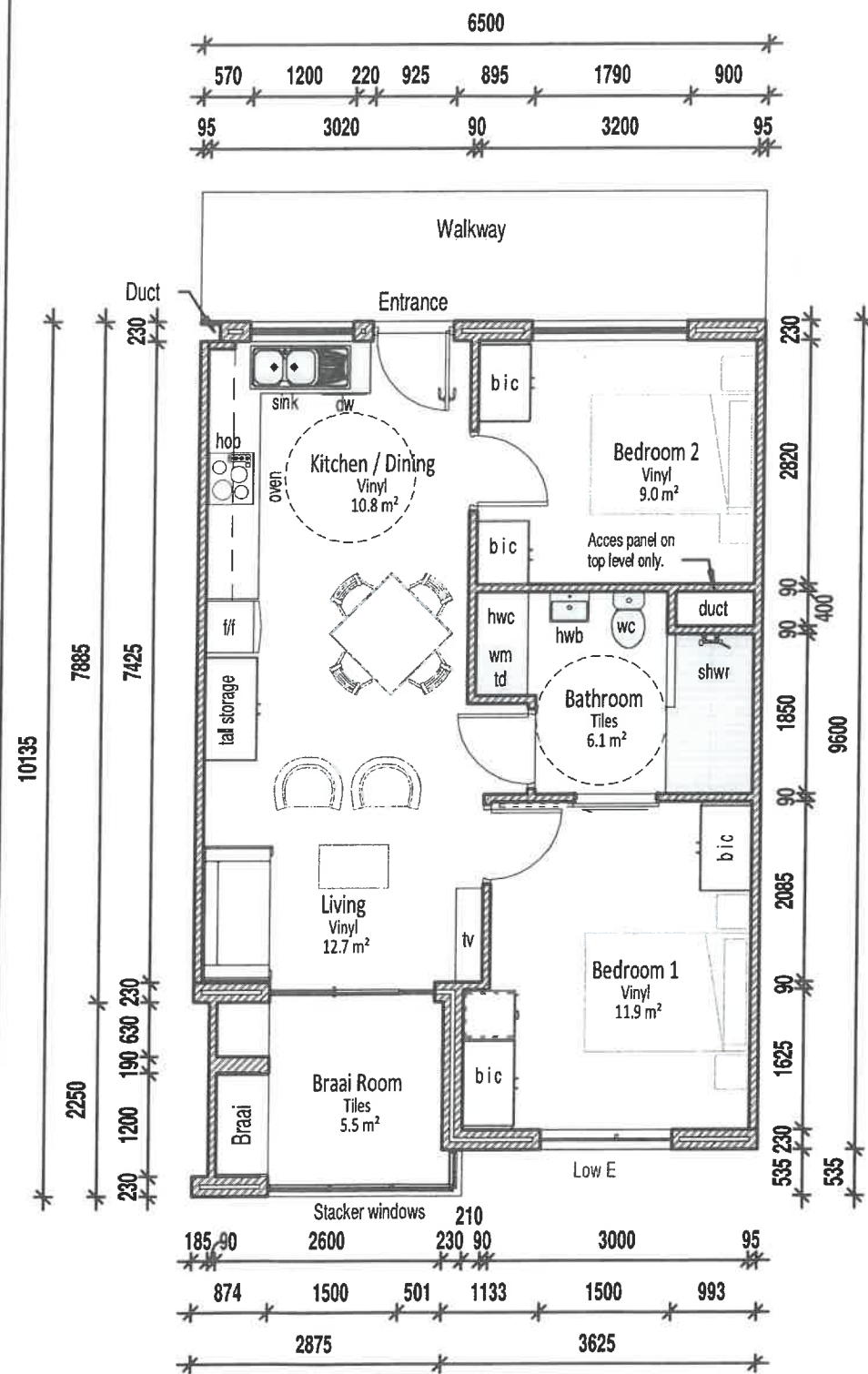
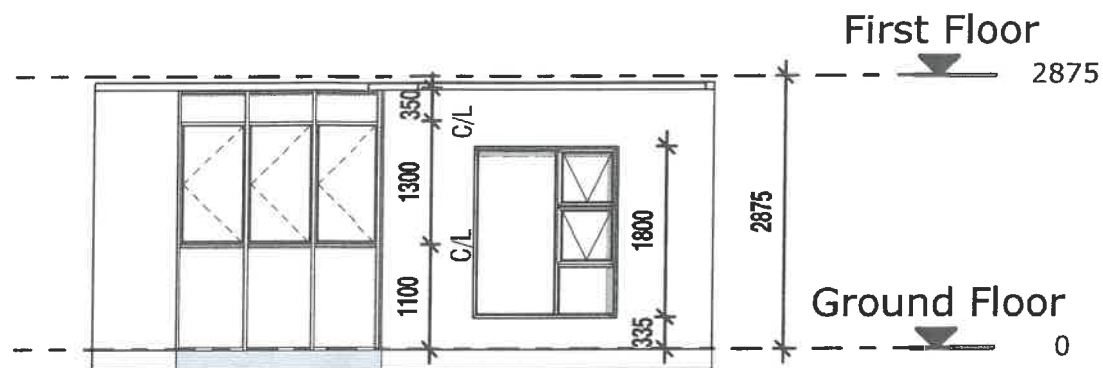
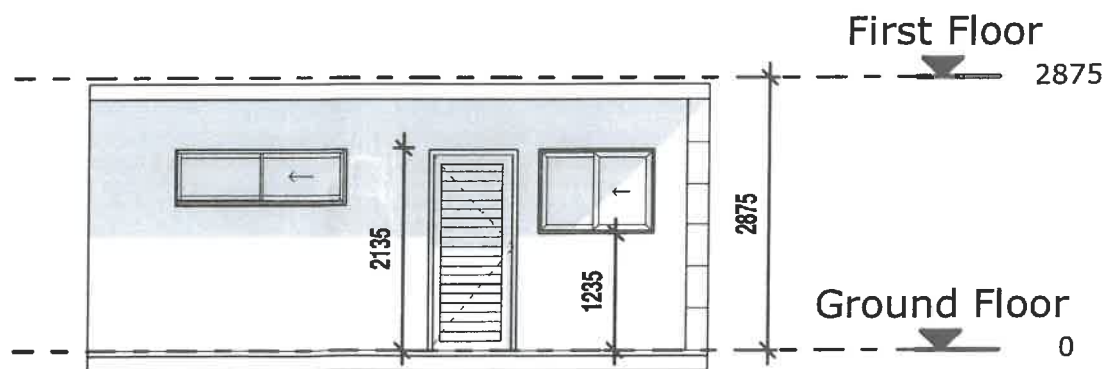
DRAWING TITLE

Typical Plan
2 Bedroom Apartment

PROJECT No:	NGV	SCALE	1 : 100 @ A3
DRAWING No	605	DATE:	2023-11-27
REV	2	DRAWN:	FF
		CHECKED:	RF

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NOTES:

Final Design for example:
windows, pergolas, braai, entrance and garage
are even specific dependent.

Landscaping, boundary walls, enclosures and
retaining walls not included on general types.

Glass Specification to be confirmed pending final
XA calculations

First Floor

2875

Ground Floor

0

First Floor

2875

Ground Floor

0

Sectional title Areas

Apartment	56.4m ²
Braai room	6.6m ²
Total	63m²

General Notes

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
- Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
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- All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of construction may encroach building lines.

REVISIONS:

NO	DATE	DESCRIPTION
0	2023-09-04	First Issue
1	2023-11-27	Apartment Area reduced by 3m ² .



CLIENT:



PROJECT TITLE:

Nooitgedacht
Later Life Living

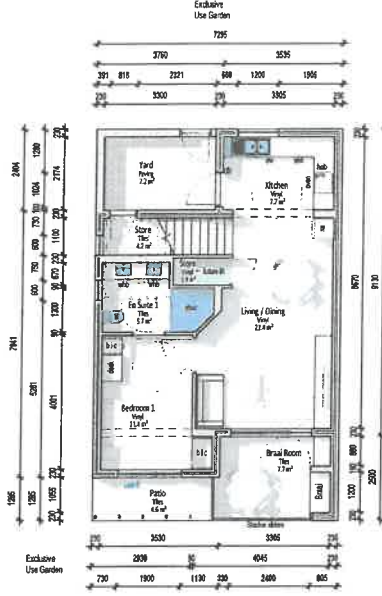
DRAWING TITLE

Typical Plan
2 Bed Apartment Alternative

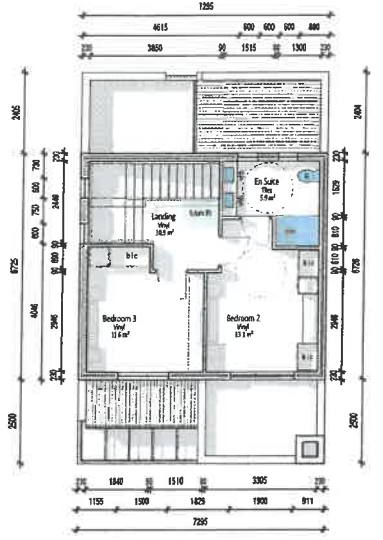
PROJECT No:	NGV	SCALE	1 : 100 @ A4
DRAWING No	606	DATE:	2023-11-27
REV	1	DRAWN:	FF
		CHECKED:	RF

FOR INFORMATION

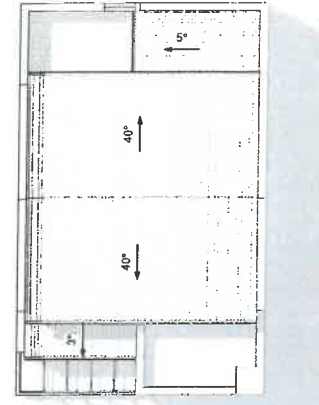
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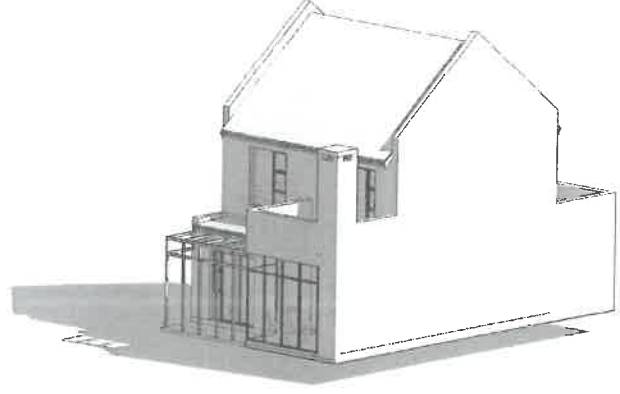
Ground Floor Plan
Scale 1:100



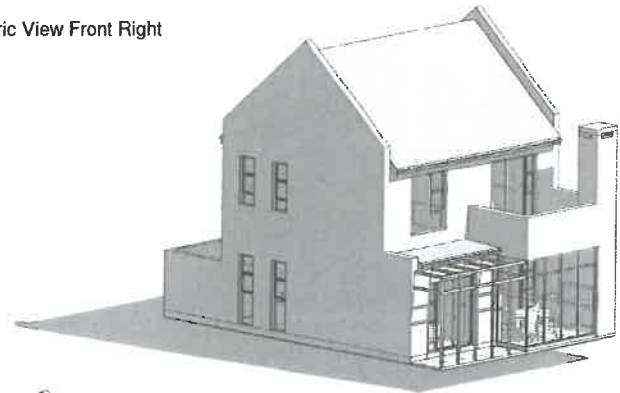
First Floor
Scale 1:100



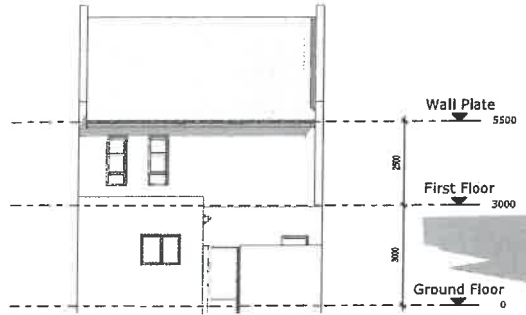
Roof Plan
Scale 1:100



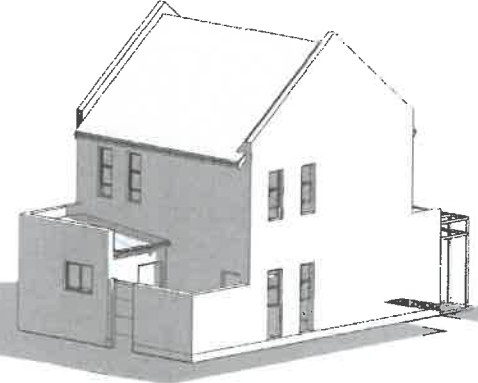
Axonometric View Front Right
Scale



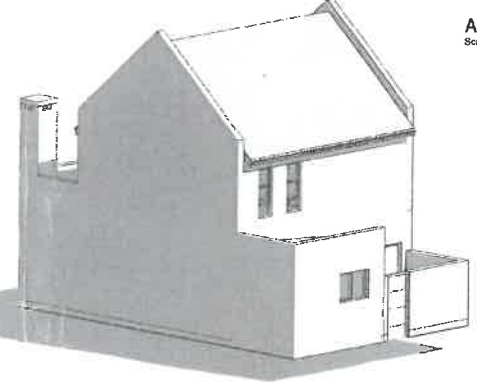
Axonometric View Front Left
Scale



Rear Elevation
Scale 1:100



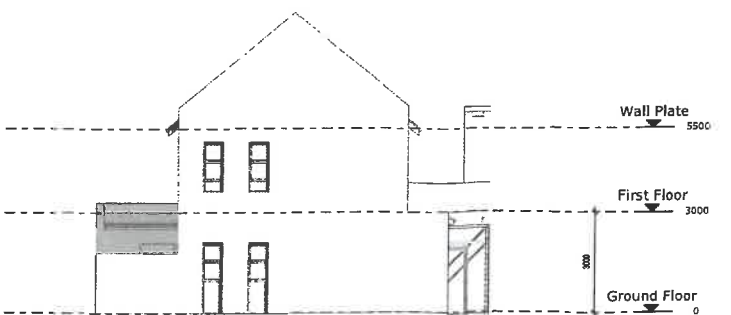
Axonometric View Rear Right
Scale



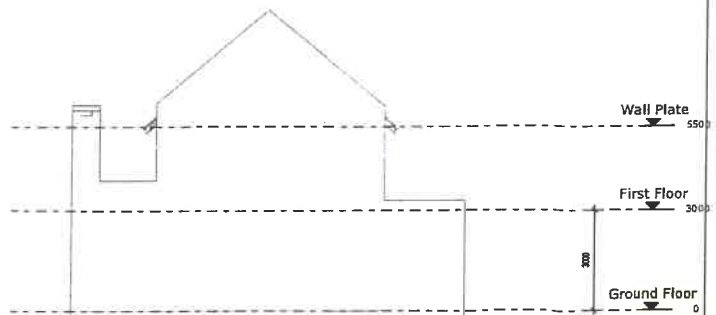
Axonometric View Rear Left
Scale



Street Elevation
Scale 1:100



Left Elevation
Scale 1:100



Right Elevation
Scale 1:100

NOTES

- Final Design for example windows, pergolas, braai, entrance and garage are even specific dependent.
- Landscaping, boundary walls, enclosures and retaining walls not included on general types.
- Glass Specification to be confirmed pending final XA calculations

Covered Areas

Ground Floor	62.7m ²
Braairoom	9.1m ²
Garage	22.9m ²
First Floor	49m ²
Total	143.7m²
Balcony	9.4m ²
Patio	4.5m ²
Yard	7.6m ²
Footprint	94.7m ²
Bulk area	143.7m ²
Erf 9m x 22.5m	202.5m ²
Coverage	46.7%
Bulk Factor	0.71

General Notes

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- No part of construction may encroach building lines.

ORIGINAL DOCUMENT DATE: 04/09/23

NO	DATE	DESCRIPTION
0	2023-09-04	First Issue



CLIENT:



PROJECT TITLE:

**Nooitgedacht
Later Life Living**

DRAWING TITLE

**Typical Plan
3 Bedroom House**

PROJECT No:	SCALE
NGV	1 : 100 @ A1
DRAWING No	DATE:
NGV /607	2023-09-04
REV	DRAWN: CHECKED:
0	FF RF

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STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE C



STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INGENIEURSDIENSTE
DIRECTORATE: ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Nolusindiso Momoti
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 13 Feb 2024
Our Ref ▫ Ons Verw: Civil LU 2655
Town Planning Ref: LU/16534 – TP 599/2023
Re ▫ Insake: Erf 519, Koelpark: Application is made i.t.o. Section 15.2(d) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the subdivision of Erf 519, Koelpark into 12 erven. Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2023 lot the following (building line) permanent departures to relax the Multi-Unit Residential Zone erfs (flats) building lines on the north-western corner from 4.5m to 1.8m, on the north-eastern corner on the 1st and 2nd storeys from 4.5m to 3m, and on the north-eastern corner on the 3rd storey from 6m to 4.5m, as indicated on the SDP. Application is made i t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2023 for the following (floor area) permanent departures to accommodate the new flats to increase the Multi-Unit Residential Zone erf (flats) permissible floor area ratio from 0.75 to 0.79. Application is made i.t.o. Section 15.2(l) of the Stellenbosch Municipality Panning By-Law, 2023 for permission i.t.o. a condition of approval for the approval of the Village Retreat's Site Development Plan (SDP).

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

- Subdivision Plan No 3 3625-P dated 30/11/2023 by TV3
- Site Development Plan NGV/800 Rev 2 dated 2023-11-28
- Report on Civil Engineering Services, by Bart Senekal Consulting Civil & Structural Engineers, dated 4 Dec 2023, incl Basket of Rights reconciliation in Annexure D thereof;
- ITS Transport Statement dated 7 Dec 2023 incl trip generation basket of rights;

Background

Water and Sewer

In the engineering approval conditions (Memo dated 2014-10-22), a “basket of rights” was confirmed for the overall Nooitgedacht Village Development namely:

Sewerage:	355, 549 kl/day
Water:	469, 218 kl/day

No further development than the existing right will be allowed until such time that capacity at the waste water treatment works is confirmed and storage capacity in terms of water provision is secured.

The information contained in the civil engineering services report of the current application confirms that with the inclusion of this application, the development to date is still within these parameters:

Sewerage:	294 kl/day
Water:	359 kl/day

Roads

In terms of the Roads, clause 45 of the aforementioned Memo states that certain upgrades will be required once the Nooitgedacht Village reaches the 50% stage. The information contained in the Transport Basket of Rights letter of the current application confirms that with the inclusion of this application, the development to date is still within these parameters, namely 37%.

Notwithstanding the aforementioned, and since the original conditions for this development was done in 2014, and the fact that the capacity status of the roads has changed in the years since then, it has been recommended that this application be circulated to the provincial roads authority for comment and conditions. Any condition that they might have regarding road upgrades must be met prior to clearance.

Development Conditions

The above-mentioned land-use application is supported, subject to the following conditions:

General

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:
 - (a) *"Municipality"* means the STELLENBOSCH MUNICIPALITY a metropolitan municipality, Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act 117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;
 - (b) *"Developer"* means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;
 - (c) *"Engineer"* means an engineer employed by the *"Municipality"* or any person appointed by the *"Municipality"* from time to time, representing the Directorate: Engineering Services, to perform the duties envisaged in terms of this land-use approval;
2. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the *"Engineer"*;
3. that the *"Developer"* must ensure that he / she has an acceptable public liability insurance policy in place;
4. **that the *"Developer"* approaches the Provincial Roads Authority for their comment and conditions on this application. Such conditions must be adhered to before any clearance or any further development approvals will be issued;**
5. that the *"Developer"* informs the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;
6. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3rd Edition (2015);

7. that the “Developer” takes cognizance and accepts the following:
- a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;
 - b.) that no building plans will be recommended for approval by the Directorate: Engineering Services before the approval of internal – and external civil engineering services drawings;
 - c.) that no building plans will be recommended for approval by the Directorate: Engineering Services before a clearance in terms of the Stellenbosch Municipal Land Use Planning By-law is issued

Site Development Plan

8. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the “Developer”;
9. that although the Site Development Plan is approved by this letter of approval, a further fully detailed site plan be submitted for approval prior to the approval of engineering services plans and or building- and/or services plans to allow for the setting of requirements, specifications and conditions related to civil engineering services. Such Plan is to be substantially in accordance with the approved application and or subdivision plan and or precinct plan and or site plan, etc. and is to include a layout plan showing the position of all roads, road reserve widths, sidewalks, parking areas with dimensions, loading areas, access points, stacking distances at gates, **refuse removal arrangements**, allocation of uses, position and orientation of all buildings, the allocation of public and private open spaces, building development parameters, the required number of parking bays, stormwater detention facilities, connection points to municipal water- and sewer services, updated land-use diagram and possible servitudes;
10. that if the fully detailed Site Development Plan, as mentioned in the above item, contradicts the approved Site Development Plan, the “Developer” will be responsible for the amendment thereof and any costs associated therewith;

11. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

Internal- and Link Services

12. that it be noted that the roads on the said erf are reflected as private roads. Therefor all internal services on the said erf will be regarded as private services and will be maintained by the "*Developer*" and or HOA;
13. that the "*Developer*", at his/her cost, construct the internal (on-site) private civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided before subdivision clearance;
14. that plans of all the internal civil services and such municipal link services as required by the Directorate: Engineering Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
15. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "*Engineer*";
16. that the "*Developer*" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (BS1028) and that his/her design engineer will comply to the mentioned document or as otherwise agreed in writing with the Directorate: Engineering Services;
17. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Engineering Services;
18. that all internal - and link services be inspected by the "*Engineer*" on request by the "*Developer*" or his Consulting Engineer;
19. that a practical completion certificate be issued prior to transfer of individual units or utilization of buildings;
20. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on

asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on a monthly basis;

21. that the "*Developer*" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
22. that the "*Developer*" be liable for all damages caused to existing civil and electrical services of the "*Municipality*" relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the "*Developer*" to determine the location of existing civil and electrical services;
23. that all connections to the existing services be made by the "*Developer*" under direct supervision of the "*Engineer*" or as otherwise agreed and all cost will be for the account of the "*Developer*";
24. It has previously been confirmed that there is a bulk water meter outside the boundary of the development for the entire Nooitgedacht Village development which is read by the Municipality. All internal water meters are sub meters and are managed and monitored by the HOA;
25. that subdivision clearance will only be issued there is proof that a municipal account for the existing bulk water meter is activated;
26. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;

Servitudes

27. that the "*Developer*" ensures that all main services to be taken over by the Directorate: Engineering Services, all existing municipal – and or private services crossing private - and or other institutional property and any other services crossing future private land/erven are protected by a registered servitude before final Section 28 Clearance will be given;
28. The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The "*Developer*" will be responsible for the registration of the required servitude(s), as well as the cost thereof;

29. that the "*Developer*" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party before final approval of engineering drawings be obtained.

Stormwater Management

30. that the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;
31. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;
32. 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: Engineering Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans;
33. that overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "*Developer*", at his/her cost, to the standards of the Directorate: Engineering Services;
34. that in the case of a sectional title development, the internal stormwater layout be indicated on the necessary building plans to be submitted for approval.
35. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The "*Developer*" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Roads

36. the proposed notarial tie for the parking shortfall of 40 bays to be provided on erf 279 must be in place prior to clearance;
37. that, when it becomes applicable, the "Developer" will enter into a Services Agreement with the "Municipality" in respect of the implementation of the identified infrastructure as reflected in the Traffic Impact Assessment;
38. that no access control will be allowed in public roads;
39. that provision be made for acceptable stacking distances in front of access control gates;
40. that, where access control is being provided, a minimum of 2 to 3 visitor's parking bays be provided on site, but outside the entrance gate, for vehicles not granted access to the development;
41. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary.
42. That, when it becomes applicable, i.e. at development of up 50% of the Nooitgedacht Village, **or if required earlier by the provincial roads authority** the "Developer" will be responsible for the design, construction, supervision and implementation of the following infrastructure as reflected in the Transport Impact Assessment by ITS Consulting Engineers, dated October 2013:
 - i) R304/Bottelary/Kromme Rhee Road intersection: upgrade with a dedicated westbound right-turn lane along Kromme Rhee Road.
43. that visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;
44. that provision be made for a stacking distance of 6 meters for a dual entrance, or 12 meters for a single entrance, measured from the public road kerb to the entrance gate;

Wayleaves

45. that way-leaves / work permits be obtained from the Directorate: Engineering Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;
46. that wayleaves will only be issued after approval of relevant engineering design drawings;

Development Contributions

47. That the conditions 53 to 66 regarding Development Contributions contained in the Memo dated 2014-10-22 of the previous approval letter dated 2015-03-17 be applicable.
48. No Development Contributions are however applicable to this application, as the thresholds of the existing rights have not yet been reached.

Solid Waste

49. that the "Developer" will enter into a service agreement with the "Municipality" for the removal of refuse;
50. that it be noted that the Solid Waste Branch will not enter private property, private roads or any access controlled properties for the removal of solid waste, unless specifically agreed with the Solid Waste department of Stellenbosch Municipality;
51. Access to all properties via public roads shall be provided in such a way that collection vehicles can complete the beats with a continuous forward movement;
52. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
53. Refuse storage areas are to be provided for all premises other than single residential erven;
54. Refuse storage areas shall be designed in accordance with the requirements as specified by the Solid Waste Branch. Minimum size and building specifications is available from the Solid Waste Branch – contact Clayton Hendricks at 021 – 808 8241;

55. The refuse storage area shall be large enough to store all receptacles needed for refuse disposal on the premises, including all material intended to recycling. No household waste is allowed to be disposed / stored without a proper 240 l Municipal wheelie bin;
56. The size of the refuse storage area depends on the rate of refuse generation and the frequency of the collection service. For design purposes, sufficient space should be available to store two weeks' refuse;
57. Where the premises might be utilised by tenants for purposes other than those originally foreseen by the building owner, the area shall be sufficiently large to store all refuse generated, no matter what the tenant's business may be;
58. All black 85 l refuse bins or black refuse bags is in the process of being replaced with 240 l black municipal wheeled containers engraved with WC024 in front, and consequently refuse storage areas should be designed to cater for these containers. The dimensions of these containers are:

Commercial and Domestic:	585mm wide x 730mm deep x 1100mm high
---------------------------------	--

59. With regard to flats and townhouses, a minimum of 50 litres of storage capacity per person, working or living on the premises, is to be provided at a "once a week" collection frequency;
60. Building specifications for refuse storage area:

Floor

The floor shall be concrete, screened to a smooth surface and rounded to a height of 75mm around the perimeter. The floor shall be graded and drained to a floor trap (See: Water Supply and Drainage).

Walls and Roof

The Refuse Storage Area shall be roofed to prevent any rainwater from entering. The walls shall be constructed of brick, concrete or similar and painted with light colour high gloss enamel. The height of the room to the ceiling shall be not less than 2.21 metres.

Ventilation and Lighting

The refuse storage area shall be adequately lit and ventilated. The room shall be provided with a lockable door which shall be fitted with an efficient self-closing device. The door and ventilated area shall be at least 3 metres from any door or window of a habitable room. Adequate artificial lighting is required in the storage area.

Water Supply and Drainage

A tap shall be provided in the refuse storage area for washing containers and cleaning spillage. The floor should be drained towards a 100 mm floor trap linked to a drainage pipe which discharges to a sewer gully outside the building. In some cases a grease gully may be required.

61. Should the refuse storage area be located at a level different from the level of the street entrance to the property, access ramps are to be provided as stairs are not allowed. The maximum permissible gradient of these ramps is 1:7;
62. A refuse bay with minimum dimensions of 15 meters in length x 2, 5 meters in width plus 45 degrees splay entrance, on a public street, must be provided where either traffic flows or traffic sight lines are affected. The refuse bays must be positioned such that the rear of the parked refuse vehicle is closest to the refuse collection area;
63. Any containers or compaction equipment acquired by the building owner must be approved by the Directorate: Engineering Services, to ensure their compatibility with the servicing equipment and lifting attachments;
64. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
65. Access must be denied to unauthorised persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
66. All refuse storage areas shall be approved by the Directorate: Engineering Services, to ensure that the Council is able to service all installations, irrespective of whether these are currently serviced by Council or other companies;

AS-BUILTs

67. The "*Developer*" shall provide the "*Municipality*" with:

- a. a complete set of as-built paper plans, signed by a professional registered engineer;
 - b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "Engineer" and is reflected herewith as Annexure X;
 - c. a completed Asset Verification Sheet in Excell format, reflecting the compositization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "Engineer", and is to be verified as correct by a professional registered engineer;
 - d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
 - e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "Municipality" are fully paid;
68. All relevant as-built detail, as reflected in the item above, of civil engineering services constructed for the development, must be submitted to the "Engineer" and approved by the "Engineer" before any application for Certificate of Clearance will be supported by the "Engineer";
69. The Consulting Civil Engineer of the "Developer" shall certify that the location and position of the installed services are in accordance with the plans submitted for each of the services detailed below;
70. All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;
71. Subdivision Clearance shall not be issued unless said services have been inspected by the "Engineer" and written clearance given, by the "Engineer";

Subdivision Clearance / Occupation Certificate

72. It is specifically agreed that the "*Developer*" undertakes to comply with all conditions of subdivision and rezoning as laid down by the "*Municipality*" before clearance certificates shall be issued, unless otherwise agreed herein;
73. that the "*Municipality*" reserves the right to withhold any clearance certificate until such time as the "*Developer*" has complied with conditions set out in this contract with which he is in default. Any failure to pay monies payable in terms of this contract within 30 (thirty) days after an account has been rendered shall be regarded as a breach of this agreement and the "*Municipality*" reserves the right to withhold any clearance certificate until such time as the amount owing has been paid;
74. that clearance will only be given per phase and the onus is on the "*Developer*" to phase his development accordingly;
75. The onus will be on the "*Developer*" and or his professional team to ensure that all land-use conditions have been complied with before submitting an application for a Section 28 Certificate;
76. that any application for Certificate of Clearance will only be supported by the "*Engineer*" once all relevant as-built detail, as reflected in the item "AS-BUILT's" of this document, is submitted to the "*Engineer*" and approved by the "*Engineer*".

Avoidance of waste, nuisance and risk

77. Where in the opinion of the "*Municipality*" a lack of maintenance of any service constitutes a nuisance, health or other risk to the public the "*Municipality*" may give the "*Developer*" and or HOA written notice to remedy the defect failing which the "*Municipality*" may carry out the work itself or have it carried out, at the cost of the "*Developer*" and or HOA.

Streetlighting

78. The "*Developer*" will be responsible for the design and construction at his own expense of all internal street lighting services and street lighting on link roads leading to his development (excluding Class 1, 2 and 3 Roads) according to specifications determined by the municipality's electro technical engineer and under the supervision of the consulting engineer, appointed by the "*Developer*";

79. Prior to commencing with the design of street lighting services, the consulting electrical engineer, as appointed by the "Developer" must acquaint himself with, and clarify with the municipality's Manager: Electrical Services, the standards of materials and design requirements to be complied with and possible cost of connections to existing services;
80. The final design of the complete internal street lighting network of the development must be submitted by the consulting electrical engineer, as appointed by the "Developer", to the municipality's Manager: Electrical Services for approval before any construction work commences;
81. Any defect with the street lighting services constructed by the "Developer" which may occur during the defects liability period of 12 (TWELVE) months and which occurs as a result of defective workmanship and/or materials must be rectified immediately / on the same day the defect was brought to the attention of the consulting electrical engineer, appointed by the "Developer". Should the necessary repair work not be done within the said time the "Municipality" reserves the right to carry out the repair work at the cost of the "Developer";
82. The maintenance and servicing of all private internal street lighting shall be the responsibility and to the cost of the "Developer" and or Home Owners Association.



Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)



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ANNEXURE D

Nooitgedagt erf 519

GENERAL COMMENT:

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

CONDITIONS

3. No conditions.



SIGNATURE

DATE 16/2/2024



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ANNEXURE E

Ref: 16/9/6/1-25/57 (Job 22332-4)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

**ERF 519, KOELPARK, STELLENBOSCH: DIVISIONAL ROAD 1085, MAIN ROAD 174 AND 187:
APPLICATION FOR CONSOLIDATION, PERMANENT DEPARTURES AND APPROVAL OF SDP**

1. The following refer:
 - 1.1. The email from TV3 Architects, Town Planners & Urban Designers dated 12 February April 2024;
 - 1.2. The Planning Motivation Report prepared by TV3 Architects; Town Planners & Urban Designers dated 5 December 2023;
 - 1.3. Proposed Subdivision, Phasing and Zoning Plan dated 30 November 2023;
 - 1.4. Site Development Plan (Drawing No. 3817/C/1010) prepared by Genuis Loci dated 28 November 2023;
 - 1.5. The letter ITS 3201.2 from Innovative Transport Solutions to Rémeiy dated 7 December 2023 containing the Transport Statement;
 - 1.6. Our letter 13/3/5/1-25/237 (Job 2848) dated 15 February 2013;
 - 1.7. Our letter 13/3/5/1-25/237 (Job 2848) dated 18 November 2013;
 - 1.8. Our letter 13/3/5/1-25/237 (Job 2848) dated 25 July 2014;
 - 1.9. Our letter 16/9/6/1-25/243 (Job 17124) dated 10 February 2020; and
 - 1.10. Our letter 16/9/6/1-25/57 (Job 22332) dated 4 October 2023.
2. This application has an impact on Divisional Road 1085 (Kromme Rhee Road), Main Road 174 (R304) and Main Road 187 (Bottelary Road).
3. This application entails the following:

- 3.1. The subdivision of Erf 519 Koelpark into 12 erven;
- 3.2. Approval of Village Retreat's Site Development Plan (SDP)
- 3.3. The Village Retreat which will consist of an apartment building (with 39 sectional title units) and 10 group housing erven (single title units).
4. The Transport Statement highlights the following:
 - 4.1. Approximately 37% of the approved rights have been utilized to date, including the 41 residential units applied for in this application;
 - 4.2. Erf 519 was previously designated for 46 retirement units. Despite the change to 41 residential units, which will add approximately 24 trips during the afternoon peak hour, the change in trip generation remains well within the approved thresholds; and
 - 4.3. The detail design already submitted to the Design Directorate of this Branch includes the left and right-turn lanes on the eastern approach along Kromme Rhee Road at the R304/Bottelary Road/Kromme Rhee Road intersection, as part of the conditions of approval for the next phases of the Devonbosch Development.
5. The following should be noted from our previous letters of comment:
 - 5.1. Paragraph 6 in our letter dated 15 February 2013: "Please note that any future Section 31 requests for clearance will require the TIA to be updated to determine the trigger date for the implementation of the dedicated right turn lane on the western approach of the MR174/MR187/DR1085 signalised intersection as well as the installation of street lighting on all the approaches to the intersection." (Erratum - Western approach should read eastern approach)
 - 5.2. Paragraph 4.4 in our letter dated 18 November 2013: "The construction of a dedicated right turn lane on the eastern approach of the R304/Bottelary Road/Kromme Rhee Road or; a capital deposit to the construction value (2013 Rand value) into a secure account or; a bank guarantee in favour of Stellenbosch Municipality or the Cape Winelands District Municipality that would secure the funds for future road infrastructure upgrading related to the Nooitgedacht Development. This Branch has the prerogative to choose the final option as set out above. Should the capital deposit be the preferred option this Branch will only Grant Section 31 clearance once the funds have been secured for this development to the satisfaction of this Branch."
 - 5.3. Paragraph 4.2 in our letter dated 25 July 2014: "Immediate construction of a dedicated right turn lane, for northbound traffic on Divisional Road 1085, at the signalised Main Road 174 / Main Road 187 / Divisional Road 1085 intersection."
 - 5.4. Paragraph 4.4 in our letter dated 25 July 2014: "Installing a complete streetlight system for the signalised Main Road 174 / Main Road 187 / Divisional Road 1085 intersection with immediate effect".
6. This Branch offers no objection to the application to develop an apartment building (with 39 sectional title units) and 10 group housing erven (single title units) on Erf 519, Koelpark, subject to the following conditions:

- 6.1. The right-turn lane on the eastern approach of the R304/Bottelary Road/Kromme Rhee Road intersection must be constructed before a certificate of occupation is issued for this development by Stellenbosch Municipality;
- 6.2. The conditions listed in paragraph 4.1, 4.3, 4.5, 4.6, 4.7 and 4.8 of our letter dated 25 July 2014 remain applicable.
7. In our letter 16/9/6/1-25/57 (Job 22332) dated 4 October 2023, this Branch waived the condition for the installation of streetlights as they will be installed as part of the Devonbosch Development's conditions, as listed in our letter 16/9/6/1-25/243 (Job 17124) dated 10 February 2020, for which the design is currently being evaluated by the Design Directorate at this Branch.
8. It is recommended that the developer negotiate the funding for the construction of the right-turn lane with the management of the Devonbosch Development should the proposed upgrade of the R304/Bottelary Road/Kromme Rhee Road intersection be approved and constructed before this development applies for a certificate of occupation from Stellenbosch Municipality.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 14 MAY 2024