



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16448

Our File Reference Number: Erf 165, Devonbosch Estate, Koelenhof

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF CONDITION OF APPROVAL IN TERMS OF SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023: REMAINDER ERF 165, DEVONBOSCH ESTATE, KOELENHOF

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)(I) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a **permission required in terms of a condition of approval for the approval of the Site Development Plan** for Phase 3 (3.2) and Erf 179 of the Devonbosch Lifestyle Estate on the Remainder of Erf 165, Koelenhof;

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

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 application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 2.2.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.2.3 The development be undertaken generally in accordance with the Site Development Plan as referenced below and attached as **ANNEXURE B**.

2.2.3.1 PH03.2_SDP_UD_01_Locality Plan

2.2.3.2 PH03.2_SDP_UD_02_Site Plan

2.2.3.3 PH03.2_SDP_UD_03_Phasing Reference Plan

2.2.3.4 PH03.2_SDP_UD_04_Landscape Plan

2.2.3.5 PH03.2_SDP_UD_05(a,b,c,d,e)_Building Use Plan

2.2.3.6 PH03.2_SDP_UD_06_Schedule of Rights and Building Areas

2.2.3.7 PH03.2_SDP_UD_07(a,b,c)_Engineering Services

2.2.3.8 PH03.2_SDP_UD_08(a,b,c)_Parking and Basement Plans

2.2.4 The remaining conditions imposed by council in its approval letter dated 02 June 2020.

2.2.5 The conditions imposed by the **Directorate: Infrastructure Services** in their memo dated 15 July 2024, attached as **ANNEXURE E** be adhered to.

2.2.6 The final landscaping plan to be submitted with the building plans for approval by the Department: Community and Protection Services

2.2.7 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site development plan to the satisfaction of the Municipality.

2.2.8 The implementation of the Site Development Plan is subject to the successful completion and finalisation of the subdivision and rezoning of Erf 179 and its consolidation with the Remainder Erf 165 in Phase 3.2.

2.2.9 Building plans must be submitted to this Municipality for approval.

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 and will not lead to an increase in the permissible floor factor, coverage and height.

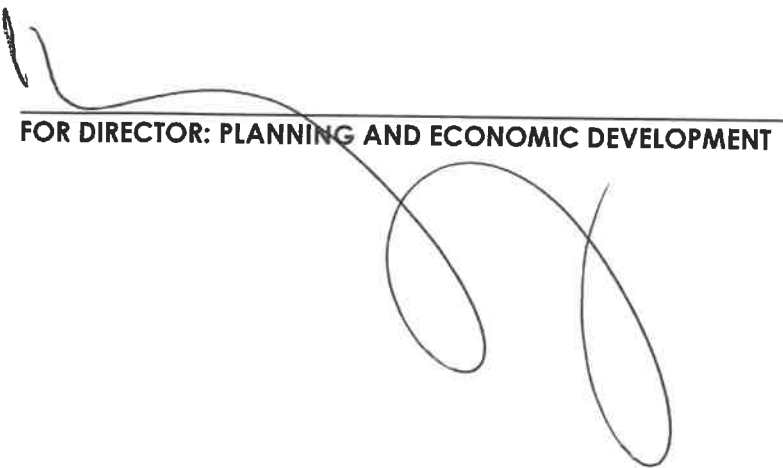
2.3.2 The Site Development Plan complies with the approved land use rights.

2.3.3 The proposal does not contradict the previous municipal approval and would not affect the development or the surrounding properties negatively.

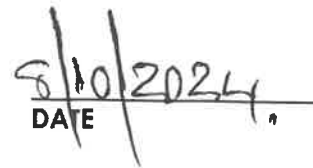
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
4. 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.
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 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.
8. 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.
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 in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

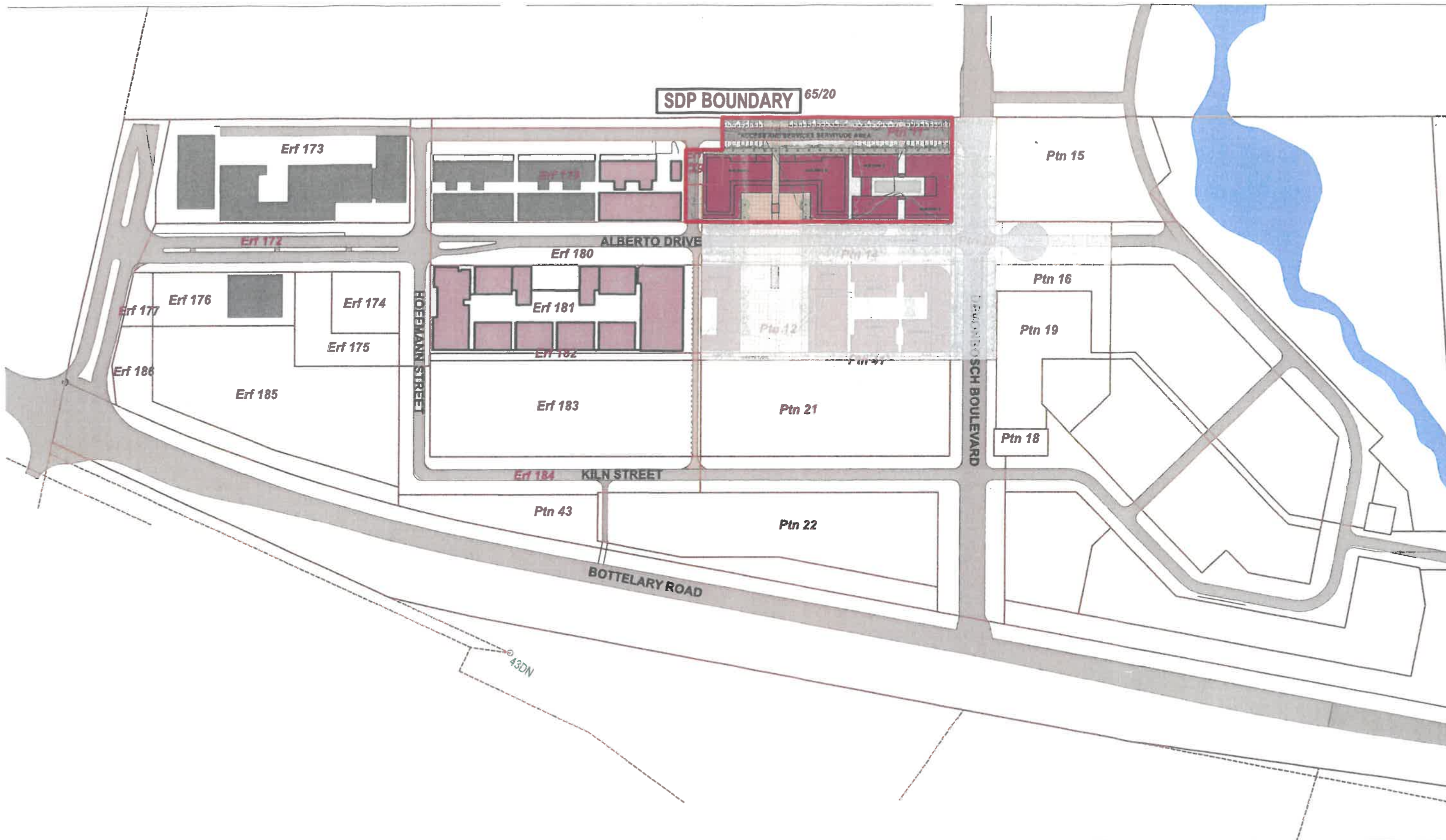


DATE 5/10/2024

ANNEXURE B

**APPLICATION FOR PERMISSION REQUIRED IN TERMS
OF CONDITION OF APPROVAL IN TERMS OF
SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BYLAW, 2023: REMAINDER
ERF 165, DEVONBOSCH ESTATE, KOELENHOF**

SITE DEVELOPMENT PLAN



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5. Any discrepancies to be reported to the architects prior to work commencing.

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Rev.	Issue Date	Description	Checked	Signed

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North



*Dwg to be read in conjunction with:

Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

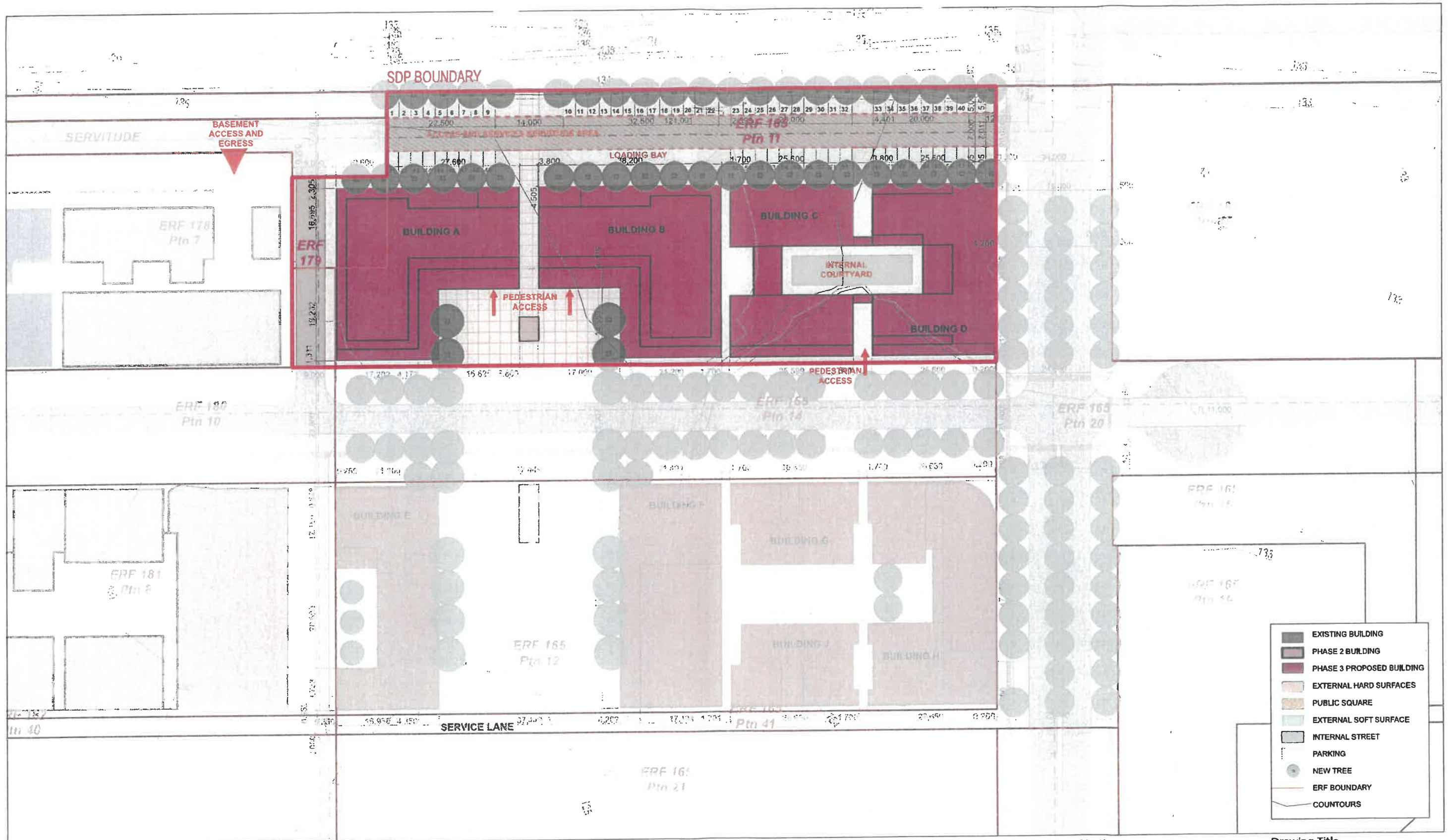
Location Plan

Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:1000

Dwg No.

DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_01		M



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Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

Site Plan

Drawing Info

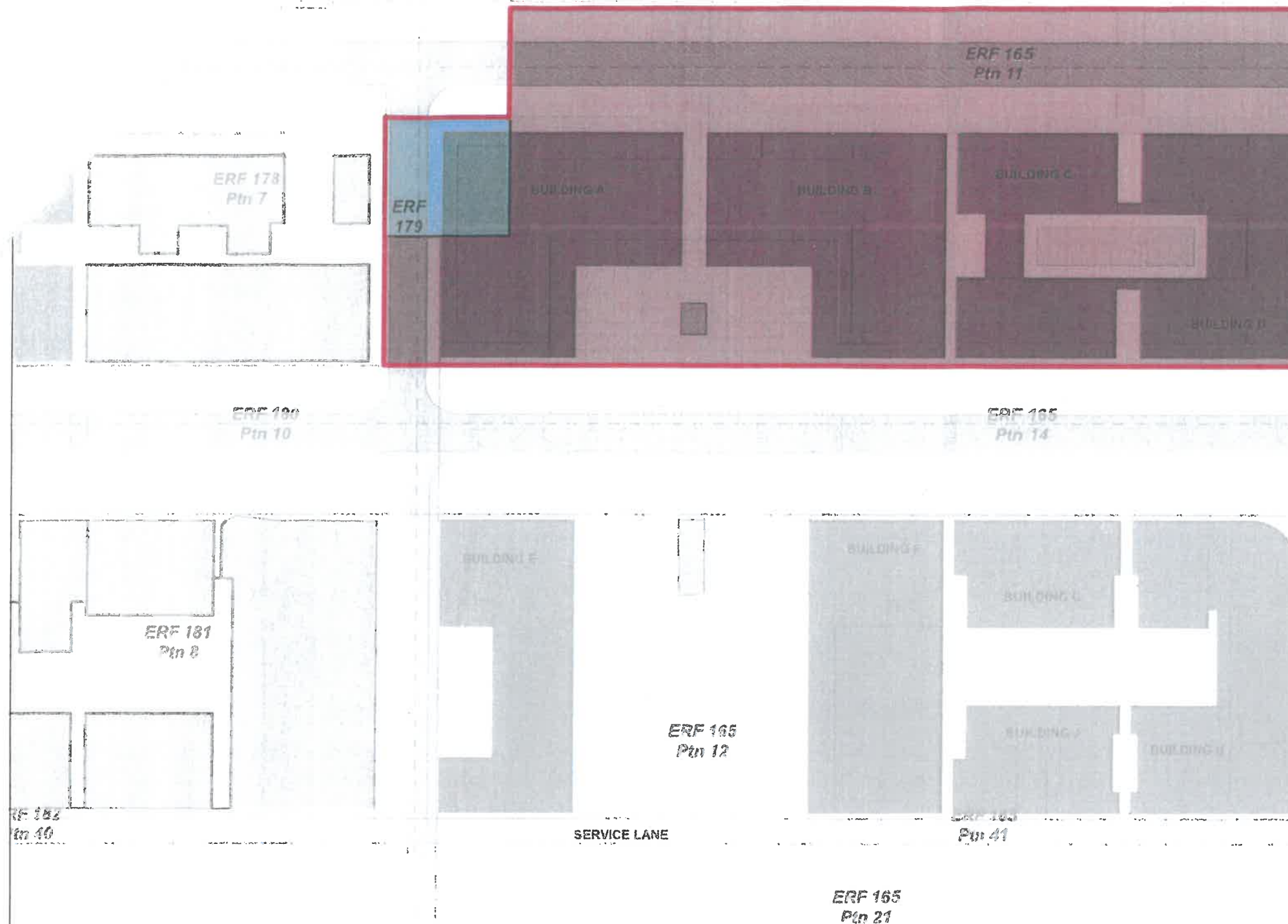
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Dwg No.

DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_02		M

Erf/Ptn	Area (sq.m)	Phase
Erf 179	372	Phase 10
Ptn 11	7636	Phase 3

SDP BOUNDARY

ERF 165
Ptn 15ERF 165
Ptn 20ERF 165
Ptn 16ERF 165
Ptn 19

	PHASE 3
	PHASE 4
	PHASE 10
	PHASE 12

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Devonbosch
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Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

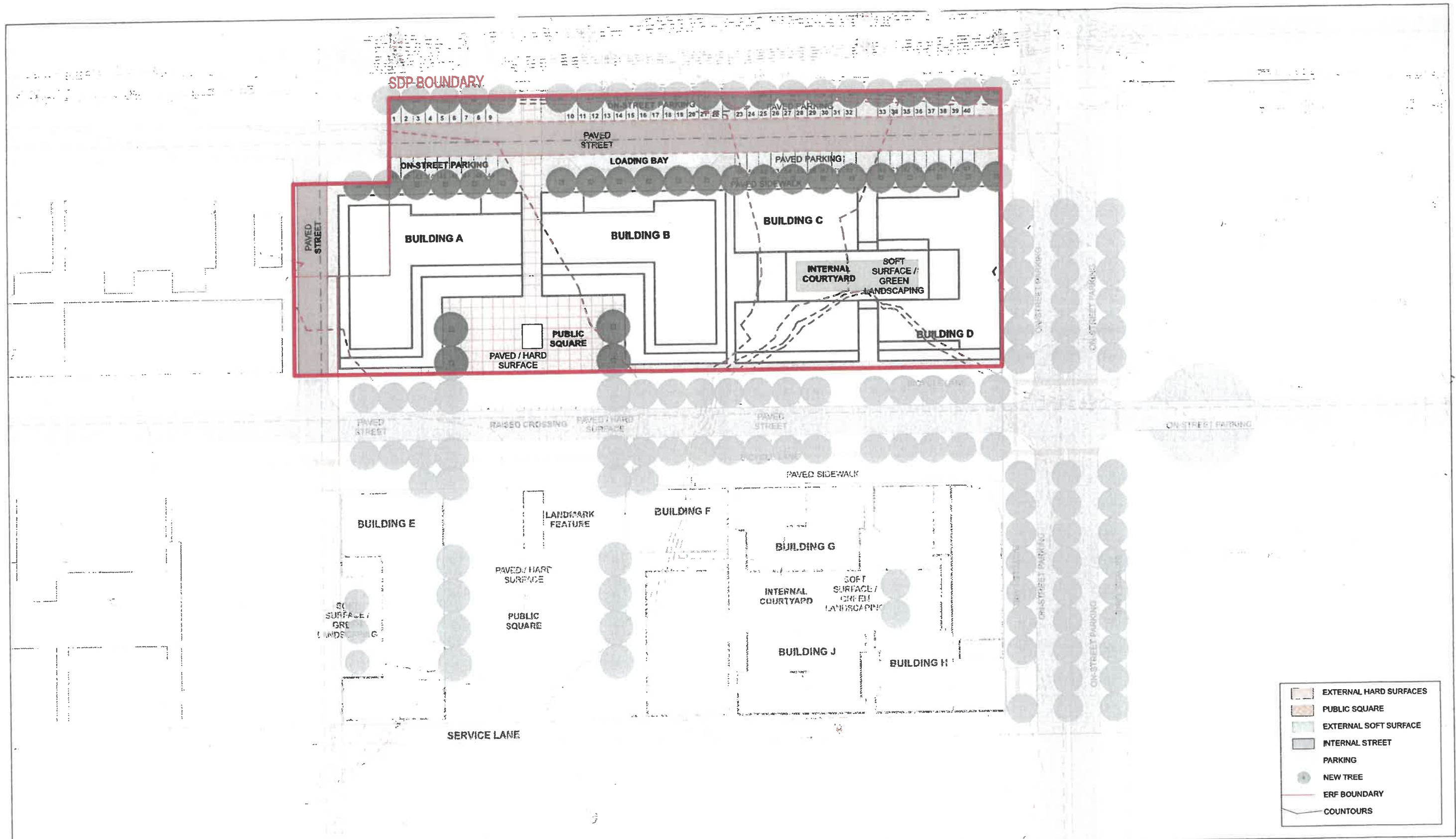
Phasing Reference Plan

Drawing Info

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Dwg No.

DISCIPLINE - SERIES - C/DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_03		M



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Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

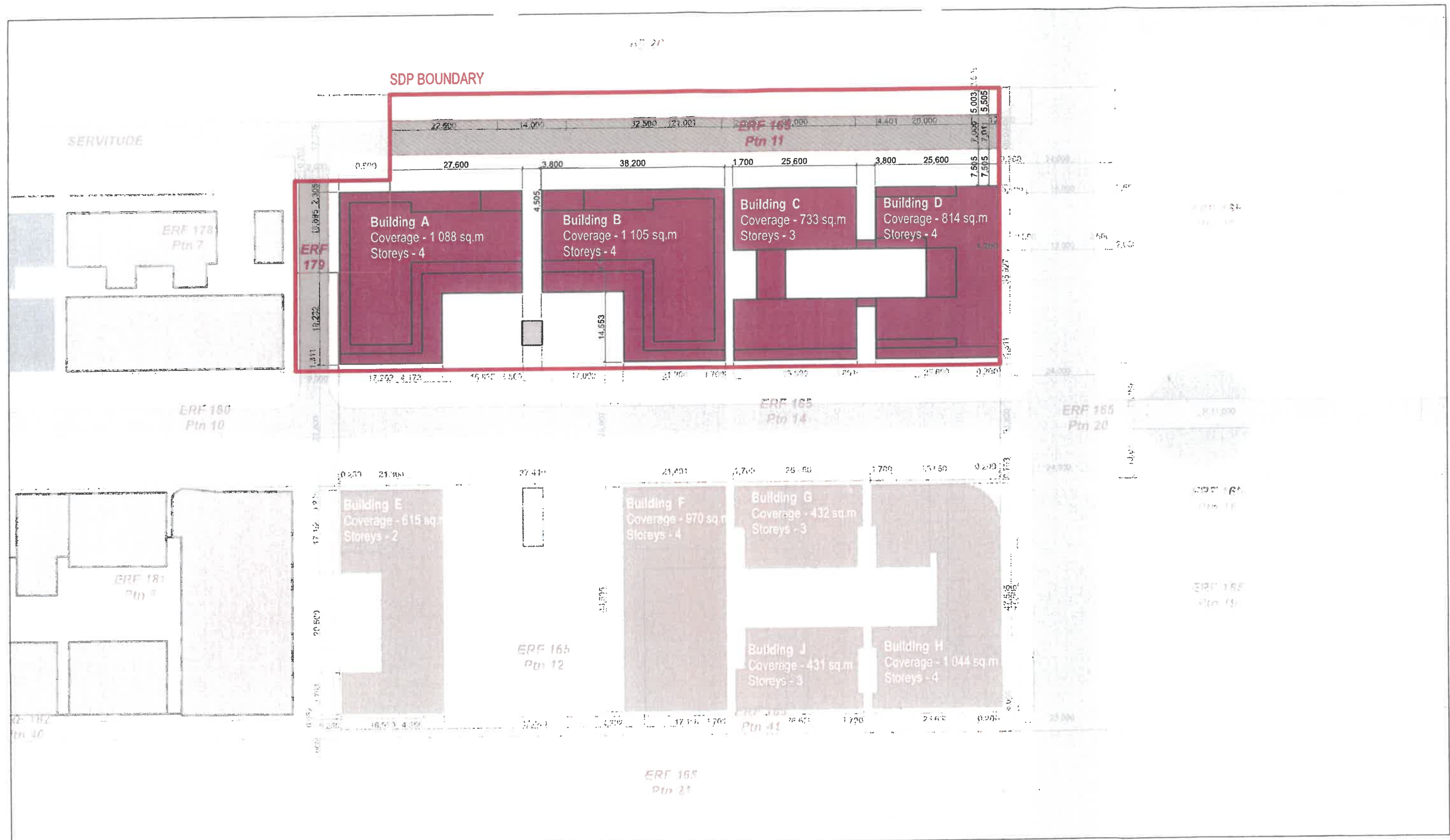
Landscape Plan

Drawing Info

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Dwg No.

DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_04		M



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Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

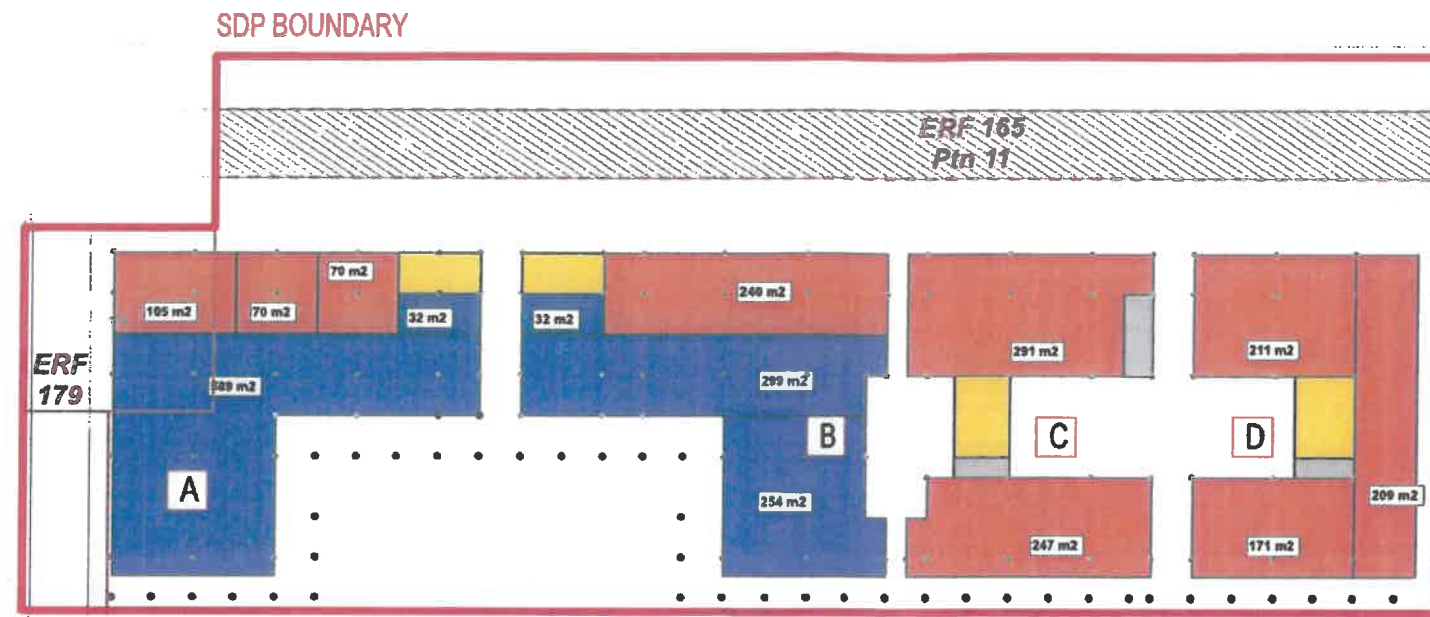
Building Layout

Drawing Info

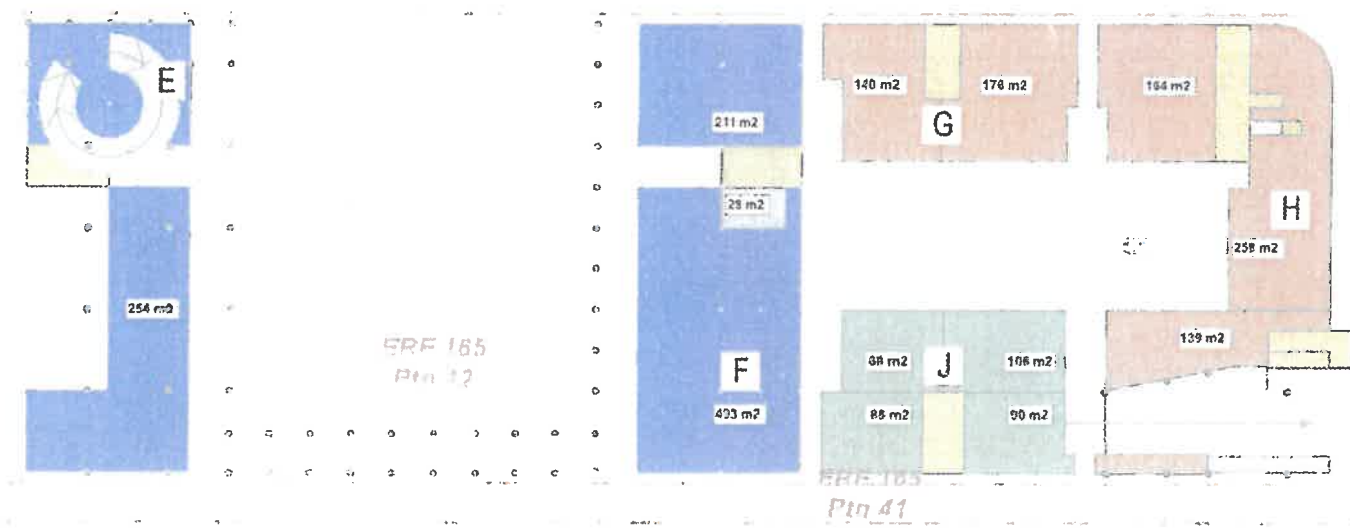
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JS			1.750 : 1

Dwg No.

DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_05a		M



Use	Ground Floor (m ²)
Retail	1206
Warehouse	0
Office	1614
Residential	0
Total GLA	2820
Total non-GLA	705
Gross Area (m ²)	3525



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Johannesburg South Africa
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Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

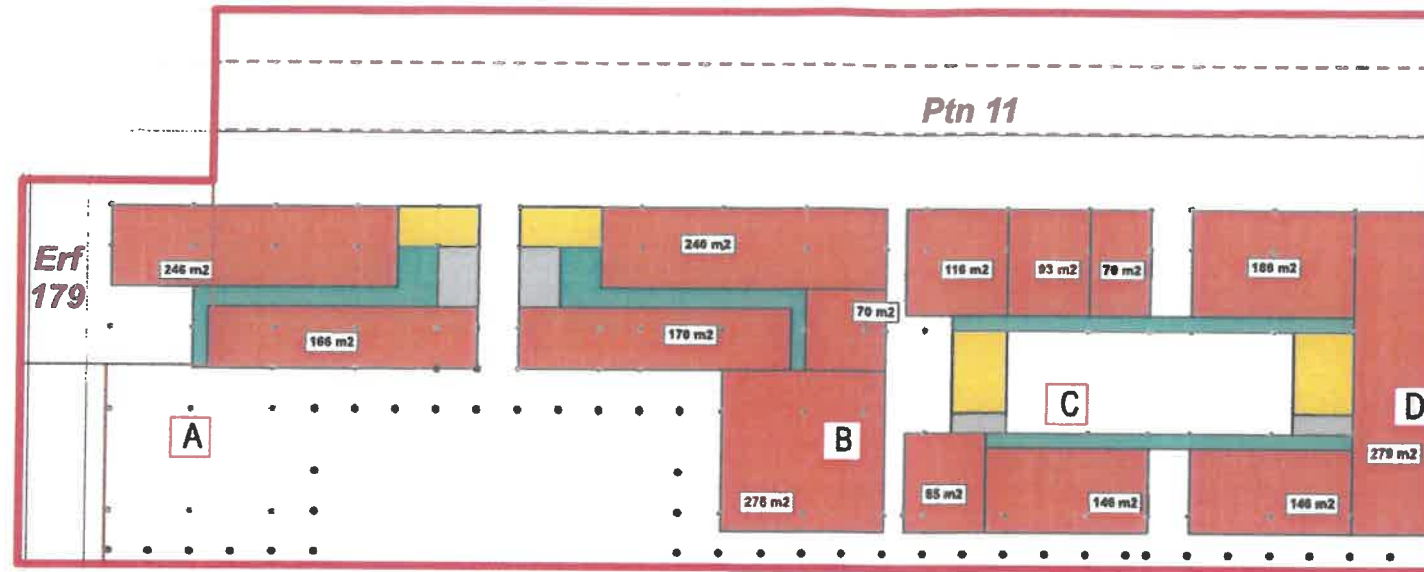
Project No

LH2023/01

Drawing Title			
Building Use - Ground Floor			
Drawing Info			
DRAWN	CHECKED	ISSUE DATE	SCALE
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Dwg No.			
DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE	
PH03.2_SDP_UD_05b		M	

65/20

SDP BOUNDARY



Use	1st Floor (m²)
Retail	0
Warehouse	0
Office	2636
Residential	0
Total GLA	2636
Total non-GLA	659
Gross Area (m²)	3295

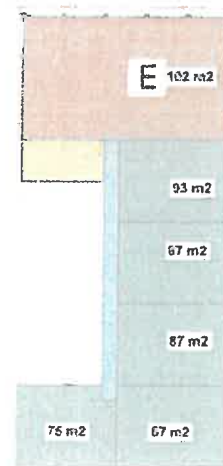
Erf 178

Ptn 15

Erf 180

Ptn 14

Ptn 20



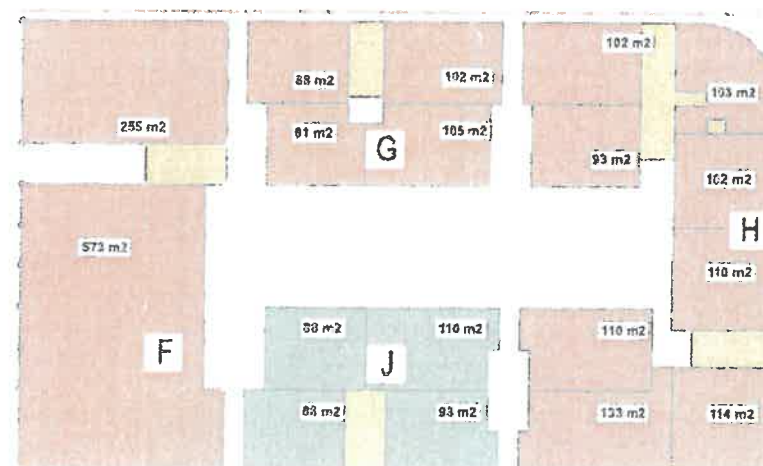
Erf 181

Ptn 16

Ptn 18

Erf 182

Erf 183



Ptn 41

Ptn 21

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Johannesburg South Africa
PO Box 3270 Parklands 2121

North



*Dwg to be read in conjunction with:

Project

Devonbosch
Erf 165 Koelenhof
Phase 3,2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

Building Use - First Floor

Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:750 1/4"=1'-0"

Dwg No.

DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_05c		M

65/20

SDP BOUNDARY

Ptn 11

Erf 179



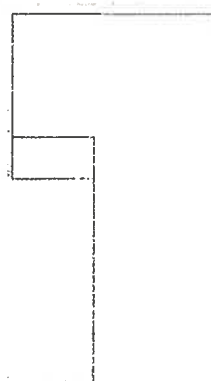
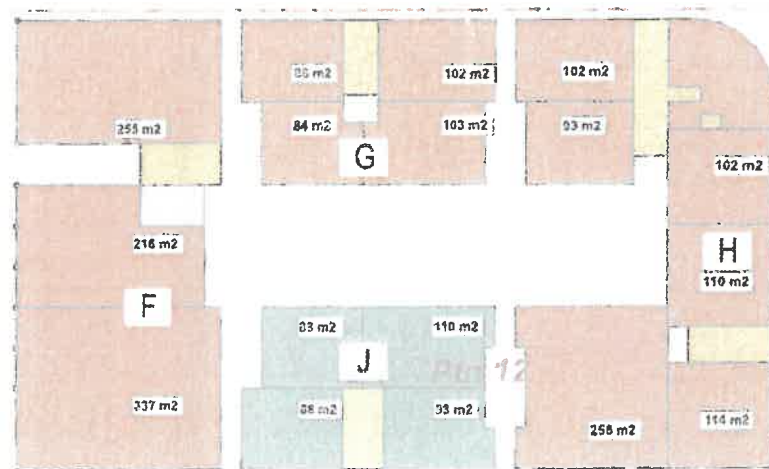
Use	2nd Floor (m²)
Retail	0
Warehouse	0
Office	2842
Residential	0
Total GLA	2842
Total non-GLA	710,5
Gross Area (m²)	3552,5

Erf 180

Ptn 14

Ptn 20

Erf 181



Erf 182

Erf 183

Ptn 41

Ptn 21

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Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

Building Use - Second Floor

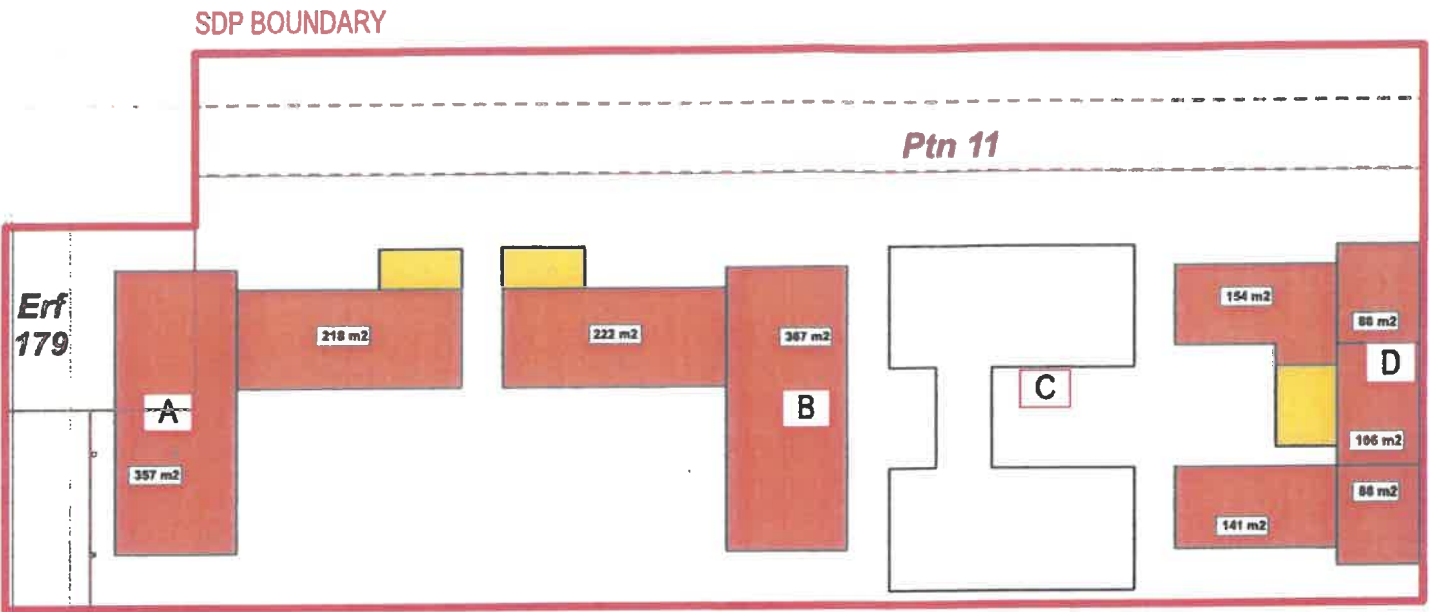
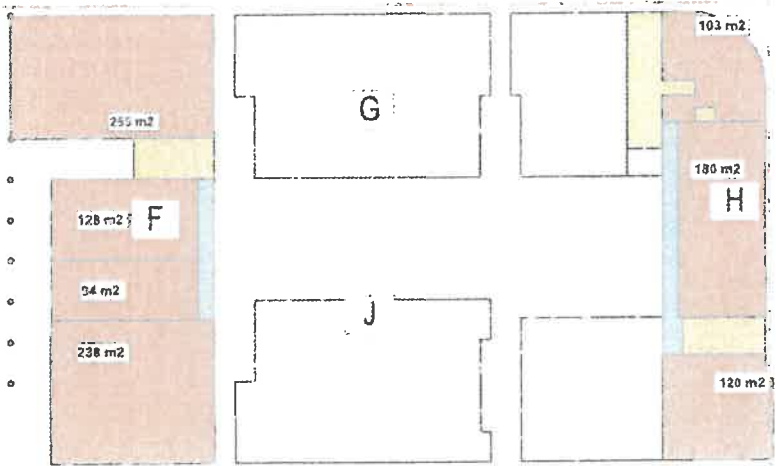
Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:750 (A3)

Dwg No.

DISCIPLINE - SERIES - I-WG NO.	REVISION	STAGE
PH03.2_SDP_UD_05d		M

Use	3rd Floor (m ²)
Retail	0
Warehouse	0
Office	1739
Residential	0
Total GLA	1739
Total non-GLA	434,75
Gross Area (m ²)	2173,75



RETAIL
WAREHOUSE
OFFICE
RESIDENTIAL
VERTICAL CIRCULATION
HORIZONTAL CIRCULATION

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Rev.	Issue Date	Description	Checked	Signed

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ARCHITECTS + URBAN DESIGNERS

31 Selkirk Road Parkview
Johannesburg South Africa
PO Box 3270 Parklands

North



*Dwg to be read in conjunction with:

Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

Building Use - Third Floor

Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:750 - A3

Dwg No.

DISCIPLINE - SERIES - C/DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_05e		M

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
Erf No.	Erf 165 Koelenhof	
Portion	Portion 11 (Phase 3) and Erf 179 (Phase 10)	
Site Area (sqm)	8 008,00	
ZONING INFORMATION		
Town Planning Scheme	Stellenbosch Municipality Zoning Scheme By-Law	
Amendment Scheme	n/a	
Use Zone	Approved Business Use 1, with a consent use for flats (current zoning Mixed-use Zone)	
DEVELOPMENT CONTROL MEASURES		
PERMISSIBLE	CONTROL	ACTUAL
22 m	Height	20,03 m
100%	Coverage	46,70%
8 008,00	Coverage (m²)	3 740,00
n/a	Floor Area Ratio	1,47
Refer to approved bulk register	Gross Floor Area (m²)	11 808,24
Residential: 2 per unit Office: 4 per 100 sq.m Retail: 4 per 100 sq.m Warehouse: 1 per 100 sq.m	Parking	As per masterplan guidelines: Residential: 2 per unit Office: 3 per 100 sq.m Retail: 3 per 100 sq.m Warehouse: 2 per 100 sq.m
0m	Building lines	As per building layout plan

Erf no.	Building	Coverage (sq.m)	Height (storeys)	Gross Area (sq.m)	Retail GLA (sq.m)	Office GLA (sq.m)	Warehouse GLA (sq.m)	Residential GLA (sq.m)	Residential (no. of units)	No. of parking bays required
ptn 11 and erf 179	A	1088	4	3458,824	621	2319	0	0	0	88
	B	1105	4	3442,353	585	2341	0	0	0	88
	C	733	3	1972,941	0	1677	0	0	0	50
	D	814	4	2934,118	0	2494	0	0	0	75
Total		3740		11808,24	1206	8831	0	0	0	301

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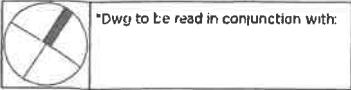
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Johannesburg South Africa
PO Box 3270 Parklands 2121

North



Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

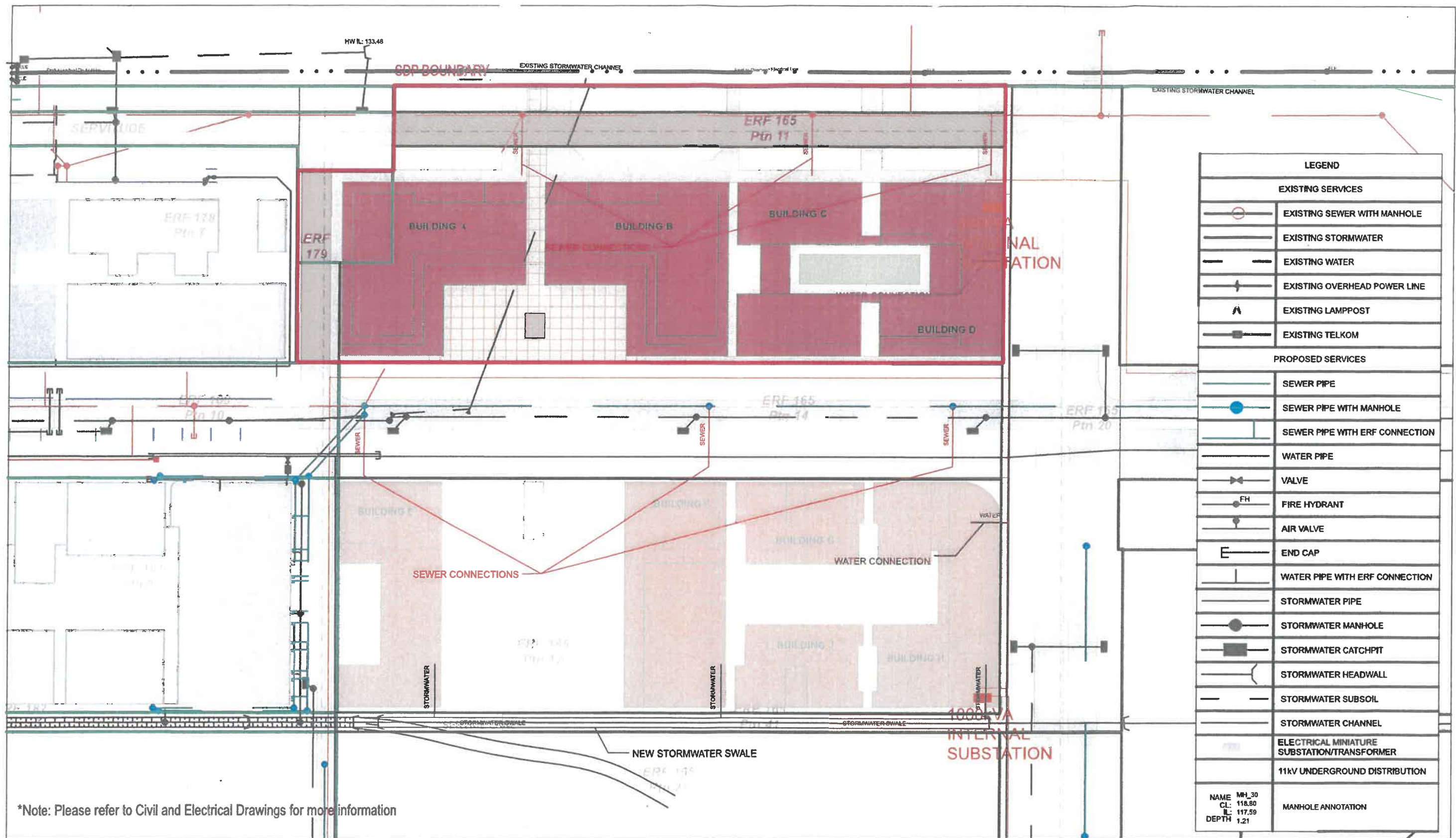
Schedule of Rights and Building Areas

Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:100 1:0.75 n/a:3

Dwg No.

DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_06		M



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Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

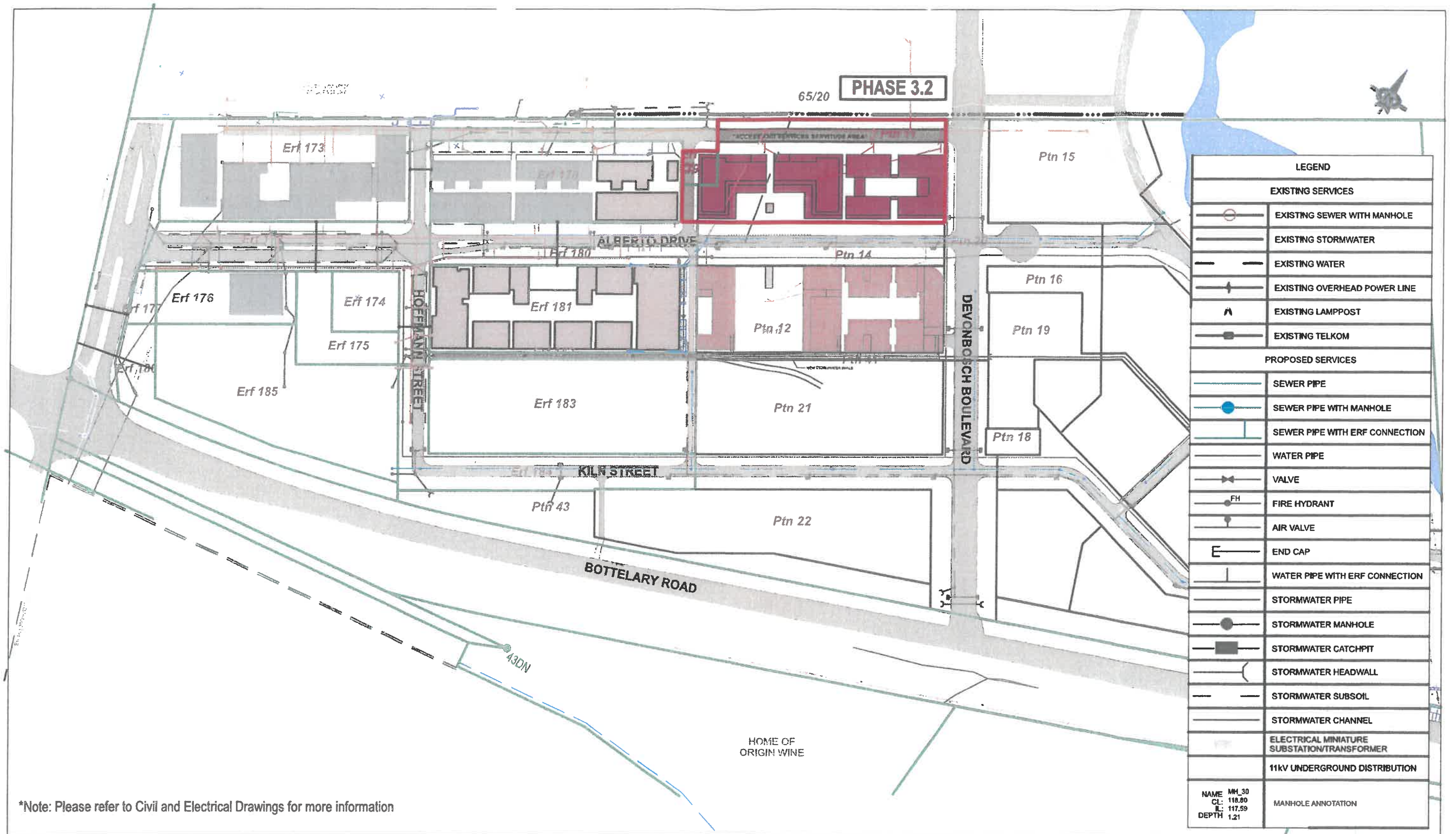
Drawing Title

Phase 3 Engineering
Services

Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:750

DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_07a		M



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*Dwg to be read in conjunction with:

Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

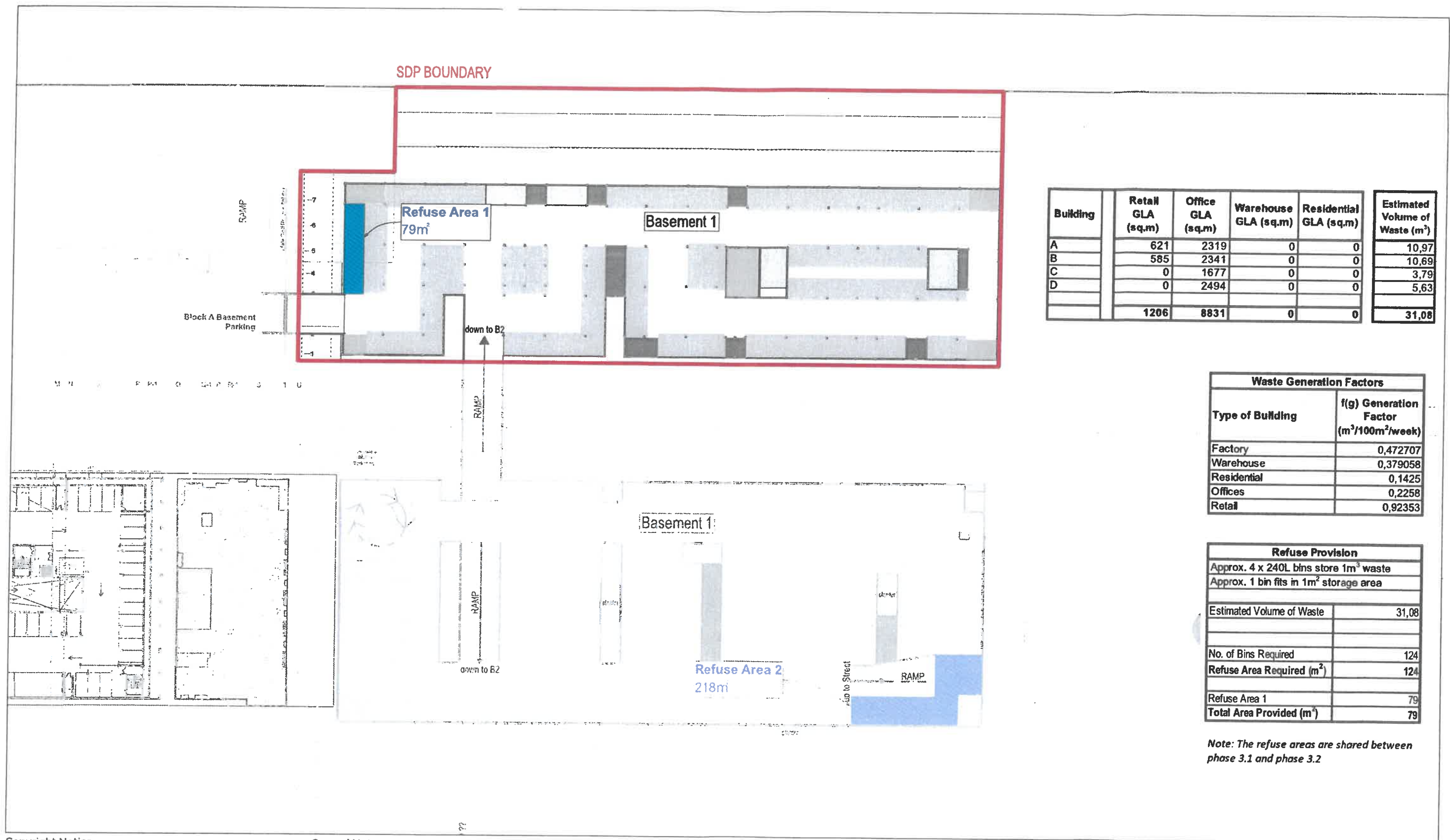
Overall Engineering
Services

Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:200

Dwg No.

DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_07b		M



Building	Retail GLA (sq.m)	Office GLA (sq.m)	Warehouse GLA (sq.m)	Residential GLA (sq.m)	Estimated Volume of Waste (m³)
A	621	2319	0	0	10,97
B	585	2341	0	0	10,69
C	0	1677	0	0	3,79
D	0	2494	0	0	5,63
	1206	8831	0	0	31,08

Waste Generation Factors	
Type of Building	f(g) Generation Factor (m³/100m²/week)
Factory	0,472707
Warehouse	0,379058
Residential	0,1425
Offices	0,2258
Retail	0,92353

Refuse Provision	
Approx. 4 x 240L bins store 1m³ waste	
Approx. 1 bin fits in 1m² storage area	
Estimated Volume of Waste	31,08
No. of Bins Required	124
Refuse Area Required (m²)	124
Refuse Area 1	79
Total Area Provided (m²)	79

Note: The refuse areas are shared between phase 3.1 and phase 3.2

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PO Box 3270 Parklands 2121

North



Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion II and Erf 179

Project No

LH2023/01

*Dwg to be read in conjunction with:

Drawing Title

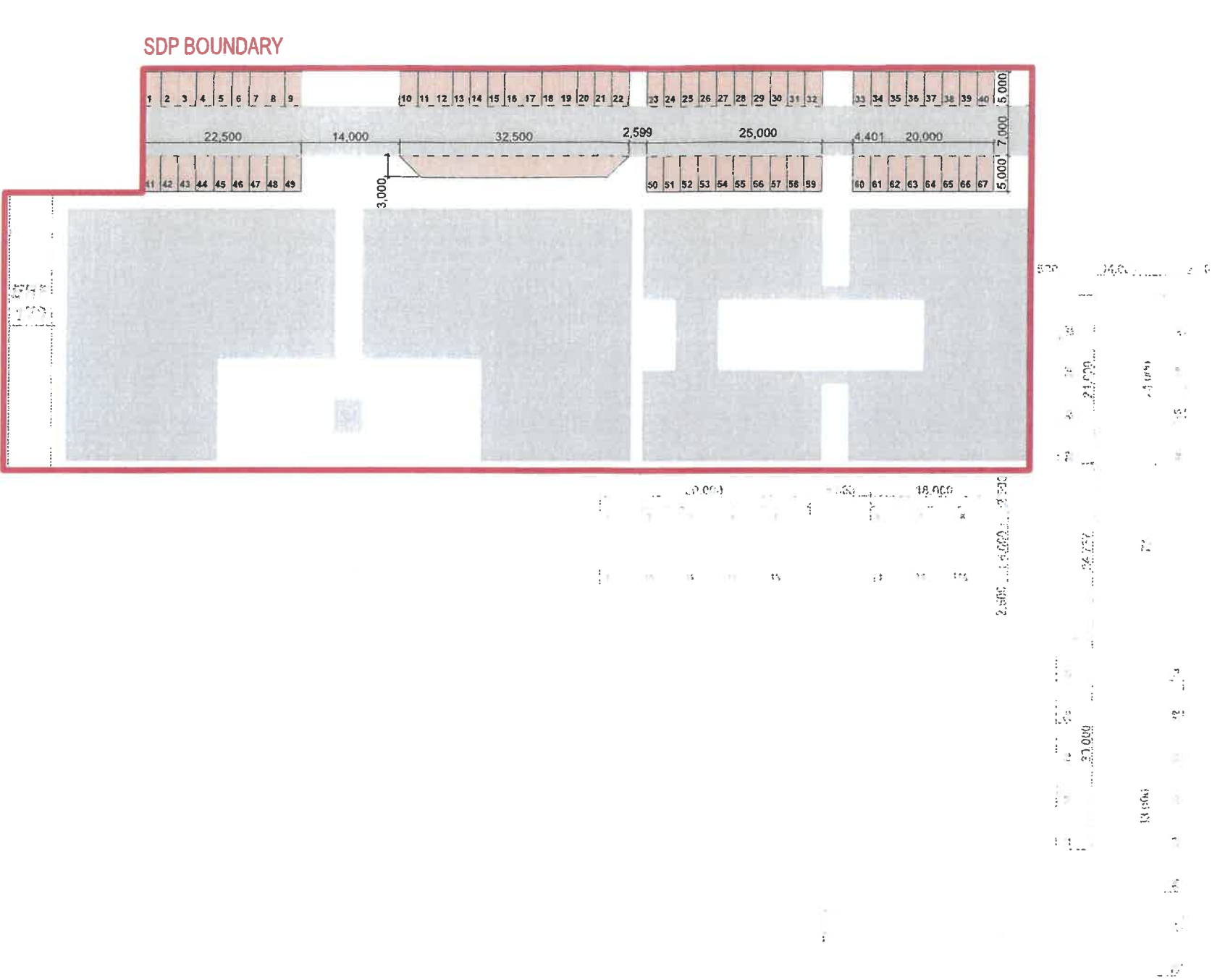
Refuse Plan

Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:750 - v.1

Dwg No.

DISCIPLINE - SERIES - D/WG NO.	REVISION	STAGE
PH03.2_SDP_UD_07c		M



Parking Required	
Use	Bays
Retail	36
Office	265
Warehouse	0
Residential	0
Total	301

Parking Provided	
Parking	Bays
On street	67
Basement 01	112
Basement 02	110
Total	289

- PARKING BAYS
- VERTICAL CIRCULATION
- STORAGE
- VENTILATION
- BICYCLE PARKING
- PLANTER CELLS (GROUND FLOOR TREES)

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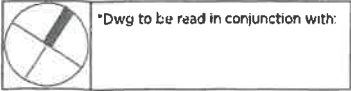
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Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

Parking: Surface Parking
Layout

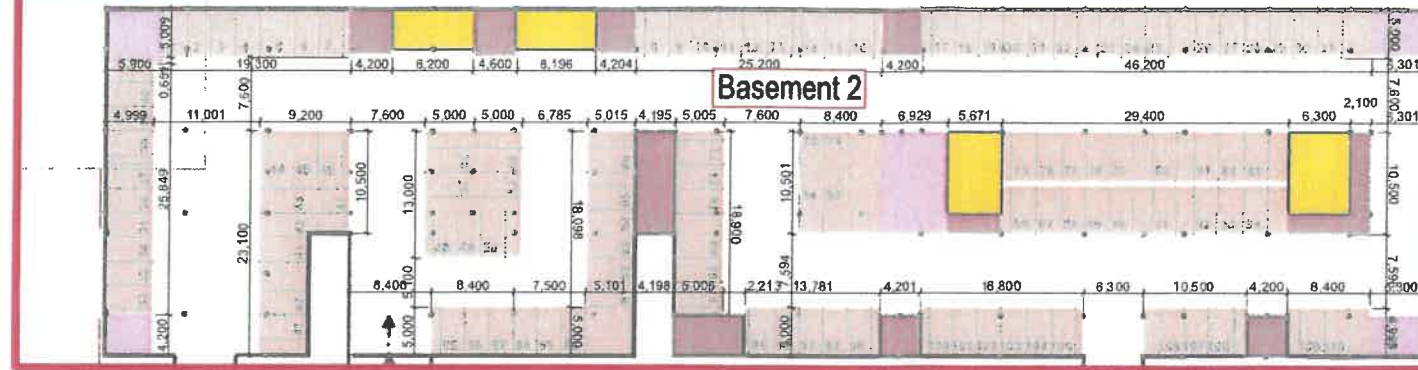
Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:750 N=1

Dwg No.

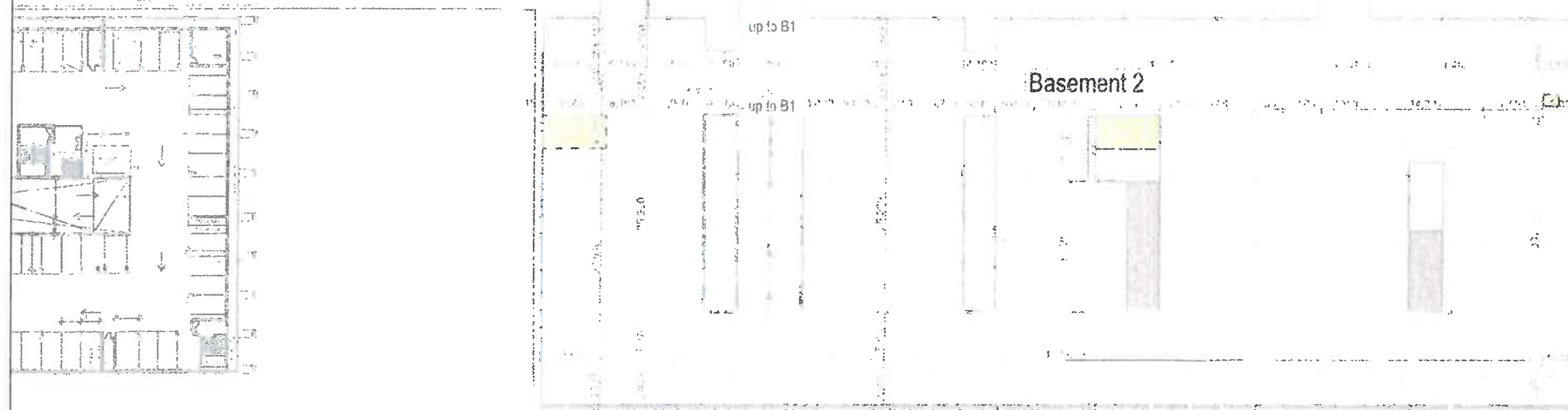
DISCIPLINE - SERIES - DWG NO.	REVISION	STAGE
PH03.2_SDP_UD_08a		M

SDP BOUNDARY



Parking Required	
Use	Bays
Retail	36
Office	265
Warehouse	0
Residential	0
Total	301

Parking Provided	
Parking	Bays
On street	67
Basement 01	112
Basement 02	110
Total	289



	PARKING BAYS
	VERTICAL CIRCULATION
	STORAGE
	VENTILATION
	BICYCLE PARKING
	PLANTER CELLS (GROUND FLOOR TREES)

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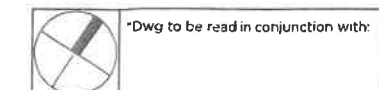
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North



Project

Devonbosch
Erf 165 Koelenhof
Phase 3.2: Portion 11 and Erf 179

Project No

LH2023/01

Drawing Title

Parking: Basement 02
Parking Layout

Drawing Info

DRAWN	CHECKED	ISSUE DATE	SCALE
JS			1:750 gA3

Dwg No.

DISCIPLINE - SERIES - (1/2) NO.	REVISION	STAGE
PH03.2_SDP_UD_08c		M

DEVONBOSCH DEVELOPMENT BULK REGISTER														
PHASE	ERF (SUB-DIVISIONS)	ERF AREA (m²)	BLOCKS/ BUILDINGS	FINAL BUILDING IDENTIFICATIONS	SITE DEVELOPMENT PLANS	BUILDING PLANS	Retail		Office		Industrial		Residential Units	
							LUM	Approved Building Plans	LUM	Approved Building Plans	LUM	Approved Building Plans	LUM	Approved Building Plans
	36	175 649 m²					Approval 7 097.53 m²	Actual 4 714.77 m²	Approval 45 769.62 m²	Actual 33 988.05 m²	Approval 4 617.64 m²	Actual 2 245.00 m²	Approval 610	Actual 160
							2 382.75 m²		11 781.58 m²		2 372.64 m²		450	
PHASE 1 6 23 157.00 m²							1 002.42 m²	0.00 m²	9 644.10 m²	1 645.00 m²	0.00 m²	2 245.00 m²	0	0
1	173	7 783.00 m²	Existing CABRICO	Buildings 1 - 4					3 290.00 m²	1 645.00 m²		2 245.00 m²		
			L01					1 173.60 m²						
			L02					370.49 m²						
	176	2 296.00 m²	C01					2 196.80 m²						
			C02				1 610.80 m²							
	175	1 699.00 m²	C03			384.38 m²		384.38 m²						
			C04			618.03 m²		618.03 m²						
	174	1 256.00 m²	PARK											
177	415.00 m²	SECURITY												
172	9 708.00 m²	ROAD												
PHASE 2 3 18 978.00 m²							1 351.03 m²	2 411.77 m²	8 278.00 m²	11 764.05 m²	2 330.64 m²	0.00 m²	15	117
2	178	8 293.00 m²	A1 - A4	Block A	LU/12265	B.P. 1118/2021			2 525.00 m²	5 478.00 m²	1 544.40 m²			
			A5 & A6			B.P. 2176/2022		1 813.50 m²	3 246.00 m²	786.24 m²				
	181	7 158.00 m²	BLOCK B	Residences	B.P. 1862/2022	1 351.03 m²	1 670.00 m²	3 939.50 m²	842.00 m²	0.00 m²		15	92	
			BLOCK B (RIDER PLAN SUBMISSION)	Building A		306.60 m²				0.00 m²				
				Building B		298.21 m²		614.74 m²						
				Building C		131.34 m²		614.74 m²						
				Building D		447.06 m²								
				Building E		740.66 m²								
				Building F										
				Building G										
				Building H										
				Building J1				112.91 m²						
				Building J2				170.78 m²						
			Tower		487.91 m²		1 526.88 m²							
			180	3 527.00 m²	ROAD									
PHASE 3 3 17 533.00 m²							1 525.57 m²	2 164.00 m²	10 151.05 m²	14 961.00 m²	2 287.00 m²	0.00 m²	14	17
3	188	7 632.00 m²	D1	Building A	LU/16448 (Phase 3.2)		621.00 m²	1 813.50 m²	2 319.00 m²					
			D2	Building B			585.00 m²		2 341.00 m²	786.00 m²				
			D3	Building C				1 638.00 m²	1 677.00 m²					
			D4	Building D				2 494.00 m²	673.00 m²					
			D5				1 617.20 m²							
			D6					828.00 m²						
	190	6 633.00 m²	E01	Building E	LU/16446 (Phase 3.1)	603.10 m²	254.00 m²	1 735.78 m²	102.00 m²			5	5	
			E02	Building F		396.48 m²	704.00 m²	1 602.58 m²	2 351.00 m²		4			
			E03	Building G		525.99 m²		1 744.00 m²	1 069.00 m²					
				Building H				2 608.00 m²			4	12		
189	3 268.00 m²	ROAD												
PHASE 4 6 15 776.00 m²							1 976.32 m²	0.00 m²	4 421.27 m²	0.00 m²	0.00 m²	0.00 m²	81	0
4	15	5 229.00 m²	G1				300.40 m²						21	
			G2									0		
			G3									20		
			G4									39		
	16	1 286.00 m²	K1				231.43 m²		694.30 m²					
			K2				585.98 m²		1 464.96 m²					
			17	1 162.00 m²	K8			627.00 m²		1 567.50 m²				
					K9			231.50 m²		694.51 m²				
			18	428.00 m²										
			19	2 936.00 m²	PARK									
20	4 735.00 m²	ROAD												

[illegible]

ANNEXURE E

**APPLICATION FOR PERMISSION REQUIRED IN TERMS
OF CONDITION OF APPROVAL IN TERMS OF
SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BYLAW, 2023: REMAINDER
ERF 165, DEVONBOSCH ESTATE, KOELENHOF**

**COMMENT FROM THE DIRECTORATE:
INFRASTRUCTURE SERVICES**



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

FILE NR: OUTGOING POST
Erf 179 en RE erf 165 Koelenhof
SCAN NR:
COLLABORATOR NR: 770107

TO : The Director: Planning and Development
FOR ATTENTION : Bulelwa Mdoda
FROM : Manager: Development (Infrastructure Services)
ENQUIRIES : Tyrone King (Manager: Development)
DATE : 15 July 2024
RE. : Erf 179 en RE erf 165, Koelenhof: Phase 3 Portion 11 (Phase 3.2)
SDP approval
(Devonbosch – Farm 65/43)
YOUR REF : LU/16448
OUR REF : CIVIL 2660

STELLENBOSCH MUNICIPAL
PLANNING AND DEVELOPMENT

15 JUL 2024

RECEIVED

Background: the overall development has been approved, with Engineering approval conditions as per Memo dated 17 February 2020. This application is for an **SDP approval of Phase 3 – Portion 11** of the development and these conditions specifically addresses the impact of this application on civil engineering services. The overarching conditions of the overall development remain valid.

The development parameters and locality of the application is as follows:

- 1 206m² retail GLA
- 8 831m² office GLA

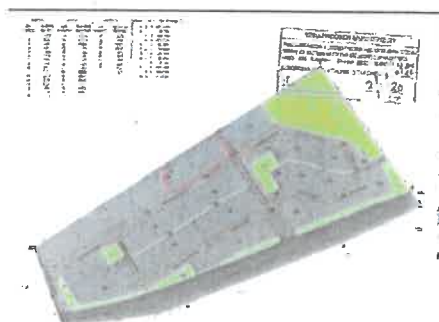


Figure 2 – SDP area on Schalkloo's Farm

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

- SDP Phase 03.2 dated 2023/10/24 by LHA+Ud;
- Devonbosch Development Water Bulk Register Phases 2, 3.1, 3.2 & 6 Water dated 17-May-2024 received from Bart Senekal Inc;
- Devonbosch Development Bulk Register Transport dated July 2024 Revision 5, by ITS;

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

1. that the following upgrades are required to accommodate the development:
- a. **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.
- b. **Water Network:** According to the bulk register, the cumulative water demand to date, including this application, is **201 kl/day**. The next phase of the water upgrades (**Phase 2 upgrades as per the original approval conditions**) will be triggered when a demand of **132kl/day** is reached. This application does therefore trigger the Phase 2 water upgrades. The cumulative effect of the development's roll-out will however be monitored as building plans are submitted. If a building plan triggers the water upgrade, then it must be implemented.

TOTAL DEMAND:	458,0	DEMAND TO DATE:	201,0	356,0	Spare for this scenario
BULK WATER CAPACITIES 17-May-24					
		Added	Cumulative		
		kl/day	kl/day		
Existing Farm: 65/43 allocation as per GLS		42	42		
Bulk water upgrade - Phase 1 (implemented)		90	132		Current total capacity
Bulk water upgrade - Phase 2		425	557		121,5% of Total Demand

Extract from Bulk Register Phases 2, 3.1, 3.2 & 6 Water dated 17-May-2024

- c. **Sewer Network:** the Koelenhof bulk outfall sewer has sufficient capacity for the proposed development. This Koelenhof sewer line connects to the Plankenbrug

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outfall sewer line at Cloetesville, in the vicinity of the Nuutgevonden Estate. The Plankenbrug outfall sewer does have spare capacity for the proposed development.

- d. **Road Network:** The Provincial Roads Authority has set specific approval condition for this development. Before subdivision clearance or occupation certificates (whichever comes first) will be approved by this Directorate, the Developer must furnish proof from the Provincial 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	Cum. 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	186%
2	PT bay at Blumberg NMT lane: Blumberg to R304 MR87 JLO + median extension	1 051	97%
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 Transport Bulk register, the cumulative trip generation to date, including this application, is **1 024 trips**. This application does therefore trigger #1 of the upgrades listed above.

The cumulative effect of the development's roll-out will however be monitored as building plans are submitted. If a building plan triggers the upgrade, then it must be implemented.

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

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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:**

- 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.
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;
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;

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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 be paid by the "*Developer*" –
 - 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;Whichever comes first
10. 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;
11. 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;



TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)