



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1242/2025

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

Sir

APPLICATION FOR DEPARTURE ON FARM 81/33, NEWINBOSCH, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker hereby 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 for **Phase G** of Farm 81/33, Stellenbosch:
 - i. **Departure** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw for **Phase G**, to permit a 5-storey building in lieu of a 4-storey building as required by the development parameters applicable to Precinct 10, Northern Extension.
 - ii. **Departure** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw for **Phase G**, to relax the common boundary building lines on the 2nd, 3rd, and 4th floors from 6m to 5.3m
 - iii. **Departure** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw for **Phase G**, to relax the street and common boundary building lines from 4.5m to 0m for the proposed shade ports.

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 the said Bylaw:

- a) The approval only applies to the proposed 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.
- b) 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.
- c) The development be undertaken in accordance with the endorsed Site Development Plan and Phasing Plan for **Phase G** of Farm 81/33, Plan No: CT139/SDP.00 -13, Dated: 2025/06/13 & 2025/06/18, Drawn By: Osmond Lange Architects and Planners, as attached as **ANNEXURE A**.
- d) The development be undertaken in accordance with the endorsed Landscaping Plan for **Phase G**, Plan No: 2861 - 03 - LP.G - REV 00, dated 12 JUN 2025, drawn by CnDV, attached as **ANNEXURE D**.
- e) The conditions imposed by the Directorate Infrastructure Services: Engineering Services in their memo dated 10 September 2025, attached as **ANNEXURE B**, be adhered to.
- f) The conditions imposed by the Department of Infrastructure, Chief Directorate: Road Planning in their memo dated 26 August 2025, attached as **ANNEXURE C**, be adhered to.
- g) Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.
- h) Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- i) Building plans be generally in accordance with the endorsed Site Development Plan, as attached as **ANNEXURE A**.
- j) A detailed landscaping plan, indicating the location, size, and species of each tree to be planted, be submitted with the building plans.
- k) The landscaping be completed before an occupation certificate is issued for the final phase of the building project.

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

- 2.3.1 The subject property forms part of the Adam Tas Corridor overlay zone which promotes higher density development with integrated NMT facilities to reduce traffic volumes.
- 2.3.2 Both the Visual Impact Assessment and the Heritage Impact Assessment make provision for the construction of a five-storey building within this precinct, as currently proposed.
- 2.3.3 The proposed building is set further back from the R304 than the adjacent approved multi-residential buildings and will therefore be screened from view by these structures, thereby reducing its visual impact on the surrounding area.
- 2.3.4 The scale and nature of the proposed development are consistent with the approval granted by the MPT, and the inclusion of an additional storey will contribute to achieving a higher residential density within the Newinbosch development and this precinct

- 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



MANAGER LAND USE MANAGEMENT.

17-10-2025

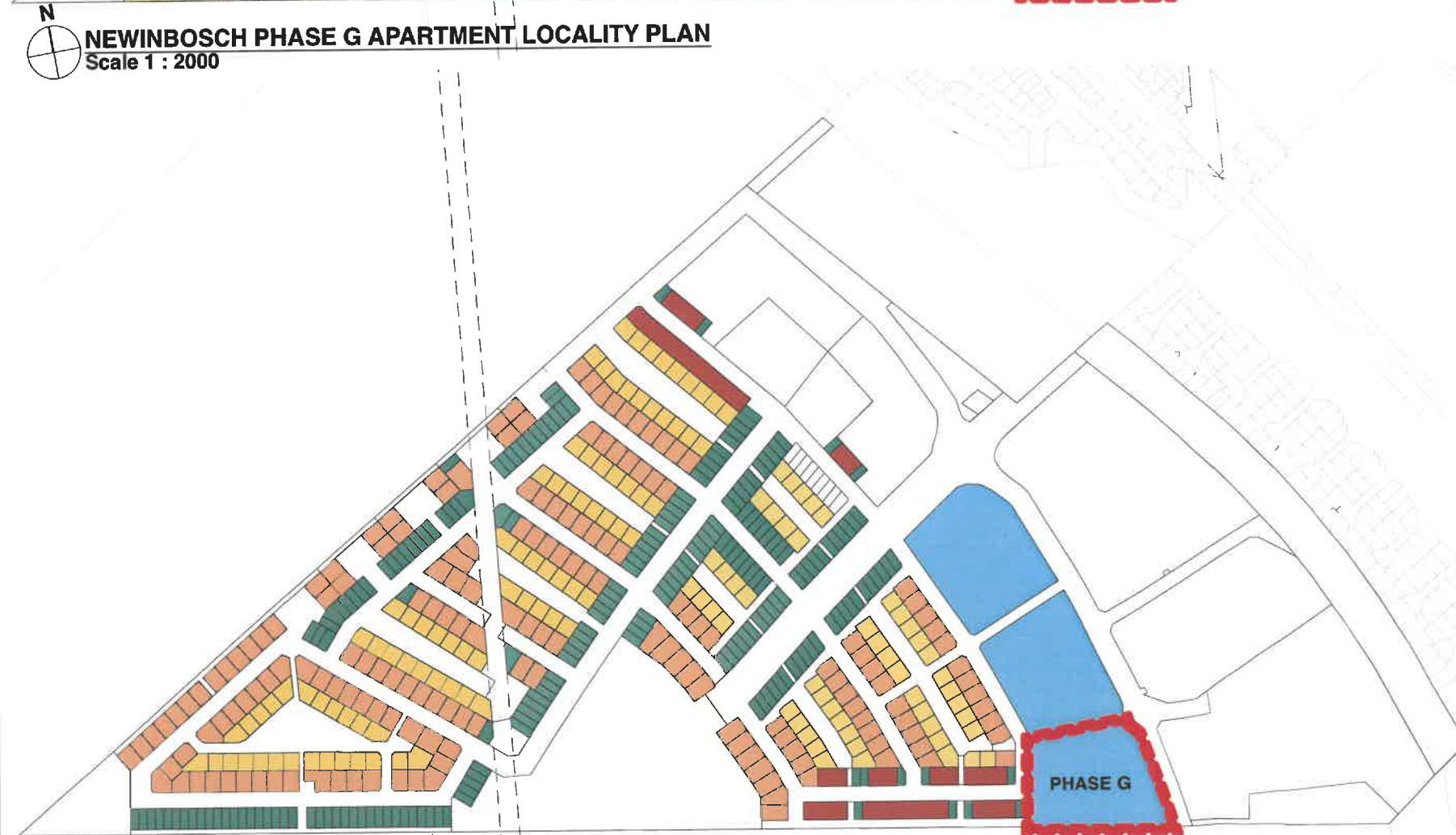
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ANNEXURE A



NEWINBOSCH PHASE G APARTMENT LOCALITY PLAN
Scale 1 : 2000

ZONING SCHEME REQUIREMENTS				
SITE INFORMATION				
TOTAL SITE AREA (sqm)	10 373 m ²			
ZONING	Multi-Unit Residential Zone			
PRIMARY USES	Flats			
SETBACKS	PERMISSIBLE		ACTUAL	
STREET SETBACK LINE North, East & West Boundary	All floors:	4.5m	All floors:	4.9m
COMMON SETBACK LINE South Boundary	Ground floor:	4.5m	Ground floor:	5.3m
	First Floor:	4.5m	First Floor:	5.3m
	Second Floor:	6m	Second Floor:	5.3m
	Third Floor	6m	Third Floor	5.3m
	Fourth Floor:	6m	Fourth Floor:	5.3m
COVERAGE	PERMISSIBLE		ACTUAL	
BUILDING A	50% of total site area		434,00 m ²	
BUILDING B			390,50 m ²	
BUILDING C			275,80 m ²	
BUILDING D			305,30 m ²	
BUILDING E			263,20 m ²	
REFUSE 1 - 3			74,90 m ²	
TOTAL COVERAGE	5 186,50 m ²		1 743,70 m ²	16,81%
FLOOR AREA	PERMISSIBLE		ACTUAL	
BUILDING A	75% of total site area		2 054,00 m ²	
BUILDING B			1 794,10 m ²	
BUILDING C			1 331,00 m ²	
BUILDING D			1 495,30 m ²	
BUILDING E			1 025,50 m ²	
REFUSE 1 - 3			74,90 m ²	
TOTAL FLOOR AREA	7 779,75 m ²		7 774,80 m ²	74,95%
See table 1 for breakdown per floor.				
HEIGHT	PERMISSIBLE		ACTUAL	
BUILDING A	4 Stories		5 Stories	
BUILDING B				
BUILDING C				
BUILDING D				
BUILDING E			4 Stories	
REFUSE 1 - 3				
UNIT TYPES	1 & 2 BED		3 BED	
BUILDING A	35		1	
BUILDING B	24			
BUILDING C	25		1	
BUILDING D	27			
BUILDING E	20			
TOTAL	131		2	
PARKING	PERMISSIBLE		ACTUAL	
1 & 2 BED (1,5 bays per unit)	196,5		196	
3 BED (1,75 bays per unit)	3,5		4	
TOTAL	200		200	

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BUILDING TO COMPLY TO SANS 10400-SAC3011
AND SANS 204 REFERENCE BUILDING ROUTE WHERE APPLICABLE
X01 BUILDINGS TO USE ENERGY EFFICIENTLY AND REDUCE GREEN
HOUSE GAS EMISSIONS IN ACCORDANCE WITH FUNCTIONAL
REGULATION
X02 50% OF ANNUAL VOLUMETRIC REQUIREMENT OF HOT WATER
SHALL BE SUPPLIED BY MEANS OF OTHER THAN ELECTRICAL
RESISTANCE HEATING
X03 PROVIDES THREE MEANS, BY WHICH THE FUNCTIONAL
REGULATION (X01) IS COMPLIED WITH

NOTE	
1.	THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
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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.

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CLIENT / OWNER SIGNATURE:	DATE:
ARCHITECT'S SIGNATURE:	DATE:
SACAP REG. NO:	
ENGINEER'S SIGNATURE:	DATE:
PR. ENG. NO:	

PROJECT
NEWINBOSCH PHASE G
LAND DEVELOPMENT

DRAWING TITLE	
Phasing Plan	
BUILDING CLASSIFICATION	H3 ENERGY ZONE: 4
See S995 - 04-04-0-2016 Page 44 for Details	
DATE	2025/04/13
DESIGN	Philip Du Toit SCALE AS INDICATED
DRAWN	JAM. SV. IM. NDE, DIV. RC SHEET SIZE A1
SITE DEVELOPMENT PLAN	
DRAWING PATH: \\server\projects\2025\04\CTI SAPS\SDP\Drawings\Site Development Plan.dwg <small>Project Name: CTI SAPS SDP Drawing Number: 02 Date: 2025/04/13 Drawn By: JAM. SV. IM. NDE, DIV. RC Checked By: [Signature] Approved By: [Signature]</small>	
DRAWING PATH	Revision History:
PROJECT NO.	REVISION
DRAWING NUMBER	
CTI SAPS SDP.02	SDP-A

NOTE

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2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.R. SANS 10400 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.

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CLIENT / OWNER SIGNATURE:	DATE:
ARCHITECT'S SIGNATURE:	DATE:
SACAP REG. NO:	
ENGINEER'S SIGNATURE:	DATE:
PR. ENG. NO:	

Postal: Section Period 104
 Address: Office 203, 3rd Floor Mill Square Blument Mall CH Park &
 Leverage Bank/Studentcenter 7400 South Arroyo
 E-mail: info@leverage.us
 Tel: 857 11 863 2-85

DRAWING TITLE	
Site Sections	
BUILDING CLASSIFICATION	H3 ENERGY ZONE
See 5445 10400-A-2018, Page 44 for Details	DATE 2025/04/
DESIGN Philip Du Toit	SCALE AS INDICATED
DRAWN J.M. ST. JAMES, D.V.C.	SHEET SIZE A

SITE DEVELOPMENT PLAN

DRAWING PATH		REVISION
PROJECT No. DRAWING NUMBER		
CT1395 SDP.11		SDP.1



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ANNEXURE B



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	10 Sept 2025
Our Ref ▫ Ons Verw:	Civil LU 2973
Town Planning Ref:	TP1242/2025
Re ▫ Insake:	Farm 81/33: Site Development Plan of Phase G (133 Flats)

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

- Civil engineering services report by BSI dated 19 June 2025 – Ref 1519
- TIS by UDS dated 17 June 2025
- Site Development Plan (Indicating Development parameters) CT1395 – SDP.01 – Rev SDP-C, dated 2025-08-27 by Osmond Lange Architects and Planners
- Site Development Plan (Indicating Layout) CT1395 – SDP.00 – Rev SDP-C, dated 2025-08-27 by Osmond Lange Architects and Planners

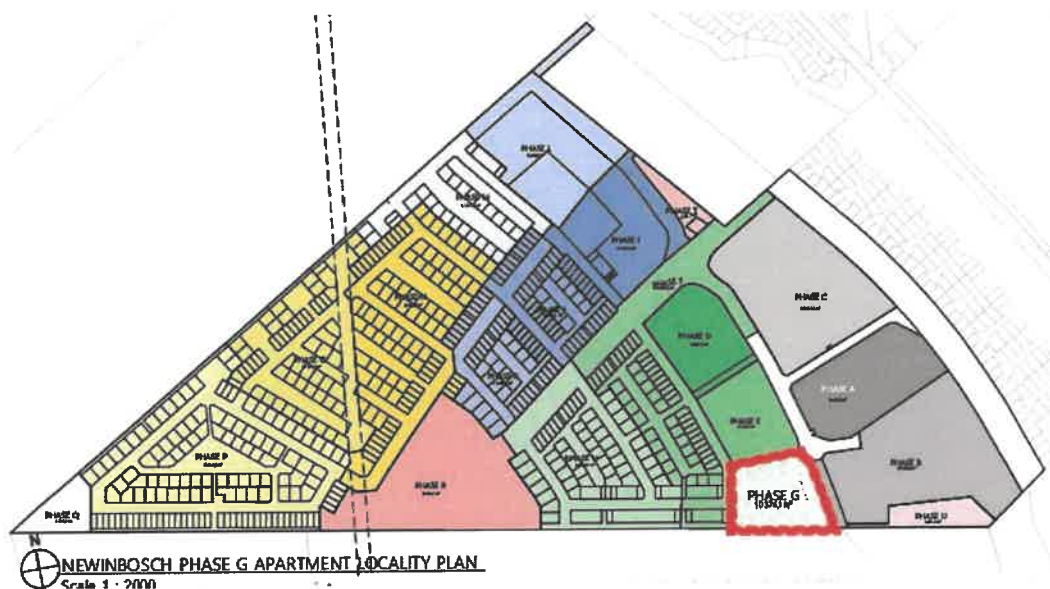
The application is recommended for approval, subject to the following conditions:

Specific Conditions:

These conditions must be complied with prior to transfer of the first property or approval of any building plans, whichever occurs first, unless specifically stated otherwise below.

1. Previous approval 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 **Phase G – 133 flat units (five blocks of flats)**.



2. Water

2.1 The following upgrades must be installed:

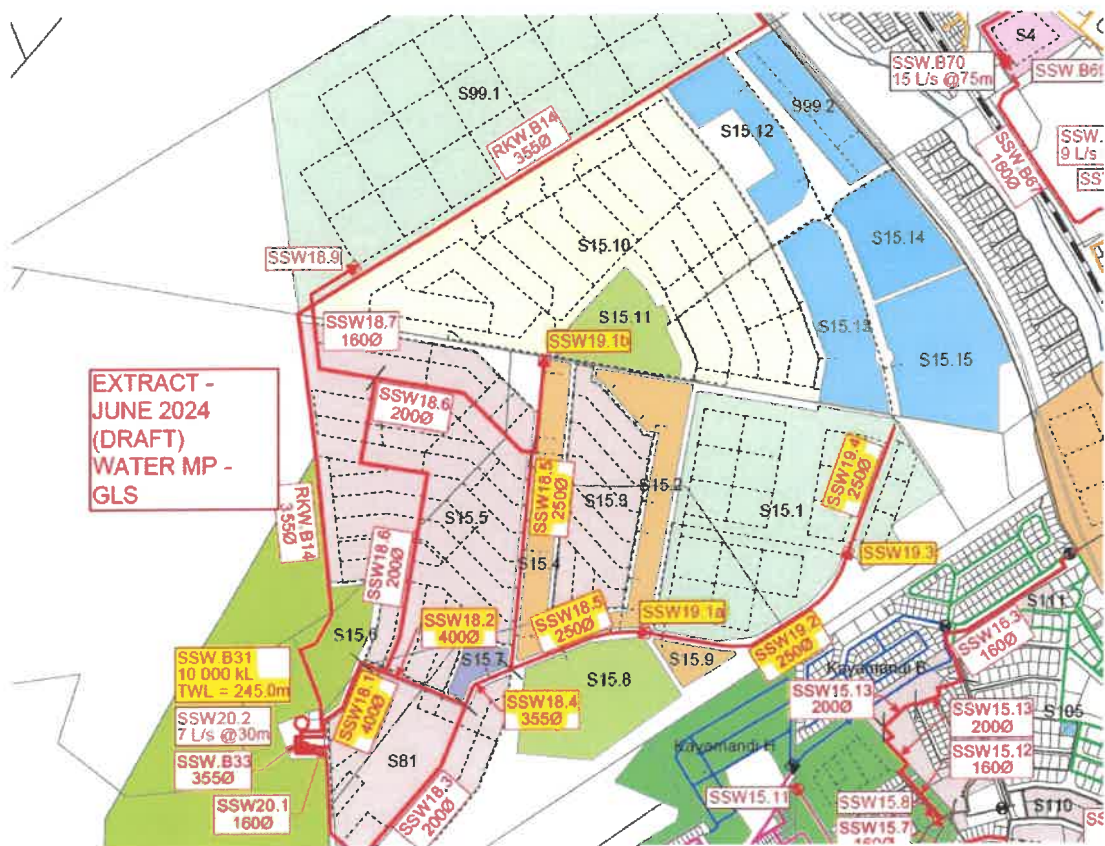
2.1.1 SSW.B31 - New Kayamandi Upper Reservoir

- The Municipality is currently implementing this project, with completion estimated to be in October 2026. This date is subject to change based on contractor's performance and other factors. The Municipality will consider the subdivision clearance application for **Phase G**, prior to the commissioning of the reservoir, but whether the clearance will be approved or not cannot be guaranteed at this stage. The decision will be based on the level of completion of the reservoir and the likelihood of the reservoir reaching completion prior to the occupation of the units.

This assessment will be done at subdivision clearance stage and based on the input received by the Senior Manager: Water Services.

2.1.2 SSW18.1, SSW18.2, SSW18.4, SSW18.5, SSW19.1a, SSW19.1b, SSW19.2, SSW19.3 and SSW19.4

- The Developer will be responsible for these upgrades.
- The cost hereof can be offset from DCs. These items are not on the municipality's current budget and therefore any shortfall will be for the Developer's cost.



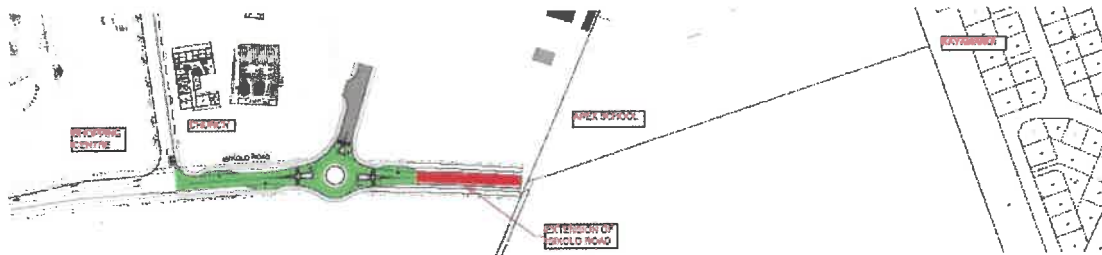
- 2.2 After the commissioning of the Kayamandi Upper Reservoir and the above water upgrade items, the current Newinbosch Temporary Bulk Water System must be decommissioned.

3. Sewer

- 3.1 The development will connect to the existing internal sewer network, which has been completed as part of the first phase of the development.

4. Roads

- 4.1 The Isikolo Road formalization (including NMT) must be extended to the boundary of Newinbosch/Apex School.



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

5. NMT

- 5.1 The formal NMT network must be extended to the end of Isikolo Road.

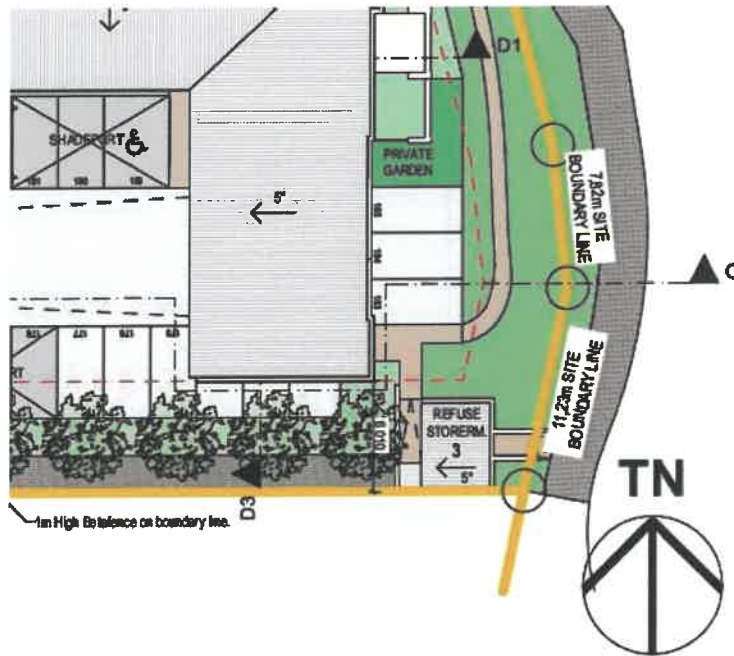
6. Stormwater

- 6.1 The difference between the pre-and post-development run-off must be attenuated on site. The detention pond, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards before an Occupation Certificate is issued. All earthworks, trimming and shaping of the pond must also be completed. See **Annexure Services** for conceptual layout of the pond. Details must be clearly indicated on the building plans and/or engineering drawings submitted for approval prior to construction.

7. Solid Waste

- 7.1 No placement of refuse bins will be allowed on the municipal road reserve of Isikolo Road. Refuse removal for all the blocks of flats must take place via the refuse store room at the adjacent flat complex (Ilex), as indicated on the SDP. It will be the

HOA's responsibility to move the bins from the other internal refuse rooms to this dedicated area on removal days. **Information submitted with the building plans must prove that the refuse room on Ilex has sufficient space to accommodate the Phase G bins as well.**



Ilex SDP Extract (Phase E)



Phase G SDP extract

8. General

- 8.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced its water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.
- 8.2 Engineering drawings must be approved by the municipality before commencement of any services construction. Further conditions may be set during this process. Any amendments required to the SDP / subdivision layout will be for the Developer's cost.

9. Development Charges (DCs)

- 9.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first. The amount payable will therefore be the amount as calculated according to the approved tariff structure and according to the DCs Policy principles at the time that payment is made.
- 9.2 A DCs estimate is provided in **Annexure DC**. This calculation is purely provisional, based on the information available at this stage, and a final calculation will be provided prior to payment and based on the formally approved development parameters.
- 9.3 Where DCs are identified above as a potential funding source for infrastructure projects, the Developer must enter into a DCs Agreement with the Municipality, prior to any work commencing. Any work done or expenditure incurred prior to such an agreement will be at the Developer's own risk.

- 9.4 It is acknowledged that the Developer has done upgrades in lieu of DCs as part of the roll-out of this development. A DCs reconciliation must be submitted together with the building plans or subdivision clearance application to determine the amount of DCs payable.

<u>General Conditions</u>

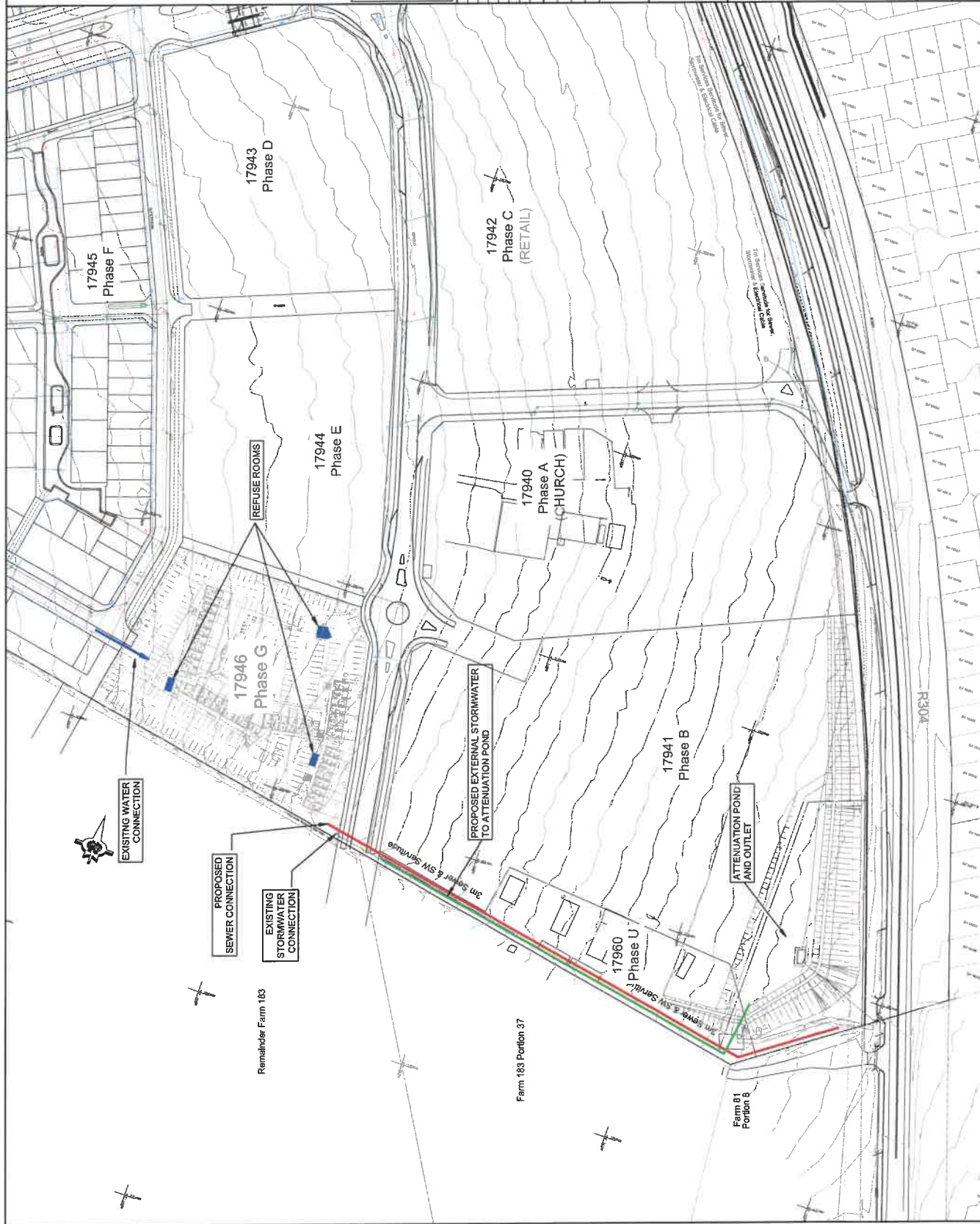
10. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
11. The design of the civil engineering services for the development must comply with the "*Design Guidelines and Minimum Standards for Civil Engineering Services*" as published on the municipality's website and as amended from time-to-time.
12. The internal services are **private**. Therefore, all internal services will be maintained by the **Developer and/or Owner's Association**.
13. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.



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

ANNEXURE: SERVICES

NOTES:



LEGEND :
EXISTING SERVICES
————— EXISTING STORMWATER
————— EXISTING SEWER
————— EXISTING WATER

No.	AMENDMENTS	JUNE	CASE
SUPP'D	T.L.R.		
APR 21 1890	REPLY CHECKED		
MAY 11	REPLYING CHECKED		
JUN 11	P.C.S.		
OCT 11 1890	P.C.S. CLOSURE MAY 1890		

EART/SENEKAL INC.

11-0142707



CIVIL & STRUCTURAL ENGINEERS

newinbosch
N E T W O R K S

DEVELOPMENT ON
FARM 81/33, CLOETESDAL,
STELLENBOSCH

CONCEPT ENGINEERING
SERVICES FOR PHASE G

1:800	SHEET 1 OF 1 SHEETS
175A	

1519 / 01



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2973 (J) Farm 81-33 Stellenbosch (TP1242-2025)
Development Name:	Newirbosch - Phase G
Date:	04 September 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Stellenbosch Town
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	81-33
DC Parameters Reference:	Site Development Plan (Indicating Development parameters) CT1395 - SDF.01 - Rev SDF-C, dated 2025-08-27 by Osmond Lange Architects and Planners

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons		
Total Increased Services Usage:	59.85	53.2	1.064	5.32	365.75		532		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	59.85	53.20	1.06400	5.320	365.8		532		
Charges before adjusting for positive only, before Deductions	R 2 030 632.17	R 1 986 614.16	R 238 648.85	R 563 379.50	R 2 389 888.54	R 7 209 163.22	R 2 221 903.32	R 9 431 066.54	
Charges adjusted for positive only, before Deductions	R 2 030 632.17	R 1 986 614.16	R 238 648.85	R 563 379.50	R 2 389 888.54	R 7 209 163.22	R 2 221 903.32	R 9 431 066.54	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 2 030 632.17	R 1 986 614.16	R 238 648.85	R 563 379.50	R 2 389 888.54	R 7 209 163.22	R 2 221 903.32	R 9 431 066.54	
VAT:	R 304 594.83	R 297 992.12	R 35 797.33	R 84 506.93	R 358 483.28	R 1 081 374.48	R 333 285.50	R 1 414 659.98	
Total Development Charges Payable (including VAT):	R 2 335 226.99	R 2 284 606.28	R 274 446.18	R 647 886.43	R 2 748 371.82	R 8 290 537.70	R 2 555 188.82	R 10 845 726.52	

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate Only
Notes:	

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				
		Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result		Amount	Water	Sewer		Stormwater	Solid Waste		Roads & Transport		Yes	Total					
											Yes	No		Yes	No	Yes					No	Yes	No	
Residential	Single Residential >1000m2	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Single Residential >500m2	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Single Residential >250m2	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Single Residential <250m2	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Second Dwelling	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
Accommodation	Less Formal Residential	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Group Residential	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Apartments	du				133		133	R	2 030 632.17	R	1 886 614.16	R	238 648.85	R	563 376.50	R	2 389 888.54	R	7 209 163.22	R	2 221 903.32	R	9 431 088.54
	Retirement Village	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Old age home	du						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Student Accommodation/Commune/Hostels	rooms						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Guest House	rooms						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Hotel, Residential	rooms						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	General Business	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	Office	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
Commercial	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	-	-	
	Farm Market	stall						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
	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	-	-	
	University/College	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 - heavy	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
Industrial	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	-	-	
	To be calculated	n/a						0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
Other	(Based on equivalent demands)	n/a						0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	-	
Total Area:			0																					

Charges before adjusting for positive only, before Deductions		R	2 030 632.17	R	1 886 614.16	R	238 648.85	R	563 376.50	R	2 389 888.54	R	7 209 163.22	R	2 221 903.32	R	9 431 086.54
Charges adjusted for positive only, before Deductions		R	2 030 632.17	R	1 886 614.16	R	238 648.85	R	563 376.50	R	2 389 888.54	R	7 209 163.22	R	2 221 903.32	R	9 431 086.54
Deductions per service (from usage reductions)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Discount Deduction (%)		Percentage:	0.00%	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	2 030 632.17	R	1 886 614.16	R	238 648.85	R	563 376.50	R	2 389 888.54	R	7 209 163.22	R	2 221 903.32	R	9 431 086.54
VAT		R	304 594.93	R	297 992.12	R	35 797.33	R	84 506.93	R	358 483.28	R	1 061 374.48	R	333 285.50	R	1 414 689.98
Total Development Charges		R	2 335 226.99	R	2 284 606.28	R	274 446.18	R	647 886.43	R	2 748 371.82	R	8 290 537.70	R	2 555 186.82	R	10 846 726.62



STELLENBOSCH
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ANNEXURE C

Ref: DOI/CFS/RN/LU/REZ/SUB 25/551 (Application No: 2025-07-0125)

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 OBTAIN APPROVAL FOR THE SITE DEVELOPMENT PLANS OF PHASE G

1. The following refer:
 - 1.1. The email from TV3 dated 23 June 2025 requesting comment on the above application;
 - 1.2. The letter UDS373/Reports/TIS/PhaseG from UDS Africa to Similan Properties dated 17 June 2025 containing the Traffic Impact Statement (TIS) for Phases G of the Newwinbosch Development;
 - 1.3. The Planning Motivation Report for Phases G prepared by TV3 dated 18 June 2025;
 - 1.4. Site Development Plan Drawing Number CT1395 | SDP.01 Revision SDP-A for Phase G prepared by Osmond Lange Architects and Planners dated 18 June 2025; and
 - 1.5. 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	9 250	600	1 500
Phase 1 (F, H and R)	200	0	0	0
Phase 2 (D and T)	136	941	0	0
Phase 3 (J and K)	106	0	0	0
Phase C	0	7 500	0	0
Phase A	0	0	430	0
Phase E	135	0	0	0
Phase N and O	159	0	0	0
Phase 5 (this application)	133	0	0	0
Total	869	8441	430	0
Remainder	451	809	170	1 500

4. As shown in the table above, the approved Newinbosch development framework still includes plans for an additional 451 dwelling units, 809 m² of gross leasable commercial space, a 170-seat church, and a school designed to accommodate 1 500 learners.
5. Access to Phase G will be provided via the main access road (Newinbosch Boulevard) off MR174 (R304) and Cloetesdal Road, an internal street.
6. The TIA for Phase G indicated that, based on the estimated traffic from Phase G of the Newinbosch development, no external road upgrades are required.
7. This Branch offers no objection to the Application to obtain approval for the Site Development Plans of Phase G subject to the following conditions:
- 7.1. The extent of Phase G limited to 133 units;
- 7.2. Parking must be supplied as per the requirements of the Stellenbosch Municipal Zoning Scheme as per the Site Development Plan Drawing Number CT1395|SDP.01 Revision SDP-A prepared by Osmond Lange Architects and Planners dated 18 June 2025; and

- 7.3. Kindly be advised that the overall development remains contingent upon the relevant conditions outlined in our correspondence dated 28 September and 8 June 2021 referenced above.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 26 AUGUST 2025



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ANNEXURE D

NOTE

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NOTE

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- 5 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

[illegible]

DATE: _____

LACAP REG. NO:

ENGINEER'S SIGNATURE: _____ DATE: _____
PR. ENG. NO: _____

SWELAN DEVELOPMENTS

(e-mail: info@simfonie.it)
Tel: (021) 963 3433

BUILDING CLASSIFICATION	HD	ENERGY ZONE:
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DESIGN	Philip Du Toit	SCALE	AS INDICATED
DRAWN	JAM, SV, BM, NDR, OY, RC	SHEET SIZE	A

DRAWING PATH Specify an existing path: Enter the path to the drawing file. If the file does not exist, the path is used to create the file.

error parts	
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