



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18330

Our File Reference Number: Farm 81/33, Stellenbosch Division

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-

Sir / Madam

APPLICATION FOR THE AMENDMENT OF THE APPROVED SUBDIVISION AND PHASING PLAN AND PERMISSION IN TERMS OF A CONDITION OF APPROVAL: FARM 81/33, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Farm 81/33, Newinbosch, Stellenbosch, namely:
 - 2.1.1 Application in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law (2023), for the amendment of the approved Subdivision and Phasing Plan which changes relate to the realignment of Phases Q, P, O, N, M, and L.
 - 2.1.2 Application in terms of Section 15(2)(l) of the Stellenbosch Municipal Land Use Planning By-Law (2023) for permission, as required by the conditions of approval, to approve the Site Development Plans for Phases N and O.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The development be undertaken in accordance with the Subdivision Plan No. 3629-P, dated 20/05/2025, 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.

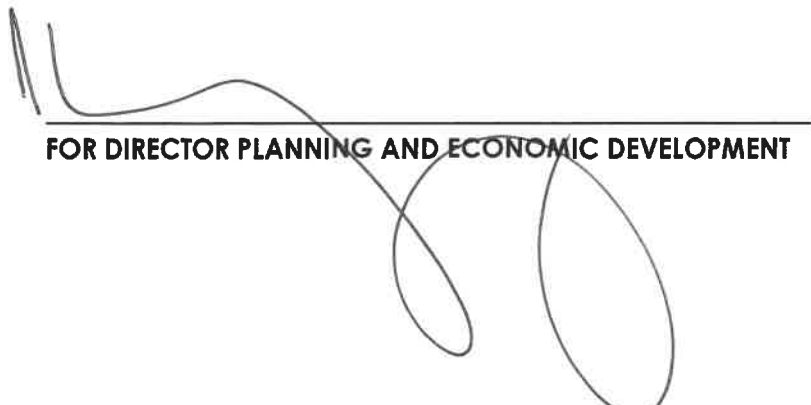
- 3.3 The applicant submits an electronic copy (shp, dwg, dxf) of the new erf diagrams or general plans which were preliminary approved by the SG.
- 3.4 The development be undertaken in accordance with the Site Development Plan for Phase N & O, Plan No. CT1395_A_5 & CT1395_A_6, dated 19/11/2024, drawn by Osmond Lange Architects, as attached as **ANNEXURE B**.
- 3.5 The development be undertaken in accordance with the Landscaping Plans for Phase N & O, Plan No 2861 - 03 - LP.PH.N - REV 00, dated 05 DEC 2024, Page 1 & 2, drawn by CnDV, as attached as **ANNEXURE C**.
- 3.6 The conditions imposed by the WCG Transport Infrastructure Branch in their letter dated 5 June 2025, attached as **ANNEXURE D**, be adhered to.
- 3.7 The conditions imposed by the Directorate Infrastructure Services: Engineering Services in their memo dated 22 July 2025, attached as **ANNEXURE E**, be adhered to.
- 3.8 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.
- 3.9 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.
- 3.10 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

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

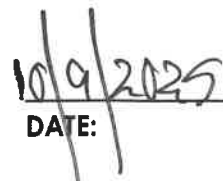
- 4.1 The approval of the amended Subdivision Plan will not adversely affect the surrounding area.
 - 4.2 The Site Development Plan is consistent with the development parameters and conditions of approval.
 - 4.3 The approval of the applications will facilitate the implementation of the land use approval granted by the MPT in 2022 which is in line with the relevant Council policies and criteria.
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za**
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za or 021 – 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT


DATE:



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ANNEXURE A

Annotation	Portions	Zoning	Land Use	No. of Portions	Area	%
	1-333	Multi Unit Residential	Group Housing / Dweling House	333	9.07ha	37%
	334-336	Multi Unit Residential	Flats	3	3.12ha	13%
	337	Education	School	1	3.07ha	12%
	338-348	Private Open Space	Private Open Space	11	2.39ha	10%
	349-355	Private Open Space	Private Road	7	6.06ha	25%
	356-360	Utility Services	Public Road, Authority Use & Utility Services	5	0.98ha	4%
Total				360	24.69ha	100%



STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER APPENDIX.

[Signature]
MUNICIPAL MANAGER

[Signature]
10/9/2025
DATE

newinbosch
NEIGHBOURHOOD

Property Description:
Portion 33 of Farm 81, Stellenbosch

Drawing: Proposed Subdivision & Zoning Plan			
Date: 20/05/2025	Plan no.: 2		
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.

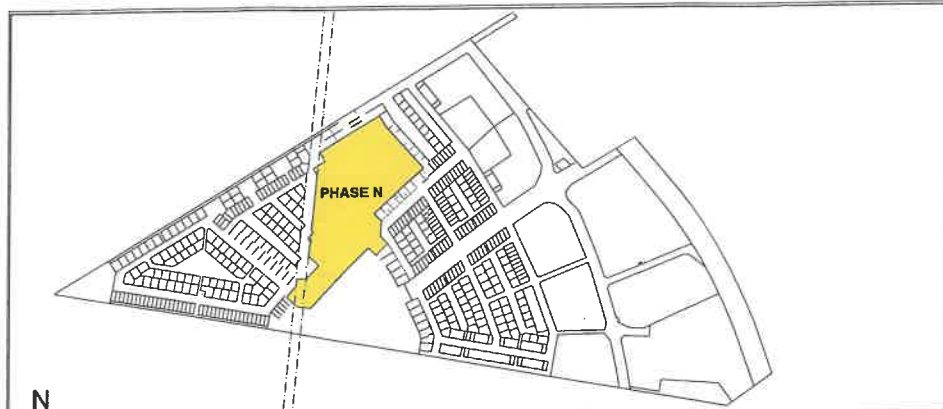
* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved



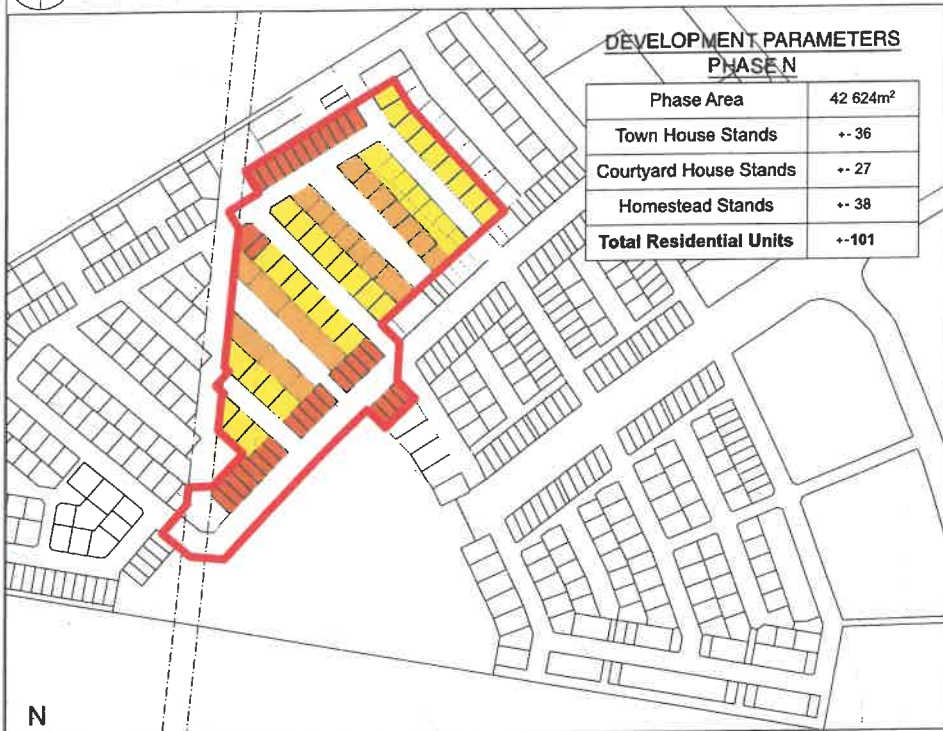
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ANNEXURE B



PHASE N - LOCALITY PLAN
Scale 1 : 5000



PHASE N - ERVEN SUBDIVISION PLAN
Scale 1 : 2000



PHASE N - TYPICAL UNIT PLACEMENT
Scale 1 : 2000

DEVELOPMENT PARAMETERS
PHASE N

Phase Area	42 624m ²
Town House Stands	-- 36
Courtyard House Stands	-- 27
Homestead Stands	-- 38
Total Residential Units	-- 101

TYPICAL 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	26x7,8m 156m ²
Max. Unit Cover Area	90,24m ²
Max. Unit Floor Area	156,32m ²

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW (2015)
SUBJECT TO THE CONDITIONS AS PER APPENDIX. 2025
10/9/2025
MUNICIPAL MANAGER
DATE

TYPICAL CLUSTER HOUSING
(COURTYARD HOMES)



Unit C6c	
Covered Patio	16,85
Covered Patio 2	5,37
Flairlet	30,50
Garage	18,57
Unit - First	62,94
Unit - Ground	61,50
	-- 195,73 m ²
TOTAL COURTYARD HOUSE UNITS	-- 9

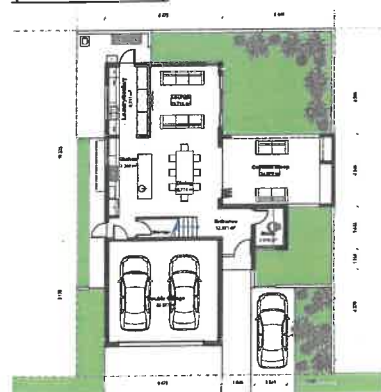


DEVELOPMENT PARAMETERS
CLUSTER HOUSE UNITS
(COURTYARD HOMES)

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

TYPICAL SINGLE RESIDENTIAL HOUSING
(HOMESTEAD)



Unit S7c	
Covered Patio	26,42
Garage	41,22
Unit - First	106,56
Unit - Ground	80,32
	-- 254,62 m ²
TOTAL HOMESTEAD UNITS	-- 9



DEVELOPMENT PARAMETERS
SINGLE RESIDENTIAL UNITS
(HOMESTEAD)

Zoning	Multi Unit Residential
Land Use	Group Housing
Density	1 Unit / Erf
Height	Max. 2 Storeys
Coverage	Max. 60%
Building Lines - Street	0m All round
Building Lines - Sides	0m All round
Building Lines - Rear	0m All round
Parking - Main Unit	2 per Unit

Average Erf Size	25x15m 300m ²
Max. Unit Cover Area	169,12m ²
Max. Unit Floor Area	254,62m ²

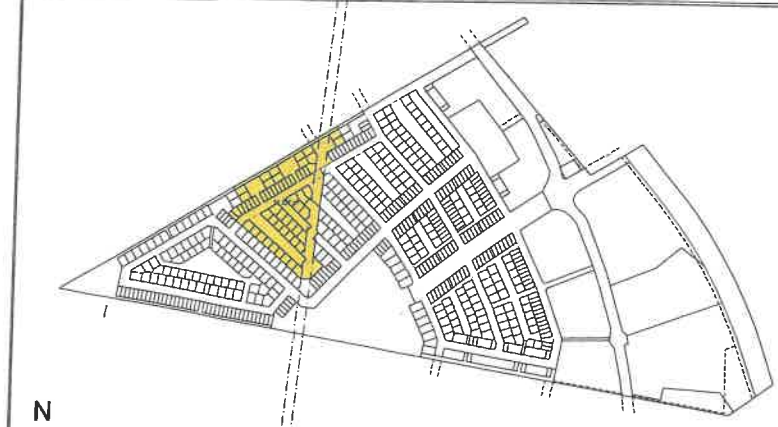
BUILDING TO COMPLY TO SANS 10400-XA:2011
AND SANS 10400-BUILDING NOTED WHERE APPLICABLE
KAT 10400-BUILDING TO USE ENERGY EFFICIENTLY AND REDUCE GREEN
HOUSE GAS EMISSIONS IN ACCORDANCE WITH FUNCTIONAL
REGULATION
KAT 10400-BUILDING TO PROVIDE REQUIREMENT OF HOT WATER
SHALL BE SUPPLIED BY MEANS OF OTHER THAN ELECTRICAL
RESISTANCE HEATING
KAT 10400-BUILDING TO PROVIDE THREE MEANS BY WHICH THE FUNCTIONAL REGULATION
CAN BE 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 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.

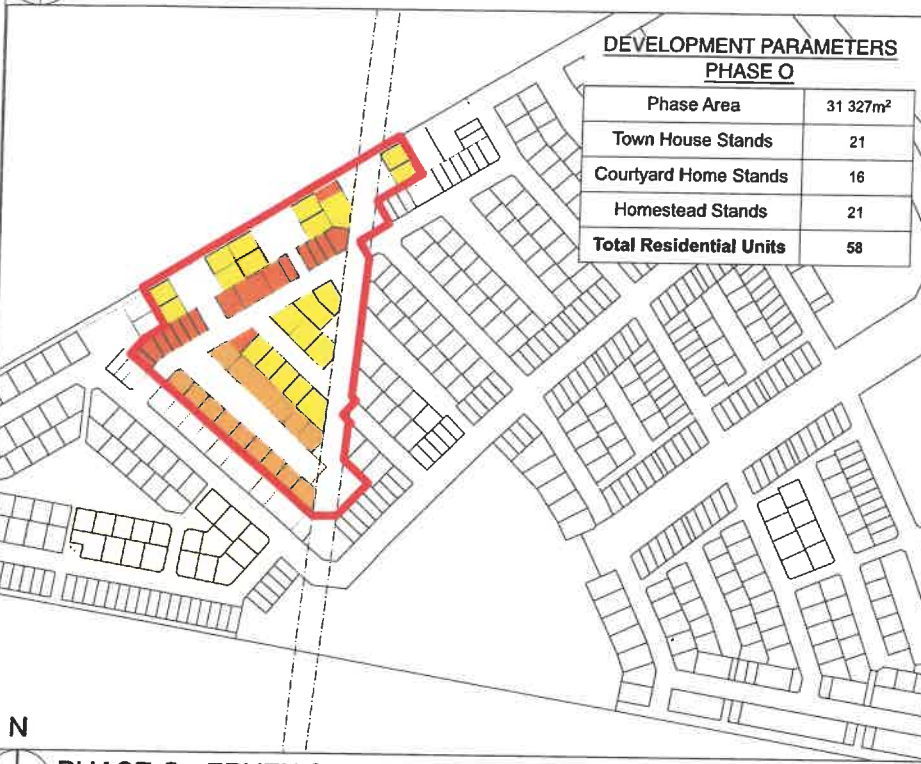
OWNER
Date: 2025/07/13
Full Name: [Signature]
Signature: [Signature]
Registration Number: [Registration Number]
Date: [Date]
ARCHITECT
Date: 24/05/2024
Full Name: [Signature]
Signature: [Signature]
Registration Number: [Registration Number]
Date: [Date]
ENGINEER
Date: 2025/07/13
Full Name: [Signature]
Signature: [Signature]
Registration Number: [Registration Number]
Date: [Date]

PROJECT
NEUBOSCH NEIGHBOURHOOD
DEVELOPMENT, PORTION 81 OF THE FARM
CLOETESDAL NO. 33, SITE PERIMETER FENCE
SUBMISSION
Neubosch Residential Development
FOR: [Signature]
FOR: [Signature]

DATE: 2025/07/13
DRAWING TITLE
Phase N - TYPICAL SDP
BUILDING CLASSIFICATION: CLIMATIC ZONE
RESPONSIBLE PERSON: [Signature]
DATE APPROVED: 2025/07/13
DESIGN: [Signature]
COUNCIL SUBMISSION
DRAWING PATH: [Path]
NeuboschCT1395-Neubosch SDP Masterplan 2024
SCALE: AS INDICATED
SHEET SIZE: A3
PROJECT NO.: [Project No.]
DRAWING NUMBER: CT1395_A_5
REVISION: CS



PHASE O - LOCALITY PLAN
Scale 1 : 5000



PHASE O - ERVEN SUBDIVISION PLAN
Scale 1 : 2000

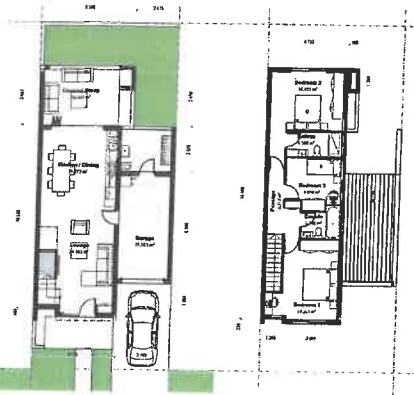


PHASE O - MASTER PLAN
Scale 1 : 2000

DEVELOPMENT PARAMETERS
PHASE O

Phase Area	31 327m ²
Town House Stands	21
Courtyard Home Stands	16
Homestead Stands	21
Total Residential Units	58

TYPICAL TOWN HOUSE



Unit T6

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

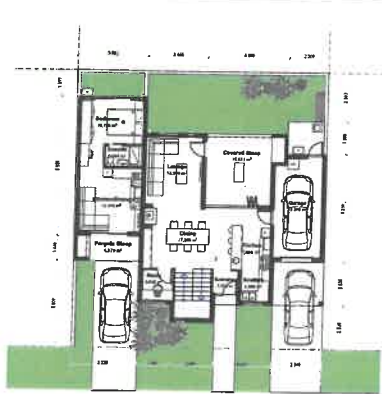


DEVELOPMENT PARAMETERS
(TOWN HOUSE)

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
Average Erf Size	20x7,8m 156m ²
Max. Unit Cover Area	90,24m ²
Max. Unit Floor Area	156,32m ²

BUILDING TO COMPLY TO SANS 10400-KA2011
AND SANS 204 DIFFERENTIAL BUILDING ROUTE WHERE APPLICABLE
SANS 10400-KA2011 BUILDING TO USE ENERGY EFFICIENTLY AND REDUCE GREEN
HOUSE GAS EMISSIONS IN ACCORDANCE WITH FUNCTIONAL
REGULATION
KAS 20% OF ANNUAL VOLUMETRIC REQUIREMENT OF HOT WATER
SHALL BE SUPPLIED BY MEANS OF OTHER THAN ELECTRICAL
RESISTANCE HEATING
SANS FIVE THREE SEALS, BY WHICH THE FUNCTIONAL REGULATION
(SANS) IS COMPLIED WITH
NOTE
1. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE
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ARCHITECT
5. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR
TO CONSTRUCTION

TYPICAL COURTYARD HOME



Unit C6

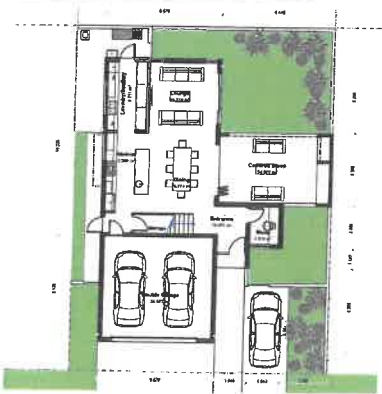
Covered Patio	16,85
Covered Patio 2	5,37
Flalet	30,50
Garage	18,57
Unit - First	62,94
Unit - Ground	51,50
	± 195,73 m ²
TOTAL COURTYARD HOUSING	± 16



DEVELOPMENT PARAMETERS
(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
FAR	Max. 1,0
Parking - Secondary Unit	1 per Unit
Average Erf Size	17x138m 234m ²
Max. Unit Cover Area	150,97m ²
Max. Unit Floor Area	196,21m ²

TYPICAL HOMESTEAD



Unit H7

Covered Patio	26,42
Garage	41,22
Unit - First	106,66
Unit - Ground	80,32
	± 254,62 m ²
TOTAL HOMESTEAD UNITS	± 23



DEVELOPMENT PARAMETERS
(HOMESTEAD)

Zoning	Multi Unit Residential
Land Use	Group Housing
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
FAR	Max. 1,0
Parking - Main Unit	2 per Unit
Average Erf Size	20x15m 300m ²
Max. Unit Cover Area	169,12m ²
Max. Unit Floor Area	254,62m ²

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW (2015),
SUBJECT TO THE CONDITIONS AS PER APPENDIX.
10/9/2025
MUNICIPAL MANAGER
DATE

OWNER
Date: 2025/07/13
Full Name: [Signature]
Registration Number: [Signature]
Date: [Signature]
ARCHITECT
Date: 2025/07/13
Full Name: [Signature]
Registration Number: [Signature]
Date: [Signature]
ENGINEER
Date: 2025/07/13
Full Name: [Signature]
Registration Number: [Signature]
Date: [Signature]

PROJECT
NEWINBOSCH NEIGHBOURHOOD
DEVELOPMENT: PORTION 81 OF THE FARM
CLOETESDAL NO. 33, SITE PERIMETER FENCE
SUBMISSION
Newinbosch Residential Development
JOB NO: [Signature]
ON: [Signature]

DRAWING TITLE
Phase O - TYPICAL SDP
BUILDING CLASSIFICATION
CLIMATE ZONE
RESPONSIBLE PERSON
DATE APPROVED
DESIGN
COUNCIL SUBMISSION
DRAWING REVISION
PROJECT NO: [Signature]
DRAWING NUMBER
CT1395_A_6
REVISION
CS



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ANNEXURE C

[illegible]

Asperagus densiflorus 'Mazeppa'
Asperagus peris 'Purple Prince'
Capobrotus edulis
Capobrotus edulis
Crassula pellucida
Geranium incanum
Gazania - white
Gazania - pink
Helichrysum feretifolium
Juncus lomatiophyllus
Lamproanthus spectabilis 'Purple'
Limonium pectinatum
Origanum vulgare
Osteospermum ecklonii
Osteospermum jucundum
Osteospermum pink
Plectranthus capitatus
Plectranthus ciliatus
Palagonium petraeum
Plectranthus neochilus
Ruschia macowanii
Sulisia cordata 'Bizard'
Thymus sp.

Bulbs 3-5/m²
Amaryllis belladonna
Brunsvigia marginata
Charmanthe aethiopica
Watsonia pink
Watsonia white
Zantedeschia

Traditional Cape Plants (non
invasive):
It's evergreen blue bearded
It's evergreen purple bearded
Lavandula sp
Roses
Vitis coignetiae (ornamented vine)
Vitis labrusca (catawba)

Herbs 5-7/m²
Aloysia citrodora (lemon verbena)
Laurus nobilis
Rosmarinus officinalis
Salvia officinalis
Santolina sp.
Thymus vulgaris
Tubaghia fragrans

Aquatic and Marginal plants 3-5/m²
Aponageion distachyon
Subochoneus martimus
Calopsis paniculata
Carex clavata
Cyperus textilis

Elegia sp
Ricinia nodosa
Isoplepis proflera
Juncus sp
Mariscus thunbergii
Nymphaea copensis (blue)
Oxalis sp
Potamogeton pectinatus
Ptilonium zizanioides (Palmie)
Restio festucliformis
Schoenoplectus sp
Scirpus nodosus
Sparaxis bulbifera
Spirocha sp
Thamnochortus insignis
Wachendorfia paniculata
Zantedeschia aethiopica

Swales
Ficinia nodosa
Isolepis ludwigii
Isolepis prolixa
Juncus effusus
Juncusomatophyllus
Matricaria thymetaria

Tree Species 26 - 2001
Brabejum stellatifolium
Calodendrum capense
Celtis africana
Celtis sinensis

Ceratonia siliqua
Cunonia copensis
Cupressus sempervirens 'italica'
Cuttia dentata
Dais cofilifolia
Dombeya sp.
Ekebergia copensis
Erythrina coffia
Erythrina lysistemon - Red
Euclea racemosa

Ficus natalensis
Harpephyllum caffrum
Ilex nifu
Kiggelaria africana
Mayeria oleoides
Nuxia floribunda
Olea europaea subsp. *africa*
Platanus acerifolia
Pinus pinea (stone pine)
Podocarpus falcatus
Pterocelastrus tricuspidatus
Quercus ceris/rubra (turkey oak)
Quercus nigra
Rapanea melanophloeos (Cape beech)
Salix mucronata (Cape willow)

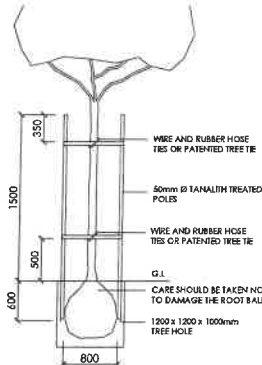
Sideroxylon inerme (Milk wood)
 Syzygium cordatum
 Syzygium guineense

Fruit Trees
Apples
Almonds
Fig Black
Fig Red
Lemons 'Eureka'
Lemons Cape Roughskin
Oranges
Olives
Pears
Pomegranates with soft seeds
Quince
Pecan nuts
Tahiti limes

Climbing Plants
Asparagus foliatus
Clematis brachiotata
Jasminum multiflorum (Starry
 Jasmine)
Rosa multiflora canina
Vitis californica

Hedge Species 3-5/LM
Doloneura sp
Dolanea angustifolia (Sand olive green)
Plumbago auriculata (Cape leadwort)
Rosmarinus officinalis
Syzgium paniculatum
Syzgium globulum
Teucoma capensis 'Pink blush'

Lawns and grasses
Cynodon dactylon
Stenotaphrum secundatum



TREE STAKING DETAIL
SCALE: N.T.S



- SURVEY WORK - BY OTHERS.
- STRUCTURAL DESIGN - BY ENGINEER.
- ARCHITECTURAL DESIGN AND DETAILING - BY ARCHITECT.
- ALL FOUNDATIONS AND STRUCTURAL DESIGN OF ALL HARD LANDSCAPE ITEMS - BY ENGINEER.
- EXCAVATIONS, RETAINING WALL DESIGN AND SAFETY ASPECTS - BY OTHERS.
- DRAINAGE, STORM WATER AND SEWER DESIGN - BY ENGINEER.
- ELECTRICAL DESIGN - BY ENGINEER.
- FIRE PROTECTION AND ESCAPE DESIGN - BY FIRE PROTECTION CONSULTANT.
- WATERPROOFING DESIGN AND INSPECTIONS - BY SPECIALIST CONSULTANT.
- ROADS, DRIVEWAYS, STATUORY SIGNAGE AND PARKING DETAILING - BY ENGINEER.
- LATER WORKS AND UNDER TILE SLAB DESIGN AND SPECIFICATION - BY ENGINEER.
- SLEEVES AND JUNCTION BOXES - BY ENGINEER.
- STRUCTURAL JOINTS AND EXPANSION JOINTS - BY ENGINEER.
- PAVING, TILING, DECKING, COPINGS AND FINISHES TO BE SEALED AND INSTALLED TO MANUFACTURERS' SPECIFICATION.
- POOL, DETAILED DESIGN - BY SPECIALIST POOL CONTRACTOR.
- ALL WATER METERS AND CONNECTIONS - BY ENGINEER.
- PUMPS AND FILTERS AND WATER FEATURE DETAILED DESIGN - BY SPECIALIST.
- ALL WORK TO BE DONE TO COMPLY TO RELEVANT AND APPLICABLE SANS CODES.
- SHOULD ANY DESIGN WORK NOT COMPLY WITH SANS, THE CONTRACTOR SHALL INFORM CMDV IN WRITING PRIOR TO INSTALLATION FOR RECTIFICATION.
- WHENEVER A DESIGN IS PROVIDED BY SPECIALIST MANUFACTURERS, PRIOR TO MANUFACTURE, FOR ALL METAL WORK AND SPECIALIST ITEMS, TO BE SIGNED OFF BY ARCHITECT AND LANDSCAPE ARCHITECT.
- SHOULD THERE BE ANY DISCREPANCIES OR CONFLICTION, ALL WORK SHOULD ADHERE TO APPLICABLE SANS CODES.

COST OF WATER DURING ESTABLISHMENT AND MAINTENANCE OF LANDSCAPING IS A CURRENT COST

Drawing No: 28A1-03-1P-PH-C-REV 02



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE D

Ref: TPW/CFS/RP/LUD/REZ/SUB-25/242 (Application No: 2024-12-0081)

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 PHASES N AND O

1. The following refer:
 - 1.1. The email from TV3 dated 10 December 2024 requesting comment on the above application;
 - 1.2. The letter UDS373/Reports/TIS/PhaseNO from UDS Africa to Similan Properties dated 27 November 2024 containing the Traffic Impact Statement (TIS) for Phases N and O of the Newinbosch Development;
 - 1.3. The Planning Motivation Report for Phases N and O prepared by TV3 dated 6 December 2024;
 - 1.4. Site Development Plan Drawing Number CT1395_A_5 Revision CS for Phase N prepared by Osmond Lange Architects and Planners dated 19 November 2024;
 - 1.5. Site Development Plan Drawing Number CT1395_A_6 Revision CS for Phase O prepared by Osmond Lange Architects and Planners dated 19 November 2024; 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 (m² GLA)	Church (Seats)	School (Learners)
Extent	1 320	9 250	600	1500
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		
Phase A	0	0	430	0
Phase E	135	0	0	0
Phase N and O (this application)	159			
Total	736	8441	430	0
Remainder	584	809	170	1500

4. As outlined in the table above, an additional 584 dwelling units, 809m² GLA of commercial space, a 170-seat church, and a school for 1 500 learners are yet to be developed within the approved framework.
5. Access to Phase N and O will be provided via the main access road (Newinbosch Boulevard) off MR174 (R304) and the internal streets.
6. The TIA for Phase N and O confirmed that no external road upgrades are deemed necessary as a result of the proposed development.
7. This Branch offers no objection to the Application to obtain approval for the Site Development Plans of Phase N and O subject to the following conditions:
 - 7.1. The extent of Phase N and O is limited to 159 erven (Phase N: 101 / Phase O: 58);
 - 7.2. Parking must be supplied as per the requirements of the Stellenbosch Municipal Zoning Scheme as per the Site Development Plan Drawing Numbers CT1395_A_5 Revision CS and CT1395_A_6 Revision CS for Phase N and O respectively prepared by Osmond Lange Architects and Planners dated 19 November 2024; and

7.3. 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

A handwritten signature in black ink, appearing to read 'D Fortuin', with a stylized flourish at the end.

DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 5 JUNE 2025

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@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. Mr E Smith (e-mail)
5. Ms R Beukes (e-mail)
6. Mr DD Fortuin (e-mail)
7. Mr B du Preez (e-mail)



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ANNEXURE E



STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	22 July 2025
Our Ref ▫ Ons Verw:	Civil LU 2883
Town Planning Ref:	LU/18330
Re ▫ Insake:	Farm 81/33:
	Amendment of the Newinbosch Phasing Plan;
	Amendment of the Newinbosch Subdivision Plan;
	Approval for the Phase N Site Development Plan;
	Approval for the Phase O Site Development Plan

The following documents were evaluated as part of this application:

- Proposed Subdivision and Zoning Plan, Plan No 2, dated 20/05/2025 by TV3
- Civil engineering services report by BSI Consult dated 22 May 2025, Ref 1495 Rev.2, including:
 - Phase N Typical SDP by Osmond Lange Architects and Planners dated 2024/11/19
 - Phase O Typical SDP by Osmond Lange Architects and Planners dated 2024/11/19
- TIS by UDS dated 27 Nov 2024

The application is recommended for approval, subject to the following 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 N and O – 101 and 58 residential erven respectively.**

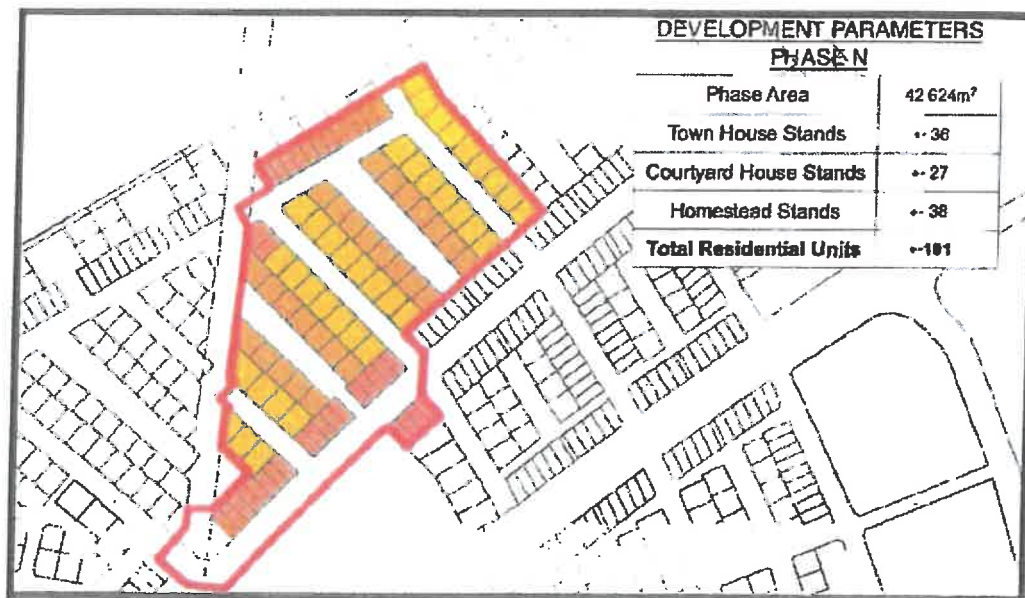


Figure 5: Phase N will consist of 101 group housing erven

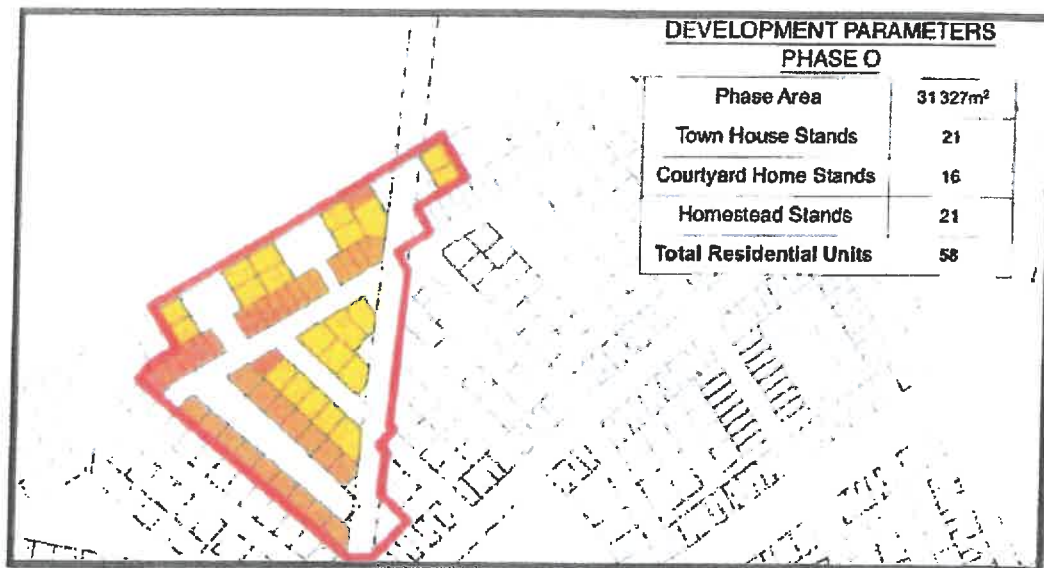


Figure 6: Phase O will consist of 58 group housing erven

2. Water

2.1 The following upgrades must be installed:

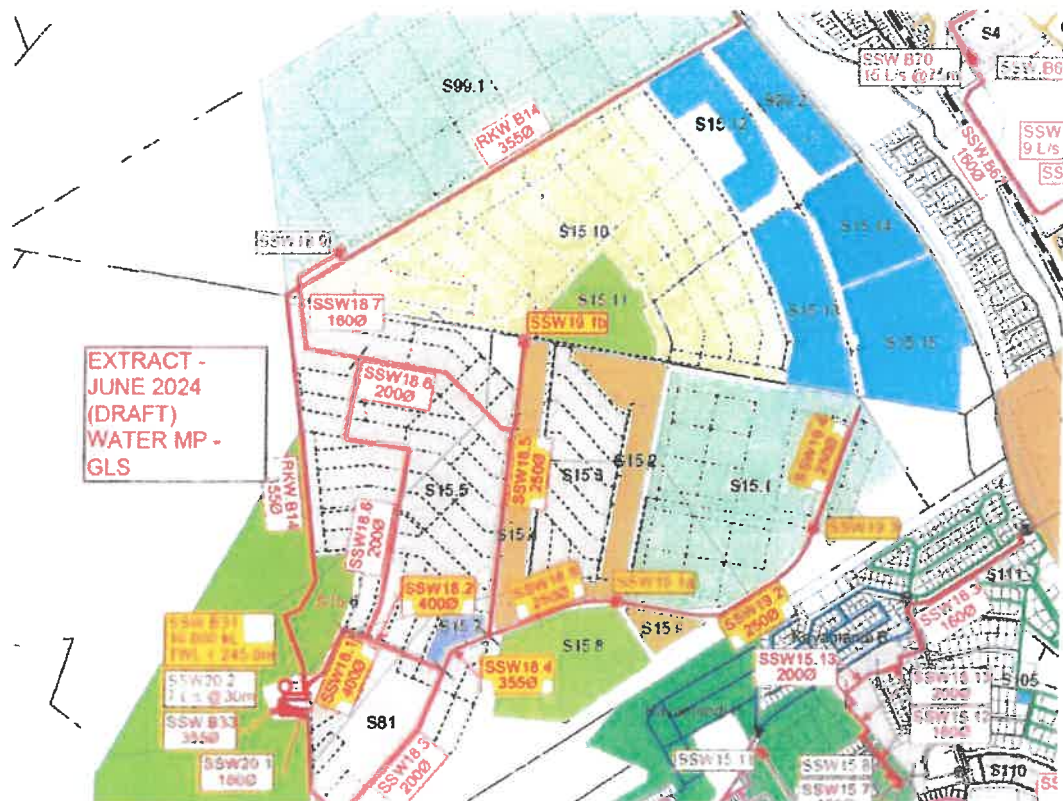
2.1.1 SSW.B31 - New Kayamandi Upper Reservoir

- 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 N and O, 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 houses. This assessment will be done prior to 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.

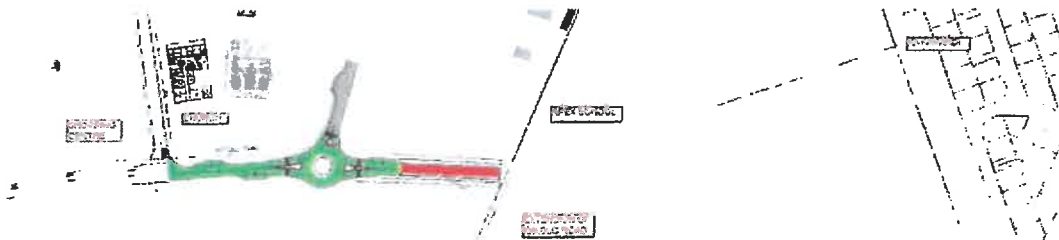
- The cost hereof can be offset from DCs. These items are not on the municipality's current budget and therefore any shortfall will be for the Developer's cost.



- 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.

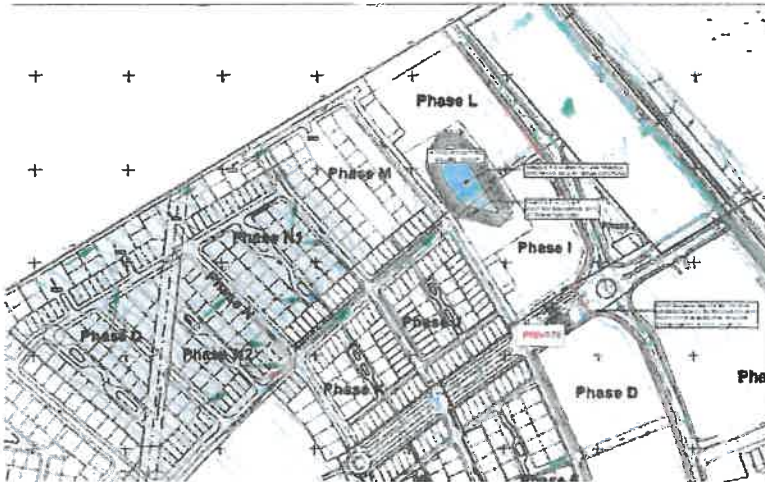
4. Roads and Non-motorised Transport

- 4.1 Phase N and O will gain access from the already constructed main access road to Newinbosch.
- 4.2 The Isikolo Road formalization must be extended to the boundary of the Newinbosch/Apex school site to improve the access to the Apex school, especially for emergency vehicles. This can be done in lieu of DCs. Compliance with this condition will not hold back the subdivision clearance of Phases N and O. The condition is however linked to the revised subdivision plan submitted with this application and will be applicable to any of the future phases of Newinbosch, since the extension of this road has now become a priority.



5. Stormwater

- 5.1 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 N and O will be connected it. The detention pond, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards before subdivision clearance. All earthworks, trimming and shaping of the pond must also be completed.



6. Solid Waste

- 6.1 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.

7. General

- 7.1 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 ito 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.
- 7.2 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.

8. Development Charges (DCs)

- 8.1 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.
- 8.2 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.
- 8.3 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.
- 8.4 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.

9. As - Built

- 9.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.



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



Myra Francis
SENIOR MANAGER: DEVELOPMENT SERVICES, ASSET MANAGEMENT AND SYSTEMS & PROJECT MANAGEMENT UNIT (PMU)



Shane Chandaka
DIRECTOR: INFRASTRUCTURE SERVICES