



STELLENBOSCH

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Application Number: LU/15801 (TP416/2023)

Our File Reference Number: Farm 81/33, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION IN TERMS OF SECTION 15(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023 FOR THE AMENDMENT OF THE APPROVED SUBDIVISION, ZONING PLANS FOR PHASE J AND K AND PERMISSION IN TERMS OF A CONDITION OF APPROVAL FOR THE SITE DEVELOPMENT PLANS OF PHASES J AND K: FARM 81/33, NEWINBOSCH, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 8768, 9 June 2023, on Farm 81/33, Newinbosch, Stellenbosch, namely:
 - 2.1.1 The amendment of an approved Subdivision and Phasing Plan in terms of Section 15(2)(k) of the said by-law.
 - 2.1.2 Permission required in terms of a condition of approval for the approval of the Site Development Plans for Phases J and K in terms of Section 15(2)(l) of the said by-law.

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

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 3.1 The development be undertaken in accordance with the Subdivision & Phasing Plan No. 81/33-12-2022 dated 13/05/2024, drawn by TV3, as attached as **ANNEXURE A**.

- 3.2 New erf diagrams or general plans for the newly created land units be submitted to the Stellenbosch Municipality for clearance and record purposes.
- 3.3 The applicant submits an electronic copy (shp, dwg, dxf) of the new erf diagrams or general plans which were preliminary approved by the SG.
- 3.4 The development be undertaken in accordance with the Site Development Plan (Phase J) No. CT1395_A_6 dated 13/10/2023 drawn by Osmond Lange Architects, as attached as **ANNEXURE B**.
- 3.5 The development be undertaken in accordance with the Site Development Plan (Phase K) No. CT1395_A_7 dated 13/10/2023 drawn by Osmond Lange Architects, as attached as **ANNEXURE C**.
- 3.6 The development be undertaken in accordance with the Landscaping Plan (Phase J – Master Plan) No. 2861 dated 23/10/2023 drawn by CnDV, as attached as **ANNEXURE D**.
- 3.7 The development be undertaken in accordance with the Landscaping Plan (Phase K – Master Plan) No. 2861 dated 19/10/2023 drawn by CnDV, as attached as **ANNEXURE E**.
- 3.8 The conditions imposed by the Directorate: Infrastructure Services in their memo dated 27 March 2024 and 10 May 2024, attached as **ANNEXURE F**, be adhered to.
- 3.9 The conditions imposed by the WCG Transport Infrastructure Branch in their letter dated 12 April 2024, attached as **ANNEXURE G**, be adhered to.
- 3.10 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.
- 3.11 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.
- 3.12 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.
- 3.13 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charge will be levied in accordance with the extent to which the development rights will be

implemented, provided that the remaining development charges will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied 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.

3.14 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.

3.15 A detailed landscaping plan be submitted with the first building plan submitted for phase J and Phase K and that the following be taken into consideration when compiling the landscaping plan.

- a) The legend on the Landscape plan to indicate where Tree species such as Forest Trees, Tree List, Fruit Trees are to be planted. (Tree location is vital.)
- b) Tree species such as Quercus to be included on the list of trees species.
- c) Oak trees such as Turkish Oaks, Pin Oaks etc be considered to create an Oak treescape.
- d) A water-wise gardening approach is recommended as this will ensure a sustainable gardening practice.

3.16 That the approved landscaping plan be implemented prior to the last dwelling unit in each phase being provided with an occupancy certificate. (Phases J & K)

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

4.1 The amended Subdivision Plan will not adversely affect the surrounding area.

4.2 The Site Development Plans is in line with approval granted and is supportive of the master Landscaping Plan, VIA, design guidelines etc.

5. Matters to be noted:

5.1 This approval does not extend the validity period of the initial approval granted for the subdivision and rezoning of the subject property, dated 11/04/2022.

6. 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.

7. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

7.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

8. Reference to this correspondence and the relevant property details on which the appeal is submitted.

8.1 The grounds of the appeal which may include the following grounds:

- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- b) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

8.2 Whether the appeal is lodged against the whole decision or a part of the decision.

8.3 If the appeal is lodged against a part of the decision, a description of the part.

8.4 If the appeal is lodged against a condition of approval, a description of the condition.

8.5 The factual or legal findings that the appellant relies on.

8.6 The relief sought by the appellant.

8.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

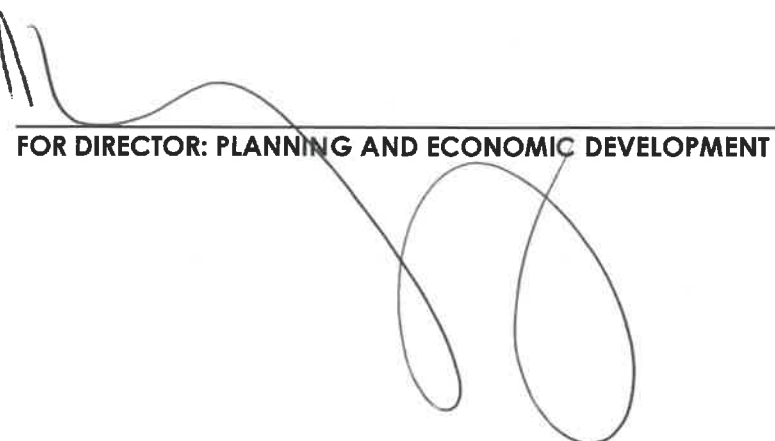
8.8 That the appeal includes the following declaration by the Appellant:

- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- b) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

9. 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

10. 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.
11. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za
12. 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. 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

15/5/2024

DATE



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ANNEXURE A

Annotation	Portions	Zoning	Land Use	No. of Portions	Area	%
	1 - 540	Multi Unit Residential	Group Housing / Dwelling House	540	14.27ha	29%
	541 - 544	Multi Unit Residential	Flats	4	4.26ha	9%
	545	Education	School	1	3.07ha	6%
	546	Community	Church	1	1.84ha	4%
	547	Community	Clubhouse, Hall, Creche, Day-care, Restaurant, Amphitheatre, Pool, Sport and Recreational Facilities & Ancillary Uses	1	3.02ha	6%
	548 - 550	Local Business	Retail, Commercial	3	4.53ha	9%
	551 - 578	Private Open Space	Private Open Space	28	2.73ha	6%
	579 - 594	Private Open Space	Private Road	16	10.25ha	21%
	595 - 602	Utility Services	Public Road & Authority Use	8	4.62ha	10%
Total				602	48.59ha	100%

NOTE:
THE TABLE ABOVE REPRESENTS THE TOTAL NUMBER OF PORTIONS AND THE ZONING OF EACH PORTION APPROVED WITHIN ALL THE PHASES OF THE DEVELOPMENT INCLUSIVE OF THE PHASES ALREADY TRANSFERRED WHICH ARE NOTED IN WHITE ON THE SUBDIVISION & ZONING PLAN (PHASES A, C, D F, H, R, T AND V)



tv3

ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

Property Description:
Portion 33 of Farm 81, Stellenbosch

Drawing:	Proposed Subdivision & Zoning Plan		
Date:	13/05/2024	Plan no.:	81/33-12-2022
Project no.:	3629-P	Drawn:	WH
		Checked:	CH

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained from Surveys and Mapping (DRDLR).
Urban design done by Osmond Lange Architects.
Road design done by UDS Africa.
Servitudes done by BSI.

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

* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved



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ANNEXURE B

N

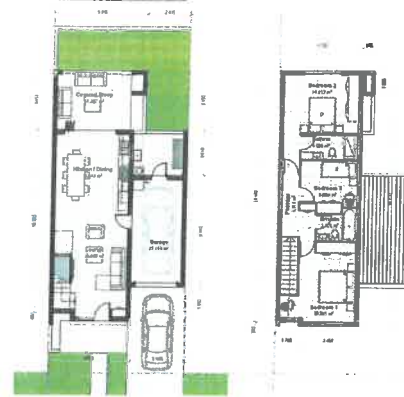
PHASE J - LOCALITY PLAN
Scale 1 : 5000DEVELOPMENT PARAMETERS
PHASE J

Phase Area	17 875m ²
Town House Stands	-- 47
Courtyard House Stands	-- 09
Homestead Stands	-- 00
Simplex Units	-- 0
Total Residential Units	-- 56

N

PHASE J - ERVEN SUBDIVISION PLAN
Scale 1 : 2000

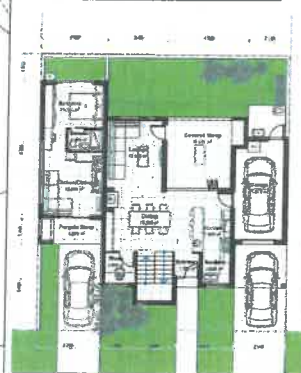
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PHASE J - TYPICAL UNIT PLACEMENT
Scale 1 : 2000TYPICAL ROW HOUSING
(TOWN HOUSE)

Unit R6c	
Covered Patio	18,77
Garage	20,00
Unit - First	66,08
Unit - Ground	51,47
	+ 156,32 m ²
TOTAL TOWN HOUSE UNITS	-- 47

DEVELOPMENT PARAMETERS
ROW HOUSE UNITS
(TOWN HOUSE)

Zoning	Multi Unit Residential
Land Use	Dwelling
Density	1 Unit / Erf
Height	Max. 2 Storeys
Coverage	Max. 65%
Building Lines - Street	0m All round
Building Lines - Sides	0m All round
Building Lines - Rear	0m All round
Parking Requirements	2 per Unit
FAR	Max. 1,0
Average Erf Size	20x7,8m 156m ²
Max. Unit Cover Area	90,24m ²
Max. Unit Floor Area	156,32m ²

TYPICAL CLUSTER HOUSING
(COURTYARD HOMES)

Unit C6c	
Covered Patio	16,85
Covered Patio 2	5,37
Flatlet	30,50
Garage	18,57
Unit - First	62,94
Unit - Ground	81,50
	+ 195,73 m ²
TOTAL COURTYARD HOUSE UNITS	-- 9

DEVELOPMENT PARAMETERS
CLUSTER HOUSE UNITS
(COURTYARD HOMES)

Zoning	Multi Unit Residential
Land Use	Group Housing
Density	2 Unit / Erf
Height	Max. 2 Storeys
Coverage	Max. 65%
Building Lines - Street	0m All round
Building Lines - Sides	0m All round
Building Lines - Rear	0m All round
Parking - Main Unit	2 per Unit
Parking - Secondary Unit	1 per Unit
FAR	Max. 1,0
Average Erf Size	17x138m 234m ²
Max. Unit Cover Area	150,97m ²
Max. Unit Floor Area	196,21m ²

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THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW (2015), 2023
SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER

DATE

15/5/2024

BUILDING TO COMPLY TO SANS 10400-KA2011
AND SANS 554 (REFERENCE BUILDING ROUTED) WHERE APPLICABLE
KAT 1 BUILDING TO USE ENERGY EFFICIENTLY AND REDUCE GREEN
HOUSE GAS EMISSIONS IN ACCORDANCE WITH FUNCTIONAL
REGULATION
KAT 2 SIZE OF ANNUAL VOLUME/PERCENTAGE REQUIREMENT OF HOT WATER
SHALL BE SUPPLIED BY MEANS OF OTHER THAN ELECTRICAL
RESISTANCE HEATING
KAT 3 PROVIDES THREE MEANS BY WHICH THE FUNCTIONAL REGULATION
KAT 1 IS COMPLIED WITH
NOTE
1. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE
PROPERTY OF THE ARCHITECT
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.S.
SANS 5500 AND LOCAL AUTHORITY REGULATIONS
3. THE DRAWING IS NOT TO BE SCALED
4. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE
ARCHITECT
5. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR
TO CONSTRUCTION

OWNER
Date: 2022/07/13
ARCHITECT
Date: 2022/07/13
ENGINEER
Date: 2022/07/13

PROJECT
NEWINBOSCH NEIGHBOURHOOD
DEVELOPMENT: PORTION 81 OF THE FARM
CLOETESDAL NO. 33, SITE PERIMETER FENCE
SUBMISSION
For Newinbosch Residential Development
FOR #
ON # ERV Cloetesdal RE.2541

newinbosch
NEIGHBOURHOOD

CLIENT

DRAWING TITLE
Phase J - TYPICAL SDP

BUILDING CLASSIFICATION: 1.1 - Residential
RESPONSIBLE PERSON: 1.1 - Responsible Person
DATE APPROVED: 15/5/2024

COUNCIL SUBMISSION

DRAWING PATH
H:\Local GI\CT1395\1395 - Newinbosch SDP\Phase J\CT1395_A_6.dwg
CT1395 - Newinbosch SDP\Phase J\CT1395_A_6.dwg

SCALE: AS INDICATED
PROJECT NO: [DRAWING NUMBER]
CT1395_A_6

REVISION
CS



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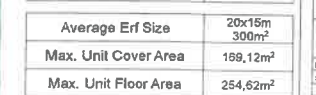
ANNEXURE C



Unit R6c	
Covered Patio	18,77
Garage	20,00
Unit - First	66,08
Unit - Ground	51,47
	+ 158,32 m
TOTAL TOWN HOUSE UNITS	~ 33

Unit Cost	
Covered Patio	18,85
Covered Patio 2	5,37
Flatlet	30,50
Garage	18,57
Unit - First	62,94
Unit - Ground	61,50
	• 195,73 m
TOTAL COURTYARD HOUSE UNITS	

Unit S7c	
Covered Patio	26.42
Garage	41.22
Unit - First	106.66
Unit - Ground	80.32
	+ 254.62 m²
TOTAL HOMESTEAD UNITS	4-5



DRAWING TITLE Phase K - TYPICAL SDP	
BUILDING CLASSIFICATION	CLIMATE ZONE
1	4 - Temperate Coastal
RESPONSIBLE PERSON	DATE APPROVED
LEONARD GARCIA, P.E.	NOV 2013
DESIGNER	REVISION
HE & S	
COUNCIL SUBMISSION	
DRAWING PATH H:\3rd Floor CT\CT1395_A - RD - Joint Bids for APC\H&S\3 CT1395_A1 submittal SDP Microsoft Word	
SCALE	SHEET SIZE
AS INDICATED	A0
PROJECT ID / DRAWING NUMBER	REVISION
CT1395_A_7	C5



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ANNEXURE D



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ANNEXURE E



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ANNEXURE F



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MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Nolusindiso Momoti
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 27 March 2024
Our Ref ▫ Ons Verw: Civil LU 2683
Town Planning Ref: LU/15801 – TP416/2023
Re ▫ Insake: Farm 81/33, Stellenbosch: Application in terms of Section 15(2)(l) for a permission required in terms of a condition of approval to obtain approval for the Site Development Plans of Phases J and K of Newinbosch. Phase J will consist of 49 group housing erven. Phase K will consist of 50 group housing erven. Approval of the Landscaping Plan for Phases J and K.

The following engineering documents were evaluated as part of this application:

- Civil engineering services report by Bart Senekal dated 22 April 2023
- TIS by UDS dated 27 June 2023

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

All conditions of our previous Memo dated 8 Sept 2021 (for LU/10917) for the overall development remain valid. If there is a contradiction between any of the conditions, then the condition in this Memo will govern. The conditions below are specific to **phases J and K**.

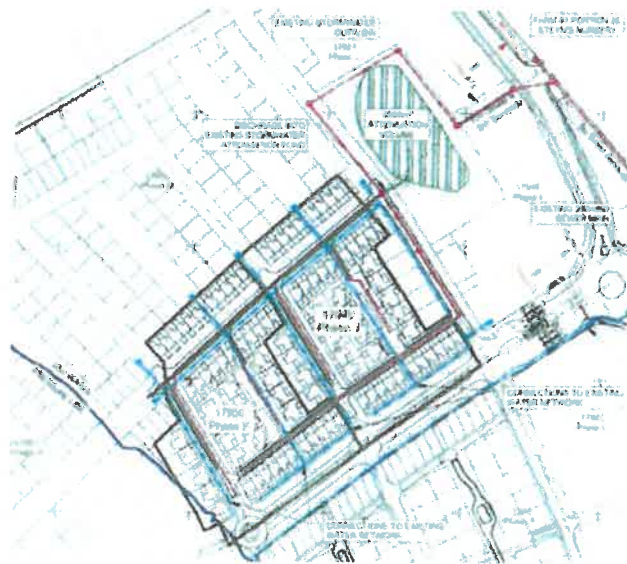
agreement has been reached between the Developer and private land owners for the registration of such servitudes.

3. Roads

- 3.1 Any conditions stated by the Provincial Roads Engineer must be complied with.

4. Stormwater

- 4.1 The difference between the pre-and post-development run-off must be attenuated on site. A 2500m³ attenuation dam is indicated for this purpose in the engineering services report. The detail engineering drawings must also show this dam and how the Phase J and K will be connected it. The attenuation facilities must be completed before subdivision clearance.



5. Solid Waste

- 5.1 Due to the size of the development, a refuse room is not practical and refuse collection will occur via kerbside collection at the individual erven. The entrance gate and internal roads must be designed to be able to accommodate a municipal refuse vehicle and it's turning movements. The municipality will not be held liable for any damages or losses due to refuse removal occurring inside the private estate.

- prior to the approval of subdivision clearance in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or;

7.6 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;

7.7 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;

7.8 That it is acknowledged that the Developer has implemented bulk upgrade projects in lieu of DCs. In order to determine if any DCs are payable at subdivision clearance or building plan stage, the Developer's Consulting Engineer must provide an updated DCs register indicating the value of DC upgrades to date vs the DCs payable to date.



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

Land Use Category		Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Development Charge Level (excl VAT)						Sub Total		Total	
Description		Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total	Community	Total
										Yes	Yes	Yes	Yes	Yes	(incl Eng Services)	Yes	
Residential	Single Residential >100m2	du							0	R	-	R	-	R	-	R	-
	Single Residential >50m2	du							0	R	-	R	-	R	-	R	-
	Single Residential >25m2	du							0	R	-	R	-	R	-	R	-
	Single Residential <25m2	du							0	R	-	R	-	R	-	R	-
	Second Dwelling	du							0	R	-	R	-	R	-	R	-
	Low Formal Residential	du							0	R	-	R	-	R	-	R	-
	Group Residential	du							50	R	-	R	-	R	-	R	-
	Apartment	du							50	R	840 133.21	R	862 269.32	R	1 131 606.98	R	4 087 897.59
	Retirement Village	du							0	R	-	R	-	R	-	R	-
	Old age home	du							0	R	-	R	-	R	-	R	-
Accommodation	Student Accommodation/Commune/Hotels	rooms							0	R	-	R	-	R	-	R	-
	Guest House	rooms							0	R	-	R	-	R	-	R	-
	Converted Guest House	rooms							0	R	-	R	-	R	-	R	-
	Hotel, Residential	rooms							0	R	-	R	-	R	-	R	-
	General Business	rooms							0	R	-	R	-	R	-	R	-
	Office	m2 GLA							0	R	-	R	-	R	-	R	-
	Retail/Shop	m2 GLA							0	R	-	R	-	R	-	R	-
	Restaurant	m2 GLA							0	R	-	R	-	R	-	R	-
	Outdoor Function / Picnic Area	persons							0	R	-	R	-	R	-	R	-
	Conference Facility/Place of assembly	m2 GLA							0	R	-	R	-	R	-	R	-
Commercial	Hospital/Clinic/Medical Rooms	m2 GLA							0	R	-	R	-	R	-	R	-
	University/College	student							0	R	-	R	-	R	-	R	-
	School/Day Care	student							0	R	-	R	-	R	-	R	-
	Industrial - light	m2 GLA							0	R	-	R	-	R	-	R	-
	Industrial - heavy	m2 GLA							0	R	-	R	-	R	-	R	-
	Warehousing/Light Manufacturing	m2 GLA							0	R	-	R	-	R	-	R	-
	Storage Facilities	unit							0	R	-	R	-	R	-	R	-
	Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-
	Roads and Parking	ha							0.0000	R	-	R	-	R	-	R	-
	To be calculated	n/a							0.0000	R	-	R	-	R	-	R	-
Other	(Based on equivalent demands)	n/a							0	R	-	R	-	R	-	R	-
	Total Area:		0					Total Area:	0								

Charges before adjusting for positive only, before Deductions																	
Charges adjusted for positive only, before Deductions																	
Deductions per service (from usage reductions)																	
Discount Deduction (%)																	
Additional Deduction per service - from Service Agreement (sum)																	
Sub Total after Adjustments and Deductions (excluding VAT)																	
VAT																	
Total Development Charges																	
Deduct		R	840 133.21	R	862 269.32	R	186 448.52	R	195 623.24	R	1 131 606.98	R	3 316 082.27	R	771 515.32	R	4 087 897.59
		R	940 133.21	R	862 269.32	R	186 448.52	R	195 623.24	R	1 131 606.98	R	3 316 082.27	R	771 515.32	R	4 087 897.59
		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals		R	840 133.21	R	862 269.32	R	186 448.52	R	195 623.24	R	1 131 606.98	R	3 316 082.27	R	771 515.32	R	4 087 897.59
		R	141 018.88	R	128 340.40	R	27 967.43	R	29 343.49	R	189 741.05	R	497 412.34	R	115 727.30	R	613 136.64
		R	1 001 153.15	R	891 609.72	R	214 416.05	R	224 966.72	R	1 201 348.02	R	3 813 494.61	R	887 242.62	R	4 700 737.23

Stellenbosch Town

Land Use Category		Unit Type	Existing Usage		Proposed New Usage		Increased Usage		Development Charge Levied (excl VAT)							Sub-Total (Civil Eng Services)		Community	Total				
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Yes	Yes	Yes	Yes	Yes	Yes			
Residential	Single Residential >100m2	du							0	R	-	R	-	R	-	R	-	R	-	R			
	Single Residential >50m2	du							0	R	-	R	-	R	-	R	-	R	-	R			
	Single Residential >250m2	du							0	R	-	R	-	R	-	R	-	R	-	R			
	Single Residential <250m2	du							0	R	-	R	-	R	-	R	-	R	-	R			
	Second Dwelling	du							0	R	-	R	-	R	-	R	-	R	-	R			
Residential	Less Formal Residential	du							0	R	-	R	-	R	-	R	-	R	-	R			
	Group Residential	du							0	R	-	R	-	R	-	R	-	R	-	R			
	Apartments	du				48			48	R	921 330.55	R	845 023.84	R	182 720.53	R	1 108 574.84	R	3 249 700.52	R	756 895.01	R	4 006 545.83
	Retirement Village	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Old age home	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
Accommodation	Student Accommodation/Communes/Hostels	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Guest Houses	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Converted Guest House	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Hotel, Residential	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	General Business	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
Commercial	General Business	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Office	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Retail/Shop	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Restaurant	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Outdoor Function / Picnic Area	persons							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
Commercial	Conference Facility/Place of assembly	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	student	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	School/Day Care	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Industrial - light	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
Industrial	Industrial - heavy	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Warehousing/Light Manufacturing	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Storage Facilities	unit							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
	Roads and Parking	ha							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	
Other	To be calculated	na							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	
	(Based on equivalent demands)	na							0	R	-	R	-	R	-	R	-	R	-	R	-	R	
Total Area:			0					Total Area:	0	R	-	R	-	R	-	R	-	R	-	R	-	R	

		R	921 330.55	R	845 023.94	R	182 720.53	R	191 710.77	R	1 108 974.84	R	3 245 769.82	R	758 085.01	R	4 006 845.83	
	Charges before adjusting for positive only, before Deductions																	
	Charges adjusted for positive only, before Deductions																	
	Deductions per service (from usage reductions)		R	921 330.55	R	845 023.94	R	182 720.53	R	191 710.77	R	1 108 974.84	R	3 245 769.82	R	758 085.01	R	4 006 845.83
	Discount Deduction (%)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
			R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Additional Deduction per service - from Service Agreement (sum)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Sub Total after Adjustments and Deductions (excluding VAT)		R	921 330.55	R	845 023.94	R	182 720.53	R	191 710.77	R	1 108 974.84	R	3 245 769.82	R	758 085.01	R	4 006 845.83
Totals	VAT		R	138 198.58	R	126 753.59	R	27 408.08	R	28 788.62	R	168 346.23	R	487 484.09	R	113 412.75	R	900 876.85
	Total Development Charges		R	1 059 529.13	R	971 777.53	R	210 128.61	R	220 467.39	R	1 275 321.06	R	3 737 253.91	R	869 497.77	R	4 606 722.48

ELETRICITY SERVICES: CONDITIONS OF APPROVAL
Farm 81/33 LU/15801

GENERAL COMMENT:

1. All electrical work to comply to SANS 142, SANS 104 XA, SANS 1307, SANS 10106, SANS 10252-1 and SANS 10254, and Municipal By-Laws
2. Development Bulk Levy Contributions are payable

CONDITIONS

1. The electrical consulting engineer responsible for the development shall schedule an appointment with Manager Electricity Services (Engineering Services) before commencing with the construction of the development. As well as to discuss new power requirements if required.
2. The development's specifications must be submitted to Stellenbosch Municipality (Engineering Services) for approval. i.e.
 - a) The design of the electrical distribution system
 - b) The location of substations(s) and related equipment.
3. A separate distribution board/s shall be provided for municipal switchgear and metering. (Shall be accessible & lockable). Pre-paid metering systems shall be installed in domestic dwellings.
4. 24-hour access to the location of the substation, metering panel and main distribution board is required by Technical Services. (On street boundary)
5. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity, should damage occur, the applicant will be liable for the cost involved for repairing damages.
6. On completion of the development, Stellenbosch Municipality (Technical Services) together with the electrical consulting engineer and electrical contractor will conduct a take-over inspection.
7. No electricity supply will be switched on (energised) if the Development contributions, take-over Inspection and Certificate(s) of Compliance are outstanding.
8. All new developments and upgrades of supplies to existing projects are subject to **SANS 10400-XA** energy savings and efficiency implementations such as:
 - Solar water Heating or Heat Pumps in Dwellings
 - Energy efficient lighting systems
 - Roof insulation with right R-value calculations.
 - Control Air condition equipment tied to alternative efficiency systems
 - Preheat at least 50% of all hot water with alternative energy saving sources
 - All hot water pipes to be clad with insulation with R-value of 1
 - Provide a professional engineer's certificate to proof that energy saving measures is not feasible.
9. If connecting a generator /solar panel for backup, the backup equipment needs to comply to OHS Act SANS10142-1

Bradley Williams

Date.....10/05/2024.....

Signature



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE G

Ref: TPW/CFS/RP/LUD/REZ/SUB-25/242 (Job 15329)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr Ulrich von Molendorff

Dear Sir

PORTION 33 OF FARM 81, STELLENBOSCH (NEWINBOSCH): MAIN ROAD 174: APPLICATION TO AMEND THE APPROVED SUBDIVISION PLANS FOR PHASES J AND K TO OBTAIN APPROVAL FOR THE SITE DEVELOPMENT PLANS OF PHASES J AND K

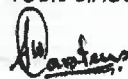
1. The following refer:
 - 1.1. Your Memorandum (LU/15801-TP416/2023) from the Manager: Development (Infrastructure Services) to the Director: Planning and Economic Development dated 27 March 2024;
 - 1.2. Site Development Plan Drawing Number CT1395_A_6 for Phase J prepared by Osmond Lange Architects and Planners dated 13 October 2023;
 - 1.3. Site Development Plan Drawing Number CT1395_A_7 for Phase K prepared by Osmond Lange Architects and Planners dated 13 October 2023;
 - 1.4. The Planning Motivation Report for Phases J and K prepared by TV3 dated 18 October 2023;
 - 1.5. The letter UDS373/Reports/TIS/Phase3/Rev01 from UDS Africa to Similan Properties dated 20 October 2023 containing the Traffic Impact Statement (TIS) for Phases J and K; and
 - 1.6. Our letters TPW/CFS/RP/LUD/REZ/SUB-25/242 (Job 15329) dated 28 September 2021 and 8 June 2021.
2. In our email to Guillaume Nel Environmental Consultants dated 30 January 2023, this Branch supported the proposed amendment of the mixed-use development, as outlined in the TIS UDS373/Reports/TIS/EIA prepared by UDS Africa on 7 November 2022. This amendment effectively changed the basket of rights listed in our letter TPW/CFS/RP/LUD/REZ/SUB-25/242 (Job 15329) dated 8 June 2021 to the following:
 - 2.1. Residential: 1 320 units (Previously 1200 units)

- 2.2. Commercial: 9 250m² GLA (Previously 5 000m²)
- 2.3. Church: 600 seats (Previously 40 seats)
- 2.4. School: 1 500 learners (Previously 2000 learners)
3. The table below outlines the approved basket of rights and provides an update on the development's progress in terms of its phasing:

Phase	Residential (Units)	Commercial (m ² GLA)	Church (Seats)	School (Learners)
Extent	1 320	0	0	0
Phase 1 (Including densification of Phase F)	200	0	0	0
Phase 2 (Including Phase C)	136	8 441	0	0
Phase 3 (this application)	106	0	0	0
Total	442	8 441	0	0
Remainder	878	809	600	1500

4. This Branch offers no objection to the Application to Amend the Approved Subdivision Plans for Phases J and K to obtain approval for the Site Development Plans of Phase J and K subject to the following conditions:
 - 4.1. The extent of Phase J and K are limited to 106 dwelling units (Phase J: 56 units / Phase K: 50 units);
 - 4.2. Parking to be supplied in accordance with the standards and requirements of Stellenbosch Municipality;
 - 4.3. The signalisation of the MR174/Sokuqala Street/Mt Simon intersection (Already implemented and approved); and
 - 4.4. Please note that the total development is still subject to the applicable conditions as listed in our letters listed above dated 28 September and 8 June 2021.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 12 APRIL 2024

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)
Attention: Mr J Fullard (e-mail: johan.fullard@stellenbosch.gov.za)
2. TV3
Attention: Mr C Heys (e-mail: clifford@tv3.co.za)
3. UDS Africa
Attention: Me Y Obermeyer (e-mail: yolandi@udsafrika.co.za)
4. District Roads Engineer
Paarl
5. Mr S Carstens (e-mail)
6. Me S du Preez (e-mail)
7. Mr B du Preez (e-mail)
8. Mr E Smith (e-mail)

Ref: TPW/CFS/RP/LUD/REZ/SUB-25/242 (Job 15329)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr Ulrich von Molendorff

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SW CARSTENS

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