



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16536 (TP600/2023)

Our File Reference Number: Erven 251, 254, 255, 566 & 666, Koelpark

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION SUBDIVISION, CONSOLIDATION, PERMANENT DEPARTURES AND PERMISSION REQUIRED IN TERMS OF THE CONDITION OF APPROVAL : ERVEN 251, 254, 255, 566 & 666, KOELPARK

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, on Erven 251, 254, 255, 566 & 666, Koelpark, namely:
 - 3.1 **Consolidation** of Erven 251, 254, 255, 566 and 666, Koelpark in terms of Section 15.(2)(e) of the Stellenbosch Municipality Planning By-Law, 2023.
 - 3.2 **Subdivision** of the consolidated property into 57 Multi-Unit Residential Zone erven with associated access and services servitudes in terms of Section 15.(2)(d) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2023.
 - 3.3 **Permanent Departures** in terms of Section 15.(2)(b) of the Stellenbosch Municipality Planning By-Law, 2023 to accommodate the following proposed buildings as indicated on Project 3625-P, Plan 5, Dated: 30/11/2023, Attached as **Annexure C**:
 - 3.3.1 **Portion 57 (SDP1 - Phase B)**
 - To relax all the second-floor common boundary building line from 6m to 4.5m to accommodate the proposed Multi-Unit Residential Zone building/(flats)

- To increase the permissible floor area from 0.75 to 1.06 to accommodate the proposed Multi-Unit Residential Zone building (flats).

3.3.2 Portion 56 (SDP 2 - Phase A)

- To relax all the second-floor common boundary building line from 6m to 4.5m to accommodate the proposed Multi-Unit Residential Zone building(flats).
- To increase the permissible floor area ration from 0.75 to 1.49 for the proposed Multi-Unit Residential Zone building(flats).
- To increase the permissible coverage from 50% to a maximum coverage of 64% for the proposed Multi-Unit Residential Zone building (flats).

3.3.3 Portions 1 – 55 (SDP 3 - Phase C to H)

- To relax all the external street boundary building line applicable to a group housing development from 3m to 2.5m to accommodate the proposed Group Houses.
- To relax all the external common boundary building line applicable to a group housing development from 3m to 0m to accommodate the proposed Group Houses.
- To increase the permissible coverage from 50% to 78% applicable to Group Houses.

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

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

4.1. 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.

4.2. The consolidation be undertaken in accordance with the Consolidation Plan, Plan No. 3, dated 30/11/2023, drawn by TV3 Architects, Town Planners, Urban Designers, attached as **Annexure A**.

4.3. The subdivision be undertaken in accordance with the Subdivision, Phasing and Zoning Plan, Plan No. 4, dated 09/07/2024, drawn by TV3 Architects, Town Planners, Urban Designers, attached as **Annexure B**.

- 4.4. New erf diagrams or general plans for the newly created land units be submitted to the Municipality for clearance and record purposes.
- 4.5. All common property, inclusive of private road/s and open space/s and land required for services by the owners' association, be transferred to the Master Owners Association / Owners' Association, with the transfer or registration of the first land unit or prior to the first building plan approval, whichever occurs first.
- 4.6. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- 4.7. A street naming and numbering plan attached as **Annexure D**, be approved by the Stellenbosch Municipality prior to issuing of a section 28 certificate.
- 4.8. The development be undertaken in accordance with the **Site Development Plan 1**: No. 3817/C2000 Rev. A, dated 2024-02-23, **Site Development Plan 2** : Plan No. 3817/C/2003, dated 2024.02.21; **Site Development Plan 3** : Plan No. 3817/C1000, dated 2024.02.22, Plan No. 3817/C/2010, dated 21.11.2023, Plan No. 3817/C/2020, dated 21.11.2023, Plan No. 3817/C/2020, dated 21.11.2023, Plan No. 3817/C/2040, dated 21.11.2023, Plan No. 3817/C/2041, dated 21.11.2023, Plan No. 3817/C/2060, dated 21.11.2023, drawn by TV3 Architects, Town Planners, Urban Designers, attached as **Annexure E**.
- 4.9. Building plans must be generally in accordance with the site development plan, above.
- 4.10. Building plans must be submitted and approved by the Municipality prior to the commencing of any building work, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 4.11. 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 Memo dated 24 June 2024, attached as **Annexure F**.
- 4.12. The conditions imposed by the Transport Infrastructure Branch in their letter dated 5 June 2024, attached as **Annexure G**, be adhered to.

- 4.13. A detailed landscaping plan be submitted for approval with the submission of the first building plan for each phase of the development and be implemented at the cost of the developer prior to an occupation certificate being issued for the last unit of each phase.
- 4.14. 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.
5. The reasons for the above decision are as follows:
- 5.1. The development proposal with departures will not result in any additional floor area being approved that does not form part of the basket of rights already approved for the Nooitgedacht Village.
- 5.2. The permanent departures applied for will have no impact on the surrounding property owners due to the location of the proposed building within the proposed subdivision in relation to the existing surrounding buildings.
- 5.3. The Site Development Plans will only facilitate the implementation of the land use approval.
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.

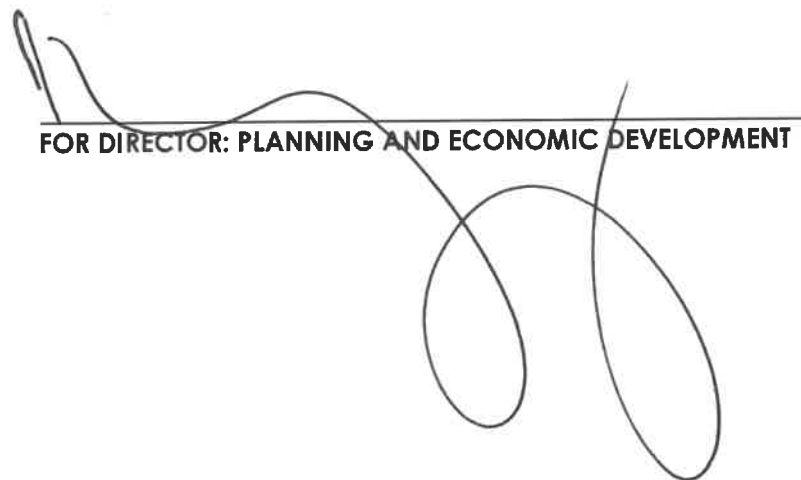
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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

12/2/2025
DATE

COPIES:

- 1) [REDACTED]
Email : [REDACTED]

BS-F0111 Name & Address Enquiry

86539

Local Authority

Account Number

Suburb Sub Division:

Site

Language Birth Date Age

Postal Address Work Address

Overseas Resident?

Telephone

FAX Cell Phone No:

Credit Worthiness

Cheque Ok? Duplicate Name

Email Address

Show e-mail on tax Invoice ☒



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ANNEXURE A



473

STELLENBOSCH MUNICIPALITY

THIS SUBMISSION / CONSOLIDATION HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW 2015, SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED

AUTHORISED EMPLOYEE/MPT

518

**Erven 251, 254, 255,
566 & 666, Koelpark
to be consolidated.**

Notes:

- 1 Erven 251, 254, 255, ⁵⁶⁶~~200~~ & 666, Koelpark
to be consolidated.

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

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and Town Planners (Pty) Ltd and copyright is
reserved.

tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

**Nooitgedacht
Village**

Property Description:

Erven 251, 254, 255, 566 & 666, Koelpark

Drawing:		Plan no.:
Proposed Consolidation		3
Date:	Scale:	
30/11/2023	1:1250 (A4)	
Project no.:	Drawn:	Checked:
3625-P	WH	Ch



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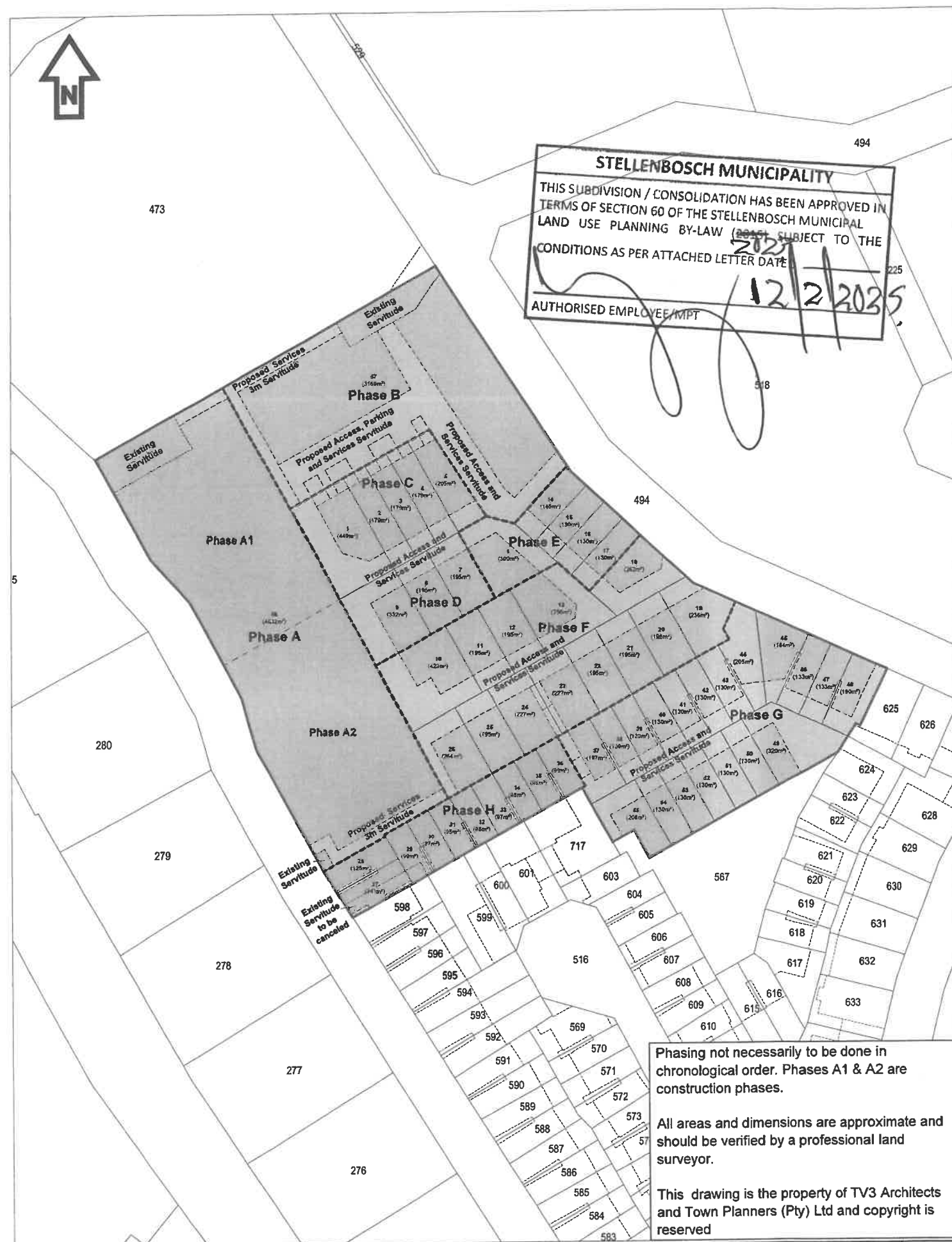
ANNEXURE B



STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATE 12/2/2025

AUTHORISED EMPLOYEE/MPT



Phasing not necessarily to be done in chronological order. Phases A1 & A2 are construction phases.

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

**Nooitgedacht
Village**

Property Description:
Erven 251, 254, 255, 566 & 666, Koelpark

Drawing:	Proposed Subdivision, Phasing & Zoning Plan	Plan no.:	4
Date:	09/07/2024	Scale:	1:1250 (A4)
Project no.:	3625-P	Drawn:	WH
		Checked:	CH



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ANNEXURE C



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

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Nooitgedacht Village
Property Description:
Erven 251, 254, 255, 566 & 666, Koelpark

Drawing:		Plan no.:
Building Lines		5
Date:	Scale:	
30/11/2023	1:1250 (A4)	
Project no.:	Drawn:	Checked:
3625-P	WH	Ch



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ANNEXURE D



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

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Nooitgedacht Village

Property Description:
Erven 251, 254, 255, 566 & 666, Koelpark

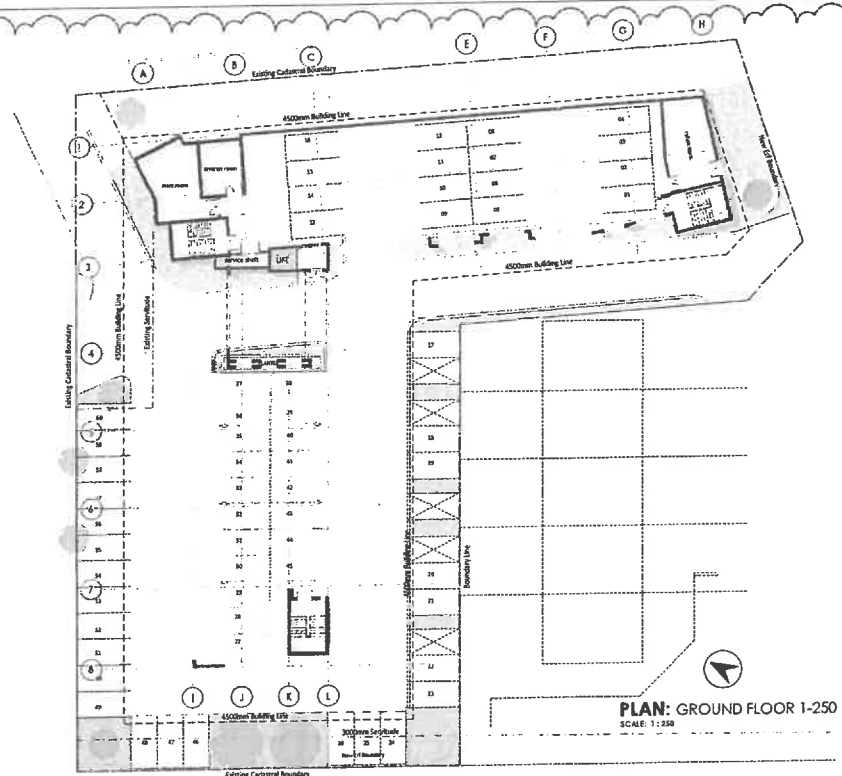
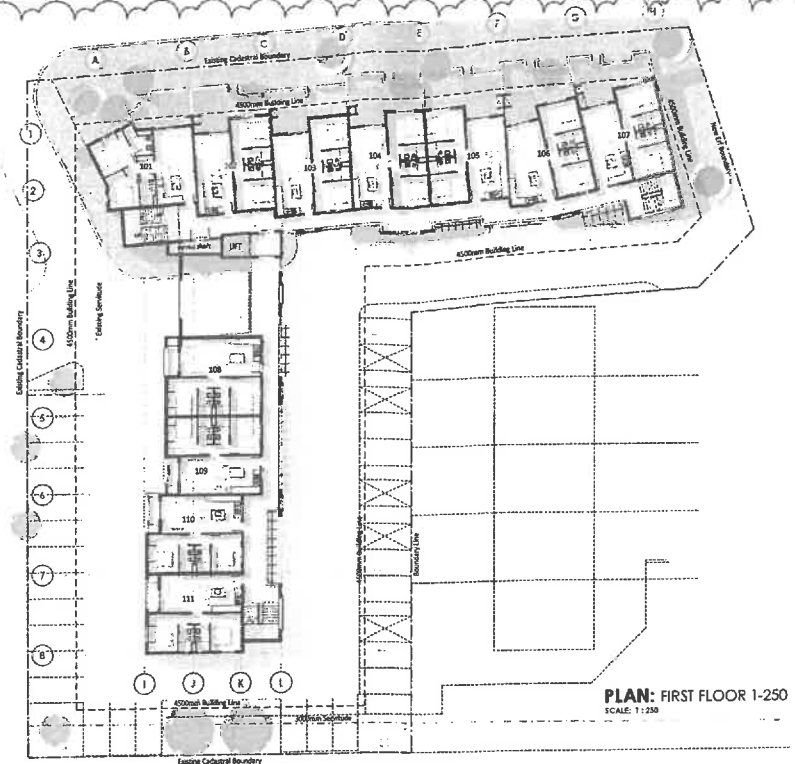
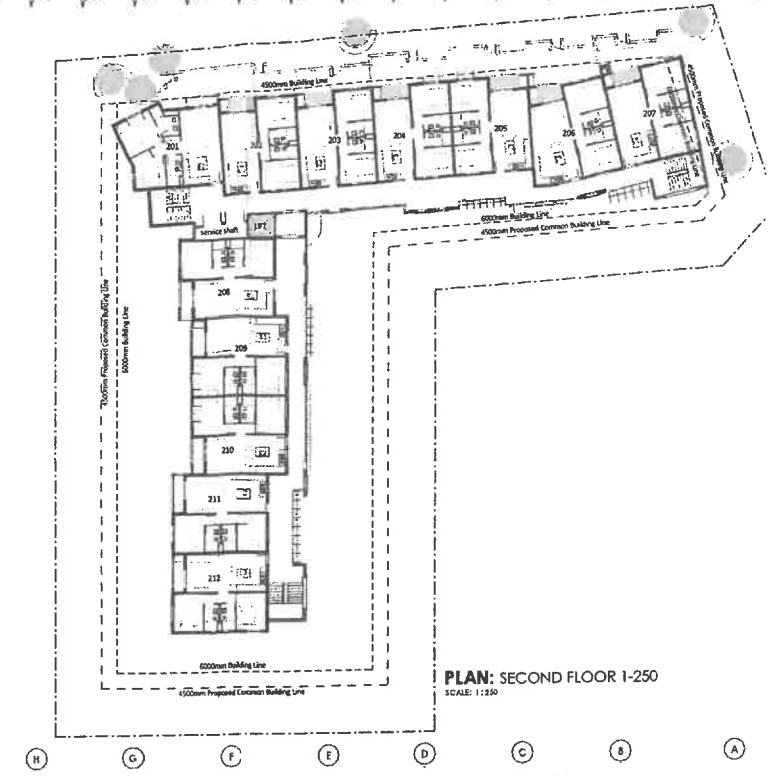
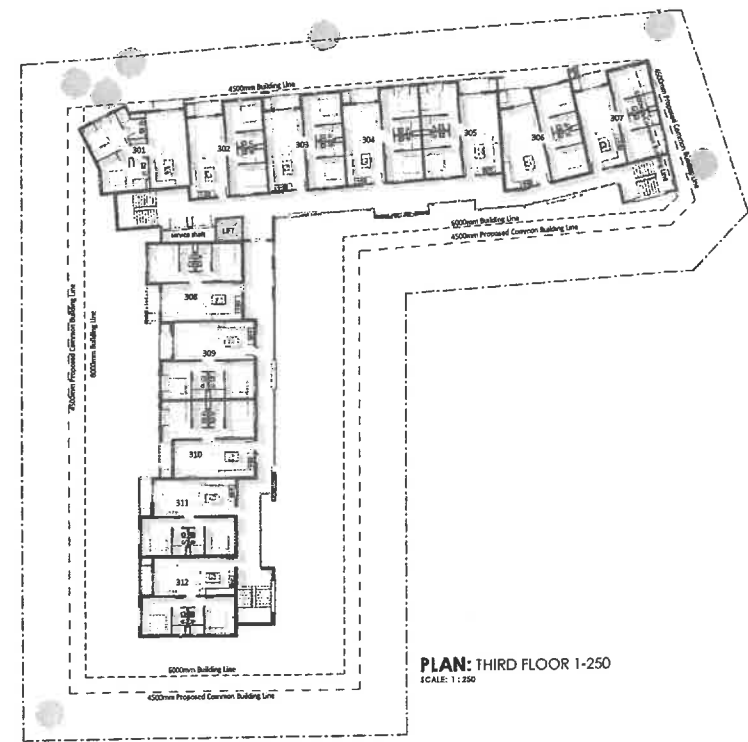
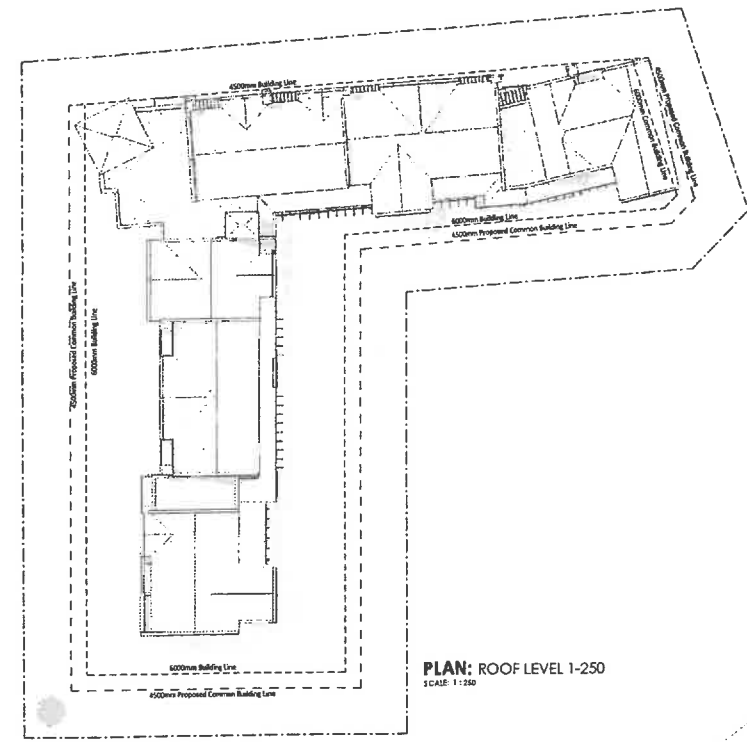
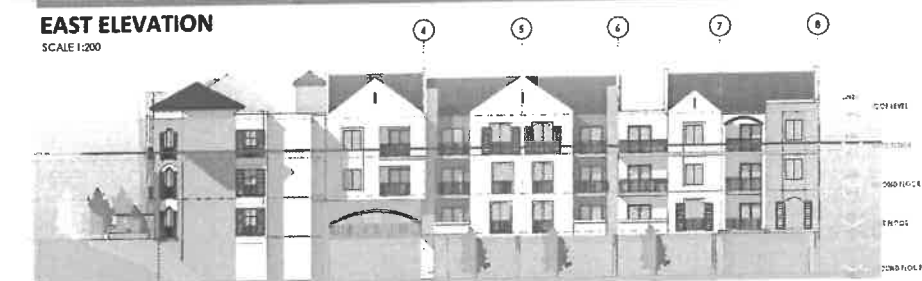
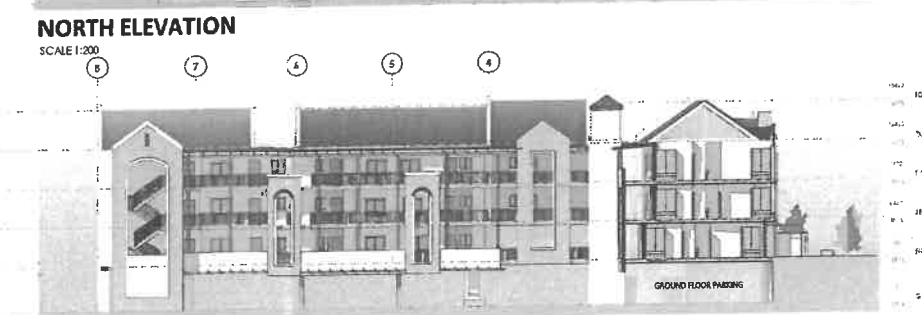
Drawing:		Plan no.:	
Street Names and Numbers		6	
Date:	30/11/2023	Scale:	1:1250 (A4)
Project no.:	3625-P	Drawn:	WH
		Checked:	Ch



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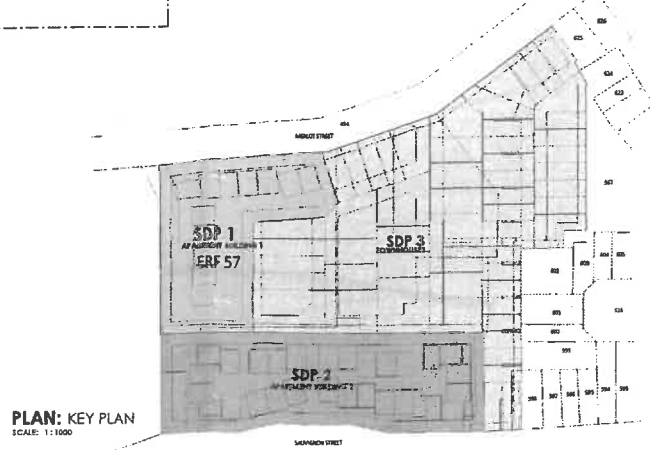
ANNEXURE E



DEVELOPMENT RULES TABLE - SDP 1		
DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL
BUILDING TYPE	FLATS	FLATS
STREET BOUNDARY BUILDING LINE	ALL LEVELS: 4,5m	ALL LEVELS: 4,5m
COMMON BOUNDARY BUILDING LINE	GROUND: 4,5m FIRST: 4,5m SECOND: 6m THIRD: 6m	GROUND: 4,5m FIRST: 4,5m SECOND: 4,5m THIRD: 4,5m
COVERAGE	50%	33,60%
HEIGHT	4 STOREYS	4 STOREYS
BULK	75%	105,77%
OUTDOOR SPACE	20% OF THE ERF SIZE = 433,8m²	788m²

SITE INFORMATION, ERF 57		
	CURRENT PROPOSAL ILLUSTRATES-	SDP APPLICATION-
ERF NR.	57	57
ERF AREA	3169m²	3169m²
FLOOR AREA	3164,2m²	3164,2m²
ROOF AREA	1067,5m²	1067,5m²
PARKING REQUIRED	53 (@1.5 parkings/unit)	54 (@1.5 parkings/unit)
PARKING PROVIDED	60 (SURPLUS OF 7)	60 (SURPLUS OF 6)
UNITS	TOTAL = 36 APARTMENTS 35 TWO BEDROOM	TOTAL = 36 APARTMENTS 36 TWO BEDROOM

POSITION ON GROUND FLOOR
FOR ADDITIONAL UNIT



ORIGINAL DOCUMENT DATE: 21 JULY 2023		
NO.	DATE	DESCRIPTION
1	2023.11.27	ISSUED FOR COUNCIL SUBMISSION
2	2024.02.23	ISSUED FOR COUNCIL SUBMISSION

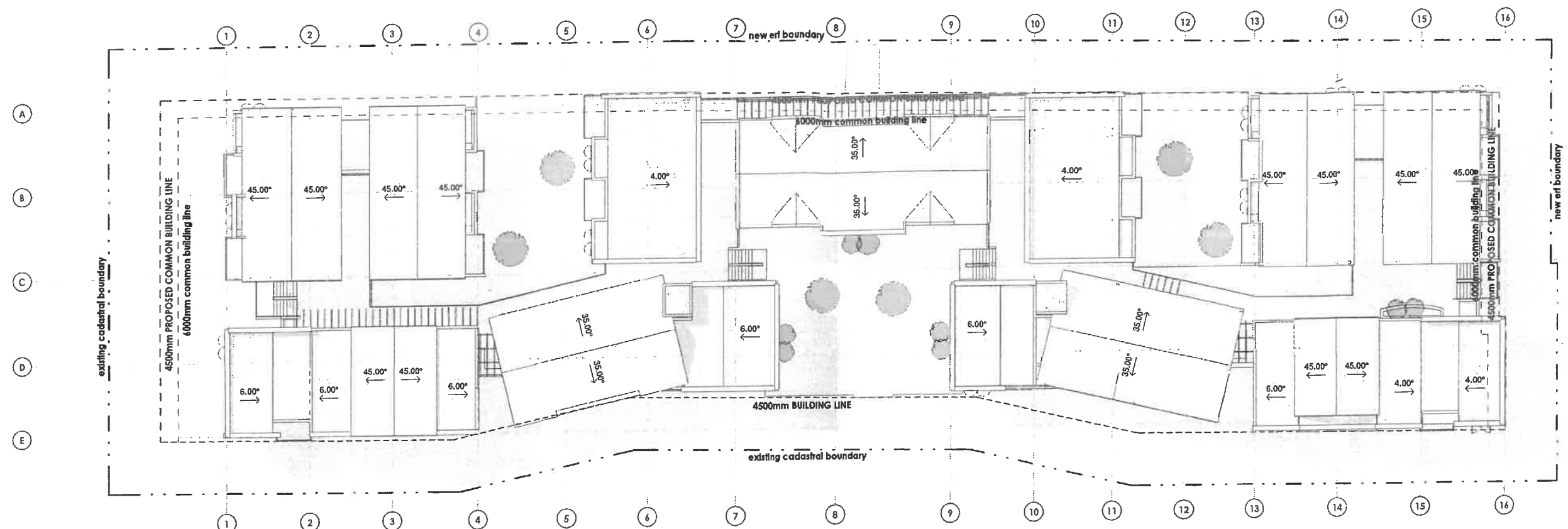
DRAWING DESCRIPTION:
**NEW APARTMENT BUILDING 1 -
Nooitgedacht Village**

PROJECT CLIENT:
3817 / Rémy

tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS
FIRST FLOOR 114 GRANTUUS OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL: +27 (0)21 963 2800 | www.tv3.co.za

PROJECT DESCRIPTION: APARTMENT BUILDING 1, FLOOR PLANS & ELEVATIONS FOR SDP SUBMISSION		DATE: 2024.02.23
DRAWN: A. Coetzee	DESIGNED: A. Coetzee	REV: A
CHECKED: A. Coetzee	SCALE: AS SHOWN	
DRAWING STATUS: COMPLETED		
PROJECT DESCRIPTION: A design for a new apartment building, consisting of 36 two-bedroom units, located on Erf 57, Nooitgedacht Village, Stellenbosch. The building is a three-story structure with a total floor area of 3164.2m². The design includes floor plans for the ground, first, second, and third floors, as well as the roof level. The building is situated on a site with a street boundary building line of 4.5m and a common boundary building line of 4.5m. The design also includes elevations for the east, north, south, and west sides of the building. The drawing is intended for submission to the local council for approval.		3817/C/2000 MUNICIPAL

SDP 2



PLAN: ROOF PLAN
SCALE: 1 : 200



South Elevation- Street View

ORIGINAL DOCUMENT DATE: 25 JULY 2023		
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
1	2024.02.21	ISSUED FOR COUNCIL SUBMISSION

PROJECT DESCRIPTION:
NOOITGEDACHT VILLAGE, APARTMENT BUILDING 2

PROJECT / CLIENT:
3817 / Rémy



DRAWING DESCRIPTION:
ROOF LAYOUT PLAN

DRAWING STATUS CODES:
A: Design + B: Marketing + C: Municipal + D: Tender + E: Construction + F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. CONTRACTING ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS FOR THE BUILDING SITE BEFORE WORK COMMENCES. FOUR INTO DRAWINGS AND LARGE SCALE DETAILS TAKES. THESE ARE OVER SCALED DIMENSIONS. HEREIN AND ALL CONTRACTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF THE ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

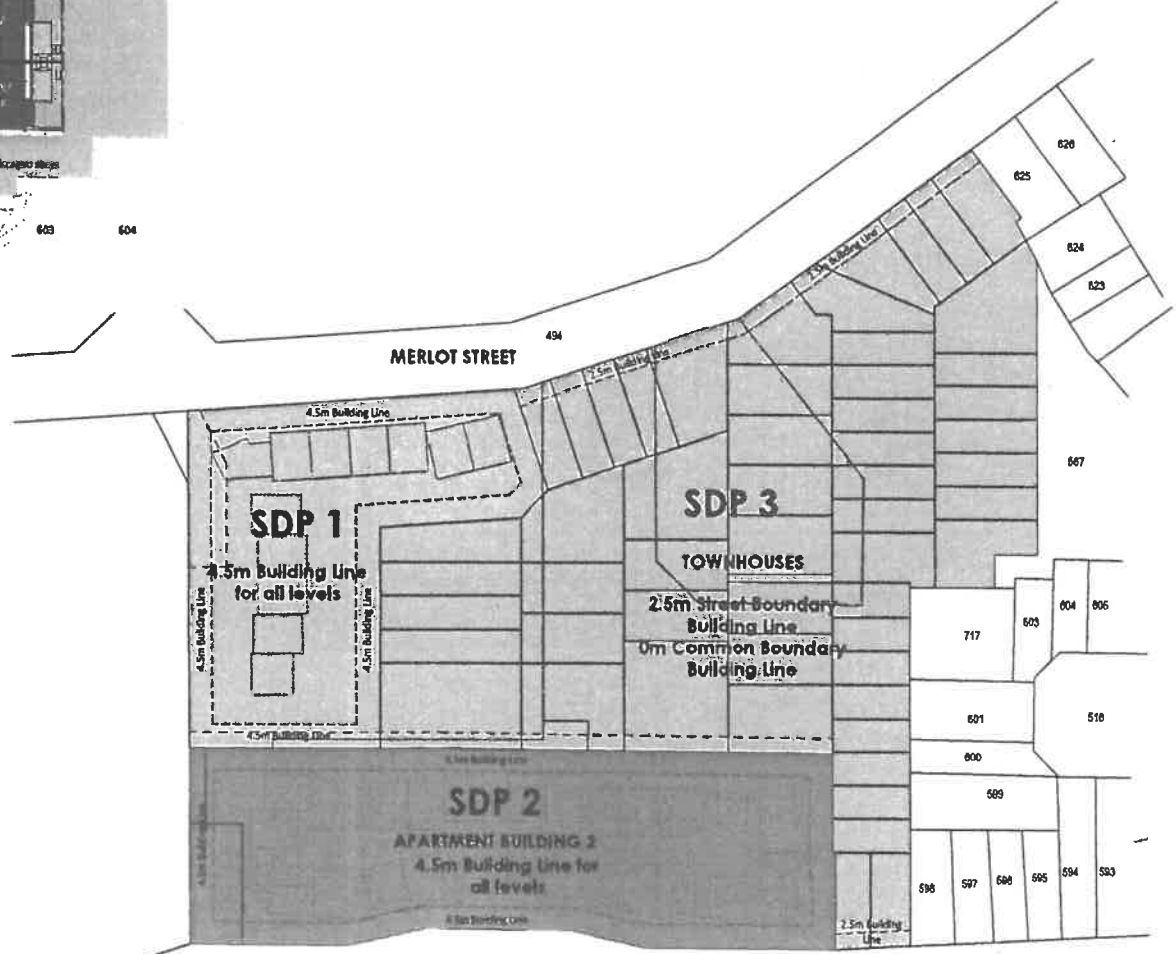
DATE: 2024.02.21
DRAWN: A.COETZEE/C.MULLER
CHECKED: K.SMIT
SIZE / SCALE: A1 / 1 : 200
DRAWING NO: **3817/C/2003**
MUNICIPAL



APARTMENT BUILDING 1:	Apartment unit type:	Bedroom layout:	Standard unit size:	Apartment Count:	TOTAL:
UNIT	Standard unit	2 Bedroom	68 m² avg.	36	APARTMENTS: 36 PARKING (1.5/unit): 54 Surplus parking: 6
APARTMENT BUILDING 2:	Apartment unit type:	Bedroom layout:	Standard unit size:	Apartment Count:	TOTAL:
UNIT	Standard unit	2 Bedroom	69 m² avg.	81	APARTMENTS: 81 PARKING (1.5/unit): 122 Surplus parking: 1

TOWNHOUSES:	Townhouse Type:	Bedroom layout:	Standard unit size:	Townhouse Count:	TOTAL:
TYPE 1	2 Bedroom split level unit	2 Bedroom	122 m²	15	TOWNHOUSES: 55 PARKING (2/unit): 123 Surplus parking: 12
TYPE 2	3 Bedroom split level unit	3 Bedroom	142 m²	17	
TYPE 4	Terrace unit with shared entrance	3 Bedroom	151 m²	2	
TYPE 5	Detached unit	3 Bedroom	163 m²	16	
TYPE 6	Unit with single garage	3 Bedroom	141 m²	5	

NOTE:
Townhouse Units TYPE 1 and TYPE 2 are interchangeable.
The roof formats of these units vary.



Annotation	Unit Number	Zoning	Land use	No. of Bwn	No. of Units	Area
	1-55	Multi-unit Residential	Group Housing	55	55	9965m²
	57	Multi-unit Residential	Flats	1	36	3165m²
	56	Multi-unit Residential	Flats	1	81	5638m²
			Total	57	172	18768m²

PLAN: Legend - SDP SITE KEY
SCALE: 1:500

PLAN: SITE PLAN
SCALE: 1:250

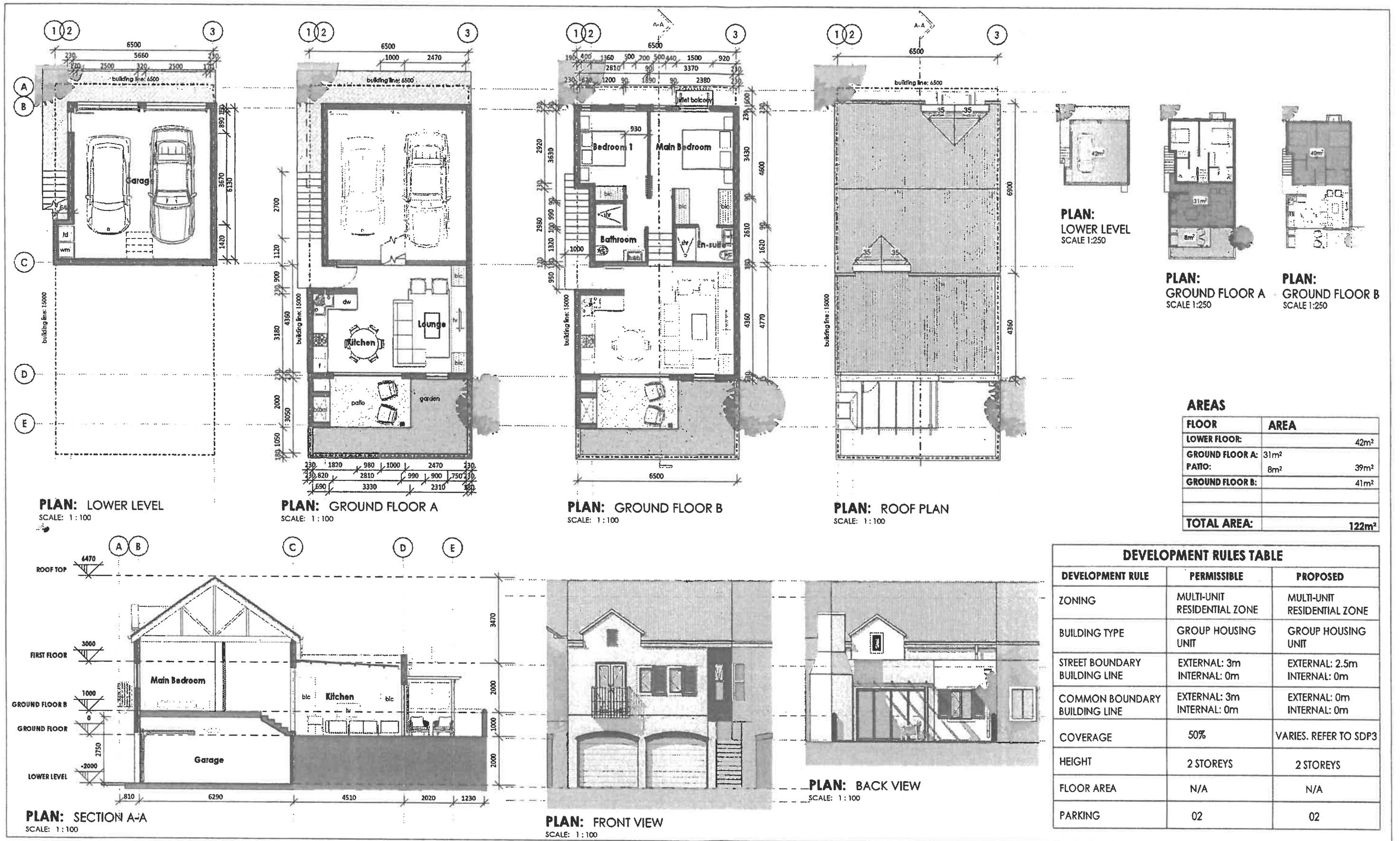
REVISION	DATE	DESCRIPTION
1	2024-03-22	PRELIMINARY SUBMISSION
2	2024-03-23	FOR REVIEW FOR COUNCIL SUBMISSION

PROJECT DESCRIPTION:
NOOTGEDACHT VILLAGE
SITE DEVELOPMENT PLAN
PRECINCTS 2.3 & 2.4
PROJECT / CLIENT:
RÉMEY



SDP OVERVIEW
DRAWING NUMBER: 3817/C/1000
DATE: 2024-03-22
DRAWN BY: A. Gortner
CHECKED BY: E. Smith
DATE: 2024-03-22

3817/C/1000
MUNICIPAL
DATE: 2024-03-22
DRAWN BY: A. Gortner
CHECKED BY: E. Smith
DATE: 2024-03-22



ORIGINAL DOCUMENT DATE: 2023-04-14		
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
-	21-11-2023	ISSUED FOR SDP SUBMISSION

PROJECT DESCRIPTION:

**NOOITGEDACHT VILLAGE
SITE DEVELOPMENT PLAN**

PROJECT / CLIENT:

RÉMEY

tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

DRAWING DESCRIPTION:
**TYPICAL TOWNHOUSE UNIT TYPE 1-
SMALL SPLIT LEVEL, 2 BEDROOM**

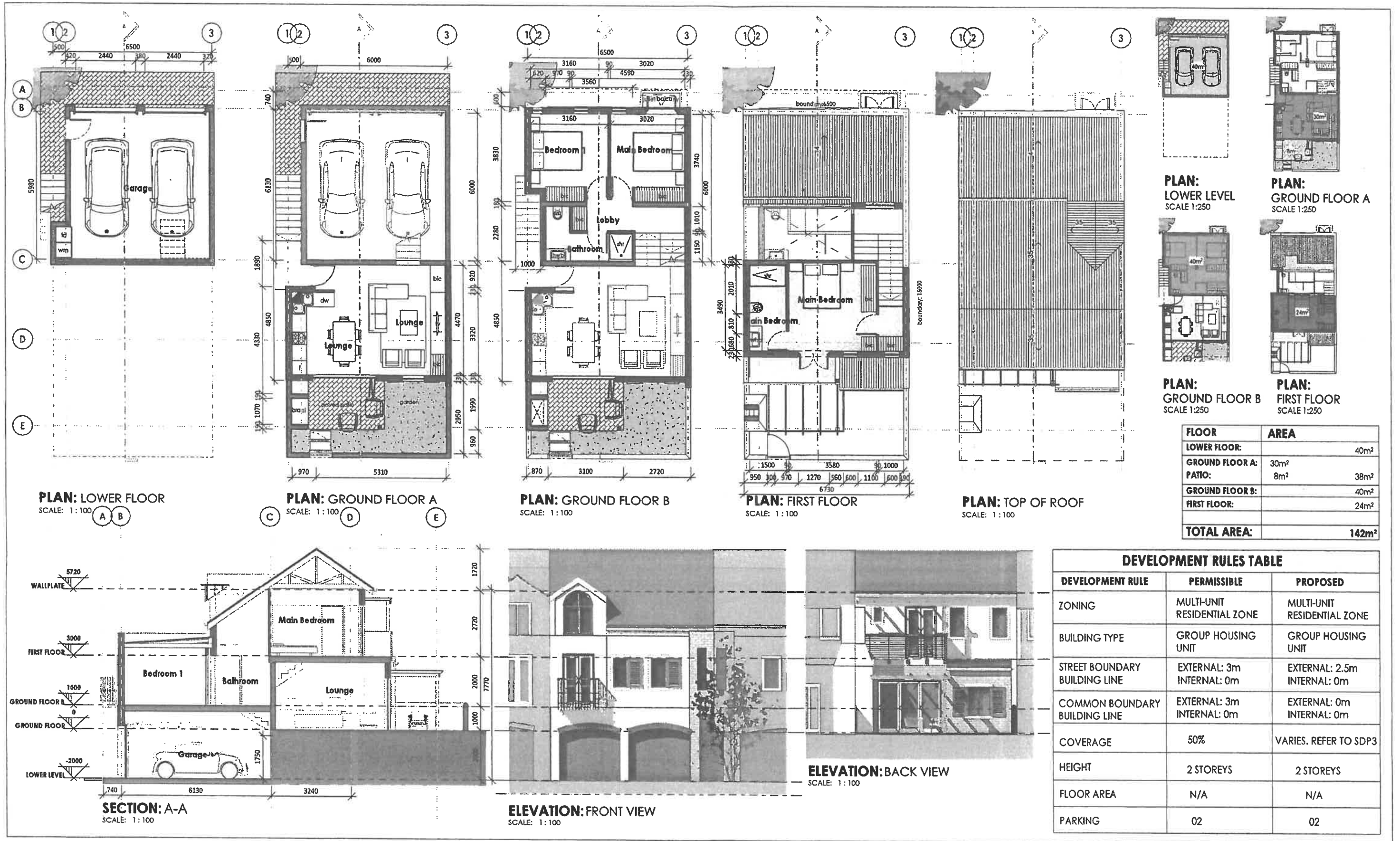
DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKE PREFERENCE OVER SCALED DIMENSIONS. REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE: 21-11-2023
DRAWN: C.MULLER/A.COETZEE
CHECKED: K.SMITH
SIZE / SCALE: A2 / As Indicated
DRAWING No: 3817/C/2010

MUNICIPAL

REV



ORIGINAL DOCUMENT DATE:		2023-06-13
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
-	2023-11-21	ISSUED FOR SDP SUBMISSION

PROJECT DESCRIPTION:

**NOOITGEDACHT VILLAGE
SITE DEVELOPMENT PLAN**

PROJECT / CLIENT:

RÉMEY

tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

DRAWING DESCRIPTION:

**TYPICAL TOWNHOUSE UNIT TYPE 2 -
LARGE SPLIT LEVEL UNIT, 3 BEDROOM**

DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

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DATE: 2023-11-21

DRAWN: C.MULLER/A.COETZEE

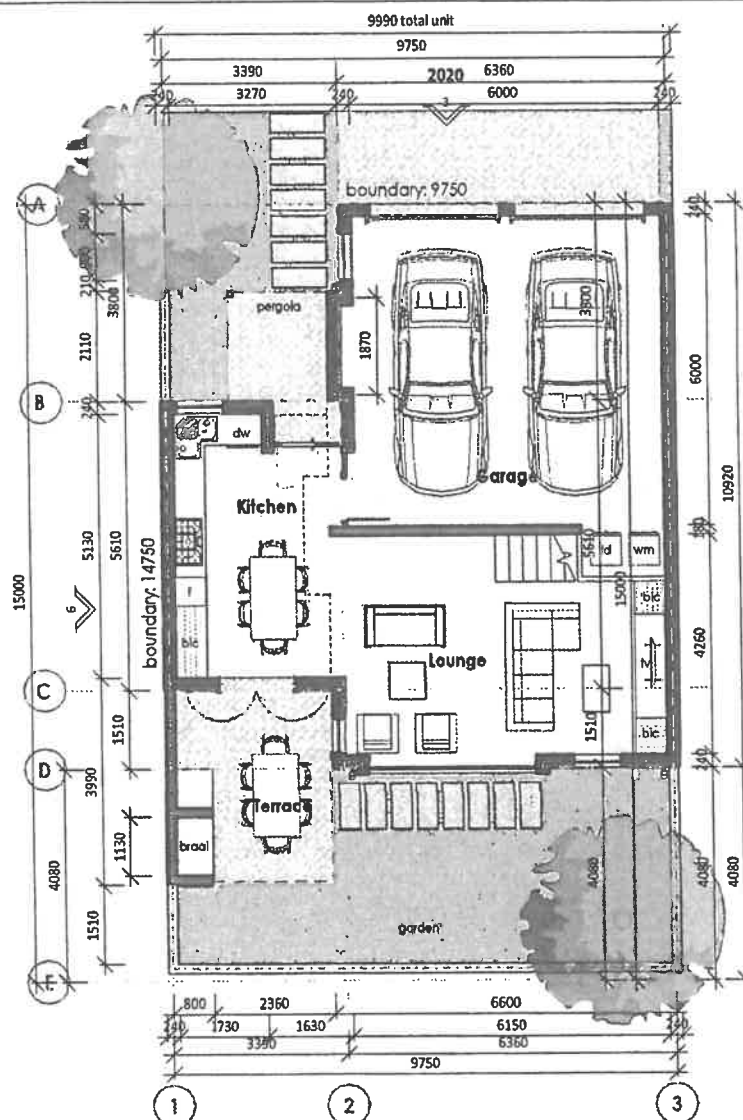
CHECKED: K.SMIT

SIZE / SCALE: A2 / As indicated

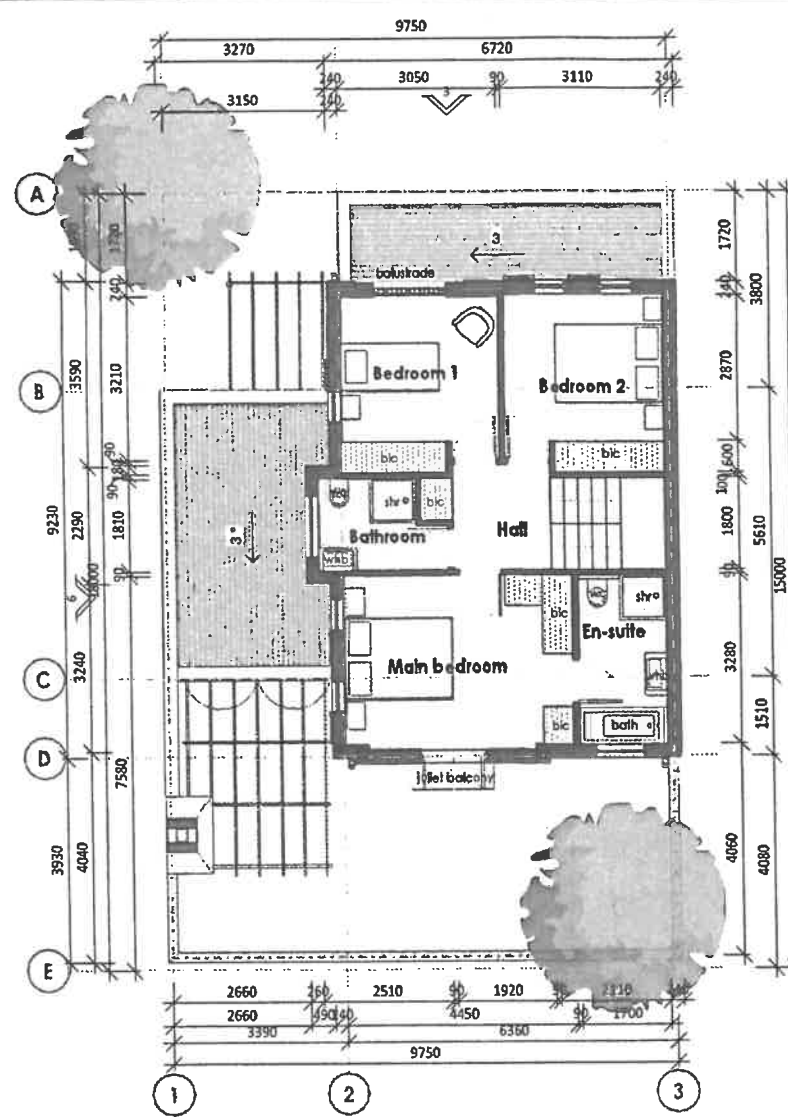
DRAWING No: 3817/C/2020

REV

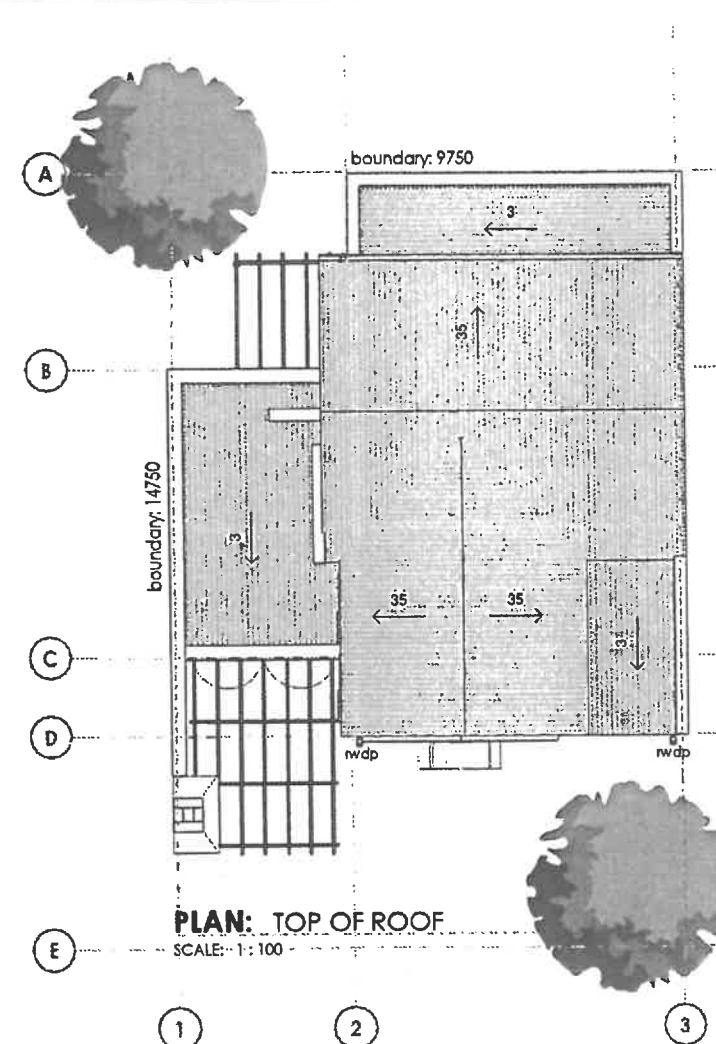
MUNICIPAL



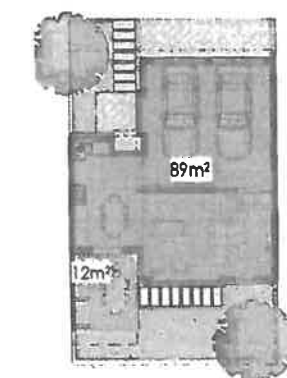
PLAN: GROUND FLOOR
SCALE: 1:100



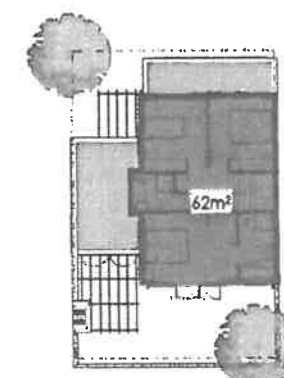
PLAN: FIRST FLOOR
SCALE: 1:100



PLAN: TOP OF ROOF
SCALE: 1:100



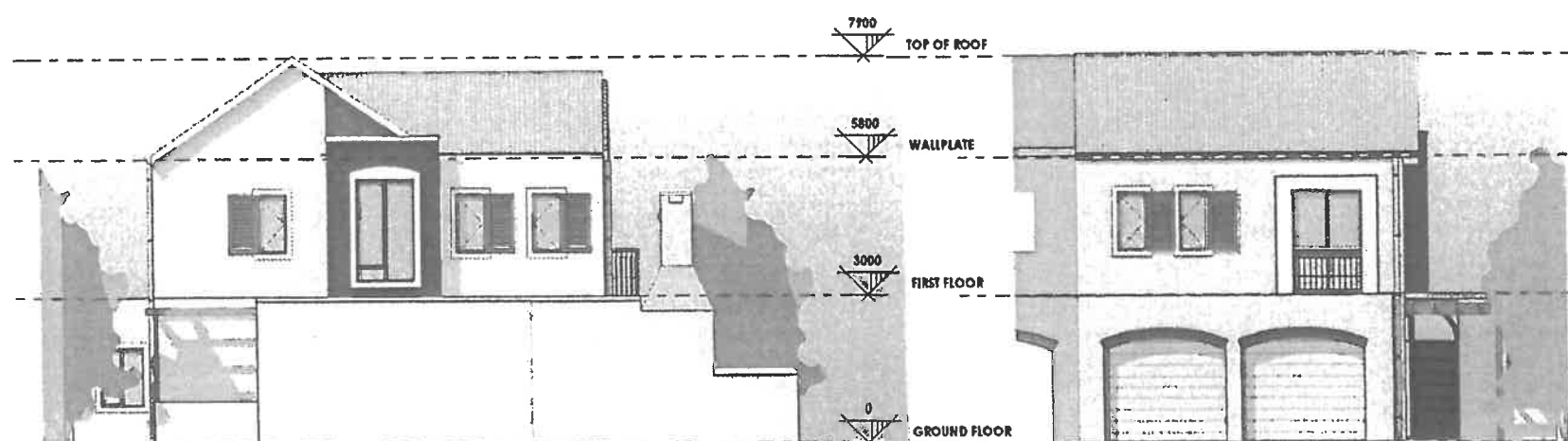
PLAN: GROUND FLOOR
SCALE: 1:250



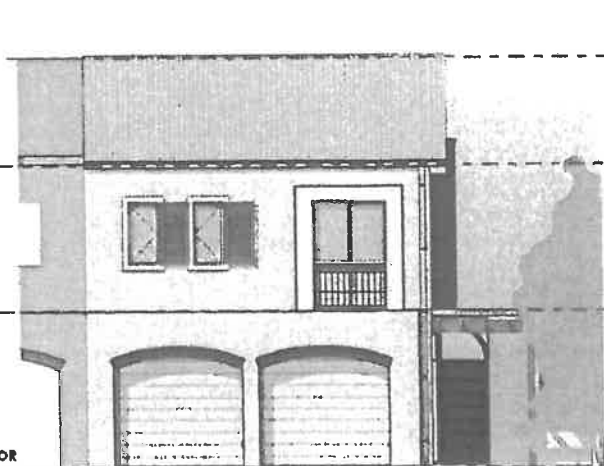
PLAN: FIRST FLOOR
SCALE: 1:250

DEVELOPMENT RULES TABLE

DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MULTI-UNIT RESIDENTIAL ZONE	MULTI-UNIT RESIDENTIAL ZONE
BUILDING TYPE	GROUP HOUSING UNIT	GROUP HOUSING UNIT
STREET BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 2.5m INTERNAL: 0m
COMMON BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 0m INTERNAL: 0m
COVERAGE	50%	VARIES. REFER TO SDP3
HEIGHT	2 STOREYS	2 STOREYS
FLOOR AREA	N/A	N/A
PARKING	02	02



ELEVATION: SIDE VIEW Copy 1
SCALE: 1:100



ELEVATION: FRONT VIEW
SCALE: 1:100

FLOOR	AREA
GROUND FLOOR:	89m ²
PATIO:	12m ²
FIRST FLOOR:	62m ²
TOTAL AREA:	163m²

ORIGINAL DOCUMENT DATE:		2023-04-14
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
1	2023.11.21	ISSUED FOR SDP

PROJECT DESCRIPTION:
**NOOITGEDACHT VILLAGE
SITE DEVELOPMENT PLAN**

PROJECT / CLIENT:
RÉMEY

tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

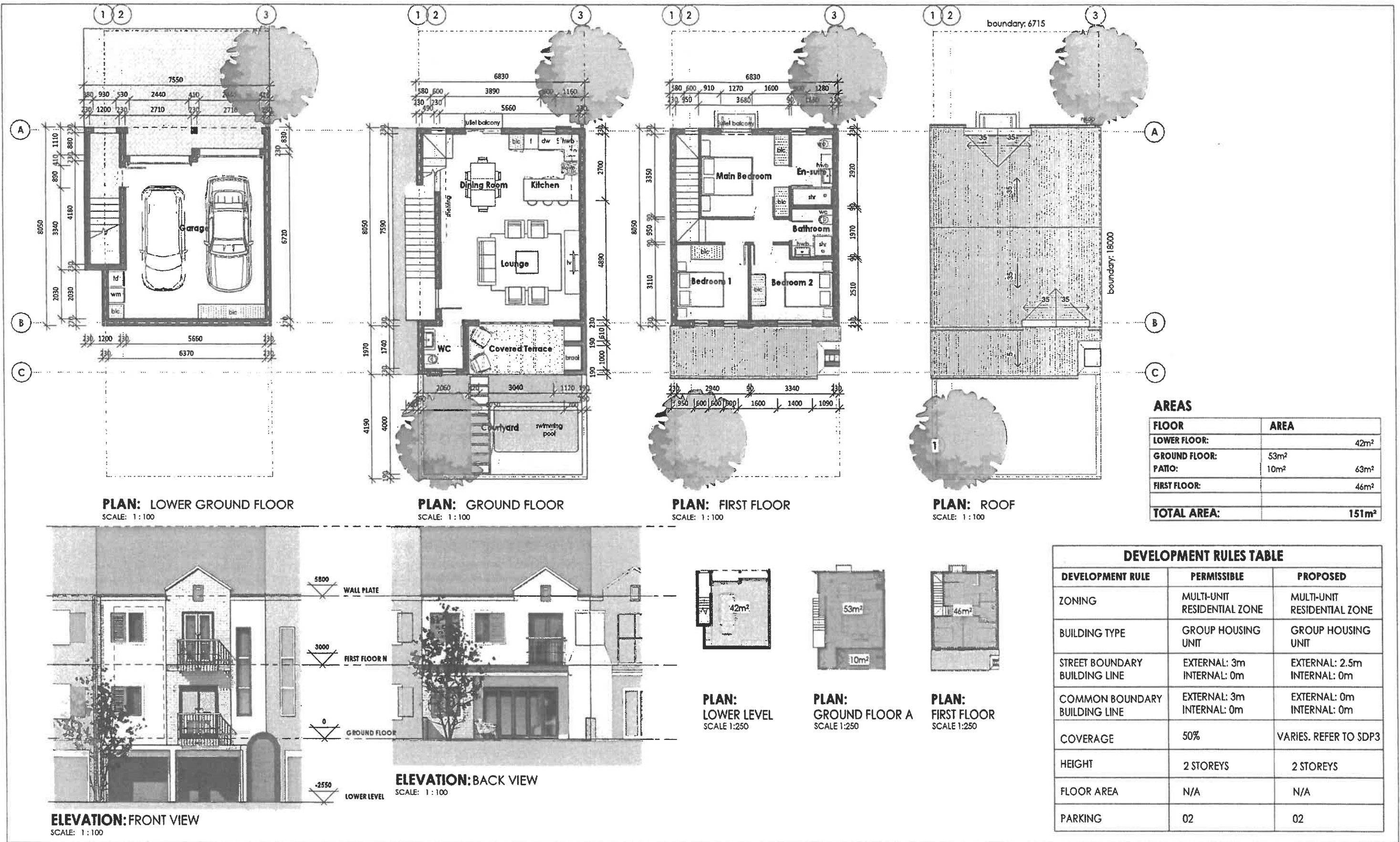
DRAWING DESCRIPTION:
**TYPICAL TOWNHOUSE UNIT TYPE 5 -
DELUXE UNIT**

DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built
ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO -
CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES -
FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKE PREFERENCE OVER SCALED DIMENSIONS - REFER ANY AND ALL CONFLICTING
INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE
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DATE: 2023.11.21
DRAWN: C MULLER/A COETZEE
CHECKED: NJ SMIT
SIZE / SCALE: A2 / As Indicated
DRAWING No: **3817/C/2020**
MUNICIPAL

REV
-



ORIGINAL DOCUMENT DATE: 2023-04-14		
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
-	2023-11-21	ISSUED FOR SDP SUBMISSION

PROJECT DESCRIPTION:
**NOOTGEDACHT VILLAGE
SITE DEVELOPMENT PLAN**

PROJECT / CLIENT:
RÉMEY

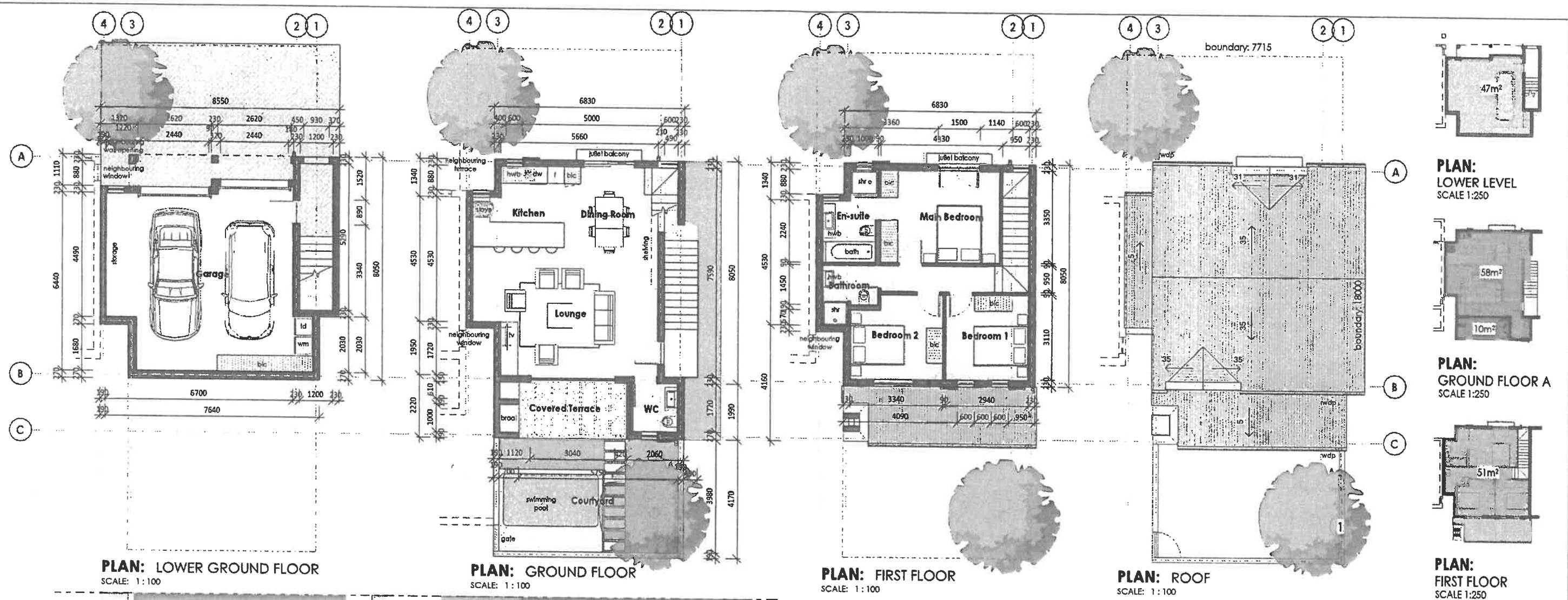
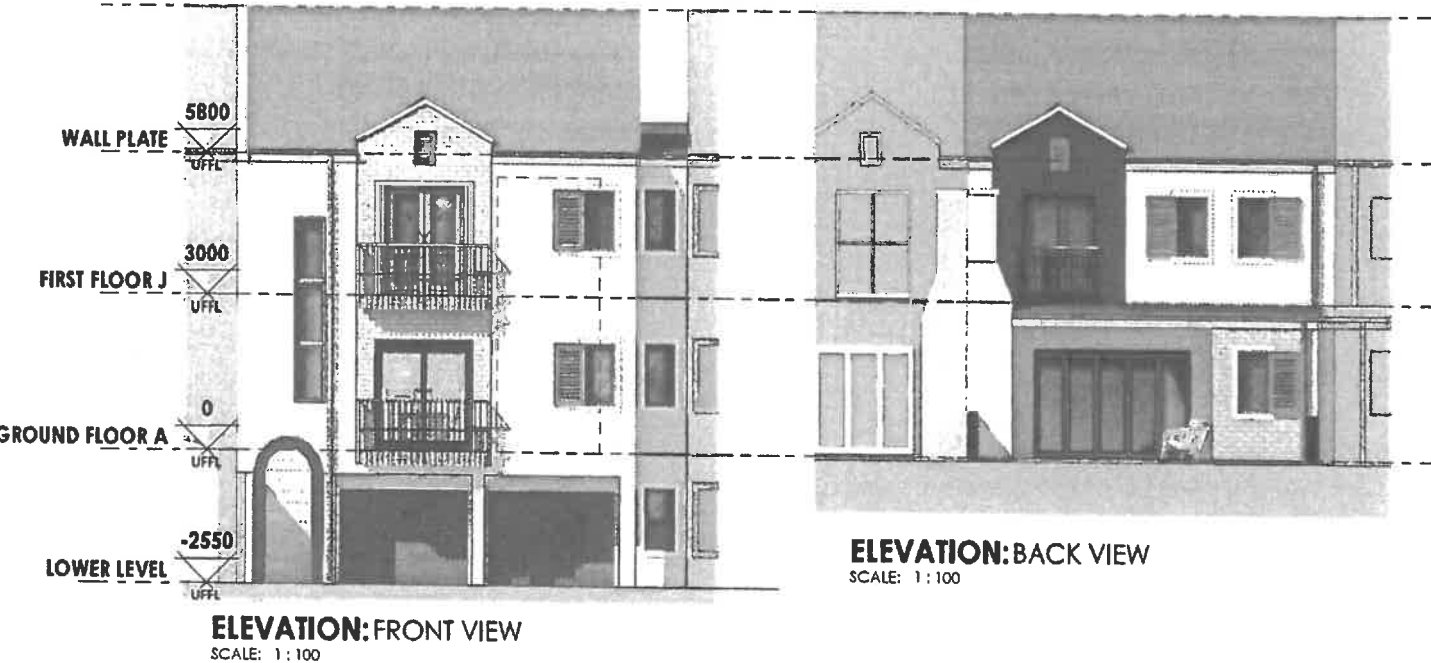
tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

DRAWING DESCRIPTION:
**TYPICAL TOWNHOUSE UNIT TYPE 4 -
SHARED STAIR WITH DOUBLE GARAGE**

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKE PREFERENCE OVER SCALED DIMENSIONS - REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE: 2023-11-21
DRAWN: N.RAATH/A.COETZEE
CHECKED: K.SMIT
SIZE / SCALE: A2 / As indicated
DRAWING No: **3817/C/2040**
MUNICIPAL



AREAS

FLOOR	AREA
LOWER FLOOR:	47m ²
GROUND FLOOR:	58m ²
PATIO:	10m ²
FIRST FLOOR:	51m ²
TOTAL AREA:	166m²

DEVELOPMENT RULES TABLE

DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MULTI-UNIT RESIDENTIAL ZONE	MULTI-UNIT RESIDENTIAL ZONE
BUILDING TYPE	GROUP HOUSING UNIT	GROUP HOUSING UNIT
STREET BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 2.5m INTERNAL: 0m
COMMON BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 0m INTERNAL: 0m
COVERAGE	50%	VARIES. REFER TO SDP3
HEIGHT	2 STOREYS	2 STOREYS
FLOOR AREA	N/A	N/A
PARKING	02	02

ORIGINAL DOCUMENT DATE: 2023-06-28		
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
1	2023-11-21	ISSUED FOR SDP SUBMISSION

PROJECT DESCRIPTION:
NOOITGEDACHT VILLAGE
SITE DEVELOPMENT PLAN

PROJECT / CLIENT:
RÉMEY

tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

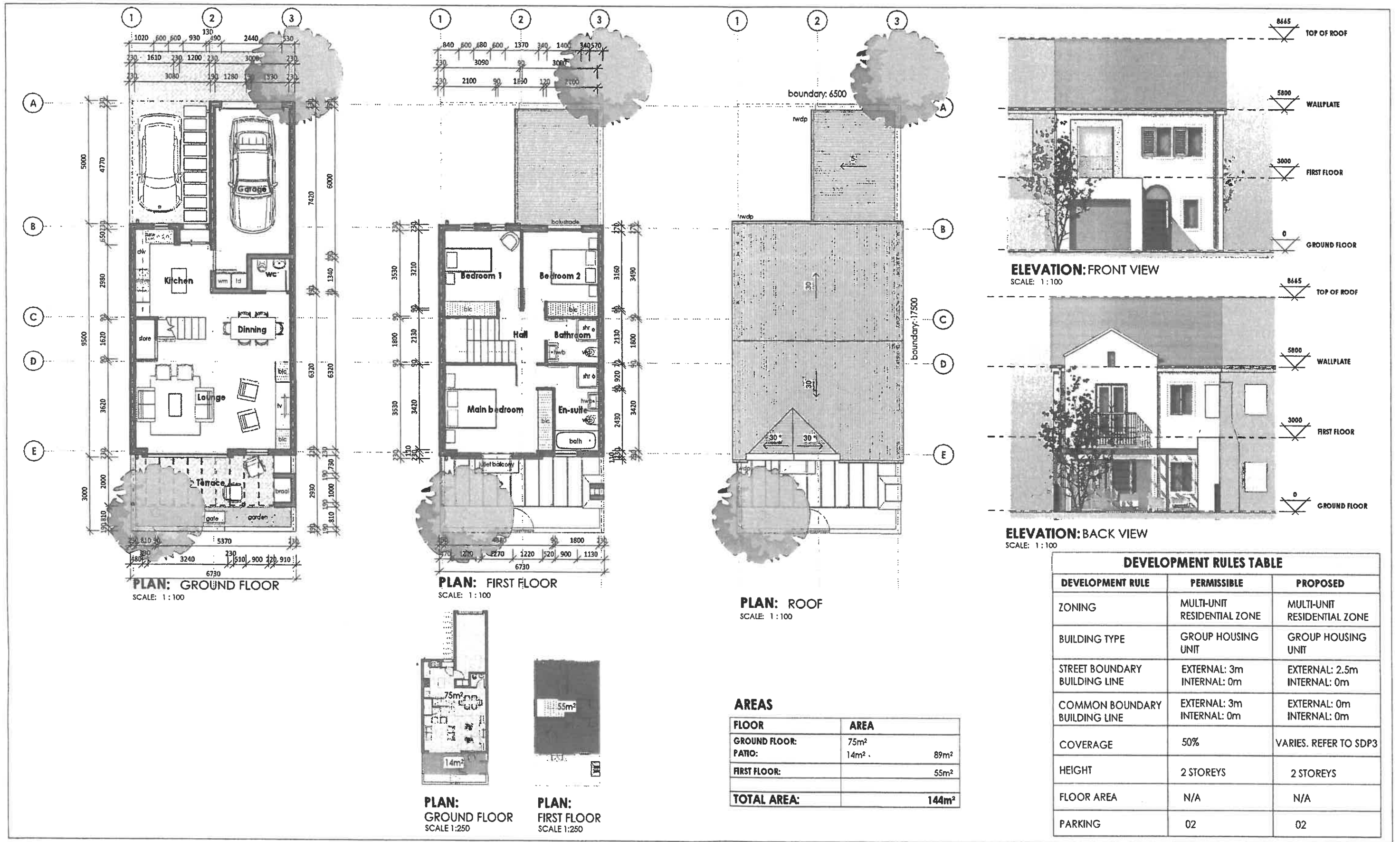
DRAWING DESCRIPTION:
TYPICAL TOWNHOUSE UNIT TYPE 4A
SHARED STAIR WITH DOUBLE GARAGE

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKE PREFERENCE OVER SCALED DIMENSIONS. REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE: 2023-11-21
DRAWN: N.BEYERS/A.COETZEE
CHECKED: K.SMIT
SIZE / SCALE: A2 / As Indicated
DRAWING NO: **3817/C/2041**

MUNICIPAL



ORIGINAL DOCUMENT DATE: 2023-04-14		
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
1	2023-11-21	ISSUED FOR SDP

PROJECT DESCRIPTION:
**NOOITGEDACHT VILLAGE
SITE DEVELOPMENT PLAN**

PROJECT / CLIENT:
RÉMEY

tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

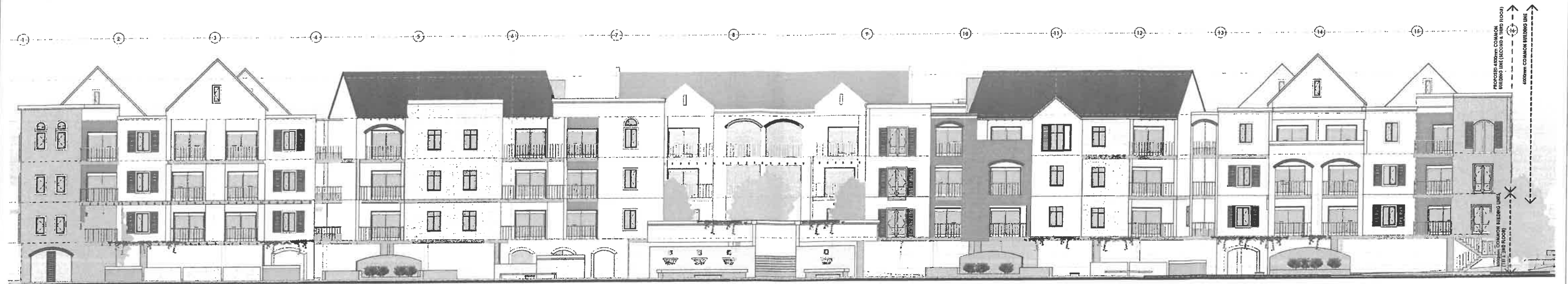
DRAWING DESCRIPTION:
**TYPICAL TOWNHOUSE UNIT TYPE 6 - TWO
STOREY WITH FRONT GARAGE**

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built
ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO -
CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES -
FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKE PRECEDENCE OVER SCALED DIMENSIONS - REFER ANY AND ALL CONFLICTING
INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE
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DATE: 2023-11-21
DRAWN: N.BEYERS/A. COETZEE
CHECKED: NJ.SMIT
SIZE / SCALE: A2 / As indicated

DRAWING No:
3817/C/2060

MUNICIPAL



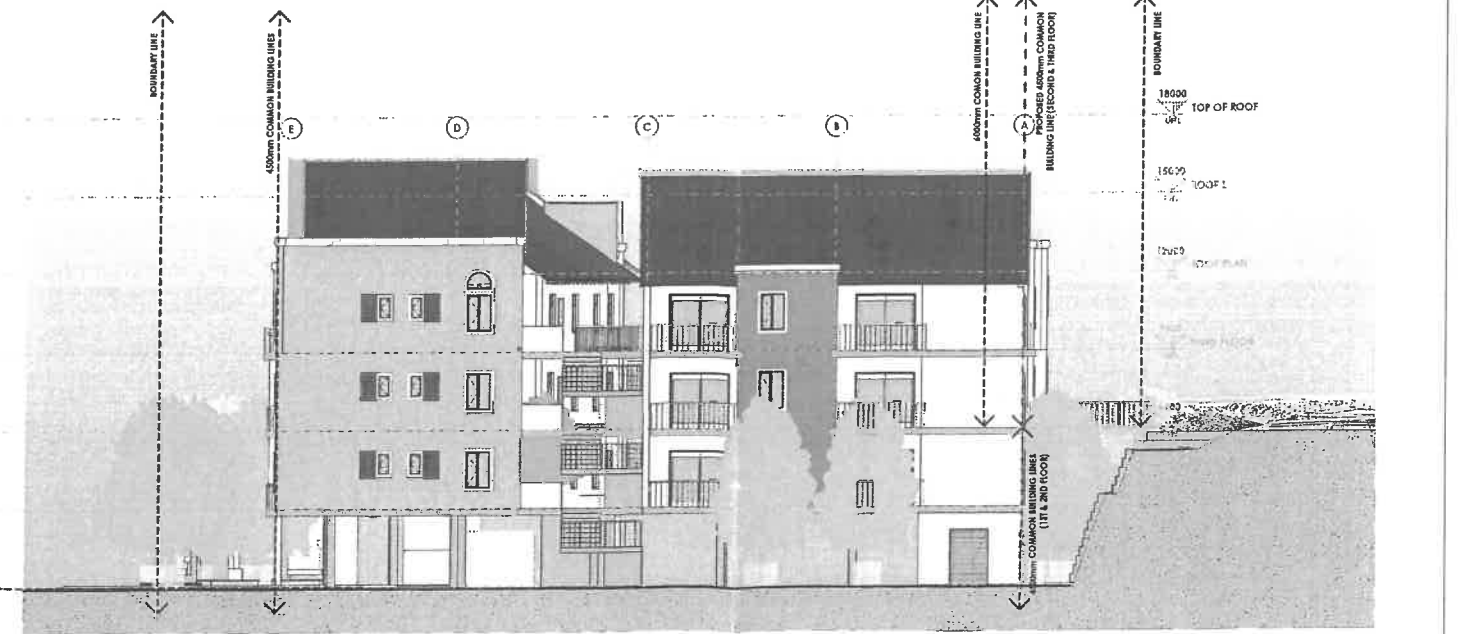
ELEVATION: SOUTH ELEVATION
SCALE: 1:100



ELEVATION: NORTH ELEVATION
SCALE: 1:100



ELEVATION: WEST ELEVATION
SCALE: 1:100



ELEVATION: EAST ELEVATION
SCALE: 1:100

ORIGINAL DOCUMENT DATE:	25 JUL 2023
DOCUMENT VARIATION NUMBER:	
NO.	
DATE	2024.02.23
ISSUED FOR COUNCIL SUBMISSION	
DESCRIPTION	

PROJECT IDENTIFICATION:
NOOITGEDACHT VILLAGE, APARTMENT BUILDING 2
PROJECT / CLIENT:
3817 / Rémy

lv3 ARCHITECTS
TOWN PLANNERS

DRAWING DESCRIPTION:
ELEVATIONS 1-100
DRAWING STATUS CODES:
A: Design in Building (1:100) / In Study (1:100) / Construction (1:100) / As Shown
C: Construction (1:100) / As Shown (1:100) / As Shown (1:100) / As Shown (1:100)
CONSTRUCTION: TO BE SHOWN AS SHOWN (1:100) / AS SHOWN (1:100) / AS SHOWN (1:100) / AS SHOWN (1:100)
REVISIONS: TO BE SHOWN AS SHOWN (1:100) / AS SHOWN (1:100) / AS SHOWN (1:100) / AS SHOWN (1:100)
REVISIONS: TO BE SHOWN AS SHOWN (1:100) / AS SHOWN (1:100) / AS SHOWN (1:100) / AS SHOWN (1:100)

DATE: 2024.02.23
DRAWN: A. COETZEE / K. SMIT
CHECKED: K. SMIT
SIZE / SCALE: A3 / 1:100
DRAWING NO: **3817/C/3001**
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ANNEXURE F



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:	24 June 2024
Our Ref ▫ Ons Verw:	Civil LU 2710
Town Planning Ref:	LU/16536 – TP600/2023
Re ▫ Insake:	Erf 251, 254, 255, 566 & 666: Nootgedacht Village: Village Junction: Consolidation of erven, and subdivision for the development of two apartment buildings (36 + 84 units = 120 flats) and 55 group hosing erven.

This Memo replaces the Memo dated 14 June 2024 - a typing error wrt the water demand figure on page 2 has been corrected.

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

- Civil engineering services report by Bart Senekal dated 5 December 2023
- TIS by ITS dated 7 December 2023

Background

Water and Sewer

In the engineering approval conditions (Memo dated 2014-10-22), an "existing right" was confirmed for the overall Nootgedacht Village Development. Any usage/demand beyond this will require

confirmation of bulk system capacity and will trigger the payment of DCs. The "existing right" demand for water and sewer is:

Sewerage:	355, 549 kl/day
Water:	469, 218 kl/day

The demand caused by this application is as follows:

Sewerage:	370 kl/day (exceeds existing rights demand by 14.541 kl/day)
Water:	446 kl/day

At the moment, there is sufficient WWTW and bulk network capacity for the additional sewer, but DCs will be applicable for the run-off exceeding the existing right.

Roads

In terms of the Roads, clause 45 of the aforementioned Memo states that certain upgrades will be required once the Nootgedacht Village reaches the 50% stage. The information contained in the Transport Basket of Rights letter of the current application confirms that with the inclusion of this application, the development to date is still within these parameters, namely 39%.

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. Roads

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

2. Installation of Engineering Services

2.1 Each newly created erf (or each building where subdivision is not applicable) must be fully serviced to water- and sewer connections, stormwater drainage and roads/access points and all internal and link engineering services for the development must be installed by the developer and at his cost.

- 2.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction. The approved drawings and municipal 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.

3. Development Charges (DCs)

- 3.1 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.
- 3.2 DCs are payable for the **14.541 kl/day sewer**, as set out in the "Background" section. A final calculation will be provided prior to payment. DCs for the other service categories are not applicable.

4. As - Builts

- 4.1 Upon completion, a complete set of as-built drawings, must be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

5. General

- 5.1 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.

General Conditions

6. The provision and installation of the services for the development must comply with the Design Guidelines and Minimum Standards for Civil Engineering Services.
7. The internal services are private. Therefore, all internal services will be maintained by the Developer and/or Owner's Association.



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

W:\2.0 DEVELOPMENT\01 Land Use applications\2710 (TK) Erf 251, 254, 255 & 566 Koelpark (LU-16536 TP600-2023) Nootgedacht Village - Village Junction\2710 (TK) Erf 251, 254, 255 & 566 (LU-16536 TP600-2023) Nootgedacht Village_2 correction.doc



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ANNEXURE G

Ref: 16/9/6/1-25/57 (Application 22332-4)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

ERVEN 251, 254, 255, 566 AND 666, KOELPARK, STELLENBOSCH: DIVISIONAL ROAD 1085, MAIN ROAD 174 AND 187: APPLICATION FOR CONSOLIDATION, PERMANENT DEPARTURES AND APPROVAL OF SDP (MULTI-UNIT RESIDENTIAL DEVELOPMENT/VILLAGE SQUARE)

1. The following refer:
 - 1.1. The email from TV3 Architects, Town Planners & Urban Designers dated 25 March 2024;
 - 1.2. The Planning Motivation Report prepared by TV3 Architects, Town Planners & Urban Designers dated 8 December 2023;
 - 1.3. Proposed Consolidation Plan prepared by TV3 Architects, Town Planners & Urban Designers dated 30 November 2023;
 - 1.4. Proposed Subdivision, Phasing and Zoning Plan prepared by TV3 Architects, Town Planners & Urban Designers dated 4 April 2024;
 - 1.5. Site Development Plan (Drawing No. 3817/C/1000) prepared by TV3 Architects, Town Planners & Urban Designers dated 22 February 2024;
 - 1.6. The letter ITS 3201.2 from Innovative Transport Solutions to Rémey dated 7 December 2023 containing the Transport Impact Statement;
 - 1.7. Our letter 13/3/5/1-25/237 (Job 2848) dated 15 February 2013;
 - 1.8. Our letter 13/3/5/1-25/237 (Job 2848) dated 18 November 2013;
 - 1.9. Our letter 13/3/5/1-25/237 (Job 2848) dated 25 July 2014;
 - 1.10. Our letter 16/9/6/1-25/243 (Job 17124) dated 10 February 2020;
 - 1.11. Our letter 16/9/6/1-25/57 (Job 22332) dated 4 October 2023; and
 - 1.12. Our letter 16/9/6/1-25/57 (Job 22332) dated 14 May 2023.

2. This application has an impact on Divisional Road 1085 (Kromme Rhee Road), Main Road 174 (R304) and Main Road 187 (Bottelary Road).
3. This application entails the following:
 - 3.1. The consolidation of Erven 251, 254, 255, 566 and 666;
 - 3.2. The subdivision of the consolidated erf into 57 Multi-Unit Residential Zone erven;
 - 3.3. Approval of Village Square's Site Development Plan (SDP);
 - 3.4. The Village Square which will consist of 2 apartment buildings (120 apartments) and 55 group housing units.
4. The Transport Statement highlights the following:
 - 4.1. Approximately 39% of the approved rights have been utilized to date, including the 175 residential units applied for in this application;
 - 4.2. Erven 251, 254, 255, 566 & 666 were previously shown as 69 town housing units, 100 apartments and approximately 11 000m² GLA Business use. the proposed change in land use will result in less peak hour trips than what was previously approved.; and
 - 4.3. The detail design already submitted to the Design Directorate of this Branch includes the left and right-turn lanes on the eastern approach along Kromme Rhee Road at the R304/Bottelary Road/Kromme Rhee Road intersection, as part of the conditions of approval for the next phases of the Devonbosch Development.
5. The following should be noted from our previous letters of comment:
 - 5.1. Paragraph 6 in our letter dated 15 February 2013: "Please note that any future Section 31 requests for clearance will require the TIA to be updated to determine the trigger date for the implementation of the dedicated right turn lane on the western approach of the MR174/MR187/DR1085 signalised intersection as well as the installation of street lighting on all the approaches to the intersection." (Erratum - Western approach should read eastern approach)
 - 5.2. Paragraph 4.4 in our letter dated 18 November 2013: "The construction of a dedicated right turn lane on the eastern approach of the R304/Bottelary Road/Kromme Rhee Road or; a capital deposit to the construction value (2013 Rand value) into a secure account or; a bank guarantee in favour of Stellenbosch Municipality or the Cape Winelands District Municipality that would secure the funds for future road infrastructure upgrading related to the Nootgedacht Development. This Branch has the prerogative to choose the final option as set out above. Should the capital deposit be the preferred option this Branch will only Grant Section 31 clearance once the funds have been secured for this development to the satisfaction of this Branch."
 - 5.3. Paragraph 4.2 in our letter dated 25 July 2014: "Immediate construction of a dedicated right turn lane, for northbound traffic on Divisional Road 1085, at the signalised Main Road 174 / Main Road 187 / Divisional Road 1085 intersection."

- 5.4. Paragraph 4.4 in our letter dated 25 July 2014: "Installing a complete streetlight system for the signalised Main Road 174 / Main Road 187 / Divisional Road 1085 intersection with immediate effect".
6. This Branch offers no objection to the application to develop 2 apartment buildings (120 apartments) and 55 group housing units on the consolidated erf of erven 251, 254, 255, 566 and 666, Koelpark, subject to the following conditions:
 - 6.1. The right-turn lane on the eastern approach of the R304/Bottelary Road/Kromme Rhee Road intersection must be constructed before a certificate of occupation is issued for this development by Stellenbosch Municipality;
 - 6.2. The conditions listed in paragraph 4.1, 4.3, 4.5, 4.6, 4.7 and 4.8 of our letter dated 25 July 2014 remain applicable.
7. In our letter 16/9/6/1-25/57 (Job 22332) dated 4 October 2023, this Branch waived the condition for the installation of streetlights as they will be installed as part of the Devonbosch Development's conditions, as listed in our letter 16/9/6/1-25/243 (Job 17124) dated 10 February 2020, for which the design is currently being evaluated by the Design Directorate at this Branch.
8. It is recommended that the developer negotiate the funding for the construction of the right-turn lane with the management of the Devonbosch Development should the proposed upgrade of the R304/Bottelary Road/Kromme Rhee Road intersection be approved and constructed before this development applies for a certificate of occupation from Stellenbosch Municipality.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 5 JUNE 2024