STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17687 (TP909/2024)
Our File Reference Number: Erf 18097, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI[redacted]

Sir / Madam

APPLICATION FOR SUBDIVISION: ERF 18097, NEWINBOSCH BOULEVARD, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

   2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 18097, Stellenbosch for:

   2.1.1 Subdivision of Erf 18097 into Portion 1 (±27 668m²) and Portion 2 (±2 727m²) in terms of Section 15(2)(d) of the said Bylaw.

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 **condition**s imposed in terms of Section 66 of the said Bylaw:

   3.1 The development be undertaken in accordance with the subdivision plan, Plan No: 3983-P, dated: 18/07/2024, attached as **Annexure A** of this approval.

   3.2 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.

3.3 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.

3.4 The subdivision be registered in the deeds office simultaneously with the servitude right of way indicated on the subdivision plan, Plan No: 3983-P, dated: 18/07/2024, attached as **Annexure A** of this approval.

3.5 The development must be undertaken in accordance with the conditions of approval granted for Phase C of Farm 81/33, Newinbosch, Stellenbosch, dated 8 November 2024, & 8 October 2024, as set out in ***Annexure B***.

3.6 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement includes and complies with the conditions as imposed by the Directorate Infrastructure Services in their memorandum, Dated: 2 December 2024 and attached as **Annexure C** of this approval, be complied with.

3.7 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.

3.8 The conditions imposed by the Directorate Infrastructure Services: Engineering Services in their memo dated: 2 Dec 2024, attached as **ANNEXURE C**, be adhered to.

3.9 The conditions imposed by the Electricity Services Department, in their memo Dated 30 August 2024, attached as **ANNEXURE D**, be adhered to.

3.10 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.

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

4.1 The proposal will not result in any additional lane use rights being granted but only facilitate the placement of the drive – through restaurant on a separate property to remainder of the development.

4.2 The proposal will have no impact on existing infrastructure, as all required services are already available to the newly created property.

4.3 Access to Portion B will be provided via the existing approved access points on Erf 18097, through a right of way servitude registered in favor of the newly created portion.

5. Matters **to be noted**:

5.1 The approval above is read in conjunction with the subdivision exemption certificate for the servitude right of way.

5.2 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.

5.3 An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality or in line with the relevant signage policy of the Municipality.

5.4 No directional signage may be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

5.5 A business license and a liquor license be applied for if required.

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 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.

8. **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**

9. 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.

10. 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.

11. 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.

12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

30/5/2025.

DATE

STELLENBOSCH
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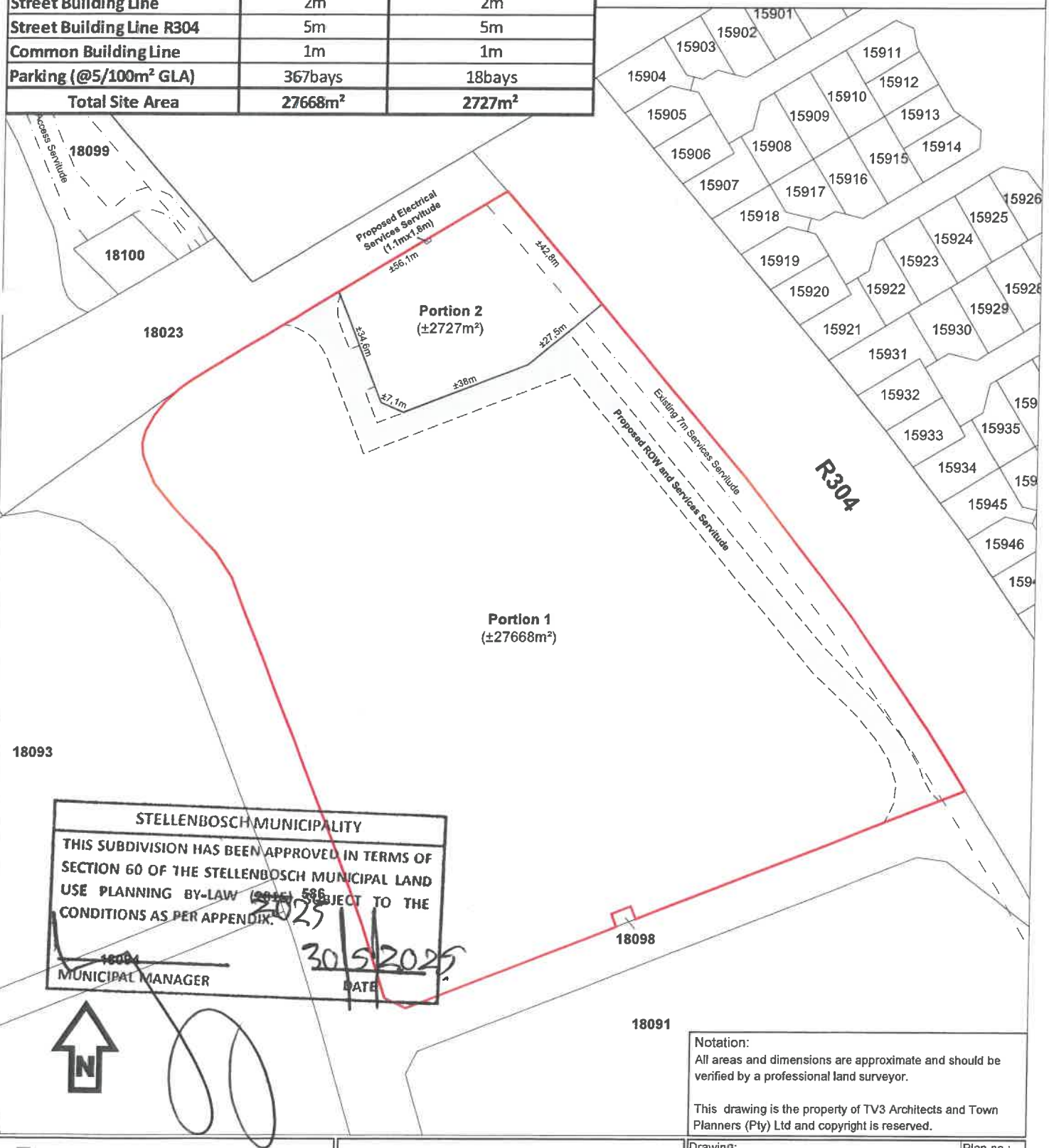
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ANNEXURE A

Development Rules - Local Business Zone i.t.o. Stellenbosch Municipality Zoning Scheme By-Law 2019		
Permissible Land Use	**Portion 1 Shopping Centre**	**Portion 2 Drive-through Restaurant**
Bulk	7250m² GLA	250m² GLA
Coverage	75% (max)	75% (max)
Height (storeys)	3 storeys (max)	3 storeys (max)
Street Building Line	2m	2m
Street Building Line R304	5m	5m
Common Building Line	1m	1m
Parking (@5/100m² GLA)	367bays	18bays
Total Site Area	**27668m²**	**2727m²**

Application is made for:

- The subdivision of Erf 18097 into two portions namely:
  Portion 1 - ±27668m²
  Portion 2 - ±2727m²
- The registration of a Right of Way and Services Servitude over Portion 1 in favour of Portion 2.
- The registration of an Electrical Services Servitude over Portion 2.



STELLENBOSCH MUNICIPALITY
THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) 586 SUBJECT TO THE CONDITIONS AS PER APPENDIX.
2025
18094
MUNICIPAL MANAGER
30/5/2025
DATE

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

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tv3
ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS
[redacted]

Newinbosch Square

Erf 18097,
Stellenbosch

Drawing:		Plan no.:
Proposed Subdivision		2
Date:	Scale:	
18/07/2024	1:1500 (A4)	
Project no.:	Drawn:	Checked:
3983-P	WH	CH



STELLENBOSCH
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ANNEXURE B

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16696 (TP547/2023)
Our File Reference Number: Farm 81/33, Stellenbosch
Your Reference Number: None
Enquiries: Robert Fooy / N. Momoti
Contact No: 021 808 8680 / 8673
Email address: Robert.Fooy@Stellenbosch.gov.za/Nolusindiso.Momoti@Stellenbosch.gov.za

PER E-MAIL: Clifford@tv3.co.za

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME; A PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL; A CONSENT USE CONTEMPLATED IN THE ZONING SCHEME ON FARM 81/33, NEWINBOSCH, STELLENBOSCH

1. This Municipality's letter dated 08 October 2024, refers.

2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Stellenbosch Municipal Land Use Planning By-Law.

3. Accordingly, you may now act on decision detailed in my letter dated 08 October 2024, subject to compliance with the conditions of approval.

Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 8/11/2024

STELLENBOSCH

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Application Number: LU/16696(TP547/2023)
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: Clifford@tv3.co.za

Sir

APPLICATION FOR A PERMANENT DEPARTURE FROM THE DEVELOPMENT PARAMETERS OF THE ZONING SCHEME; A PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL; A CONSENT USE CONTEMPLATED IN THE ZONING SCHEME ON FARM 81/33, NEWINBOSCH, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 81/33 (Phase C), Stellenbosch:

a. Permission in terms of a condition of approval, to obtain approval for the Site Development Plan of Phase C, in terms of Section 15(2)(l) of the Stellenbosch Municipal Land Use Planning Bylaw.
b. Permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw to provide 375 on-site parking bays, at 5 bays per 100m² GLA, in lieu of 438 parking bays at 6 bays per 100m² GLA for the shopping centre in Phase C.
c. *Consent use* to permit a liquor store in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw.

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:

2.2.1 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.

2.2.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.2.3 The development be undertaken in accordance with the Site Development Plan for Phase C of Farm 81/33, Plan No: LU 101-30, LU 106-30, LU108-30, LU113-30, dated 2024-02-16, drawn by GASS Architecture Studio, as attached as **ANNEXURE A**.

2.2.4 The development be undertaken in accordance with the Landscaping Plan No. 2995-LP-03-REV 02, dated 17 Oct 2023, drawn by CNDV, as attached as **ANNEXURE B**.

2.2.5 The conditions imposed by the Directorate Infrastructure Services: Engineering Services in their memo dated 19 June 2024, attached as **ANNEXURE C**, be adhered to.

2.2.6 The conditions imposed by the Directorate Infrastructure Services: Electrical Services in their memo dated 10/05/2024, attached as **ANNEXURE D**, be adhered to.

2.2.7 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.

2.2.8 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.

2.2.9 Building plans be generally in accordance with the Site Development Plan for Phase C of Farm 81/33 Plan No: LU 101-30, LU 106-30, LU108-30, LU113-30, dated 2024-02-16, drawn by GASS Architecture Studio, attached as **Annexure A.**

2.2.10 The conditions imposed by the WCG Transport Infrastructure Branch in their letter dated 4 June 2024, attached as **ANNEXURE E**, be adhered to.

2.2.11 The Landscaping be completed prior to an occupation certificate being granted for the building.

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

i. The scale and nature of the proposal is in line with the approval granted and thus the proposal will not compromise the existing character of the surrounding landscape.

ii. The design and layout of the proposed building has taken the topography of the property into consideration to aid in reducing its impact on the surrounding area.

iii. 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.

iv. The implementation of the Landscaping Plan will further aid in soften the any impact that the proposal could have on the receiving environment.

v. The departure granted for the under provision of onsite parking is supported by the ATC as the relevant NMT facilities will be in place.

vi. The approval of the Bottle Store is supported due to its scale in relation to the rest of the retail proposed.

2.4 Matters **to be noted:**

a. A business license and a liquor license be applied for if required.

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.

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   (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
   (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

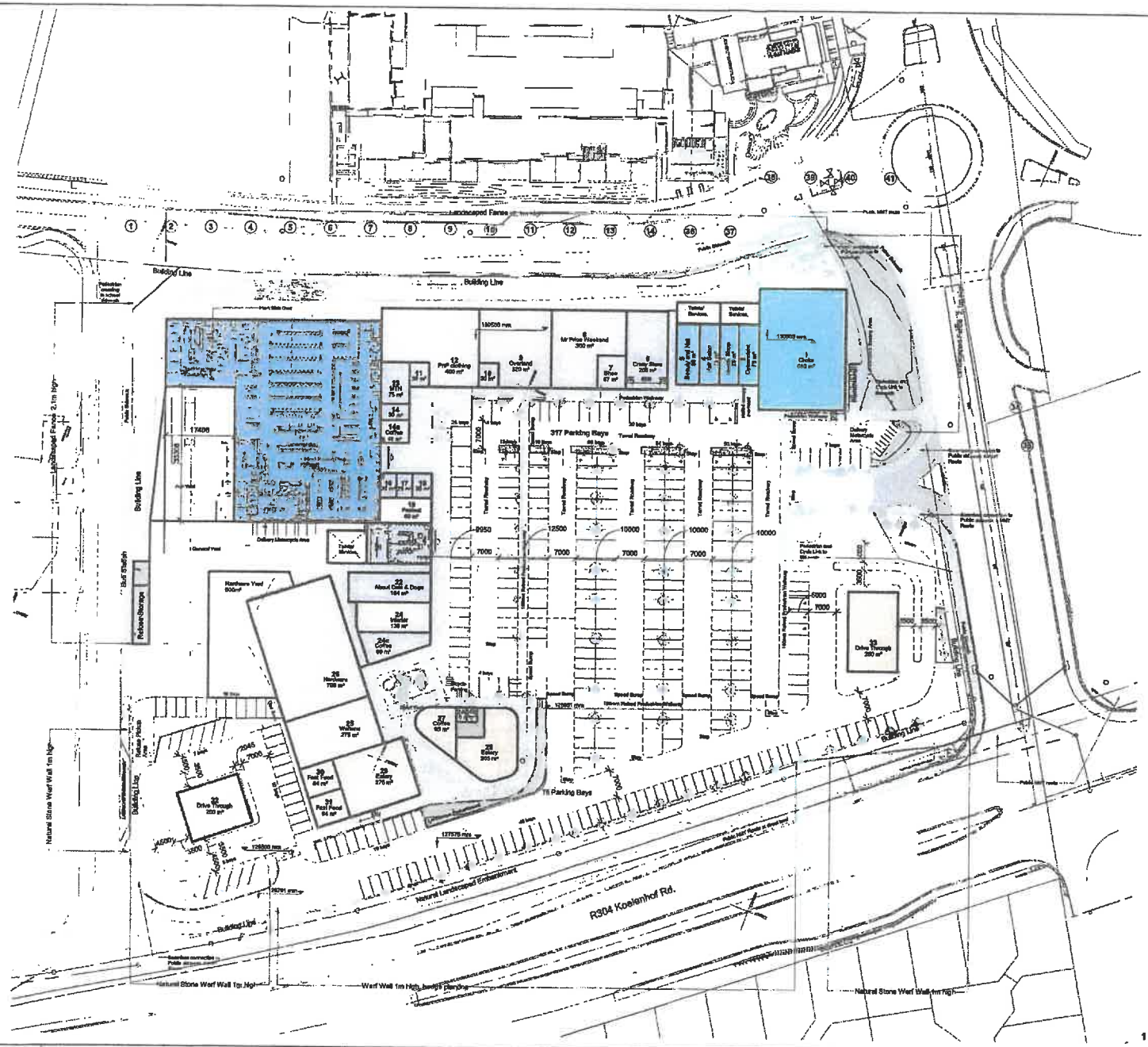
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

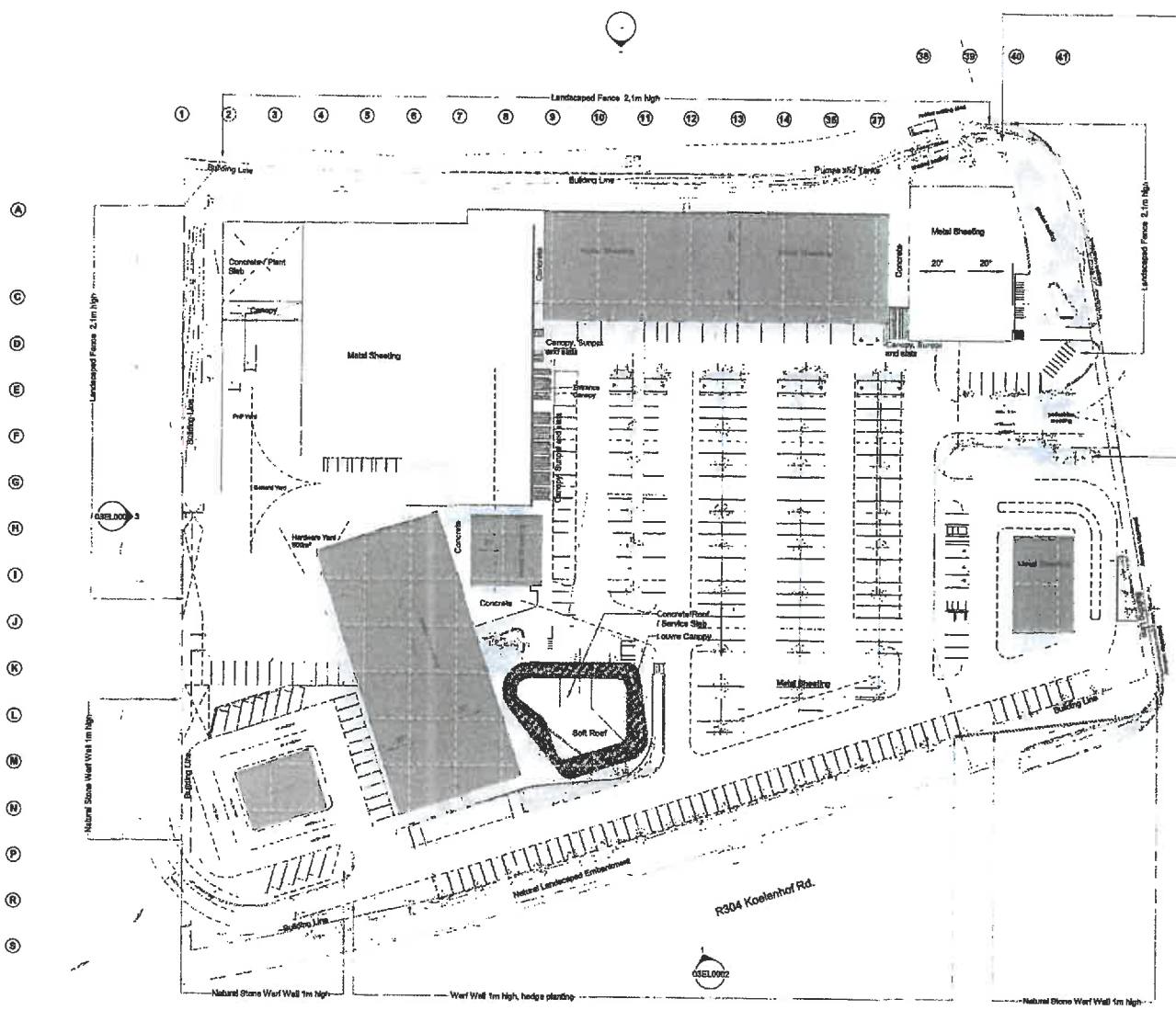
8/10/2024
DATE

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ANNEXURE A


Landscaped Fence
Building Line
317 Parking Bays
11 Parking Bays
R304 Koelenhof Rd.
Natural Landscaped Embankment
Natural Stone Wall 1m High
Wall 1m High, hedge planting
Natural Stone Wall 1m High
Natural Stone Wall 1m High
Bulk Shelter
Refuse Store
Refuse Point
Pedestrian crossing in school zebra mark
Pedestrian Walkway
Cycle Link to
Public Transport Route
Public Transport Route
Public Transport Route



GLA (Lettable Areas)					
Number	Name	Area	Parking Ratio	Parking Required	Allocation
Portion 1 - Retail					
1	Clicks	980 m²	5	39	Portion 1 - Retail
2	Optometrist	175 m²	5	4	Portion 1 - Retail
3	Health Shop	175 m²	5	4	Portion 1 - Retail
4	Nail Salon	175 m²	5	4	Portion 1 - Retail
5	Beauty and Nail	88 m²	5	2	Portion 1 - Retail
6	Crazy Store	500 m²	5	10	Portion 1 - Retail
7	Shoes	107 m²	5	3	Portion 1 - Retail
8	Mr Price Weekend Overland	1000 m²	5	25	Portion 1 - Retail
9		1000 m²	5	25	Portion 1 - Retail
10	Area	88 m²	5	2	Portion 1 - Retail
11	Area	88 m²	5	2	Portion 1 - Retail
12	Roof decking	450 m²	5	20	Portion 1 - Retail
13	MTM	75 m²	5	2	Portion 1 - Retail
14	Barber	88 m²	5	2	Portion 1 - Retail
14a	Coffee	88 m²	5	2	Portion 1 - Retail
15	Supermarket	2x 15 m²	5	1500	Portion 1 - Retail
15b	Supermarket Roofed Pool	600 m²	5	24	Portion 1 - Retail
16	Pic	88 m²	5	2	Portion 1 - Retail
17	Laundry	88 m²	5	2	Portion 1 - Retail
18	Bakery	88 m²	5	11	Portion 1 - Retail
19	Pharmacy	88 m²	5	4	Portion 1 - Retail
20	Liquor	150 m²	5	6	Portion 1 - Retail
21	Liquor Cafe & Shop	140 m²	5	5	Portion 1 - Retail
22	Theater	375 m²	5	15	Portion 1 - Retail
24a	ATM	16 m²	5	1	Portion 1 - Retail
24b	ATM	8 m²	5	0	Portion 1 - Retail
24c	Coffee	88 m²	5	4	Portion 1 - Retail
25	Window	375 m²	5	15	Portion 1 - Retail
26	Hardware	700 m²	5	28	Portion 1 - Retail
27	Coffee	88 m²	5	4	Portion 1 - Retail
28	Bakery	250 m²	5	10	Portion 1 - Retail
29	Bakery	275 m²	5	14	Portion 1 - Retail
30	Pool Pond	64 m²	5	3	Portion 1 - Retail
31	Pool Pond	64 m²	5	3	Portion 1 - Retail
32	Drive Through	250 m²	5	10	Portion 1 - Retail
Portion 1 - Retail: 36		7250 m²		363	
Portion 2					
33	Drive Through	250 m²	5	13	Portion 2
Portion 2: 1		250 m²		12	
Grand total: 38		7500 m²		375	

Erf 1739 total

GLA 7 500m²
Coverage 2 400m² (32%)
Height 1 Storey + Mezz (10m)

Parking Required @5/100 = 375 bays
Parking Provided 381 (Portion 1 and Portion 2)

Parking Provided		
Parking Type	Count	Allocated to
Portion 1 - Retail		
Portion 1 - Bike Bays	7	Portion 1 - Retail
Portion 1 - Paraplegic Bays	10	Portion 1 - Retail
Portion 1 - Retail Parking	311	Portion 1 - Retail
Portion 1 - Staff Parking	11	Portion 1 - Retail
Portion 1 Bicycle Parking	5	Portion 1 - Retail
Portion 1 Parking - Drive Through	23	Portion 1 - Retail
Portion 1 - Retail: 367	367	
Portion 2		
Portion 2 - Paraplegic Bays	3	Portion 2
Portion 2 Parking	15	Portion 2
Portion 2: 18	18	
Grand total	385	

Property Schedule						
Name	Area	Coverage	Height	Floor Factor	Max FA	Max Coverage
Erf 17939 Portion 1	27702 m²	30%	15		11551 m²	
Erf 17939 Portion 2	2727 m²	200%	15		5344 m²	

Erf 1739 Portion 1

GLA 7 250m²
Coverage 2 750m² (32%)
Height 1 Storey + Mezz (10m)

Parking Required @5/100 = 363 bays
Parking Provided 363 bays

Erf 1739 Portion 2

GLA 250m²
Coverage 350m² (32%)
Height 1 Storey + Mezz (8m)

Parking Required @5/100 = 13 bays
Parking Provided 18 bays

1 Roof Plan
Scale: 1:500

GASS
ARCHITECTURE STUDIOS

JHB: +27 11 482 2046 CT: +27 21 001 0210 F: +86 536 4 8888
E: pty@gass.co.za W: www.gass.co.za pr.Arch (t) van gass - SACAP # 6002

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GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
2. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES.
3. THIS DRAWING IS NOT TO BE SCALED, FIGURED DIMENSIONS TO BE USED.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS.
5. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
8	First Issue	2023-06-29	
10	Leasing Update	2023-06-29	
14	Updated SDP	2023-07-21	
16	Layout update + processing moved away from boundary and building in parking	2023-08-22	
18	PnP Tenant update	2023-09-14	
21	Civil and Traffic update	2023-10-13	
23	Coordination Set (SDP)	2023-10-24	
29	Restaurant Building refurbished	2023-11-14	
34	Restaurant Pavilion added to parking, Island building removed	2023-12-12	
36	SDP Update	2024-03-14	

ISSUED FOR COUNCIL

PROJECT DETAILS

PROJECT BASE: Mount Zurich Retail Centre
PROJECT ADDRESS: Stellenbosch
CLIENT: Dynasset
GASS PROJECT NUMBER: PP-106

DRAWING TITLE

Roof Plan

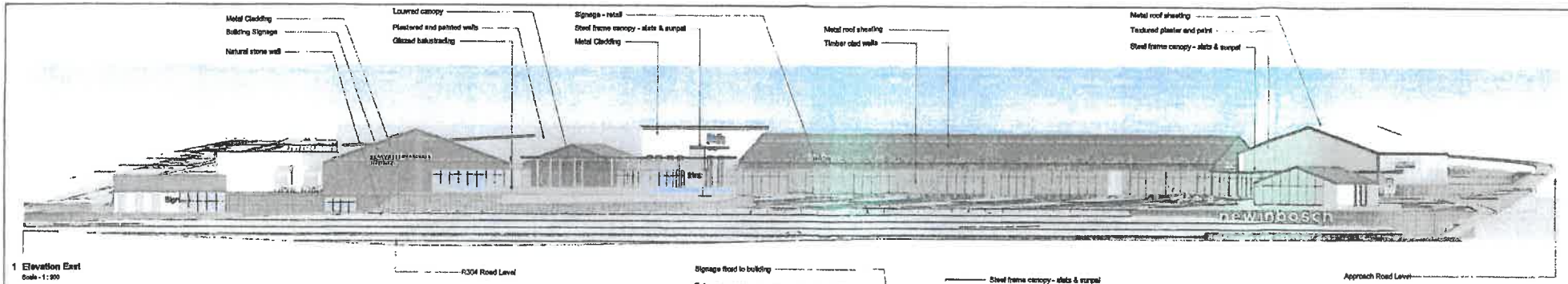
DRAWING INFO

Drawn	Checked	Date	Scale
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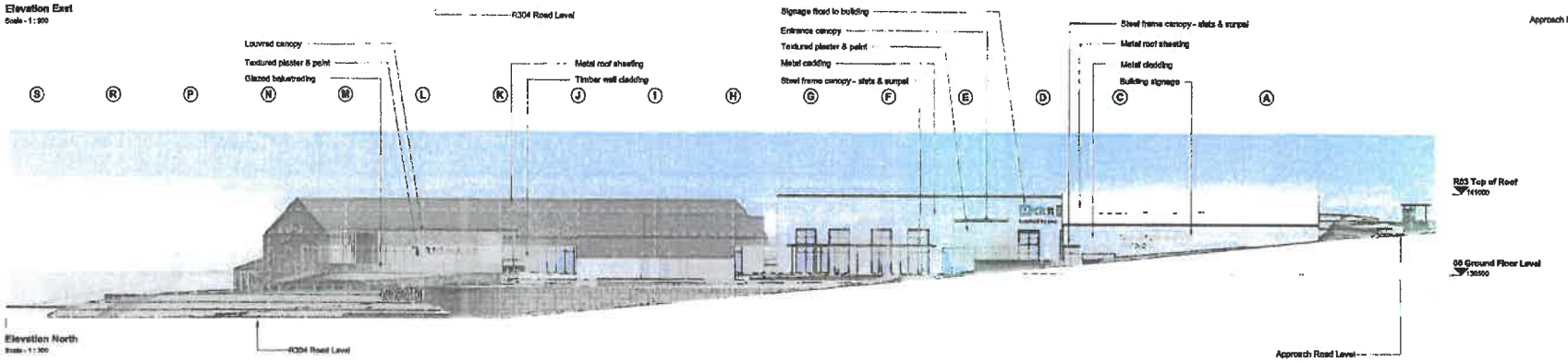
DRAWING NUMBER

Project Code	Orig.	Zone	Level	Type	Role	Number	Rev
NIB	-	-	-	-	-	LU 106	-39

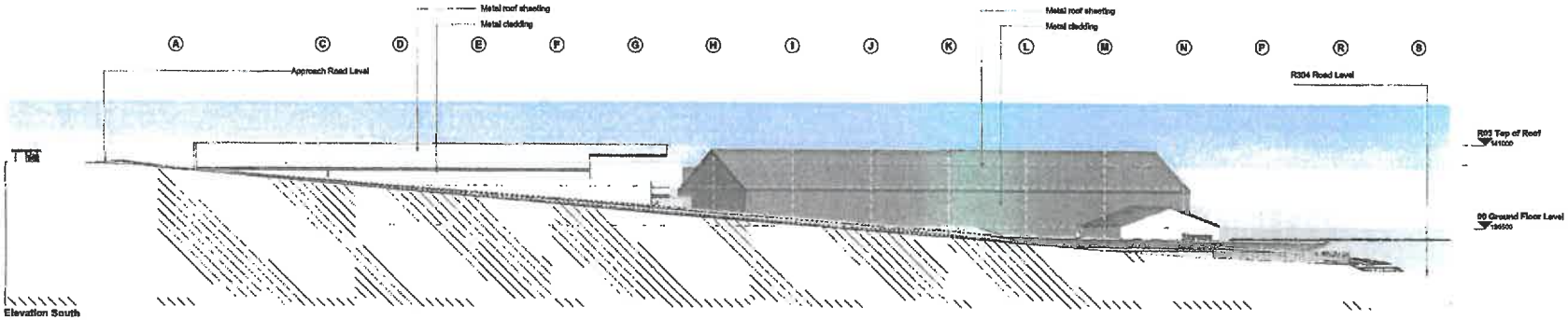
2024/03/15 16:7:58



1 Elevation East
Scale - 1 : 300



2 Elevation North
Scale - 1 : 300



3 Elevation South
Scale - 1 : 300

GASS
ARCHITECTURE STUDIOS

JHB: +27 11 482 3048 CT: +27 21 001 6213 F: +086 556 4995
E: pvg@gass.co.za W: www.gass.co.za p.v.d.v.g van gass - SACAP # 6822

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REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
14	Updated BDP	2023-07-31	
15	Layout update - plastic ivy moved away from boundary, new building in setting	2023-09-22	
16	PHP layout update	2023-09-24	
31	Civil and Traffic updates	2023-10-13	
80	BDP Update	2024-03-18	

ISSUED FOR COUNCIL

PROJECT DETAILS

PROJECT NAME
New Polokwane Retail Centre

PROJECT ADDRESS
Erf 4744 Ivydell

CLIENT
Designated

GASS PROJECT NUMBER: PP-189

DRAWING TITLE

Elevations

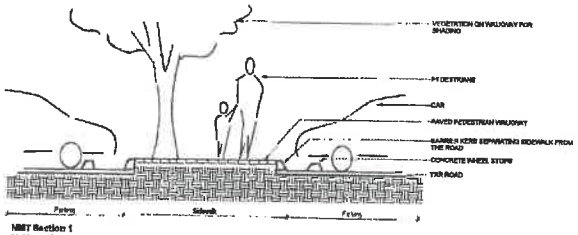
DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TW	-	2024-02-16	1 : 300 @ A1

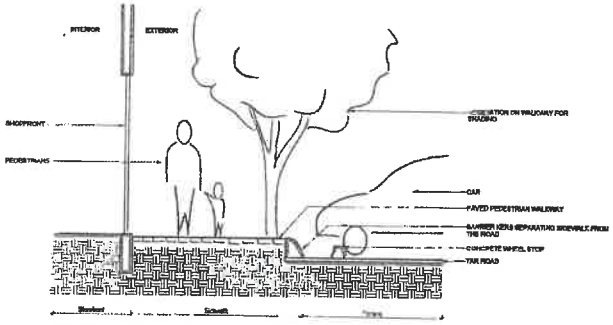
DRAWING NUMBER

PROJECT ZONE	LEVEL	TYPE	NUMBER
NB	-	-	LU 108 - 30

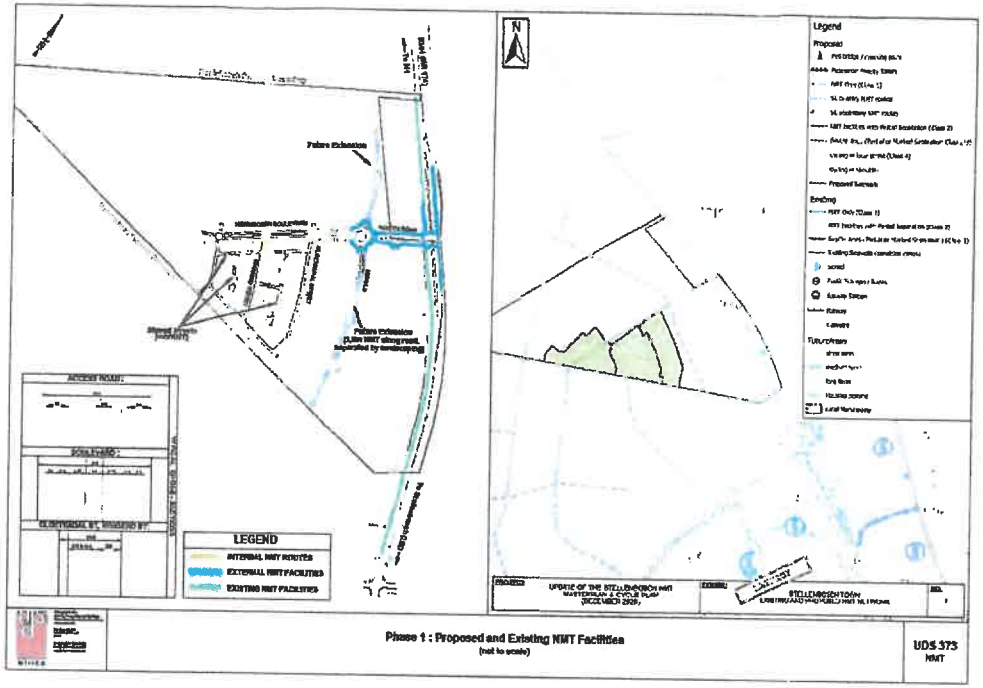
Autodesk Docs://Maroelaveld Retail Centre - 2024.rvt



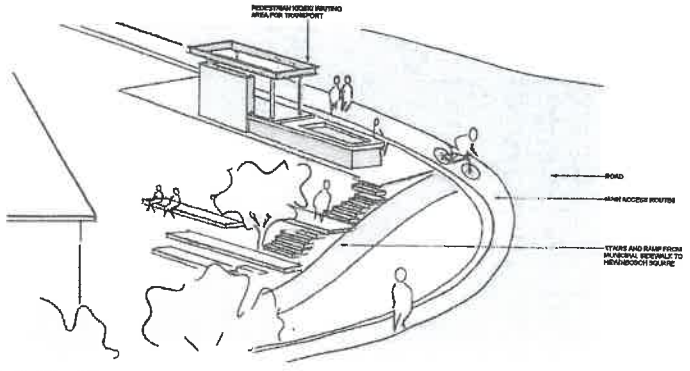
NMT Section 1
Not to scale



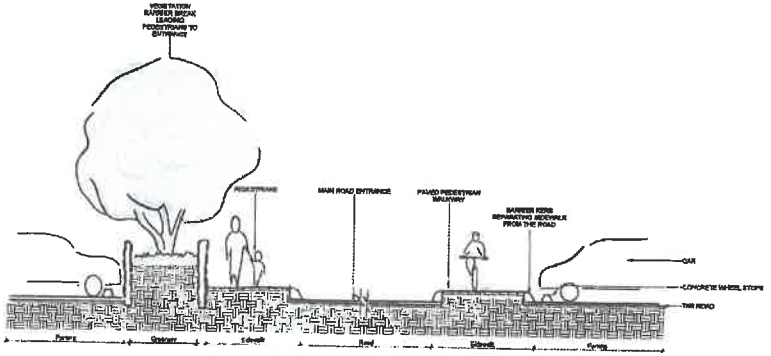
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Not to scale



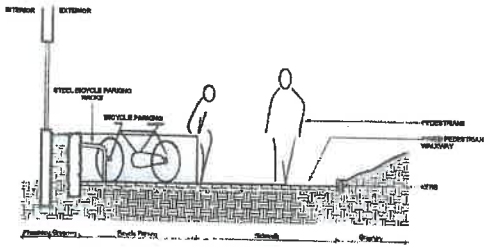
Phase 1 : Proposed and Existing NMT Facilities
(not to scale)



Pedestrian Access
Scale - 1:100



NMT Section 3
Not to scale



NMT Section 4
Not to scale

GASS
ARCHITECTURAL STUDIOS
JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 666 4689
E: gass@gass.co.za W: www.gass.co.za GASS Arch. Pty Ltd - SACAP # 8902

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REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
27	SDP Update	2024-02-06	
30	SDP Update	2024-02-16	

ISSUED FOR INFORMATION

PROJECT DETAILS
PROJECT NAME
Hamburg Road Cluster
PROJECT ADDRESS
Stellenbosch
CLIENT
Developer
GASS PROJECT NUMBER: PP-166

DRAWING TITLE
NMT INTEGRATION PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
MvS	TW	2024-02-16	As indicated @ A1

DRAWING NUMBER

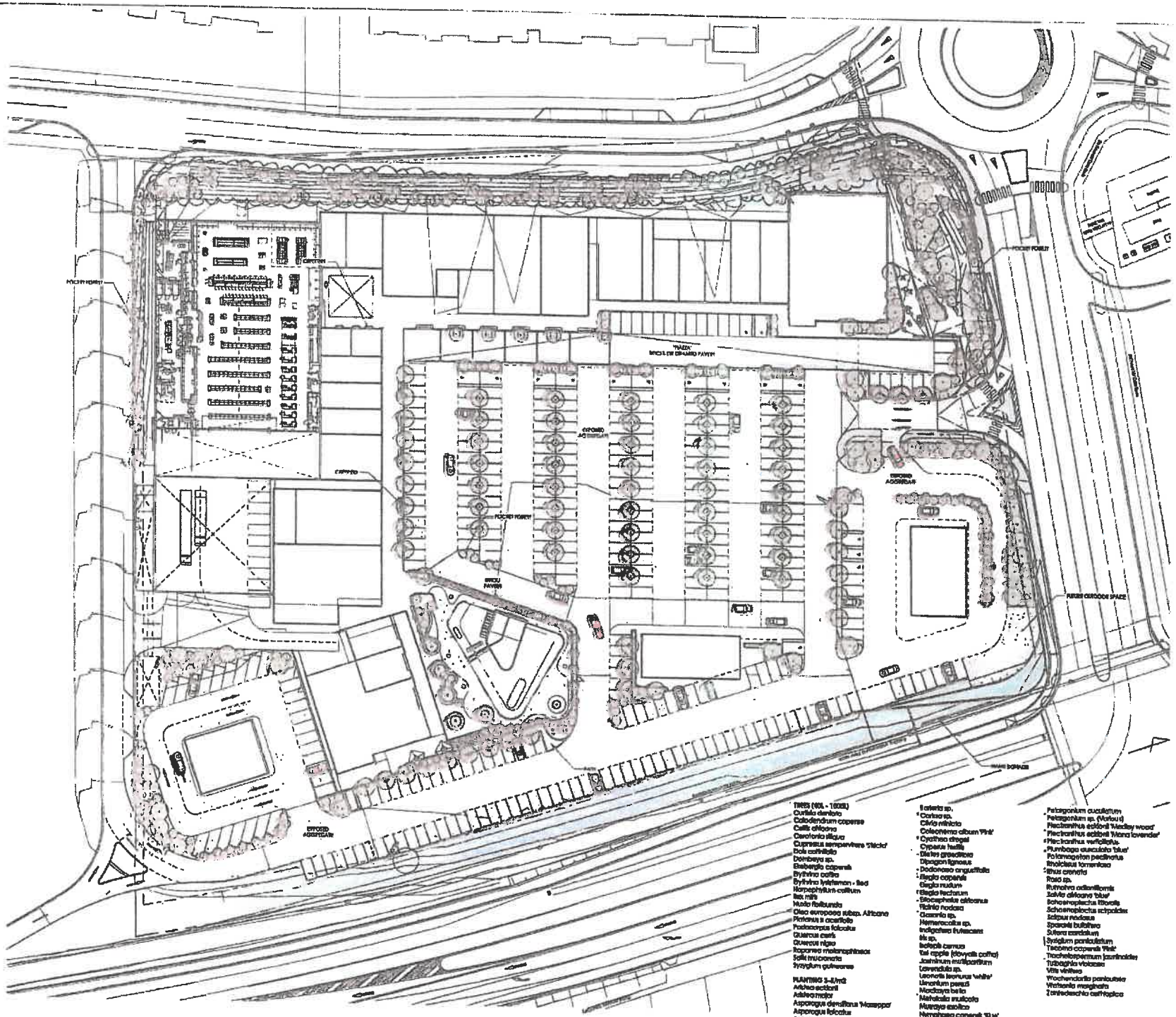
PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	VOLUME NUMBER	REV
NB	-GSS-	XX -	XX -	DR -	AR -	LU 113	-30

R:\GASS\18 182\Drawings\Architectural\Hamburg Road Cluster - NMT.dwg

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ANNEXURE B



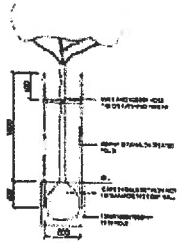
LEGEND

NEW TREES (40L - 1000L)

PLANTING

EXPOSED AGGREGATE PAVING

RED BRICK PAVERS



TREE STAKING DETAIL

NOTES:

1) AN IRRIGATION SYSTEM IS TO BE INSTALLED IN ALL PLANTED AREAS. SPRAYER OVERLAP TO BE 100%. ALL TREES TO HAVE IRRIGATION AS PART OF THE OVERALL SYSTEM. ALL PIPES AND FITTINGS TO BE BLUE APPROVED AND TO THE LANDSCAPE ARCHITECTS APPROVAL. ALL IRRIGATION SLEEVES ARE TO BE 110mm Ø POSITIONED 600mm BELOW FINISHED LEVEL OF ROAD KERBING OR PAVING, AND ARE TO BUSH 600mm BEYOND EDGE OF ROAD KERBING OR PAVING. ALL SLEEVES ARE TO RUN TO THE SIDE OF TREE OPENINGS, NOT THE CENTRE.

2) A MIN. 40mm IRRIGATION WATER CONNECTION POINT MUST BE PROVIDED NEAR THE IRRIGATION MAINLINE

3) ALL TREES TO BE STAKED USING 2x50mm DIA. TANALITH TREATED POLES DRIVEN 600mm INTO THE GROUND AND TIED BY MEANS OF TWO RUBBER HOSES AND WIRE OR COMMERCIAL TREE TIES. CARE MUST BE TAKEN NOT TO DAMAGE THE ROOT BALL OF THE TREE.

TREES (40L - 1000L)
Ouratea elliptica
Calodendrum capense
Celtis africana
Cerotonia siliqua
Cupressus sempervirens 'Stricta'
Ficus carlvalla
Dombeya sp.
Elaeocarpus capensis
Erythrina caffra
Erythrina lysistemon - Red
Harpephyllum caffrum
Ilex mitis
Musa fairbairnii
Olea europaea subsp. Africana
Pinanus x acantifolia
Podocarpus falcatus
Quercus canis
Quercus nigra
Rapanea melanophloeos
Salix mucronata
Syzygium guineense

PLANTING 5-8/m2
Aloe x ecklonii
Aloe x major
Asparagus densiflorus 'Meyeri'
Asparagus falcatus
Asparagus sprengeri
Asystasia gangetica

Bulbine sp.
Carissa sp.
Cliva miniata
Coleonema album 'Pink'
Cyathea dregei
Cyperus textilis
Dietes grandiflora
Dracaena fragrans
Dodonaea angustifolia
Elegia capensis
Elegia nuda
Elegia tectorum
Eriocephalus africanus
Ficinia nodosa
Gazania sp.
Hemerocallis sp.
Indigofera filifolia
Iris sp.
Isolepis cernua
Kei apple (Dovyalis caffra)
Jasminum multipartitum
Lavandula sp.
Leonotis leonurus 'White'
Limonium perezii
Mondtzya bella
Metalasia muricata
Murraya exotica
Nymphaea capensis 'Blue'
Orthosiphon aristatus 'purple'
Parthenocissus tricuspidata

Pelargonium cucullatum
Pelargonium sp. (Various)
Plectranthus ecklonii 'Medley wood'
Plectranthus ecklonii 'Mona lavender'
Plectranthus verticillatus
Plumbago auriculata 'blue'
Polygonatum pectinatus
Rhoicissus tomentosa
Rhus crenata
Rosa sp.
Rumohra adiantiformis
Salvia officinalis 'blue'
Schoenoplectus litoralis
Schoenoplectus scirpoides
Scirpus nodosus
Sporobolus fertilissimus
Sutera cordata
Syzygium paniculatum
Tecoma capensis 'Pink'
Trachelospermum jasminoides
Tulbaghia violacea
Vitis vinifera
Wachendorfia paniculata
Watsonia marginata
Zantedeschia aethiopica

REVISIONS

REV NO.	DESCRIPTION	TYPE OF ISSUE
00	DRAWING CREATED	FOR INFO.
01	PARKING REVISED TO NEW SPECIALITY ROAD LAYOUT	FOR INFO.
02	REVISED TO LATEST TOP LAYOUT	FOR INFO.

FOR SUBMISSION

NEWINBOSCH SQUARE

LANDSCAPE PLAN

Drawing No: 2223 - LP - 02 - REV 02
Scale: 1:100 @ A3
Date: 17 OCT 2022
Drawn by: JCJ CO
Checked by: TDV

CNDV LANDSCAPE ARCHITECTS
Tel: +27 21 810 7700
Web: www.cndv.biz
46 Upper Orange Str.,
Oranjezicht,
Cape Town, 8001

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ANNEXURE C

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

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:	**19 June 2024**
Our Ref ▫ Ons Verw:	**Civil LU 2673**
Town Planning Ref:	**LU/16696**
Re ▫ Insake:	**Farm 81/33, Stellenbosch: Phase C (Retail Centre): SDP approval, Parking departure: 5 bays per 100m2 GLA in lieu of 6 bays per 100m2 GLA.**

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

- Civil engineering services report by Bart Senekal dated 14 October 2023
- TIS by UDS dated 4 June 2024
- SDP Drawing No NiB-LU101-Rev 30 dated 2024-02-16 by Gass **(Annexure SDP + NMT)**
- NMT Integration Plan NiB-GSS-XX-XX-DR-AR-LU113 rev 30 dated 2024-02-16 By Gass **(Annexure SDP + NMT)**

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 D and T.

1. Water

1.1 According to the GLS report dated 13 January 2023 and the Civil Engineering services report by Bart Senekal dated 14 October 2023, there is **293 kl/day** AADD spare capacity available in the municipal bulk water network to accommodate the cumulative water demand of the Newinbosch development. This spare capacity is subject to on-site storage being provided by Newinbosch, which has been established by means of a 480kl private reservoir that the Developer constructed on site.

The current cumulative demand taken up by Newinbosch, including the demand created by this application, is **190.2 kl/day**, which is still within the demand capacity available.

1.2 The Developer's consulting engineer has motivated how reliable water supply will be achieved with the temporary storage and distribution system - "Water supply interim measures – Design Report" by Bart Senekal Inc dated 26 July 2022, and the developments water supply must be implemented according to this report.

The Developer's consulting Engineer shall take full responsibility for the performance of the system. Additionally, all conditions of approval listed in **Annexure: Water Services** must be adhered to.

It must be noted that this arrangement will only be allowed as an interim measure and the Development will have to connect to the Municipality's reticulation network as soon as it is in place – this will be at the Developer's cost.

2. Sewer

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

2.2 The developer will be responsible for the registration of any servitudes (if applicable), including negotiations with the private land-owners. No further approval for this development (engineering drawings or building plans) will be given until written

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

3. Roads

3.1 The left in access road from the R304, between the R304 and Isikolo Road, must be constructed, to municipal standards, before any Occupation Certificate is issued. This will be for the Developer's cost.

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

4. Parking

4.1 The parking departure (5 bays per 100m2 GLA) as set out on the SDP is approved on condition that the relevant NMT facilities, including sidewalks, bicycle accommodation, waiting area at public transport embayments etc as identified in the TIS, SDP, and NMT Integration Plan is completed prior to an Occupation Certificate being issued. All the NMT facilities relevant to Phase C, must be clearly indicated on the engineering drawings submitted for approval (and/or building plan submission). These facilities must show how it would enable residents from the residential component of Newinbosch and it's surrounding areas to cycle / walk to the shopping center, in stead of using private vehicles – and therefore reduce the need for parking.

5. Stormwater

5.1 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 Occupation Certificate. See **Annexure SW** for conceptual layout of pond – details must be clearly indicated on the building plans and/or engineering drawings submitted for approval prior to construction.

6. Solid Waste

6.1 Access for the refuse removal vehicle must be via the new access road at the south side of the development. No refuse truck movement will be allowed through the

parking areas. The refuse room, refuse truck access point and turning circles must be clearly indicated on the building plans and/or engineering drawings submitted for approval prior to construction. The refuse truck parking and maneuver area must be complete prior to Occupation Certificate.

7. General

7.1 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)

The following general conditions will apply to the payment of DCs:

8.1 that the "*Developer*" hereby acknowledges that the development charges levy as determined by the "Municipality" and or the applicable scheme tariffs will be paid by the "*Developer*" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved.

8.2 that the "*Developer*" accepts that the Development Charges will be subject to annual adjustment up to date of payment. The amount payable will therefore be the amount as calculated according to the applicable tariff structure at the time that payment is made.

8.3 that the "*Developer*" may enter into an engineering services agreement with the "*Municipality*" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services.

8.4 A final DC calculation will be provided prior to Building Plan approval. The details on the approved subdivision plans or SDP plans or building plans will be used for such DC calculation.

8.5 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 to see the amount of DCs payable.

8.6 that the Development Charges levy be paid by the "*Developer*" per phase –

- prior to the approval of any building- and/or services plans in the case of a Sectional title erf in that phase or where a clearance certificate is not applicable and/or;
- prior to the approval of subdivision clearance in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or.

8.7 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.

8.8 Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;

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

W:\2.0 DEVELOPMENT\01 Land Use applications\2058 (TK) Farm 81-33 Stellenbosch (LU-10917) (Newinbosch)\2673 (TK) Farm 81-33 Stellenbosch (LU-16696) Phase C Shopping Centre\2673 () Farm 81-33 Stellenbosch (LU-16696)_2 approved.doc

ANNEXURE: WATER SERVICES

Water Services comments on the proposed temporary solution to the low water pressure available above the 145m contour at the Newinbosch Development .

- All water and wastewater services approved, except for the proposed drinking water sump, pumping system, reservoir and booster pump system for the high laying erven.
- The temporary use of pumping and storage facilities not inline with the Water Master Plans of Stellenbosch Municipality but approved in concept provided that the conditions below are adhered to:

1. Conditions for approval of temporary pumping and storage facilities:

1.1 The Developer will design, construct and commission the temporary infrastructure at its own cost.

1.2 The Developer will not be allowed to offset any costs for this temporary solution against its Development Contributions.

1.3 The Developer will operate and maintain the temporary infrastructure at its own cost.

1.4 The Stellenbosch Municipality will retain the right to assess the operational and maintenance plans used by the Developer and provide instruction for improvement where reasonable.

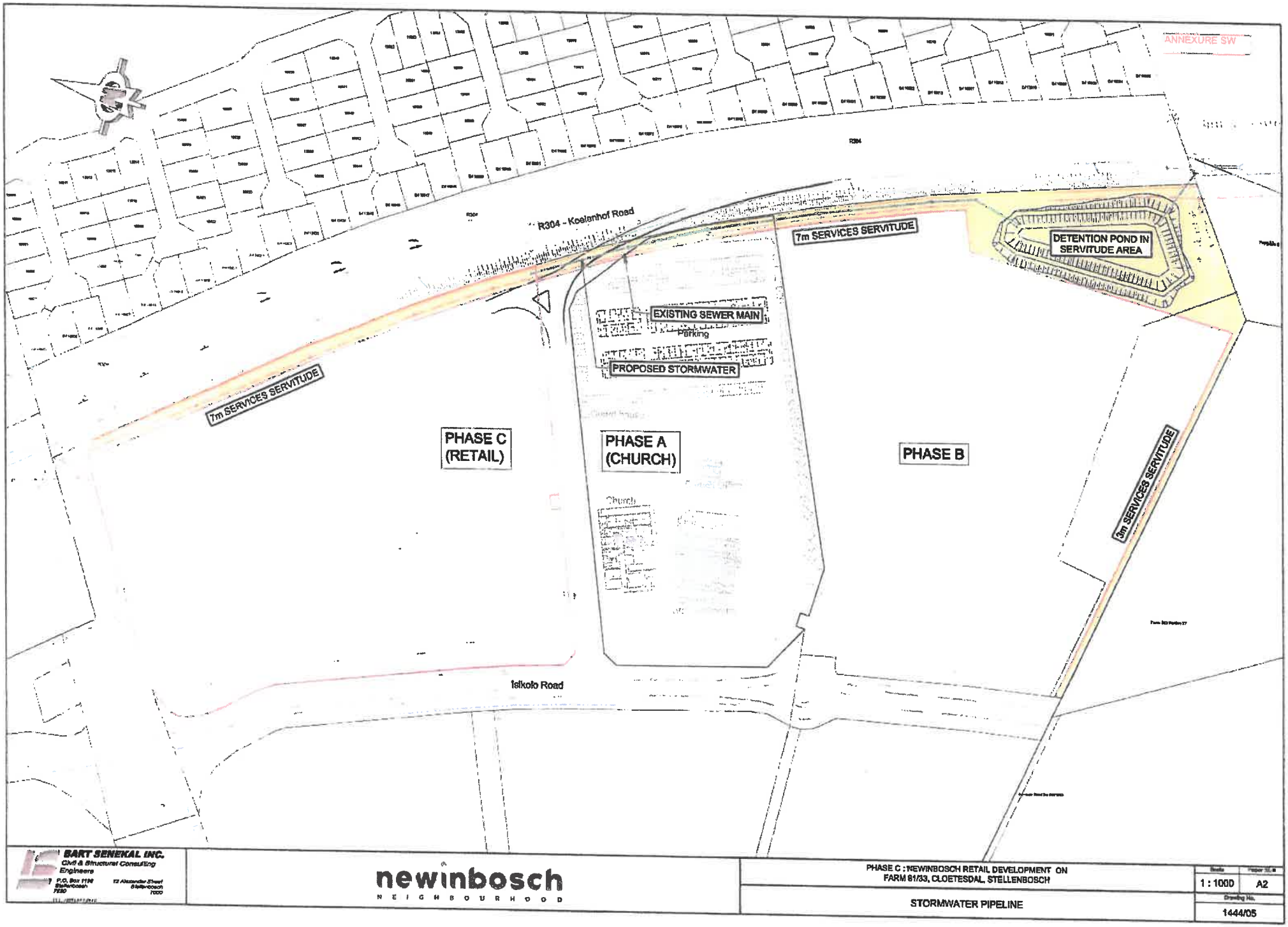
1.5 The Municipality will only grant residential occupation after the temporary system is tested and proved to provide water in accordance to SANS241 and any other legislative (policy, By-law, etc.) requirement.

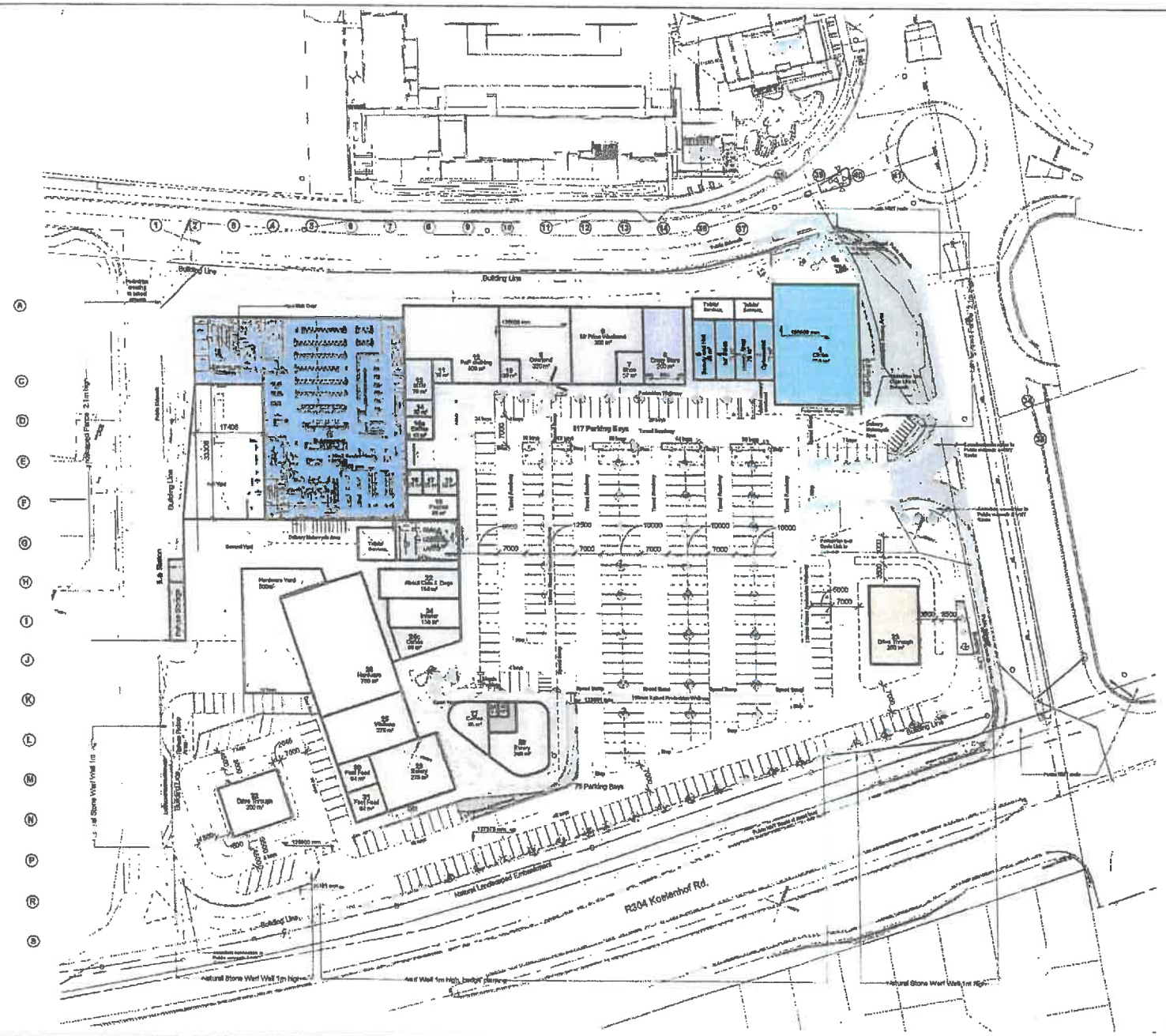
1.6 The Developer will submit a detail design report for all temporary infrastructure and the Municipality will review this before approval is granted.

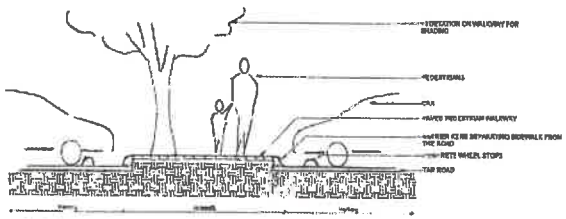
1.7 The Developer will disconnect the temporary infrastructure from the Potable Water system as soon as the Municipality created sufficient capacity in the Kayamandi Supply system. Connection to be made to the Kayamandi system at this time. This allowable time for the switch-over is within two (2) months from the date that the Municipality informed the Developer to commence with connection to the Kayamandi System.

1.8 The Developer will include the following in the detail design report:

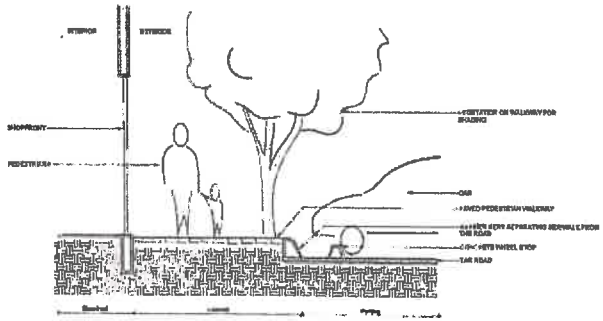
- How to include Instantaneous flow measurement out of municipal network and control philosophy
- How to include total daily flow measurement out of municipal network and control philosophy
- Reporting of flow measurements
- Sump workable volume and control philosophy
- Chlorine disinfection proposal for normal use
- Chlorine disinfection proposal for low use
- Chlorine disinfection proposal for peak use
- Selected pumps, pump curves and General Arrangement Drawings for each pump set
- Details of the backup generator to be used to ensure constant supply at the minimum stated pressure (2.4bar) to all properties at all times.
- Redundancy philosophy on each system
- Proposal on external Water Quality (SANS 241) testing and reporting to the Municipality
- Proposal on internal disinfection (Free Chlorine) testing and reporting to the Municipality
- Operation and Maintenance plan


ANNEXURE SW
R304
R304 - Koelenhof Road
7m SERVICES SERVITUDE
DETENTION POND IN SERVITUDE AREA
EXISTING SEWER MAIN
Parking
PROPOSED STORMWATER
7m SERVICES SERVITUDE
PHASE C (RETAIL)
PHASE A (CHURCH)
PHASE B
3m SERVICES SERVITUDE
Church
Isikolo Road
BART SENEKAL INC.
Civil & Structural Consulting Engineers
P.O. Box 1126 Stellenbosch 7599
12 Alexander Street Stellenbosch 7600
newinbosch
NEIGHBOURHOOD
PHASE C : NEWINBOSCH RETAIL DEVELOPMENT ON FARM 81/33, CLOETESDAL, STELLENBOSCH
STORMWATER PIPELINE
Scale
1 : 1000
Paper Size
A2
Drawing No.
1444/05

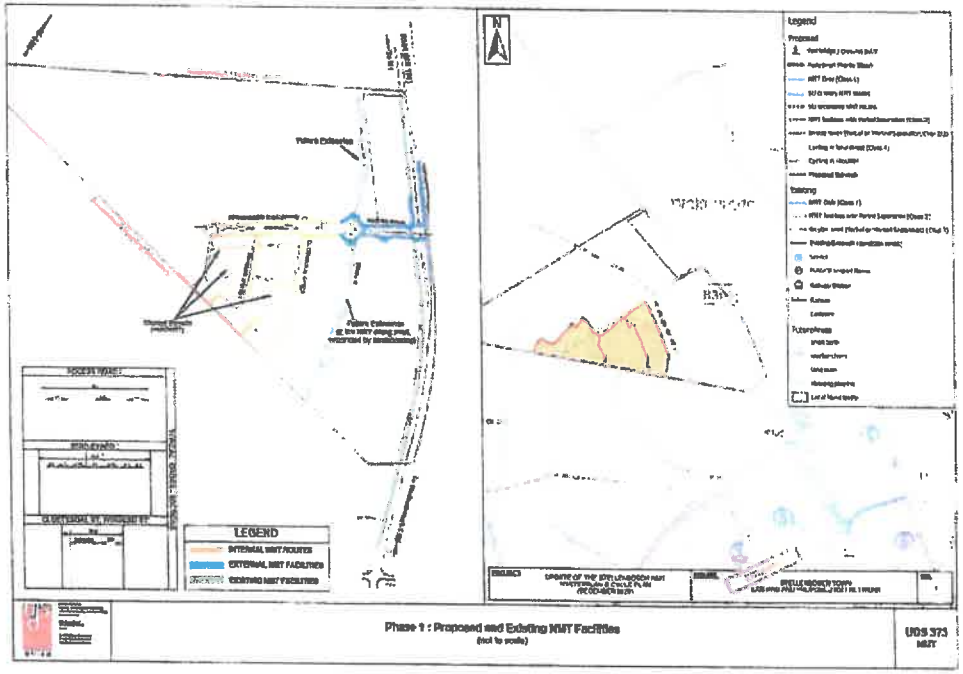

Building Line
817 Parking Bays
79 Parking Bays
R304 Kosmenhof Rd.
Natural Landscaped Embankment
Natural Stone Wall Wall 1m high
Wall 1m High, height varies
Natural Stone Wall Wall 1m high
Natural Stone Wall Wall 1m high
Drive Through 200 m²
Drive Through 200 m²
Drive Through 200 m²
Hardware 700 m²
Hardware Yard
Warehouse 270 m²
Warehouse 270 m²
Fast Food 64 m²
Fast Food 64 m²
Bank 300 m²
Offices 270 m²
Offices 270 m²
Offices 270



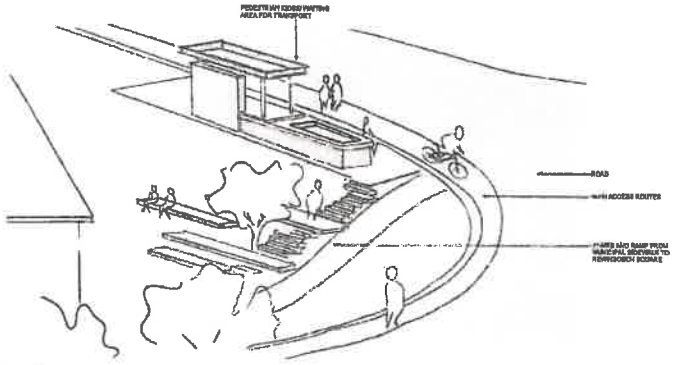
NMT Section 1
Not to scale



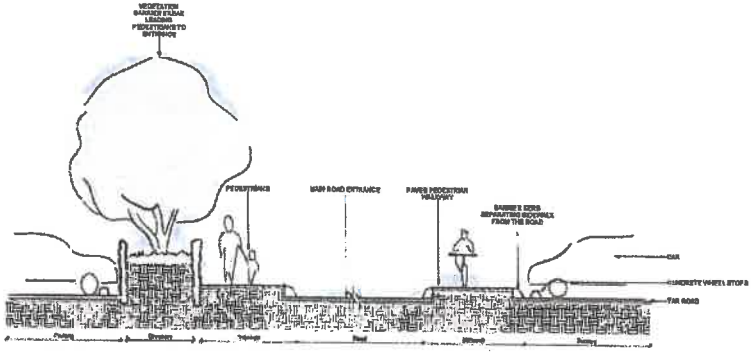
NMT Section 2
Not to scale



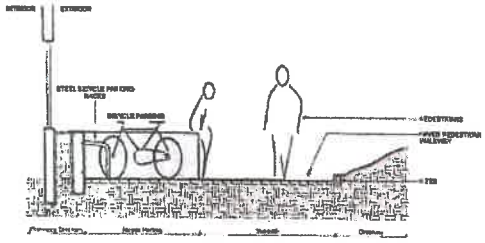
Phase 1 : Proposed and Existing NMT Facilities
(not to scale)



Pedestrian Access
Scale - 1 : 100



NMT Section 3
Not to scale



NMT Section 4
Not to scale

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3. THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS.
5. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

REVISIONS

MARKER	REVISION DESCRIPTION	DATE	ISSUED BY
37		2024-03-19	
35		2024-03-19	

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
Westbrook Retail Centre

PROJECT ADDRESS
Westbrook

CLIENT
Corporate

DRAWING TITLE
NMT INTEGRATION PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
MM	TW	2024-03-19	1:1000 @ A1

DRAWING NUMBER
NTB -999- XX - XX - DR - AR - LU 113 - 36

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ANNEXURE C

STELLENBOSCH MUNICIPALITY

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MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Bulelwa Mdoda**
From ▫ Van:	**Manager: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**2 Dec 2024**
Our Ref ▫ Ons Verw:	**Civil LU 2824**
Town Planning Ref:	**LU/17687**
Re ▫ Insake:	**Erf 18097, Stellenbosch: Application is made i.t.o. Section 15.2(d) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the subdivision of Erf 18097, Stellenbosch into a Portion 1 / Remainder (±27668m²) and a Portion 2 (±2727m²). Application for exemption in terms of the Stellenbosch Municipal Land Use Planning By-Law 2023, to register an access servitude over Erf 18097 in favor of Portion 2**

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

- Civil engineering drawing no 1444/100 by BSI consult dated 2024-10-17
- Subdivision layout Drawing Plan No 2 Project No 3983-P by TV3 dated 18/07/2024

In consideration of provisions related to Civil Engineering Services the application is supported 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.

1. Installation of Engineering Services

1.1 The newly created erf must be fully serviced ito water- and sewer connections, stormwater drainage and roads/access points, as generally indicated on Civil engineering drawing no 1444/100 by BSI consult dated 2024-10-17

1.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction. The engineering drawings approval letter issued by the Municipality will constitute the "engineering services agreement" for the provision and installation of services between the municipality and the land owner / developer, as stated in the municipality's land-use planning by-law.

2. Development Charges (DCs)

2.1 DCs will be calculated at Building Plan stage.

3. As - Builts

3.1 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.

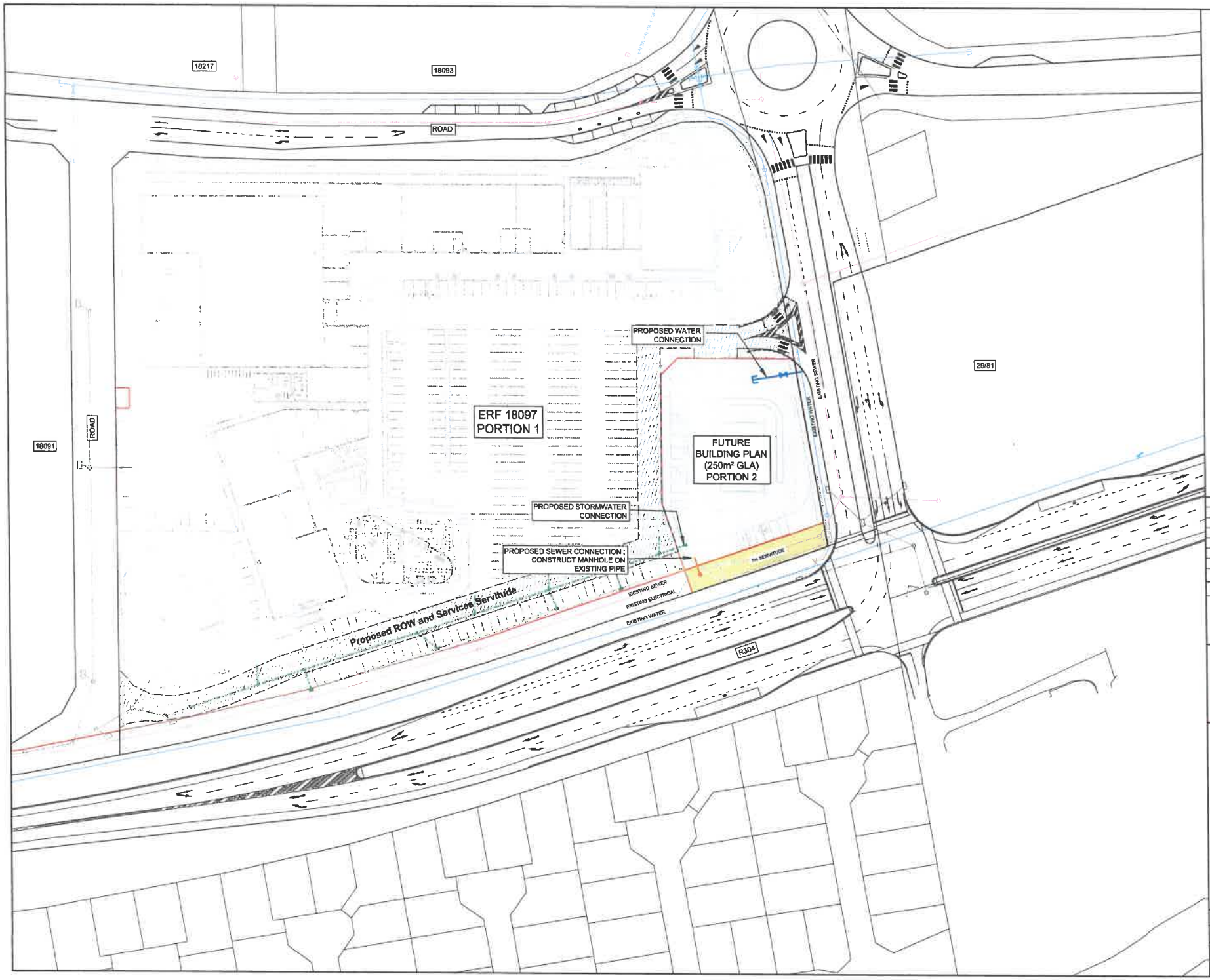
General Conditions

4. 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.

5. 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.
6. The internal services are private. Therefore, all internal services will be maintained by the Developer and/or Owner's Association or the Municipality.
7. 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)

W:\2.0 DEVELOPMENT\01 Land Use applications\2824 (TK) Erf 18097 Stellenbosch (LU-17687)\2824 () Erf 18097 Stellenbosch (LU-17687)_1.doc



No.	AMENDMENTS	APPR.	DATE
DESIGNED	PCS	DRAWN	PCS
PDR		Pr Tech Eng Reg. No. 940073	

BSI CONSULT

DATE OF FIRST ISSUE: 2024-10-17

BSi CONSULT CIVIL & STRUCTURAL ENGINEERS

DORPSTRAAT

RETAIL DEVELOPMENT ON FARM 81/33, CLOETESDAL, STELLENBOSCH

PROPOSED SERVICES CONNECTIONS FOR PORTION 2 OF ERF 18079

SCALE	SHEET 1 OF 1 SHEETS
1:500	
PAPER SIZE A1	

DRAWING No.

1444/100

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ANNEXURE D

ELETRICITY SERVICES: CONDITIONS OF APPROVAL

Erf 18097 Stellenbosch (LU/17687)

GENERAL COMMENT:

1. **Recommended for approval**
2. The proposed subdivided portion of plot 18097 must have its own electricity supply cable separate of remainder erf.
3. Pro - Rata fees are payable.

CONDITIONS

2. The electrical consulting engineer responsible for the development shall schedule an appointment with Manager Electricity Services (Infrastructure Services) before commencing with the construction of the development. As well as to discuss new power requirements if required.

3. The development's specifications must be submitted to Stellenbosch Municipality (Infrastructure Services) for approval. i.e.

a) The design of the electrical distribution system
b) The location of substations(s) and related equipment.

4. A separate distribution board/s shall be provided for municipal switchgear and metering. (Shall be accessible & lockable).

5. Metering panel box to build in boundary wall.

6. 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.

7. On completion of the development, Stellenbosch Municipality (Electrical Services) together with the electrical consulting engineer and electrical contractor will conduct a take-over inspection.

8. No electricity supply will be switched on (energised) if the Development contributions, take-over Inspection and Certificate(s) of Compliance are outstanding.

9. 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 building
- Energy efficient lighting systems
- Roof insulation with right R-value.
- In large building developments;
-Control Air condition equipment tied to alternative efficiency systems
-Preheat at least 50% of hot water with alternative energy saving sources
-All new 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.

10. If connecting a generator or solar panels for backup, the generator or solar panels needs to comply to SANS10142



Signature

30/08/2024

Date