NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR THE APPROVAL OF A SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN ON ERF 17355, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: Devon Valley Road, Devonvallei, Stellenbosch, 7600

Application Property Number: Erf 17355, Stellenbosch

Applicant: Urban Dynamics – Gerhard Swart – 083 301 4976 – gerhard@udwc.co.za / Wiehann van den Berg - 021 948 1545 – wiehann@udwc.co.za

Owner: Kilokox Precision (Pty) Ltd – Matthew Jennings – 083 317 6062 – Matthew@conurban.co.za

Application Reference: TP1791/2026

Description of land development proposal:

The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 17355, Stellenbosch (Woodmill Precinct) for the following:

1. Permission for the approval of a **Site Development Plan and Landscape Plan** in terms of Section 15(2)(l) of the By-Law, as required in terms of the conditions of approval for Erf 17355 Stellenbosch.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Urban Dynamics: Gerhard Swart at gerhard@udwc.co.za / Wiehann van den Berg at wiehann@udwc.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **7 December 2026.**

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 083 301 4976 / 021 948 1545 during normal office hours.

Yours faithfully

Gerhard Swart
For Urban Dynamics

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK VIR DIE GOEDKEURING VAN 'N TERREINONTWIKKELINGSPLAN EN LANDSKAPPLAN OP ERF 17355, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Devon Valley Pad, Devonvallei, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 17355, Stellenbosch

Aansoeker: Urban Dynamics – Gerhard Swart – 083 301 4976 – gerhard@udwc.co.za / Wiehann van den Berg – 021 948 1545 – wiehann@udwc.co.za

Eienaar: Kilokox Precision (Pty) Ltd – Matthew Jennings – 083 317 6062 – Matthew@conurban.co.za

Aansoek Verwysing: TP1791/2026

Besonderhede van die grondgebruiksaansoek:

Die aansoek word ingevolge Artikel 15 van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning ten opsigte van Erf 17355, Stellenbosch (Woodmill-gebied), ingedien vir die volgende:

1. Toestemming vir die goedkeuring van 'n Terreinontwikkelingsplan en Landskapplan ingevolge Artikel 15(2)(l) van die Verordening, soos vereis ingevolge die goedkeuringsvoorwaardes van toepassing op Erf 17355, Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Urban Dynamics: Gerhard Swart by gerhard@udwc.co.za / Wiehann van den Berg wiehann@udwc.co.za. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **7 Desember 2026.**

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 083 301 4976 / 021 948 1545 gedurende normale kantoor ure.

Die uwe

Gerhard Swart
Vir Urban Dynamics

EXECUTIVE SUMMARY

Erf 17355 Stellenbosch, historically referred to as Erf 4 and comprising the former Woodmill/sawmill property, forms part of the development framework established through municipal land use approvals. **On 30 November 2016, Stellenbosch Municipality approved the consolidation of Farms 183/57 and 183/58, the rezoning of the consolidated property to Subdivisional Area**, the subdivision of the property into four portions with a range of land use zonings, consent for a hotel, liquor store, pub/tavern, gathering place, motor showroom and warehouse, including the approval of a Precinct Plan.

A further approval was issued on 3 February 2020, confirming compliance with the municipal conditions relating to the Master Site Development Plan/Master Precinct Plan and the subdivision of the consolidated property into four portions.

The current application relates to the **implementation of the approved development rights**, for the second phase of development. The application is made in terms of Section 15(2)(l) of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023, for the approval of a Site Development Plan and Landscape Plan.

The proposed development will comprise a hotel, together with ancillary and complementary uses, including retail and shop space, a conference facility, business centre and offices.

Importantly, **the application does not seek to procure additional or increased development rights in respect of Erf 17355**. The application will facilitate the implementation of the approved rights.

Accordingly, the current application therefore represents the progression from the established land use approvals towards the detailed, phased implementation on the property.

Prepared By:
Urban Dynamics South Cape Pty Ltd

Prepared For:
Kilokox Precision Pty Ltd

WOODMILL (HOTEL)

Erf 17355 Stellenbosch

Site Development Plan and Landscape Plan



URBAN DYNAMICS SOUTH CAPE PTY LTD
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DATE: OCTOBER 2026

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SECTION 1 BACKGROUND

1.1 INTRODUCTION AND BRIEF

Urban Dynamics Cape (Pty) Ltd. consulting Town and Regional Planners were appointed by Kilokox Precision (Pty) Ltd, to prepare and submit an application for the approval of a Site Development Plan and Landscape Plan in respect of Erf 17355 Stellenbosch (hereinafter referred to as the "subject property"). A copy of the Power of Attorney and Company Resolution is attached as **Annexure A.**

Erf 17355 Stellenbosch, also known as the former sawmill/Woodmill property is located along Adam Tas Road and is one of the most prominent and highly visible industrial sites in Stellenbosch. It is representative of the early twentieth-century industrial development of the town and serves as a tangible record of Stellenbosch's industrial, agricultural, and commercial evolution over the past century. The sawmill has been inactive for several years, and while the structures on the property retain a degree of heritage significance, they have become increasingly dilapidated as a result of prolonged underutilisation and limited maintenance.

The current landowners have committed to the redevelopment of the subject property in a manner that acknowledges and incorporates the historic significance of the site. Given the scale of the project, the redevelopment is proposed to transpire in phases, allowing market demand to be addressed in a sustainable and responsive manner. Owing to the site's prominent location, the redevelopment will further ensure that the property reinforces its role as a gateway to Stellenbosch. The successful implementation of the redevelopment will be achieved through the careful structuring of development precincts and the selection of appropriate land uses, in accordance with the approved zoning, thereby supporting the long-term viability and sustainability of the property. Further detail pertaining to the architectural and urban design informants that guided the proposed development is discussed in section 3.3 below.

The Stellenbosch Municipality granted approval in 2016 in respect of Farms 183/57 and 183/58 Stellenbosch, for the rezoning to Subdivisional Area, the consolidation of the two farms, the approval of a Precinct Plan, consent (for a hotel, liquor store, pub/tavern, gathering place, motor showroom and warehouse), and the subdivision of the consolidated property into four portions. In January of 2020 a further approval was issued, confirming the compliance with municipal conditions for the Master Precinct Plan and subdivision. Details pertaining to the historic approvals are discussed in section 1.3 below.

The abovementioned approvals included the subdivision of the consolidated property to create four separate land parcels, one of which (historically referred to as Erf 4 – as indicated on the approved subdivision plan) is now known and registered in the Deeds Office as Erf 17355 Stellenbosch (i.e. the subject property).

1.2 PROPERTY DESCRIPTION AND OWNERSHIP

The subject property is illustrated in **Figure 1.1** below and the relevant cadastral, ownership, and registration particulars pertaining to the subject property, are summarised in Table 1 on the following page.

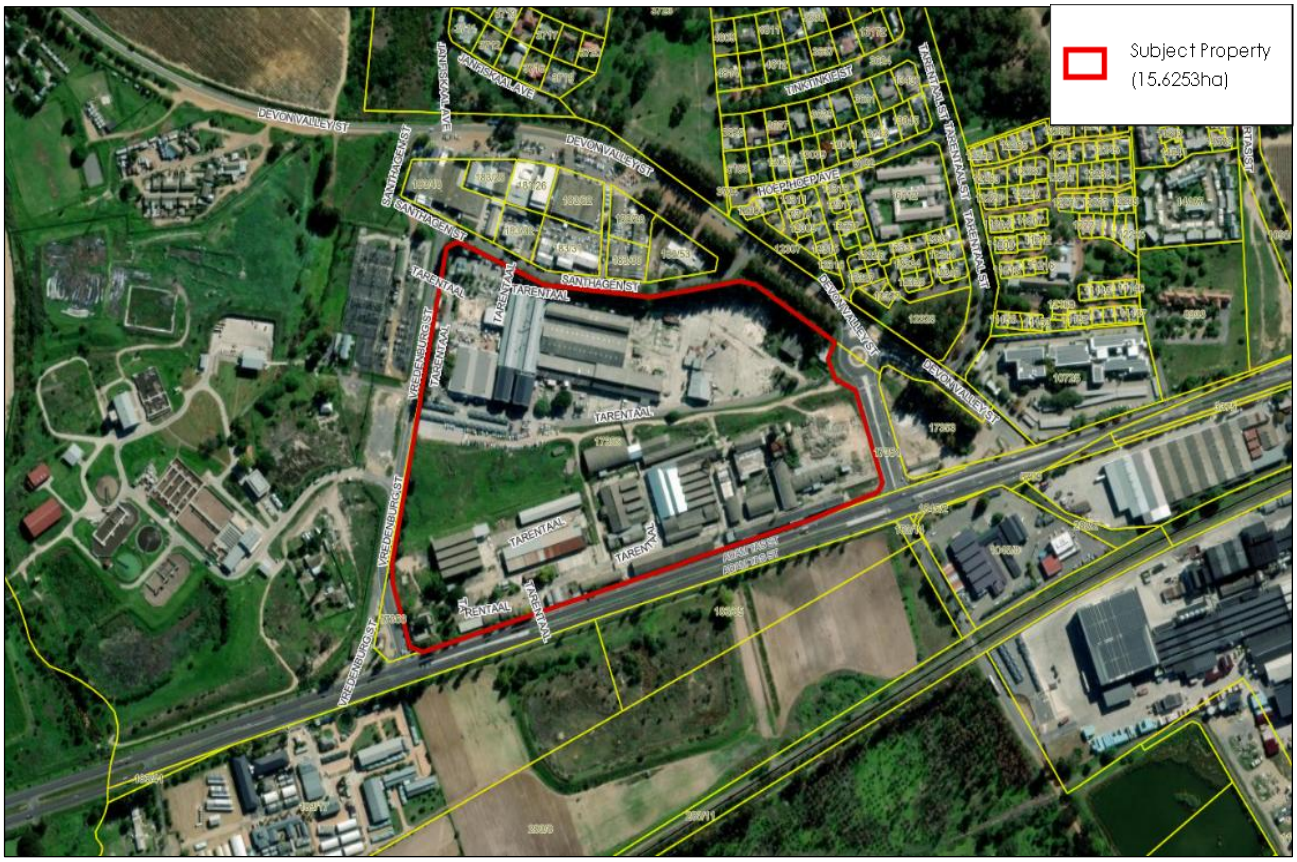

Figure 1.1: Subject property in Surrounding Context

The subject property is described in the title deed as follows:

PROPERTY	EXTENT	TITLE DEED	REGISTERED OWNER
Erf 17355 Stellenbosch	T34799/2023	15.6253ha	Kilokox Precision (Pty) Ltd

Table 1: Property Description

A copy of the Certificate of Registered Title is attached hereto as **Annexure B** and the SG Diagram as **Annexure C**.

1.3 EXISTING APPROVAL / APPLICATION HISTORY

The historic approvals pertinent to this application (attached as **Annexures D, E** and **F**) are summarised below.

a) 30 November 2016 Land Use Approval (Ref. Farm 183/57, Stellenbosch):

On 30 November 2016, an application was approved by Stellenbosch Municipality (hereinafter referred to as "the Municipality") in respect of Farms 183/57 and 183/58, Stellenbosch (attached as **Annexure D**), for the following:

- *The consolidation of Farm 183/57 with Farm 183/58 Stellenbosch;*
- *The rezoning of the consolidated unregistered site to Subdivisional Area;*
- *The subdivision thereof into four portions consisting of public road, private open space/road, general business, general residential, general industrial and educational institution zonings;*
- *Consent for a special development for a hotel, liquor store, pub / tavern, gathering place, motor showroom and warehouse;*
- *Approval of the Precinct Plan;*
- *The subdivision of Farm 183 into a Remainder and Portion A* **(see Figure 1.2 below)**;
- *The closure and alienation of Portion A* **(see Figure 1.2 below)**;
- *The rezoning of Portion A from Local Authority (public road) to General Business* **(see Figure 1.2 below)**;
- *The consolidation of Portion A with the abutting Farm 183/57, Stellenbosch* **(see Figure 1.2 below)**.

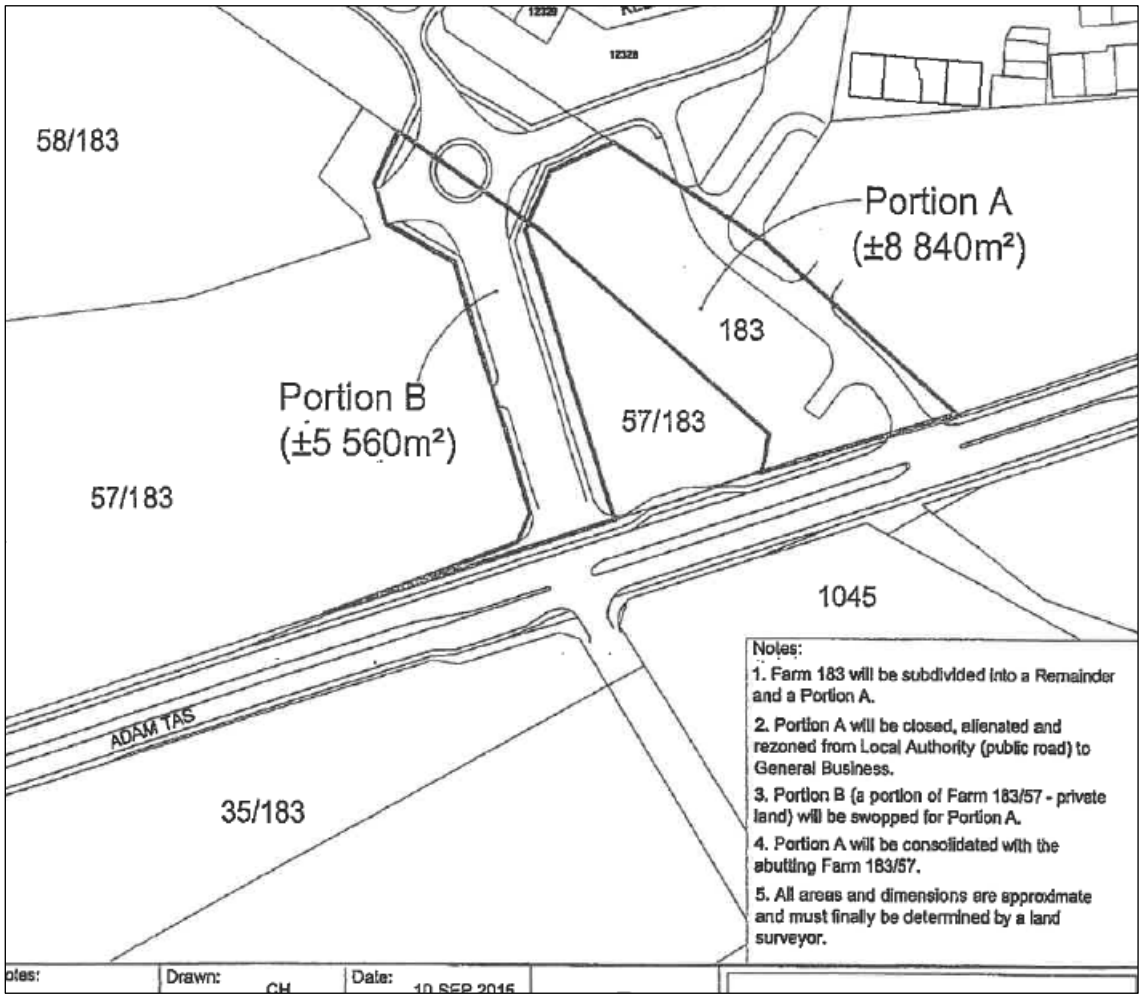

Figure 1.2: Extract – 2016 approval: Subdivision & Land Swop Plan

b) 03 February 2020 Land Use Approval (Appl. No. LU/10469):

On 03 February 2020 the Municipality issued a further approval (Compliance with Municipal Conditions of Approval for the following:

- *The Master Site Development Plan (Master Precinct Plan); and*
- *The subdivision of the unregistered consolidated property consisting of Farm 183/58, Farm 183/57 and Portion A into 4 portions consisting of Erf 1 (±2625m²), Erf 2 (±5 560m²), Erf 3 (±10 280m²), Erf 4 (±156 203m²).*

Figure 1.3 below illustrates the approved subdivision plan from the 2020 Land Use application (Appl. No. LU/10469).

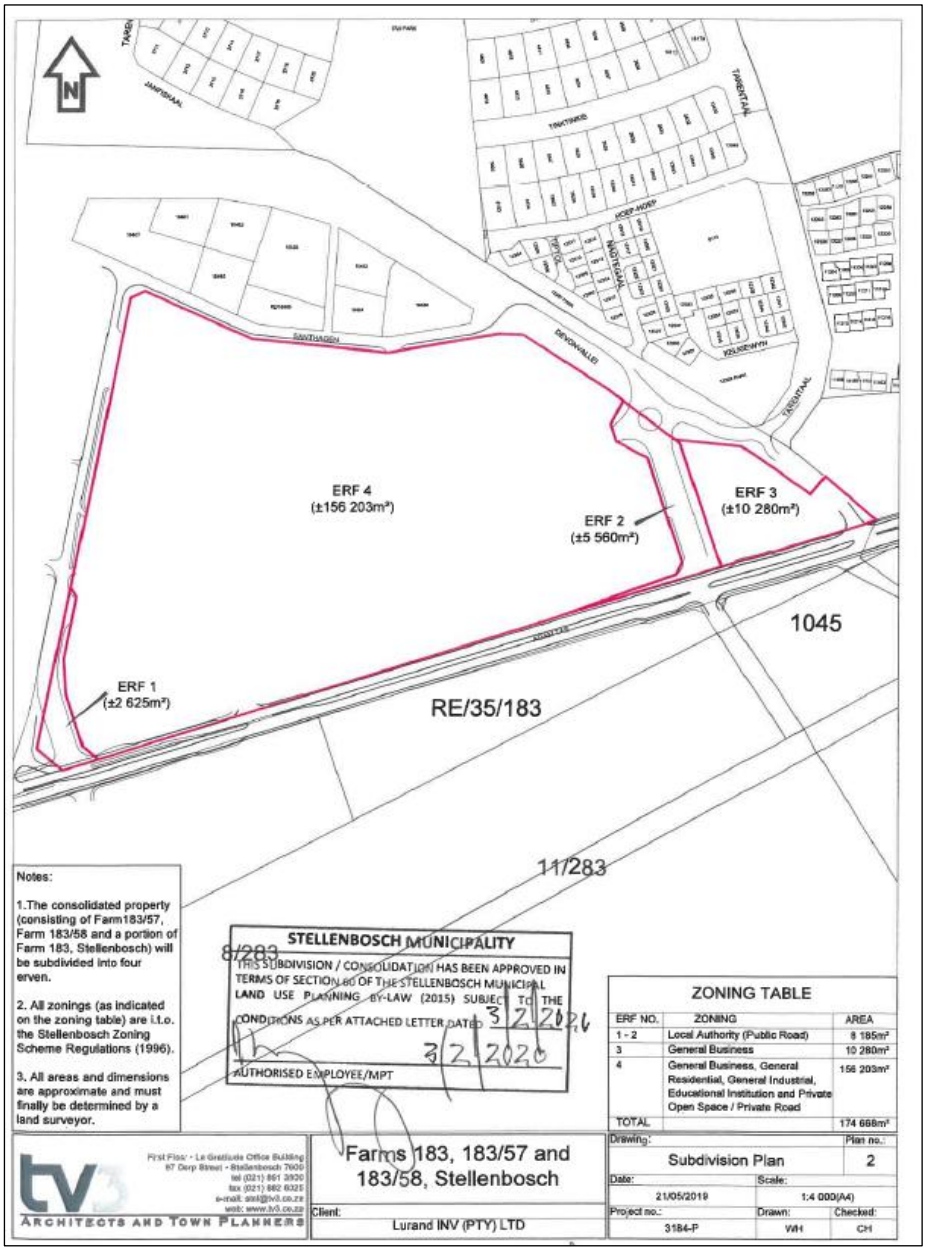

Figure 1.3: 2020 Approved Subdivision Plan

A copy of the letter of approval issued by the Municipality in February 2020, is attached hereto as **Annexure E.**

Note – the abovementioned Erf 4 (±156 203m²), was registered at the Deeds Office and is now legally referred to as Erf 17355 Stellenbosch (i.e. the subject property).

c) December 2021 Extension of Validity Approval (Ref. Farm 183/57 &183/58, Stellenbosch):

To circumvent the approval issued in December 2016 from lapsing, an application for the extension of the validity period was made to the Municipality, which application was subsequently approved. The extension granted, is for a period of five (5) years from16 November 2021.

A copy of the letter of approval issued by the Municipality for the extension of validity period, is attached hereto as **Annexure F.**

d) Erf 4 (now known as Erf 17355) - Certificate of Registered Title (CRT) and Section 28 Certificate status:

The Stellenbosch Municipality endorsed the draft Certificate of Registered Title (CRT) and accompanying documents for Erf 4 (now known as Erf 17355) on 31 August 2022, wherein it is certified that the subdivision is in order for registration in terms of Section 20, 21 and 28 of the Stellenbosch Municipal Land Use Planning By-Law (2015). The Certificate of Registered Title was subsequently registered at the Deeds Office on 22 August 2023.

A copy of the endorsed documents is attached herewith as **Annexure G.**

1.4 WOODMILL APPLICATION (THE IMAGINARIUM) – TP1601/2026

An application was submitted to Stellenbosch Municipality on 24 March 2026 under reference TP1601/2026 in respect of the subject property. The application will facilitate inter alia, approval of the subdivision and phasing of the property. The application is currently under consideration by the Municipality.

The current application relates to the subsequent phase of the broader Woodmill redevelopment and should accordingly be considered with reference to the proposed subdivision and phasing plans forming part of application TP1601/2026. The applications are therefore interrelated components of the phased implementation of the broader Woodmill development.

For ease of reference, the proposed Phasing Plan and Subdivision Plan submitted as part of application TP1601/2026 are illustrated in **Figures 1.4** and **1.5** below. These plans provide the relevant context for the current application to which reference is made in this report.

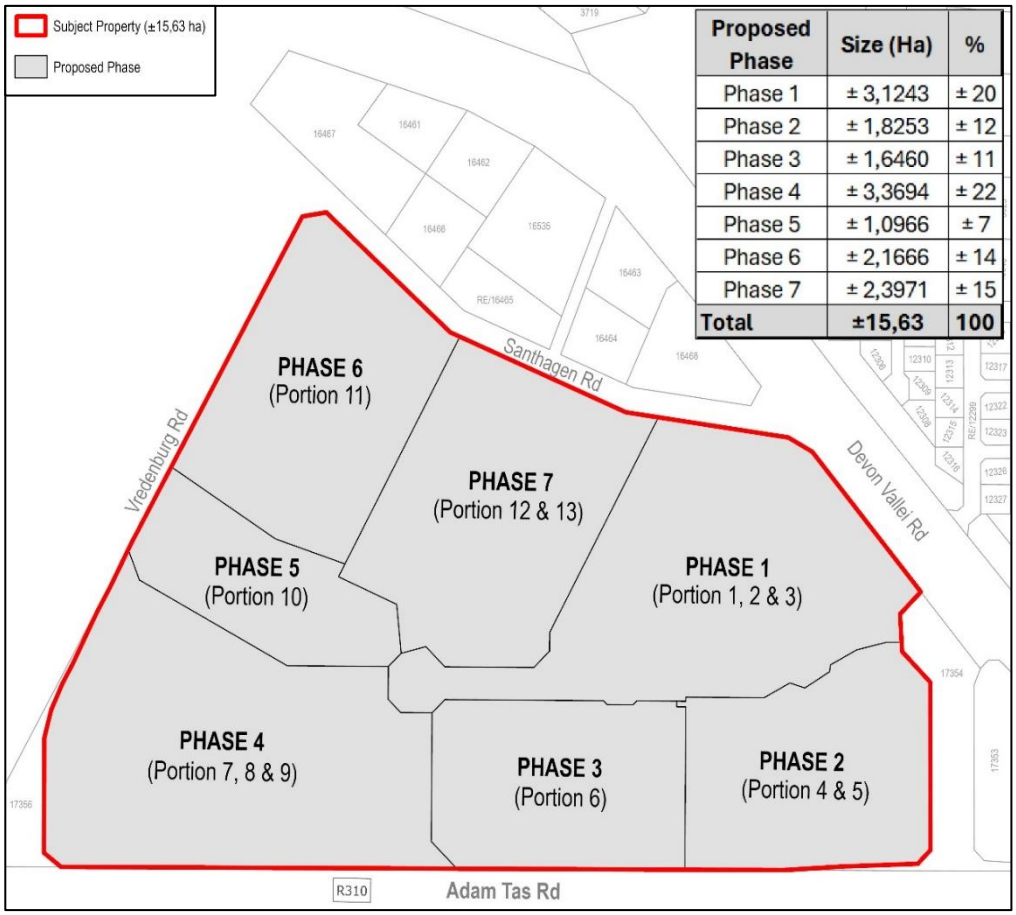

Figure 1.4: Proposed Phasing Plan

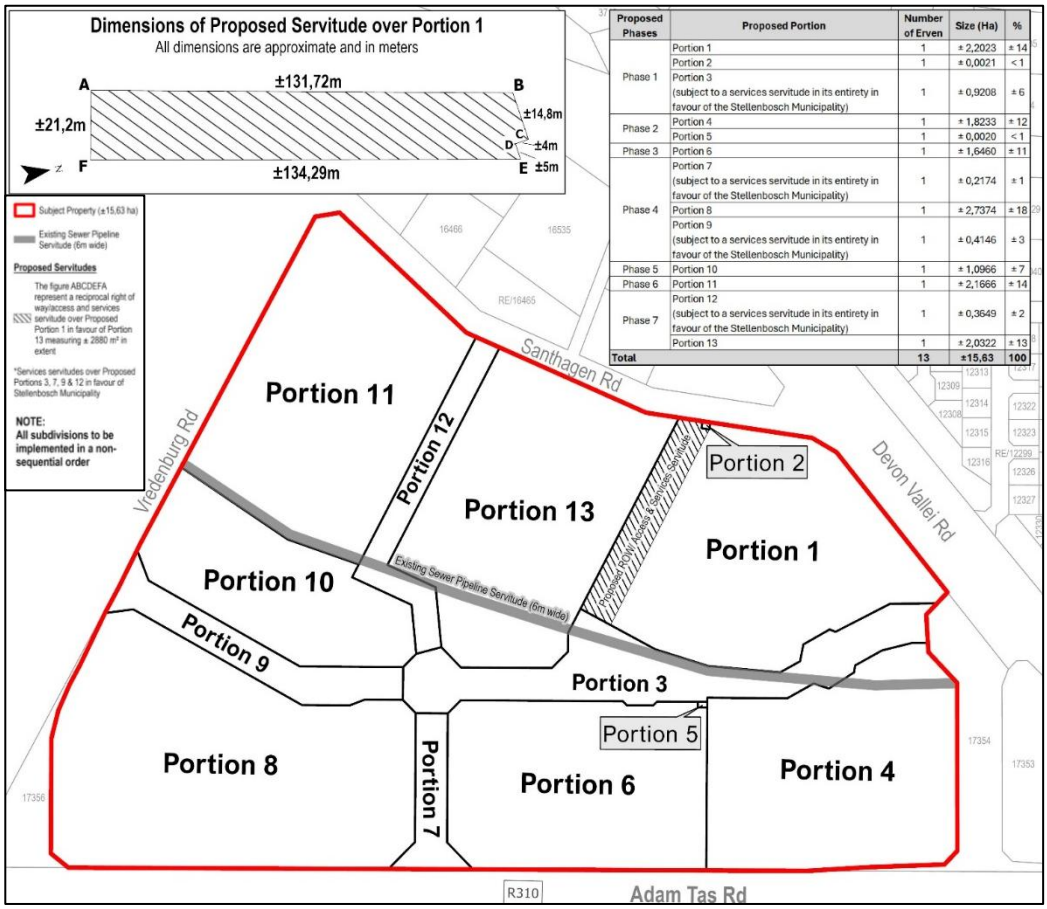

Figure 1.5: Subdivision Plan

1.5 APPLICATION DETAILS

The subject application pertains to the proposed development of the second precinct of the broader Woodmill development, namely Precinct B of the Master Precinct Plan. The proposed development will comprise a hotel, together with ancillary and complementary uses, including retail and shop space, a conference facility, business centre and offices.

Figure 1.6 below illustrates the location and extent of Precinct B, being the application area, within the subject property. For purposes of the proposed subdivision and phasing referred to above, Precinct B corresponds with proposed Portion 4 (Phase 2) reflected on the abovementioned Subdivision and Phasing Plans.

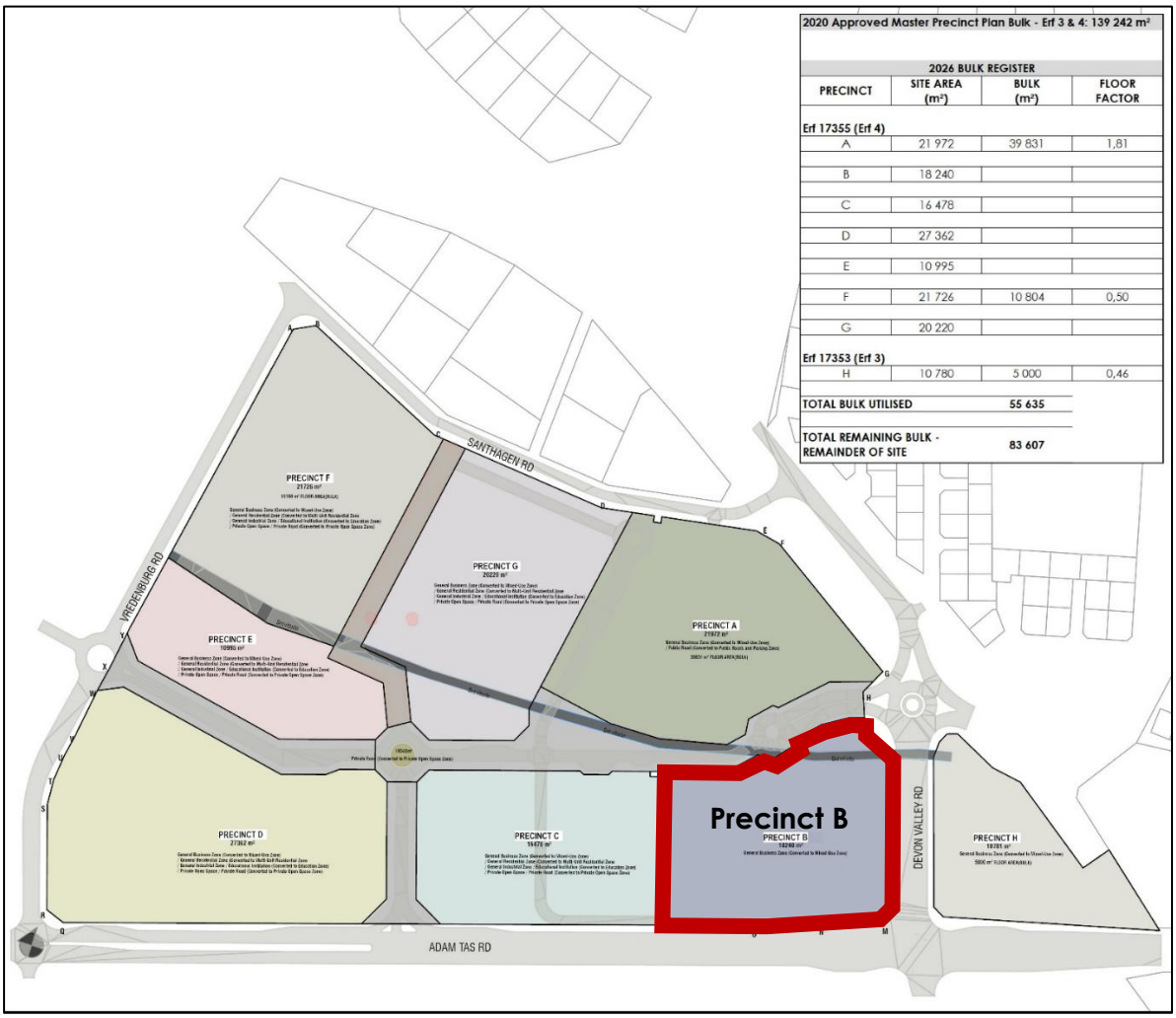

Figure 1.6: Precinct B location – Application Area

Accordingly, application is hereby made in terms of Section 15(2)(l) of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023 (herein after referred to as the "By-Law") for Permission for the approval of a **Site Development Plan and Landscape Plan**, as required in terms of the conditions of approval for Erf 17355 Stellenbosch.

SECTION 2 CONTEXUAL INFORMANTS

2.1 LOCALITY

Situated within the jurisdiction of the Stellenbosch Municipality, the subject property is located to the east (in relatively close proximity) of the Stellenbosch CBD. The southern boundary of the subject property abut Adam Tas Road (R310), which roadway provides easy access not only to the subject property but also to the immediate and wider areas.

Figures 2.1 and **2.2** illustrate subject property within a regional and local context, surrounded by existing environs.

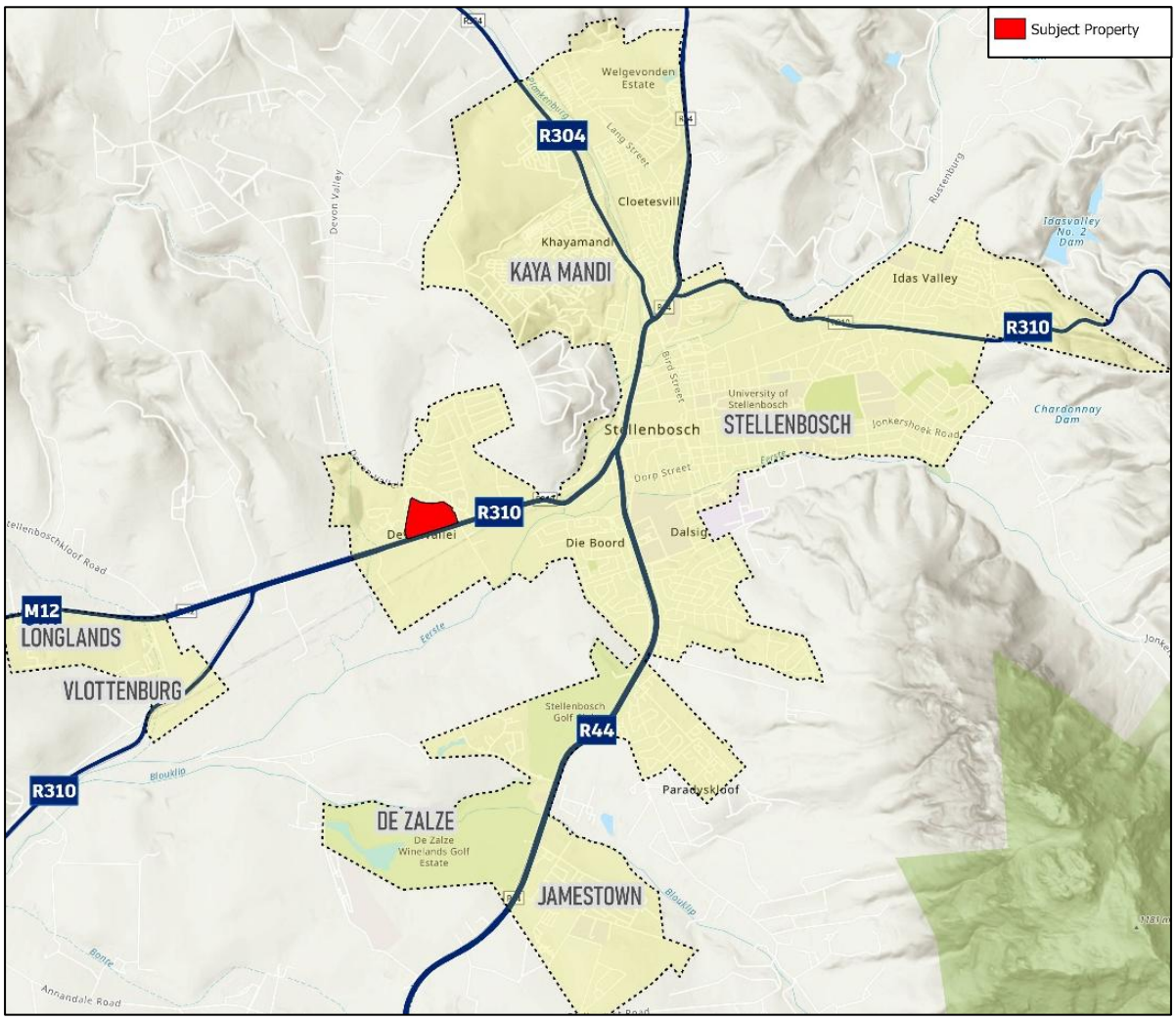

Figure 2.1: Regional Context

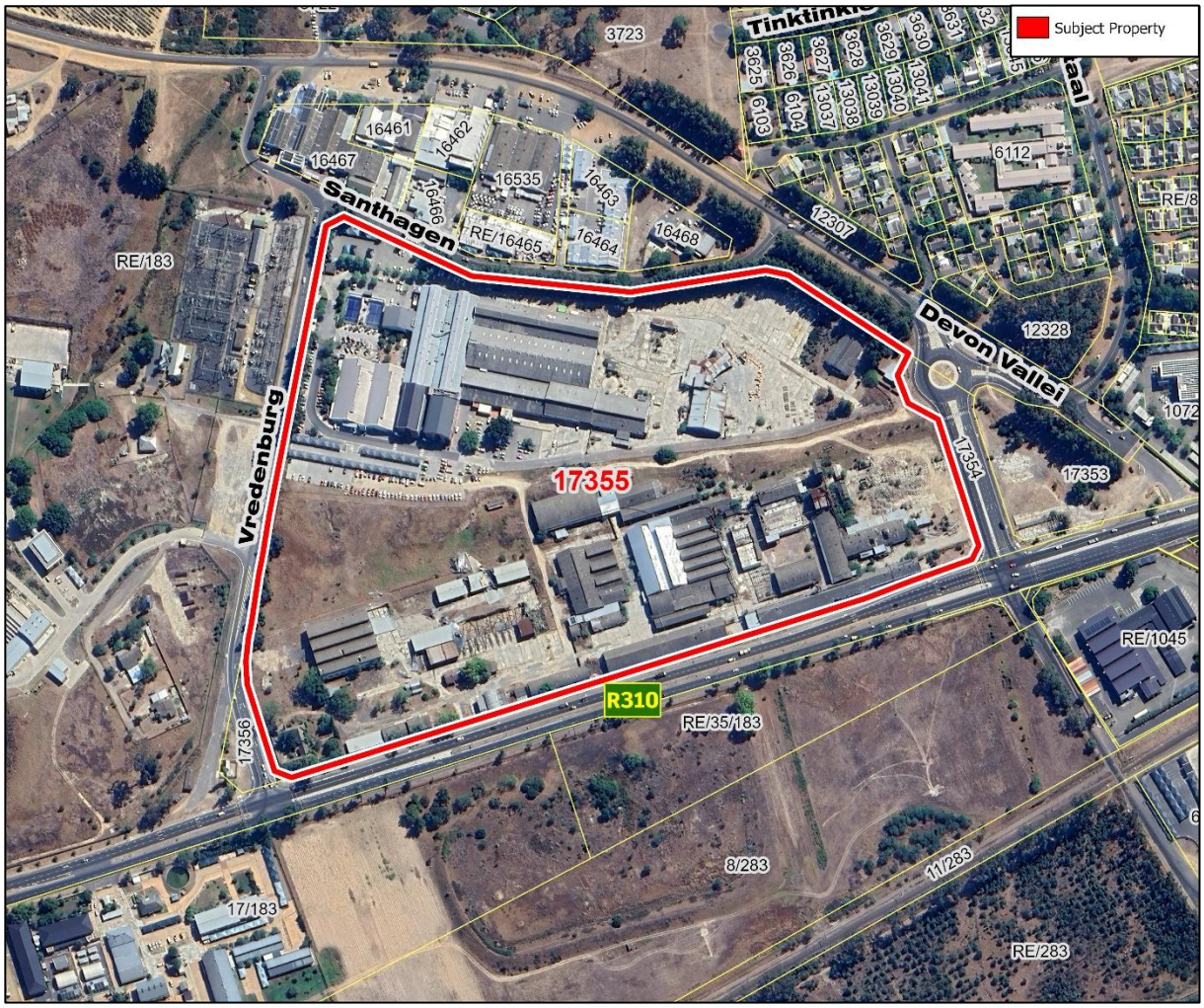

Figure 2.2: Local Context

2.2 ZONING CONTEXT

Land use and development parameters are prescribed by the regulations of the Stellenbosch Municipality Zoning Scheme By-Law, 2019 (amended 2024) (hereinafter referred to as the "Zoning Scheme"). In accordance with the Zoning Scheme, the base zone allocated to the subject property, is:

Subdivisional Area Overlay Zone for the following:

- Public Road (**converted to Public Roads and Parking Zone**);
- Private Open Space/road (**converted to Private Open Space Zone**);
- General Business Zone (**converted to Mixed-Use Zone**);
- General Residential Zone (**converted to Multi-Unit Residential Zone**);
- General Industrial (**converted to Industrial Zone**); and
- Educational Institution (**converted to Education Zone**).

The surrounding zoning context includes:

- Mixed Use Zone;
- Industrial Zone;
- Conventional Residential Zone;

- Utility Service Zone;
- Multi-unit Residential Zone;
- Community Zone;
- Agriculture and Rural Zone;
- Public Open Space Zone; and
- Private Open Space Zone.



Figure 2.3: Zoning Context

The following section includes a detailed assessment of existing and proposed land uses and its zoning compliance.

2.3 LAND USE CONTEXT

The north-western quadrant of the subject property is currently being utilised as a retail centre and padel courts. The remaining area of the subject property is developed with historic industrial buildings, but most are no longer in use. The immediate surroundings are developed with an array of uses including a wastewater treatment plant, single residential uses, offices primarily, the Heineken brewery, a car dealership, and a panel beater.

2.4 POLICY CONTEXT

The focus of the subject application pertains to the approval a site development plan for the Precinct B in respect of the subject property. The subject application will facilitate the implementation of the said zoning rights in a holistic manner and to their full extent.

Table 2 below summarises the compliance of the proposal with the relevant policies.

POLICY DIRECTIVE	COMPLIANCE WITH OVERARCHING SPATIAL & ECONOMIC OBJECTIVES
Western Cape Provincial Spatial Development Framework (PSDF 2014)	✓
Stellenbosch Municipal Spatial Development Framework (MSDF, 2023)	✓
Adam Tas Corridor Local Spatial Development Framework (ATC LSDF), 2021	**Not applicable as the current zoning rights were approved prior to the introduction and implementation of the ATC LSDF.**

Table 2: Policy Compliance

Figure 2.4 is extracted from the Stellenbosch MSDF clearly annotating the subject property being located within the Urban Edge, a Settlement Centre, and earmarked as being part of the Strategic Sites, Projects and/or Infill Opportunities.

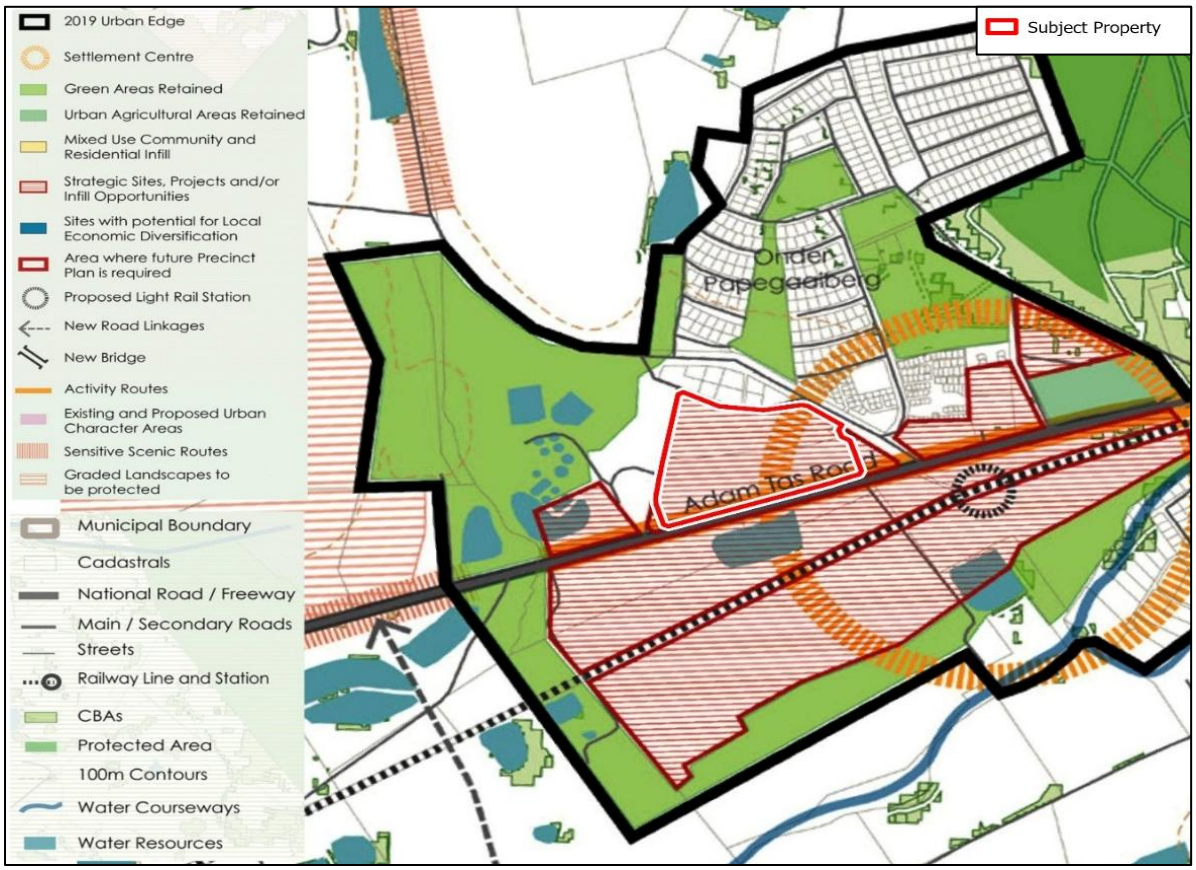

Figure 2.4: SDF Context 2023

Figure 2.5 below illustrates an extract of Precinct 2 from the ATC LSDF overlaid onto the amended Master Precinct Plan to demonstrate the relationship between the proposed development and the ATC's desired height for this Precinct. As indicated, application site (i.e. Precinct B) falls within an area where the LSDF envisages a building height of two to four storeys.

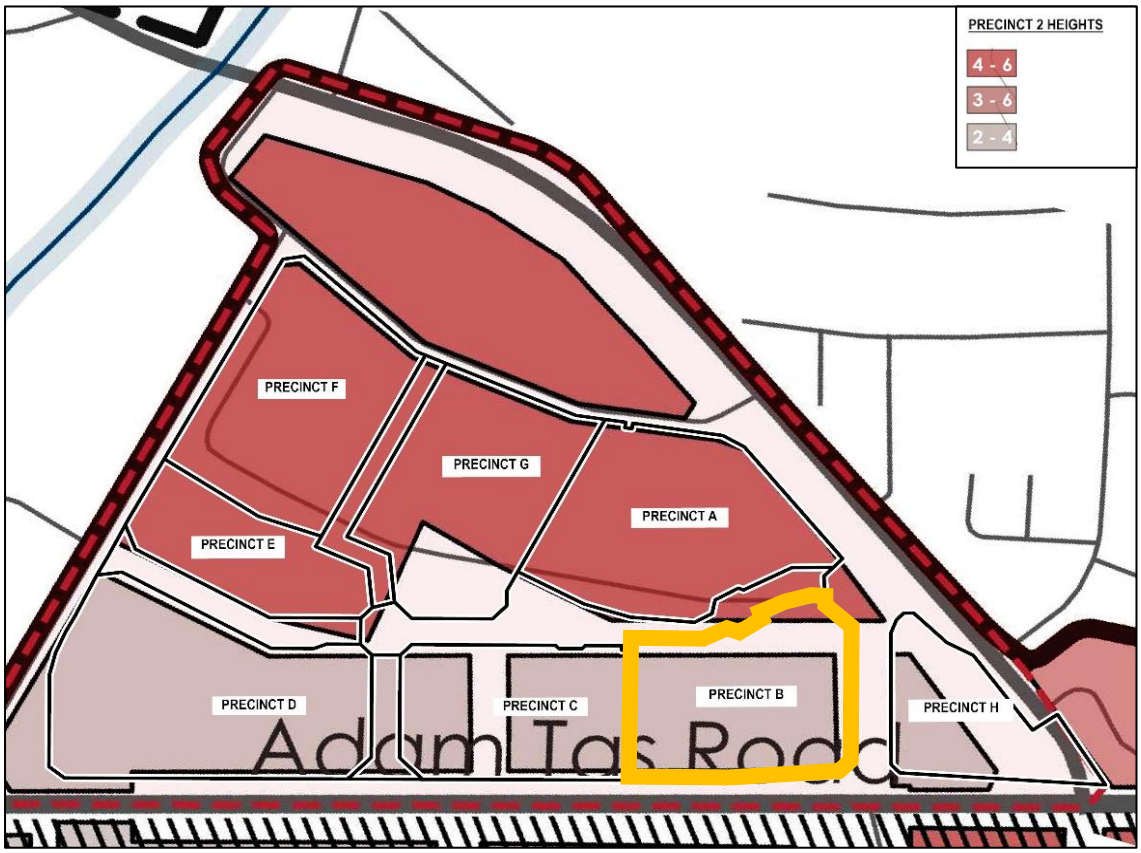

Figure 2.5: ATC LSDF Height Extract – Precinct 2

As previously mentioned, it is intended to implement the current approved zoning rights. It is important to note that the application under consideration is consistent with the statutory spatial policy.

2.5 HERITAGE

The Record of Decision issued in December 2015 respect of the Heritage Impact Assessment Study remains applicable, as the current application will facilitate the implementation of the approved zoning rights. As such, a further or revised approval should not be required.

2.6 ENGINEERING SERVICES

Engineering Services reports were submitted as part of the initial application of November 2016. The proposed development will not create any additional impact on engineering services other than those previously assessed, mitigated and approved as part of the 2016 land use application. However, a condition of approval was incorporated wherein was stated that each Site Development Plan (SDP) submission be accompanied by a traffic impact statement (TIS) and a Civil Engineering Services Report to assist the municipality in calculating the development contributions.

2.7 CONCLUSION – CONTEXTUAL ASSESSMENT

Following the afore-mentioned assessment of the contextual informants, it can be concluded that the proposed development responds positively to its surrounding context in terms of the following:

- **Excellent locality** not only as a result of its accessibility to major roadways, but also due to its visibility and its importance as a gateway site to Stellenbosch.
- Excellent opportunity for optimised design and utilisation by subdividing the development area in accordance with the proposed precincts as set out in the Master Precinct Plan.
- **The proposed application aligns with the zoning approvals issued.**

SECTION 3 THE DEVELOPMENT PROPOSAL

3.1 BACKGROUND

This section outlines the project objectives for the proposed second precinct of the development to be implemented on the subject property.

The proposal initiating this application entails the submission of a Site Development Plan for the Precinct B in line with the precincts as set out on the Master Precinct Plan. The implementation of the development proposal is consistent with the current approved zoning rights for the subject property, as outlined in Section 1.3 above.

The development will be confined to Precinct B of the Master Precinct Plan and will be undertaken on proposed Portion 4, as depicted on the Subdivision Plan.

3.2 MASTER PRECINCT PLAN BULK REGISTER

Master Precinct Plan Bulk Register

The Master Precinct Plan, attached as **Annexure H**, establishes the approved spatial framework for the phased redevelopment of the Woodmill property, including the respective precinct configurations and associated development bulk allocations. The individual precincts may be implemented in phases as development opportunities arise, with the detailed development parameters and design considerations for each phase to be addressed through the requisite Site Development Plan and associated land use applications.

The current application does not seek to amend the approved precinct configurations or zonings reflected on the Master Precinct Plan. Rather, the application provides for the **updating of the Bulk Register** to accurately record the bulk allocated to Precinct B and the corresponding residual bulk available for future phases of the Woodmill development.

The Bulk Register provides a consolidated record of the approved development bulk and its allocation across the various precincts, thereby facilitating the ongoing monitoring of the development potential remaining on the property. **Table 3** below provides the updated Bulk Register, with a copy attached as **Annexure I**.

2020 Approved Master Precinct Plan Bulk - Erf 3 & 4: 139 242 m²			
2026 BULK REGISTER			
PRECINCT	**SITE AREA (m²)**	**BULK (m²)**	**FLOOR FACTOR**
Erf 17355 (Erf 4)			
A	21 972	39 831	1,81
B	18 240	13 302	0,73
C	16 478		
D	27 362		
E	10 995		
F	21 726	10 804	0,50
G	20 220		
Erf 17353 (Erf 3)			
H	10 780	5 000	0,46
TOTAL BULK UTILISED		**68 937**	
TOTAL REMAINING BULK - REMAINDER OF SITE		**70 305**	

Table 3: Bulk Register Extract

As illustrated above, a total development bulk of **139 242 m²** was approved in terms of the Municipal approval dated **03 February 2020**. The Bulk Register reflects the bulk previously allocated to **Precincts A, F and H**, together with the proposed allocation to **Precinct B**, which is indicated in red.

Including Precinct B, a total of **68 937 m²** of the approved bulk is allocated to the relevant development phases, leaving a **residual bulk of 70 305 m²** available for allocation and implementation on the balance of the property through future development phases.

ATC Land Use and Bulk: Precinct #2

Whilst the proposed development is being undertaken pursuant to existing approved development rights and is therefore not subject to the implementation provisions of the Adam Tas Corridor Local Spatial Development Framework (ATC LSDF), the assessment below demonstrates that the land use allocation and development bulk reflected on the amended Master Precinct Plan are consistent with, and do not conflict with, the spatial planning objectives and development framework envisaged for this precinct.

Figure 3.2 below, is an extract from the ATC LSDF, illustrating the land uses and bulk allocated to the overall precinct.

Table 10. Land use/bulk summary for individual precincts

PRECINCT	Residential		Mixed Use Residential		Mixed Use Commercial		Light Industry		Sports		Public Facilities	
	Min Bulk m²	Max Bulk m²	Min Bulk m²	Max Bulk m²	Min Bulk m²	Max Bulk m²	Min Bulk m²	Max Bulk m²	Min Bulk m²	Max Bulk m²	Min Bulk m²	Max Bulk m²
Precinct #1	234 758	328 902	264 103	370 014	-	-	-	-	29 345	41 113	58 690	82 225
Blue Dyke												
Precinct #2 Sawmill	-	-	107 624	172 830	122 998	197 520	61 499	98 760	-	-	15 375	24 690
Precinct #3	-	-	24 947	42 371	42 371	42 371	-	-	-	-	33 263	56 495

Figure 3.2: Proposed Amended Master Precinct Plan

The above extract from the ATC LSDF indicates that the maximum development bulk envisaged for Precinct 2 is 493 800 m². While the proposed development is implemented in terms of existing approved development rights, the total development bulk reflected on the amended Master Precinct Plan for the subject property remains within this threshold and therefore does not conflict with the development parameters envisaged by the ATC.

3.3 URBAN DESIGN AND ARCHITECTURAL INFORMANTS

Boogertman and Partners Architects prepared an Urban Design Guideline document for the Woodmill Mixed Use Development (attached as **Annexure J**), which outlines the following:

Overview of Woodmill Development and Urban Design Guidelines

The Woodmill Urban Design Guidelines set out a spatial framework to steer the regeneration and future development of the Woodmill precinct. The framework supports the transition of the existing industrial site into a cohesive mixed-use precinct that blends retained heritage structures with new development, while enhancing walkability, urban activity, and a sustainable urban form.

Purpose and Application of the Design Guidelines

The Urban Design Guidelines set out the overarching spatial and design principles that will guide the long-term development of the precinct. They provide direction on the configuration of buildings, public spaces, movement systems, and landscape elements to support a coherent and integrated urban environment. The guidelines act as a reference framework for property owners, developers, designers and municipal officials when evaluating future development proposals, while still allowing flexibility for phased implementation and architectural expression.

Vision for the Development

The vision for the precinct is to revitalise the former industrial site into a vibrant, connected urban environment that supports a diverse mix of living, working and recreational activities. The development focuses on the adaptive reuse of historic structures, the creation of streets and courtyards as key organising elements, and the introduction of residential apartments and mixed-use functions that foster a permanent, active community.

Urban Design Principles: Walkability and Connectivity

The framework promotes a pedestrian-focused environment that prioritises walkability and seamless connectivity. Buildings are positioned to define pedestrian routes and public spaces, creating comfortable and active urban areas supported by landscaping and shaded zones. Vehicular movement is accommodated via a perimeter road and internal access streets, while pedestrian pathways and public transport interfaces are integrated to enhance accessibility within the precinct and strengthen connections to surrounding areas. **Figure 3.3** below illustrates the proposed internal movement routes.

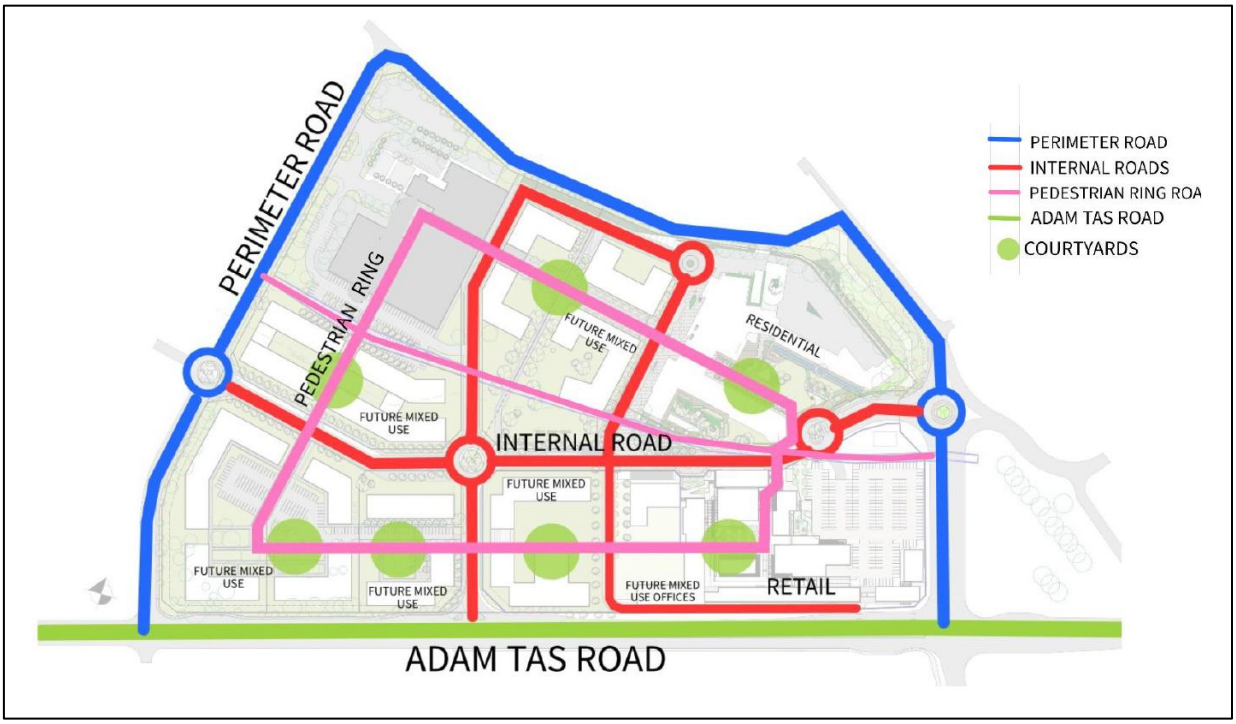

Figure 3.3: Internal Movement routes

Promoting Mixed-Use and Architectural Quality

The overall development is envisioned as a mixed-use urban node that integrates residential, commercial and public spaces within a compact and walkable precinct. Selected industrial buildings along Adam Tas Road will be retained and aptly reused for retail, commercial and hospitality purposes, while new buildings will introduce residential apartments, office spaces and additional mixed-use activities. Residential components are positioned deeper within the site to create a quieter living environment, supported by internal courtyards and shared public spaces. Architectural design draws on Stellenbosch's established character, employing simple forms, rhythmic façades and durable materials to deliver a cohesive, human-scaled urban environment that prioritises pedestrian movement and high-quality public realms. The guidelines that inform the scale and design of buildings are illustrated in **Figure 3.4** below.

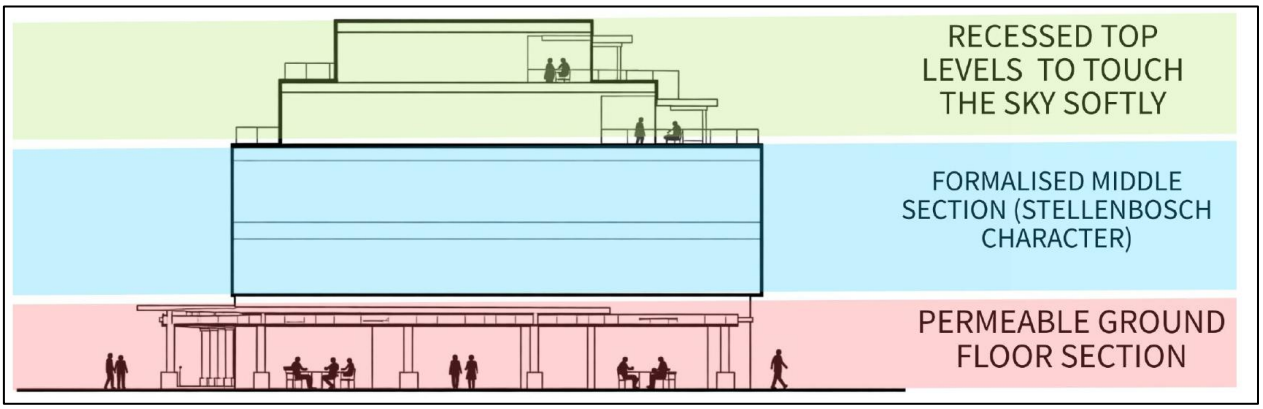

Figure 3.4: Human Scale

Traditional Neighbourhood Structure and Increased Density

The development adopts a neighbourhood based spatial structure that encourages interaction among residents, visitors and businesses. It incorporates a hierarchy of public, semi-private and private spaces, with residential components arranged around shared courtyards and quieter interior areas. Higher development intensity is achieved through multi-storey buildings and structured parking, allowing for compact growth within the existing urban footprint and preventing encroachment into the surrounding agricultural landscape.

Sustainability Strategies

The framework integrates sustainability principles by regenerating a previously developed industrial site and adaptively reusing existing structures. Its compact development pattern promotes efficient land use and helps limit urban sprawl, while landscape interventions enhance environmental comfort and support effective stormwater management. Shared parking facilities, along with the use of durable and adaptable building materials, further contribute to long-term environmental sustainability and resilience.

Conclusion

The Woodmill Urban Framework supports the transformation of an underutilised industrial site into a vibrant mixed-use precinct that balances heritage conservation, compact urban form and high-quality public spaces. The development contributes to the continued spatial evolution of the Adam Tas corridor in Stellenbosch by fostering integrated, walkable and contextually responsive urban development.

3.4 PROPOSED DEVELOPMENT OVERVIEW: HOTEL

The proposed development comprises a hotel precinct forming the next phase in the redevelopment of the historic Woodmill property situated to the west of the Stellenbosch town centre. Together with the Imaginarium (located in Precinct A), the proposed hotel forms part of the phased implementation of the broader Woodmill development and will contribute towards the continued revitalisation and redevelopment of the property.

The development will be centred on a hotel, providing visitor accommodation within a purpose-designed hospitality environment. The hotel will be complemented by a range of ancillary and complementary uses, including a conference facility, retail component, business centre and commercial/office space. These uses are intended to support and enhance the functionality of the development and contribute towards the establishment of an integrated mixed-use precinct.

The proposed hotel precinct forms part of the broader phased redevelopment of the Woodmill property and will complement the mixed-use character established by the Imaginarium development. Collectively, the various phases will facilitate the progressive revitalisation of the historic property through the introduction of complementary land uses within an integrated development framework, contributing towards the long-term redevelopment and regeneration of the Woodmill site.

Figures 3.5 to **3.7** below, are the architectural impression of the proposed development.



Figure 3.5: Architectural Impression – Eastern View



Figure 3.6: Architectural Impression – South-Eastern View



Figure 3.7: Architectural Impression – Western view

3.5 SITE DEVELOPMENT PLAN

A detailed Site Development Plan (attached as **Annexure K**) has been prepared by Boogertman and Partners Architects to illustrate the proposed orientation and land uses in relation to the development of Precinct B on Erf 17355 Stellenbosch. The proposed building has been designed to comply with the development parameters of the Zoning Scheme and to embody the architectural standards and design guidelines encouraged by the Stellenbosch Municipality for this area, whilst ensuring client requirements and needs are met.

The proposed development is to be implemented within Precinct B of the Master Precinct Plan and will be situated on proposed Portion 4, as reflected on the Subdivision Plan.

The SDP proposal reflects a mix of uses, with the primary use being a hotel in nature. The development will comprise of 163 hotel rooms together with a conference facility, business centre, shops and offices. The proposed Site Development Plan, floor plans and elevations are illustrated by **Figures 3.8 to 3.14** below.

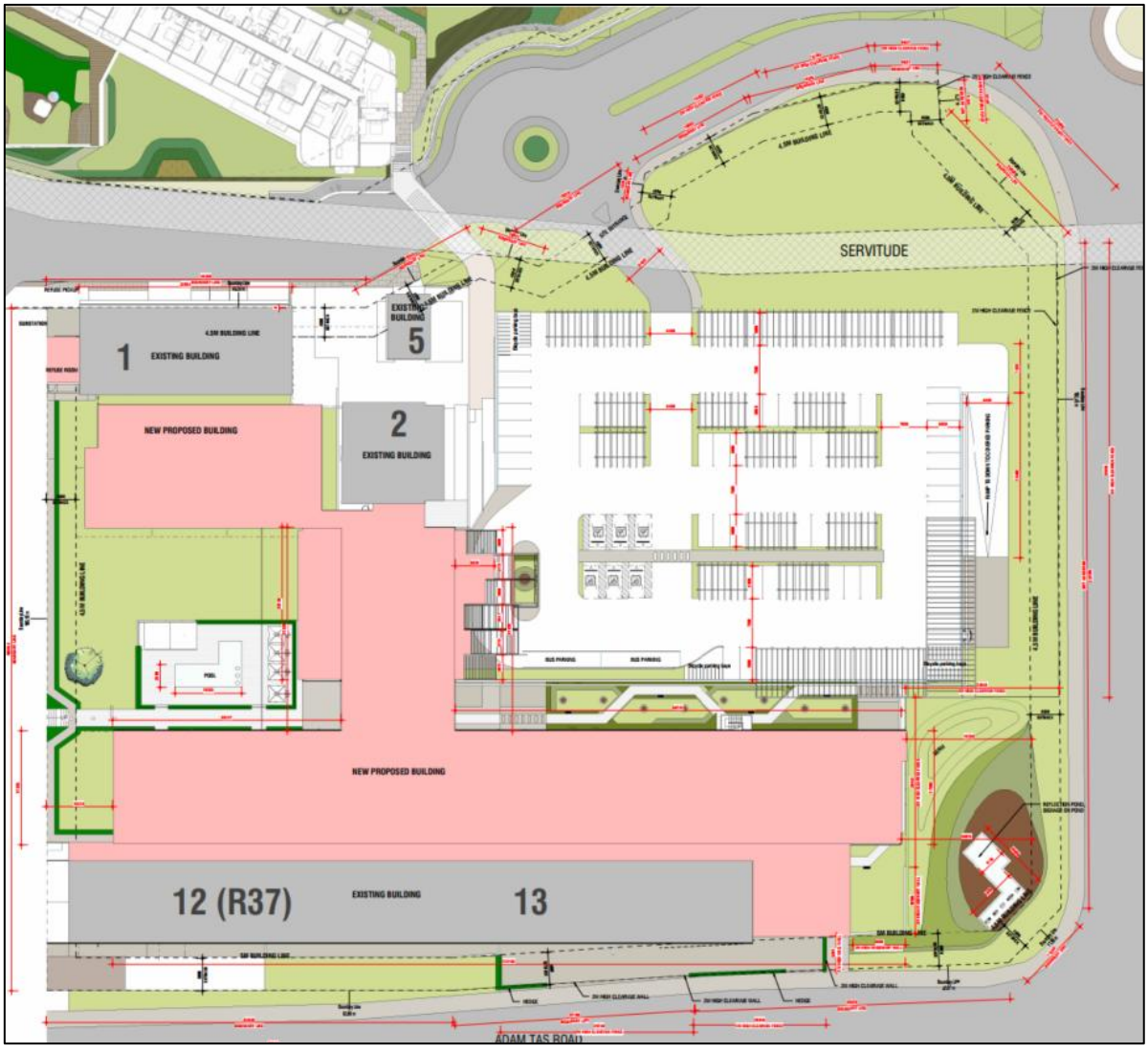

Figure 3.8: Proposed Site Development Plan

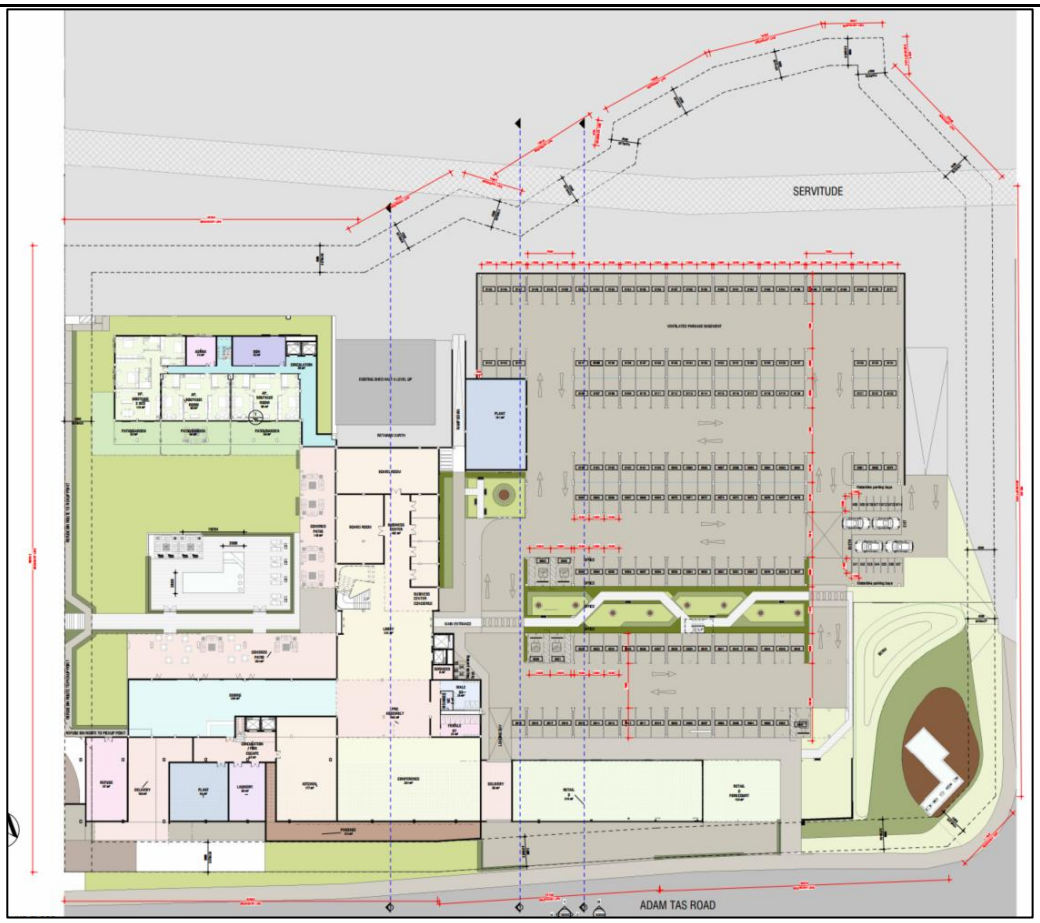

Figure 3.9: Proposed Floor Plans (Lower Ground Floor)



Figure 3.10: Proposed Floor Plans (Upper Ground Floor)

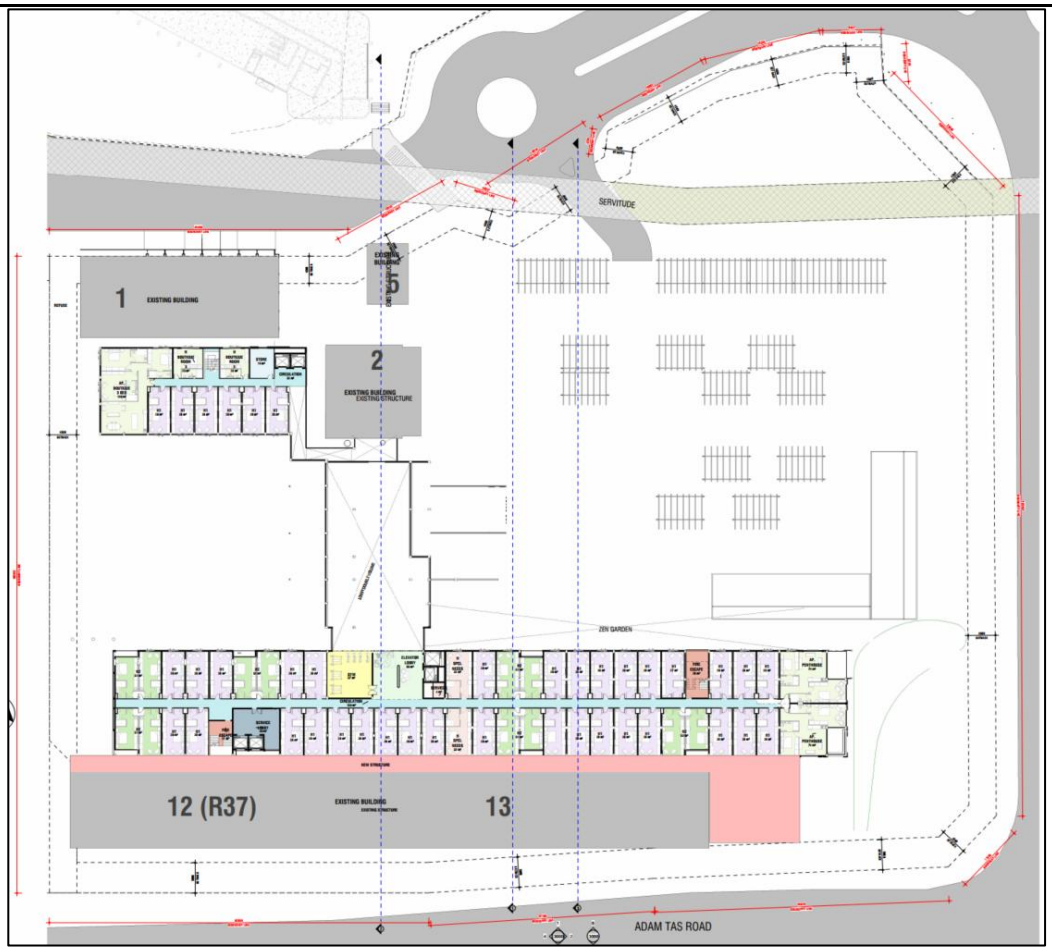

Figure 3.11: Proposed Floor Plans (1st Floor)

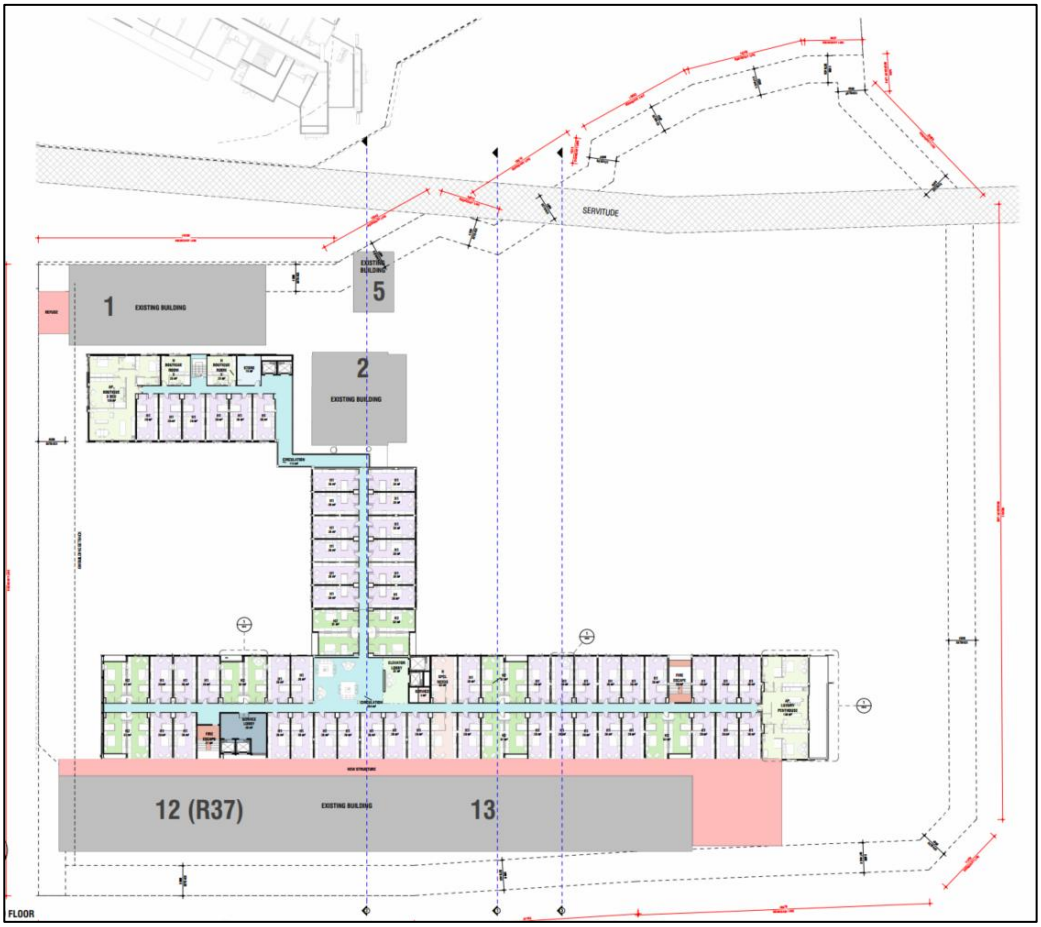

Figure 3.12: Proposed Floor Plans (2nd Floor)

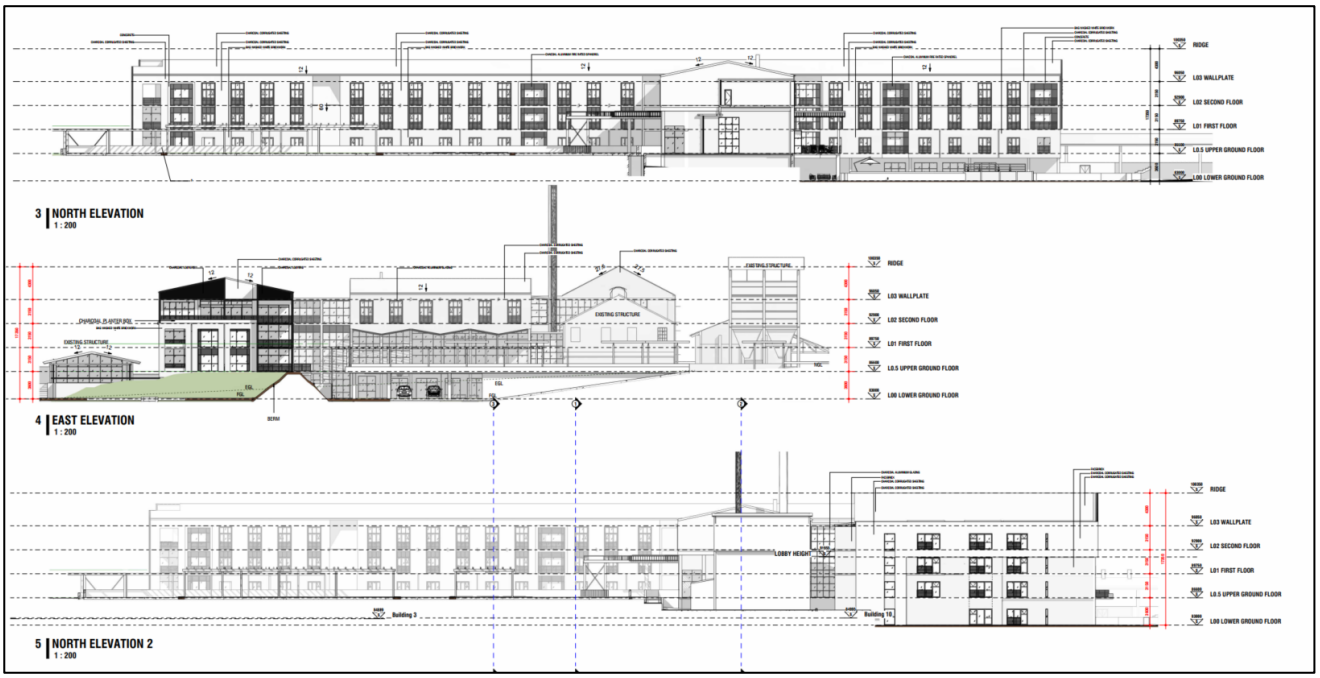

Figure 3.13: Proposed Elevations (North and East)

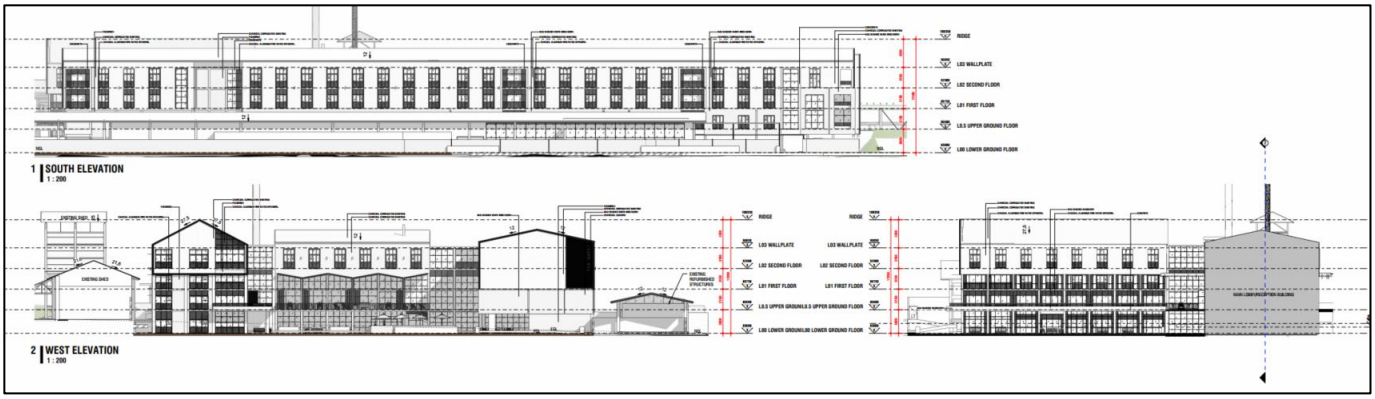

Figure 3.14: Proposed Elevations (South and West)

3.6 DEVELOPMENT PARAMETERS

As described in the application above (refer to section 2.2), the subject property is currently zoned Subdivisional Area Overlay Zone. The proposed land uses will comprise of a hotel, complimented by a conference facility, offices, business centre and retail/shops. In terms of the amended Master Precinct Plan, the proposed development is located on Precinct B, and therefore the zoning allocated for this development is **Mixed-Use Zone.**

The zoning parameters in respect of the Mixed-Use Zone are set out hereunder in further detail.

ZONING AND DEVELOPMENT PARAMETERS		
Proposed Portion 4 (a portion of Erf 17355) Stellenbosch (±1,8220Ha)		
	Permitted	**Proposed**
Zoning	Mixed-Use Zone	Mixed-Use Zone
Primary Land Uses	As per the Zoning Scheme	As per the Zoning Scheme
Height	Six (6) Storeys	Four (4) Storeys
Coverage	Business – 85% Hotel – 50%	35%
Floor Area Ratio (FAR)	N/A	0.73 (13 302m²/18 220m²)
Gross Building Area (GBA)	N/A	12 294m²
Gross Leasable Area (GLA)	N/A	11 685m²
Density (Du/Ha)	N/A	7.13
No. of Dwellings on The Erf	N/A	13 units
Building Lines	Adam Tas Road: 5m Business Premises: • Street and Common boundary: 0m Hotel: • Street Boundary: 4.5m • Common Boundary: 4.5m to 1st floor • Comon Boundary: 6m from 2nd floor and higher	Adam Tas Road: 5m Business Premises: • Street and Common boundary: 0m Hotel: • Street Boundary: 4.5m • Common Boundary: 4.5m to 1st floor • Comon Boundary: 6m from 2nd floor and higher

Parking Requirements	Parking Required	Parking Provided	Compliance
Hotel Rooms	**105**	**105**	**Compliant**
0.7 Parkings per Hotel Suite 150 Units X 0.7 = 105 Required 105 Provided			
Residential Apartments - Residents	**14**	**14**	**Compliant**
Studio, 1 Bed, 2 Bed Units 1 Parking Bay Per Unit 9 Units X 1 = 9 Required 3 Bed Units 1.25 Parking Bay Per Unit 4 Units X 1.25 = 5 Required Total Residential Parkings Required: 14 Total Residential Parkings Provided: 14			
Residential Apartments - Visitors	**7**	**7**	**Compliant**
0.5 Visitors Parking Bay Per Unit 13 Units X 0.5 = 7 Required Total Apartment Visitor Bays Req'd: 7 Total Apartment Visitor Bays Prov'd: 7			
Commercial Use	**59**	**59**	**Compliant**
4 Parkings Per 100m² Required Commercial = 331m² Business Center = 402m² Retail A = 214m² Retail B = 29m² Retail C = 25m² Retail D = 451m² **Total m² = 1452m²** 1452m² X 4/100 = 59 Parkings Required = 59 Parkings Provided = 59			
Conference Center	**56**	**56**	**Compliant**
0.25 Parking Per Seat Required 1 Seat Per 1.5m² Ratio Total Use Area = 334m² / 1.5 = 223 Seats Total. 223 Seats X 0.25 = 56 Parkings Total Parkings Required = 56 Total Parkings Provided = 56			

Disabled Parkings	**11**	**11**	**Compliant**
Disabled Parking Requirements: 1 Parking Per 25 Provided or Part Thereof - Sans 10400 Part S 4.3. Total Parkings =263x 1/25 = 11 Total Disabled Parkings Required: 11 Total Disabled Parkings Provided: 11			
Surplus Parkings	**0**	**33**	**Surplus**
TOTAL PARKINGS REQUIRED AND PROVIDED	**252**	**285**	**Compliant**
Hotel Suites: :105 Apartments - Residents: :14 Apartments - Visitors: :7 Disabled Parkings: :11 Commercial: :59 Conference: :56 **TOTAL REQUIRED: :252**			
PROVIDED PARKING: BREAKDOWN			
Total Standard Parking Bays Provided = 260 Parkings		260	
Total Disabled Parking Bays Provided = 11 Parkings		11	
Bicycle And Motorcycle Parking Contribute 10% to Total Parking Count, - Bicycle Bay = 1/6 Std Bays - Motorcycle Bay = 1/4 Std Bays			
Motorcycle Bays = 14 X 1/4 =3 **Bicyle Bays** = 56 X 1/6 = 9		12	
Bus Parkings = 2		2	
TOTAL PARKINGS =		**285**	

Table 4: Development Parameters

Following the assessment of the development proposal in relation to the development parameters, it can be concluded that the proposed development will promote an improved and high-quality development.

3.7 LANDSCAPING AND PERIMETER FENCE

Landscaping Plan:

A comprehensive landscape plan (attached herewith as **Annexure L**) was prepared by Boogertman & Partners in support of the proposed development and incorporates a range of functional landscaping elements and pedestrian linkages. The design carefully integrates the built and natural environments to create enhanced green spaces and a cohesive development. The proposed landscaping interventions will improve the overall quality of the public realm, soften extensive hard surfacing, and establish a strong sense of place.

An extract of the landscaping plan is illustrated in **Figure 3.15** below.

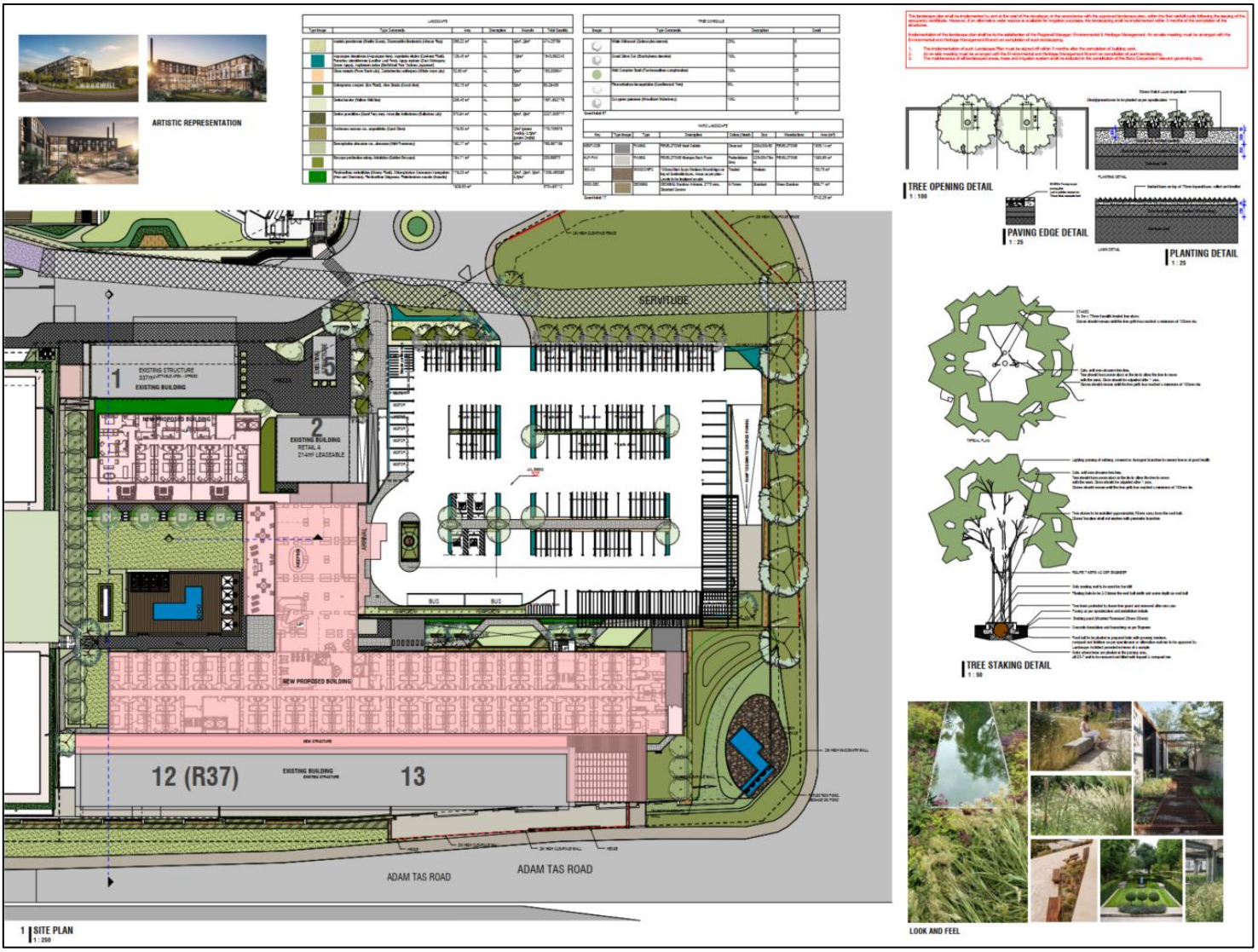

Figure 3.15: Landscaping Plan

Perimeter Fence Detail:

The proposed perimeter fence is designed to complement the architectural character of the development and to provide an appropriate boundary treatment along the subject property's edges. The perimeter fence will consist of a limited section comprising face-brick with the majority comprising of a typical 1.8 m high ClearVue fence panels. The proposed perimeter fence will create a boundary treatment that provides security, permeability, and architectural consistency with the proposed development. **Figure 3.16** below illustrates the typical fence detail.

The perimeter fence plan forms part of the draft SDP, attached hereto as **Annexure K**.

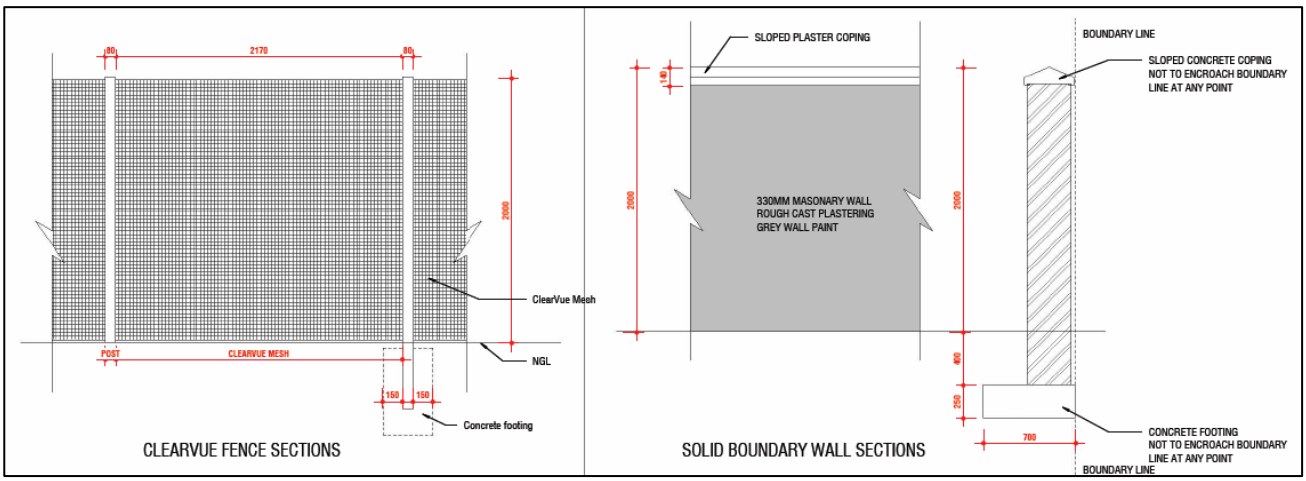

Figure 3.16: Typical Fence Detail

3.8 HERITAGE AND VISUAL CONSIDERATIONS

Heritage Considerations:

The Heritage Impact Assessment (HIA), prepared in support of the 2016 land use approval, concluded that the **subject property is of relatively low heritage significance**, with only specific elements identified as having heritage value. Whilst many of the individual components were of limited intrinsic significance, their collective contribution informed the heritage indicators and redevelopment principles applicable to the site.

The HIA identified the following key heritage indicators:

- Indicator A: The tree lined boundaries to the site and avenues.
- Indicator B: The existing boundary wall.
- Indicator C: The structures located along the Adam Tas/Polkadraai Road Boundary.
- Indicator D: The orientation of the buildings and roads on the site.
- Indicator E, F & G: The structures identified as having some significance within the overall site.
- Indicator H: Remnants of the old railway and railway siding.

Figure 3.17 below illustrates the heritage indicators identified in the HIA.

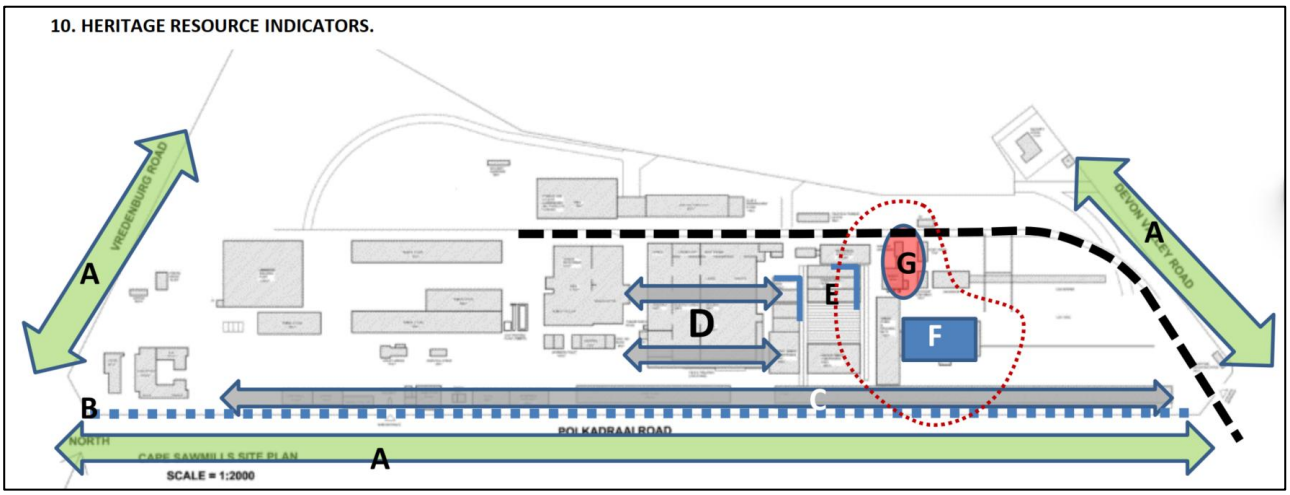

Figure 3.17: HIA Extract – Heritage Indicators

Subsequent to the approval of the 2016 HIA, an application was submitted to Heritage Western Cape (HWC) for approval to demolish certain structures on the property, including structures identified under Indicators E, F and G on Figure 3.17 above. **HWC granted approval on 19 June 2026 for the demolition of the relevant structures, including the structures identified under Indicators E, F and G, which were no longer regarded as having heritage significance.** Stellenbosch Municipality subsequently granted approval for the demolition of the relevant structures on 31 July 2026.

Figure 3.18 below illustrates an extract from the demolition plan endorsed by HWC. The structures identified under Indicators E, F and G in the 2016 HIA correspond with Buildings 3, R4, R5, 6, R6 and R9 identified on the endorsed demolition plan.

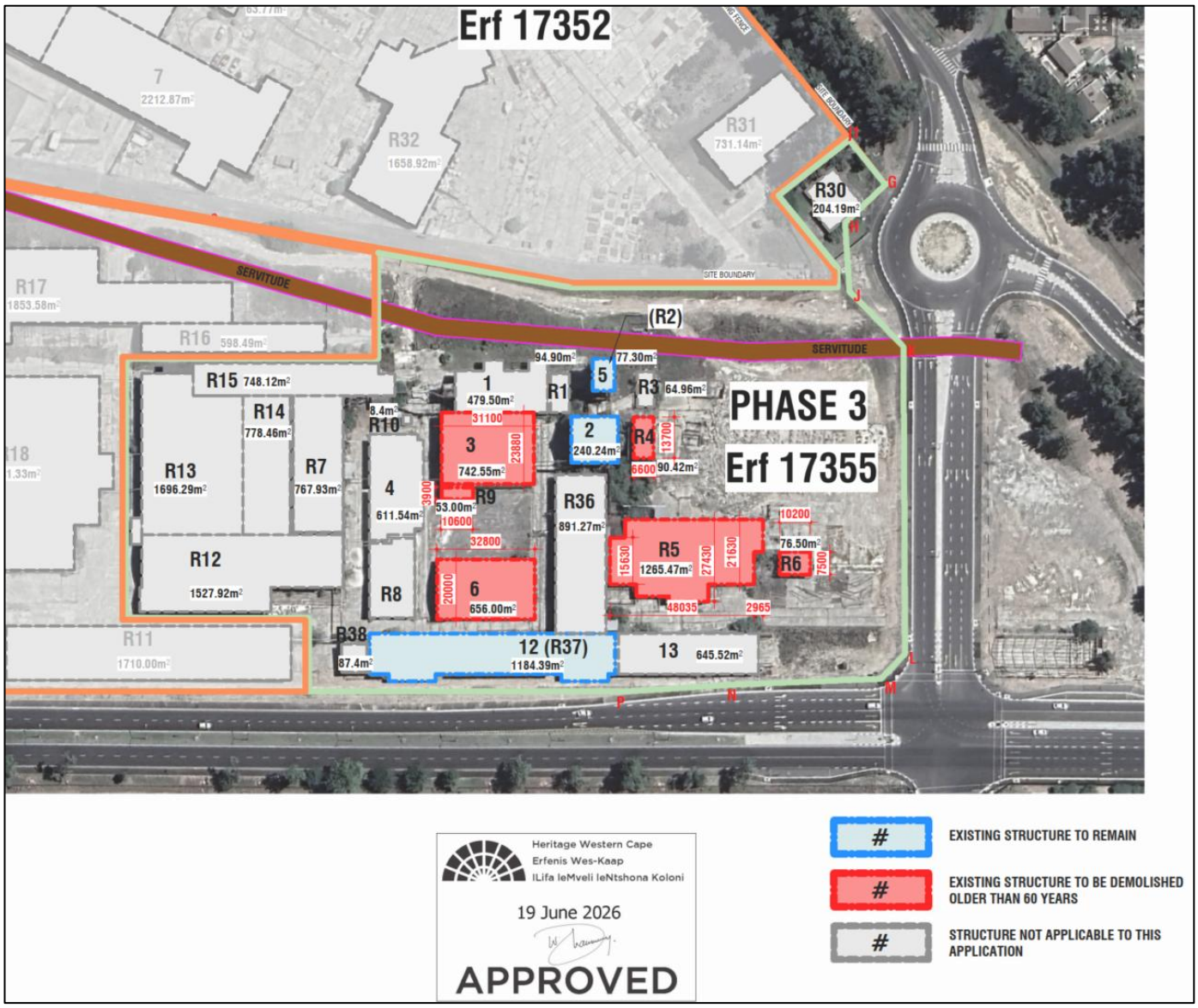

Figure 3.18: HWC Approval Extract – Demolition Plan

Copies of the HWC and Municipal approvals, together with the approved demolition plans, are attached as **Annexure M.**

Accordingly, the demolition of the structures identified under Indicators E, F and G has been authorised through the subsequent HWC and Municipal approval processes. **The proposed development has been assessed with due regard to the remaining applicable heritage indicators identified in the 2016 HIA and remains consistent with the heritage considerations that continue to inform the redevelopment of the site.**

Visual Considerations:

The proposed development has been carefully designed to reinforce the desired urban character of the Adam Tas Corridor and to contribute positively to the evolving mixed-use precinct. Although the development rights for the Woodmill were established prior to the implementation of the ATC LSDF, the development complies with the overarching principles and objectives of the ATC LSDF. The proposed scale, massing and built form are appropriate within the context of the approved development rights and the amended Master Precinct Plan, while the architectural treatment, street interface and landscaping measures enhance the visual quality of the public realm. Accordingly, the proposal is not expected to result in any adverse visual impacts and will contribute positively to the overall urban environment.

3.9 PARKING PROVISION & ACCESS

Access:

The primary access to the development will be via the internal east–west road, situated approximately 70 metres west of the Devon Valley Road/Tarentaal Road intersection. The access will have a two-lane cross-section, with one lane in each direction and have a roundabout as the intersection control. No access control measures are proposed at this point.

The approved east-west road access along Vredenburg Road has been marginally relocated to approximately 205 metres north of the Adam Tas Road/Vredenburg Road intersection. This adjustment aligns the access with the existing entrance to the wastewater treatment works and increases the spacing between the two intersections. The revised intersection is proposed to be configured as a roundabout.

Figure 3.19 illustrates the proposed access to the development.

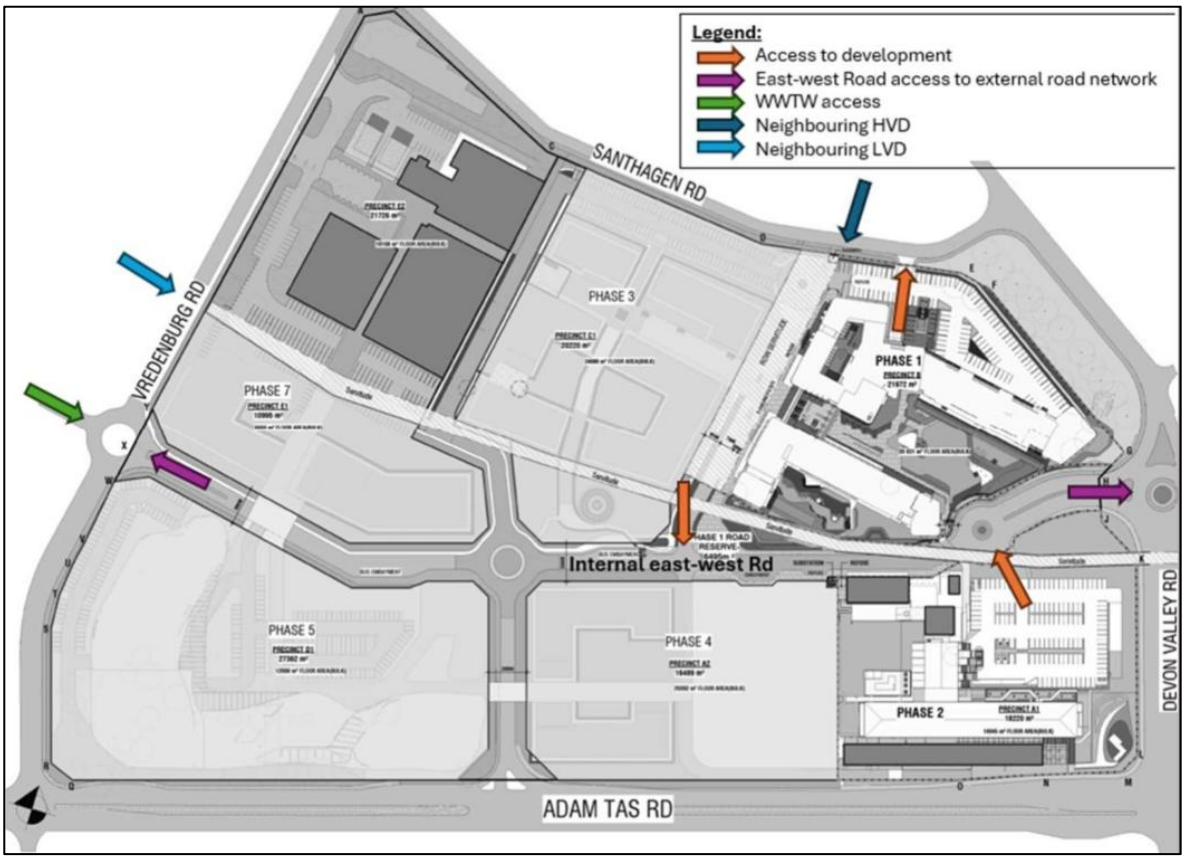

Figure 3.19: Access Points

Parking:

In terms of the Stellenbosch Zoning Scheme, the development is required to provide parking based on the prescribed ratios, as follows:

- 0.7 bays per hotel bedroom/suite
- 1 bay per studio, 1- or 2-bedroom units;
- 1.25 bays per 3-bedroom unit;
- 0.5 bays per unit for visitors;
- 0.25 bays per seat for conference facilities; and
- 4 bays per 100 m² GLA for business premises (Offices/commercial, business, and shops).

In terms of the Stellenbosch Zoning Scheme a total of 252 parking bays are required. The development provides a total of 285 bays, resulting in a **surplus of 33 bays**.

A variety of parking bay typologies have been provided on site comprising of the following:

- 260 standard vehicle bays,
- 11 disabled parking bays;
- 14 motorcycle bays (equivalent to 3. standard vehicle bays);
- 56 bicycle bays (equivalent to 9 standard vehicle bays); and
- 2 bus bays.

3.10 ENGINEERING SERVICES AND INFRASTRUCTURE

As mentioned in section 1.3 above, a condition incorporated into the land use approval was the requirement of a TIS and Civil Engineering Service Reports to accompany each SDP submission made in respect of the individual phases of the development.

It is important to note that development contributions have already been paid in respect of the approved zoning rights applicable to the subject property. Engineering Services Reports were submitted to the relevant municipal departments, setting out the anticipated bulk engineering service demands and any associated upgrade requirements arising from the development. A proportion of the bulk engineering service capacity allocated to the development will be utilised for Phase 1, with the remaining capacity reserved for and apportioned to future development phases.

The findings of these reports are summarised in the sections below.

3.10.1. Electrical Engineering Services

The electrical engineering services report prepared by Sutherland Engineers (attached as **Annexure N**) sets out that the power is to be provided from the Stellenbosch Municipality at 11kV from a council Bulk Metering Kiosk (BMK), which shall comprise of 2 isolators, 1 circuit breaker and metering. A 5x4m area on the boundary of the ERF will be subdivided and registered to the Stellenbosch Municipality. The electrical power supply requirement for Phase 2 is calculated to be 741kVA.

A consumer 11kV 95mm2 3 Core XLPE cable will be installed from the point of supply (BMK) on the boundary to an MV substation (RMU and 1MVA TX) located within the building.

The subject property has a notified maximum demand of 4267 kVA, as indicated in Stellenbosch Municipality Electricity Invoice. Of this, 1 285 kVA will be allocated to Phase 1 of the development, and 741kVA will be allocated to Phase 2 of the development, with the remaining 2 238 kVA allocated to the parent Erf.

3.10.2. Civil Engineering Services

The civil engineering services report, included as **Annexure O** to this application, as provided by UDS Africa addressed the water, sewer and stormwater impact of the proposed development as follows:

Stormwater:

According to the Stormwater Management Plan (SWMP) the pre- and post-development runoff was assessed and it was concluded that the proposed development will result in a reduction in impermeable surface areas compared to existing conditions, thereby decreasing overall stormwater runoff impacts.

The SWMP was submitted as part of the 2023 SDP application was discussed with the relevant municipal official. Stormwater will be conveyed via an internal piped and overland system to the southern boundary, where it will connect to a new system discharging into the existing network along Adam Tas Road.

Water

A GLS report dated 28 February 2023 was completed to assess the existing water network. The GLS report stated that the subject property has existing water rights of 338.216 kl/day. A copy of the GLS letter is attached hereto as **Annexure P.**

It is concluded that **sufficient bulk water capacity exists** to accommodate the SDP for Portion 4 (Erf 17355). The subject property is currently served by a 250mm diameter HDPE water connection along Devon Valley Road, which will be extended westward along the Precinct Road to serve the remaining phases of the development. A new bulk water meter will be installed, and fire hydrants will be provided at a minimum ratio of one per 1,000m² GLA. A booster connection, accessible to emergency vehicles, will also be provided. Detailed layouts will be submitted to Stellenbosch Municipality for approval.

Sewer:

The sewerage flow for the SDP is calculated in accordance with the Guidelines for Human Settlement Planning and Design. As part of the previous upgrades in the area, a new link sewer was constructed for the development. This link sewer is located south of the subject property along Adam Tas Road. This subject property will connect to this link sewer at an existing manhole.

From the above it can be concluded that sufficient services are available to accommodate the proposed development.

3.10.3. Transport

ITS prepared the Traffic Impact Assessment (attached herewith as **Annexure Q**) in respect of second phase of the development, which states that the proposed portion of the Woodmill's Development on Erf 17355, Stellenbosch, which comprises of 163 hotel rooms, retail, a conference facility and offices, is consistent with the approved land uses and development parameters of the broader Woodmill Precinct.

From a road network perspective, the background traffic assessments indicate that all studied intersections for the Woodmill Precinct operate, and are expected to continue operating, at acceptable Levels of Service (LOS) with sufficient spare capacity. No upgrades are required to accommodate the proposed development.

In terms of access, the east-west road connection along Vredenburg Road is proposed to be relocated approximately 205 m north of Adam Tas Road, aligning with the existing wastewater treatment plant access. Access to the development will be via the internal east-west road, approximately 70 m west of the Devon Valley Road/Tarentaal Road intersection. The access will have a two-lane cross-section, with one lane in each direction and have a roundabout as the intersection control. No access control measures are proposed at this point.

Public transport infrastructure is considered adequate, with existing embayments along Adam Tas Road and additional embayments proposed along the internal east-west road. In line with the Woodmill Precinct TIA, non-motorised transport provision includes 1.8 m wide sidewalks along internal roads.

The SDP provides 260 standard parking bays, which is considered sufficient to serve the development. In addition, 14 motorcycle bays and 56 bicycle bays are being provided for on site. Operational servicing arrangements are appropriately accommodated, including a refuse room and an on-street refuse embayment will being provided along the east-west internal road, approximately 380 m west of the site access.

Overall, it is concluded that the transport related impacts of the **proposed development can be satisfactorily mitigated and accommodated within the existing and planned road network**, and that the proposal is supportable from a transport impact perspective, subject to the implementation of the identified access and minor operational measures.

3.10.4. CONCLUSION – SERVICES

From the above-mentioned engineering investigations, it was concluded that the **there is sufficient reserved engineering capacity to accommodate the current proposal** and as such will not have an increased impact on the services infrastructure as anticipated during the original application submission.

SECTION 4 MOTIVATION & DESIRABILITY

4.1 MOTIVATION

The subject property already benefits from extensive approved development rights, development parameters, engineering service allocations and a framework of conditions of approval regulating the future development of the property. The subject application currently before the Municipality does not seek to establish additional development rights, intensify the approved development potential, or materially alter the approved planning framework. Rather, the application is primarily intended to facilitate the implementation of existing approvals, satisfy historical conditions of approval and enable the orderly, phased development of the property in accordance with the approved zoning rights.

The proposal therefore represents the logical progression from strategic land use approval to implementation and should be assessed in that context.:

4.1.1 SITE DEVELOPMENT PLAN

The Site Development Plan submitted as part of this application relates exclusively to the development of Precinct B of the amended Master Precinct Plan, and constitutes the detailed implementation of approved zoning rights already applicable to the property.

The proposal incorporates a mix of hotel and complementary uses that will contribute towards the creation of a vibrant mixed-use environment while enhancing activity and investment within the broader precinct.

Based on the above, the following conclusions can be drawn:

- The proposed SDP represents an **appropriate and compliant response** to the approved zoning rights applicable to the subject property;

- The SDP has been carefully refined to comply with the relevant conditions and development parameters as set out in the Stellenbosch Municipality Zoning Scheme;

- **Due consideration has been given to the broader context of the subject property,** including its historic significance, as well as the development potential of the property and its immediate surroundings;

- The proposed internal vehicular access arrangements and circulation system are designed to operate efficiently and safely and are not anticipated to result in any adverse impact on existing transport conditions;

- The SDP provides a structured and appropriate framework for the implementation of Precinct B within a well-located and accessible area;

- The proposed development is expected to **generate employment opportunities** during both the construction phase and the operational phase; and

- Overall, it is considered that the proposed development, as reflected in the SDP, will **contribute positively to local investment, economic activity, and employment creation.**

4.1.2 PROPOSED FOUR-STOREY BUILT FORM

The Adam Tas Corridor Local Spatial Development Framework (ATC LSDF) represents the Municipality's current strategic planning vision for the regeneration and redevelopment of the Adam Tas Corridor and provides the relevant policy context for assessing inter alia the proposed built form. Whilst the proposed development is implemented in terms of the approved zoning and development rights and is not subject to the implementation provisions of the ATC, the following assessment demonstrates that the proposed four-storey building is consistent with the proposed amended Master Precinct Plan and the desired urban form envisaged for Precinct 2 of the ATC LSDF.

The proposal is supported by the following considerations:

- No increase in approved development rights – The proposal does not increase the approved development land use rights or overall bulk established through the original approvals. The **approved basket of rights remains unchanged**, with the proposal merely redistributing the approved floor area vertically to achieve a more efficient built form.

- Alignment with the Municipality's contemporary planning vision – The ATC LSDF identifies Precinct 2 as an area intended to accommodate compact, mixed-use and higher-intensity urban development. The **proposed four-storey building falls within the LSDF's envisaged building height of two to four storeys** and is **therefore consistent with the Municipality's desired built form and spatial vision for the precinct.**

- Appropriate urban design outcome – The proposed height enables a more compact building footprint, reducing site coverage and **creating greater opportunities for meaningful open space, landscaping, pedestrian movement and public realm improvements.** The proposal also contributes towards a well-defined street edge and **reinforces the mixed-use urban character envisaged for the Corridor**.

- Implementation of the Woodmill redevelopment vision – the proposal establishes an urban form that is **consistent with the Municipality's current planning objectives for the precinct and contributes positively towards the long-term transformation of this strategic regeneration area.**

Therefore, the proposed four-storey building should be viewed as a refinement of the approved development framework rather than an increase in development rights. Whilst the 2020 approved Master Precinct Plan illustrated a four-storey built form, the Municipality's subsequent **ATC LSDF now envisages Precinct 2 comprising of a built form ranging between two and four storeys**. The proposal therefore reflects the Municipality's contemporary planning vision, whilst preserving the approved development rights and maintaining the approved overall development intensity.

Accordingly, **the proposed four-storey building is considered to represent an appropriate and desirable planning outcome that is consistent with the strategic objectives of the ATC LSDF**, reinforces the intended urban character of Precinct 2 and contributes positively to the long-term regeneration of the Woodmill precinct.

4.2 PLANNING PRINCIPLES – WESTERN CAPE LUPA (2014)

Chapter VI of the Western Cape Land Use Planning Act (2014) includes a series of land use principles that should guide development in the province. The planning principles were reviewed, and the proposed development assessed. It is concluded that the proposed development is fully compliant with the planning principles prescribed in the LUPA (2014), as follows:

Table 6: Compliance with Planning Principles of LUPA (2014)

Land Use Planning Principles (LUPA, 2014)	Compliance/ Response
Spatial Justice 	**Fully Compliant** The proposal will not result in any negative impact in terms of exclusion, segregation or discrimination.
Spatial Sustainability 	**Fully Compliant.** No negative impact on natural or agricultural resources is foreseen and urban sprawl is not promoted as part of this application. In fact, the subject application will enable the redevelopment of an underdeveloped property, and is viewed as sustainable infill development of a property that succumbed to deterioration and dilapidation.
Efficiency 	**Fully Compliant.** Utilising existing resources and linking to existing services in a well-located area, as per the original approval granted in November 2016 and the extension of validity granted in January 2021.
Good Administration 	**Fully Compliant.** The application is submitted in terms of the relevant legislation and will be processed accordingly.
Spatial Resilience 	**Fully Compliant.** This proposal which will enable the development of the subject property to its full potential, to enable the appreciation and resilience of the facility being fulfilled. The subject property has a longstanding history and this proposal will ensure the upliftment of the property and its surrounds.

SECTION 5 CONCLUSION & RECOMMENDATION

5.1 CONCLUSION

It can be concluded that the subject application will facilitate the successful implementation of the second precinct of the development. The proposal will enable the sustainable redevelopment and upliftment of the subject property as a gateway site to Stellenbosch. Furthermore, the subject property's proposed development is based on a thorough understanding of the market conditions and surrounding local context, while also complying fully with the current zoning rights.

5.2 RECOMMENDATION

The subject application proposes the development of the Precinct B on the subject property, which will comprise of a hotel, complimented by a conference facility, offices, business centre and retail/shops.

Following the above assessment and motivation, it is recommended that the Stellenbosch Municipality approves the application submitted in terms of Section 15(2)(l) of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023 for Permission for the approval of a **Site Development Plan and Landscape Plan** as required in terms of the conditions of approval for Erf 17355 Stellenbosch.



STELLENBOSCH

ERF 17355

LOCAL CONTEXT

Subject Property (±15,63 ha)

Cadastral Boundaries

PLEASE NOTE
ALL BOUNDARY LINE POSITIONS, DISTANCES AND PROPERTY SIZES NEED TO BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.

INDEMNITY
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FILE PATH
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DATE: JANUARY 2026

COMPILED BY: A ELLIS

SCALE: 0 20 40 80 m

N

PLAN NO:

• URBAN DYNAMICS CAPE (PTY) LTD
• URBAN DYNAMICS SOUTH CAPE (PTY) LTD

South Gate Office Park,
Ground Floor, Unit 2,
Carl Cronje Drive,
South Gate Tyger Waterfront,
Bellville, 7530
PO Box 2445, Bellville, 7535

Tel: (021) 948 1545
Website: www.udwc.co.za

DRAFT PLAN SET

AREA SCHEDULE (COVERAGE)

Name	Area
COVERAGE	6402 m²
Grand total: 3	6402 m²

AREA SCHEDULE (GLA)

Name	Area
BUSINESS CENTER	402 m²
COMMERCIAL	331 m²
CONFERENCE	334 m²
DELIVERY	50 m²
HOTEL	9807 m²
REFUSE	42 m²
RETAIL A	214 m²
RETAIL B	29 m²
RETAIL C	25 m²
RETAIL D	451 m²
Grand total	11685 m²

AREA SCHEDULE (GBA)

Name	Area	Level
EXISTING UPPER GROUND GBA	636 m²	L0.5 UPPER GROUND FLOOR
LOWER GROUND GBA	3315 m²	L00 LOWER GROUND FLOOR
NEW FIRST FLOOR GBA	2459 m²	L01 FIRST FLOOR
NEW SECOND FLOOR GBA	2995 m²	L02 SECOND FLOOR
NEW UPPER GROUND FLOOR GBA	2888 m²	L0.5 UPPER GROUND FLOOR
Grand total: 10	12294 m²	

PROVIDED PARKING

Family	Count	Type
B + P-PA-Standard Bay	260	5000 x 2500
M_Parking Space	56	bicycle parking
M_Parking Space	2	BUS PARKING
Variable_Parking_Layout_1 7862	11	DISABLED PARKING
M_Parking Space	14	MOTORCYCLE PARKING

ROOM SCHEDULE - HOTEL

Name	Level	Comments	Tenant	Count	Area
H1	L0.5 UPPER GROUND FLOOR	1 ROOM	HOTEL ROOM	31	26 m²
H2	L0.5 UPPER GROUND FLOOR	2 SPLITTABLE ROOMS	HOTEL ROOM	5	51 m²
H SPCL NEEDS	L0.5 UPPER GROUND FLOOR	1 ROOM DISABLED	HOTEL ROOM	2	32 m²
H1	L01 FIRST FLOOR	1 ROOM	HOTEL ROOM	39	27 m²
H2	L01 FIRST FLOOR	2 SPLITTABLE ROOMS	HOTEL ROOM	6	51 m²
H BOUTIQUE ROOM X	L01 FIRST FLOOR	1 BED APARTMENT	1 BED APARTMENT	2	23 m²
H SPCL NEEDS	L01 FIRST FLOOR		HOTEL ROOM	2	32 m²
H1	L02 SECOND FLOOR	1 ROOM	HOTEL ROOM	51	28 m²
H2	L02 SECOND FLOOR	2 SPLITTABLE ROOMS	HOTEL ROOM	8	51 m²
H BOUTIQUE ROOM X	L02 SECOND FLOOR	1 BED APARTMENT	1 BED APARTMENT	2	23 m²
H SPCL NEEDS	L02 SECOND FLOOR		HOTEL ROOM	2	32 m²
Grand total: 150				150	

APARTMENT SCHEDULE

Name	Level	Comments	Tenant	Count	Area
AP. BOUTIQUE 3 BED	L00 LOWER GROUND FLOOR	3 BED APARTMENT	3 BED APARTMENT	1	128 m²
AP. BOUTIQUE ROOM	L00 LOWER GROUND FLOOR	1 BED APARTMENT	2 BED APARTMENT	2	88 m²
AP. BOUTIQUE 3 BED	L0.5 UPPER GROUND FLOOR	3 BED APARTMENT	3 BED APARTMENT	1	128 m²
AP. BOUTIQUE ROOM	L0.5 UPPER GROUND FLOOR	1 BED APARTMENT	2 BED APARTMENT	2	88 m²
AP. PENTHOUSE	L0.5 UPPER GROUND FLOOR	2 ROOM LUXURY	2 BED APARTMENT	2	74 m²
AP. BOUTIQUE 3 BED	L01 FIRST FLOOR	3 BED APARTMENT	3 BED APARTMENT	1	128 m²
AP. PENTHOUSE	L01 FIRST FLOOR	2 ROOM LUXURY	2 BED APARTMENT	2	74 m²
AP. BOUTIQUE 3 BED	L02 SECOND FLOOR	3 BED APARTMENT	3 BED APARTMENT	1	128 m²
AP. LUXURY PENTHOUSE	L02 SECOND FLOOR	2 ROOM PENTHOUSE	2 BED APARTMENT	1	130 m²
Grand total: 13				13	

FAR AREA SCHEDULE (BULK)

Area	Name
L00 LOWER GROUND FLOOR	
291 m²	COMMON
382 m²	USABLE
1445 m²	USABLE
196 m²	COMMON
266 m²	SUPPLEMENTARY
18 m²	CIRCULATION
17 m²	CIRCULATION
162 m²	USABLE
107 m²	USABLE
142 m²	SUPPLEMENTARY
375 m²	SUPPLEMENTARY
166 m²	USABLE
355 m²	USABLE
49 m²	USABLE
115 m²	COMMON
105 m²	SUPPLEMENTARY
4191 m²	

FAR AREA SCHEDULE (BULK)

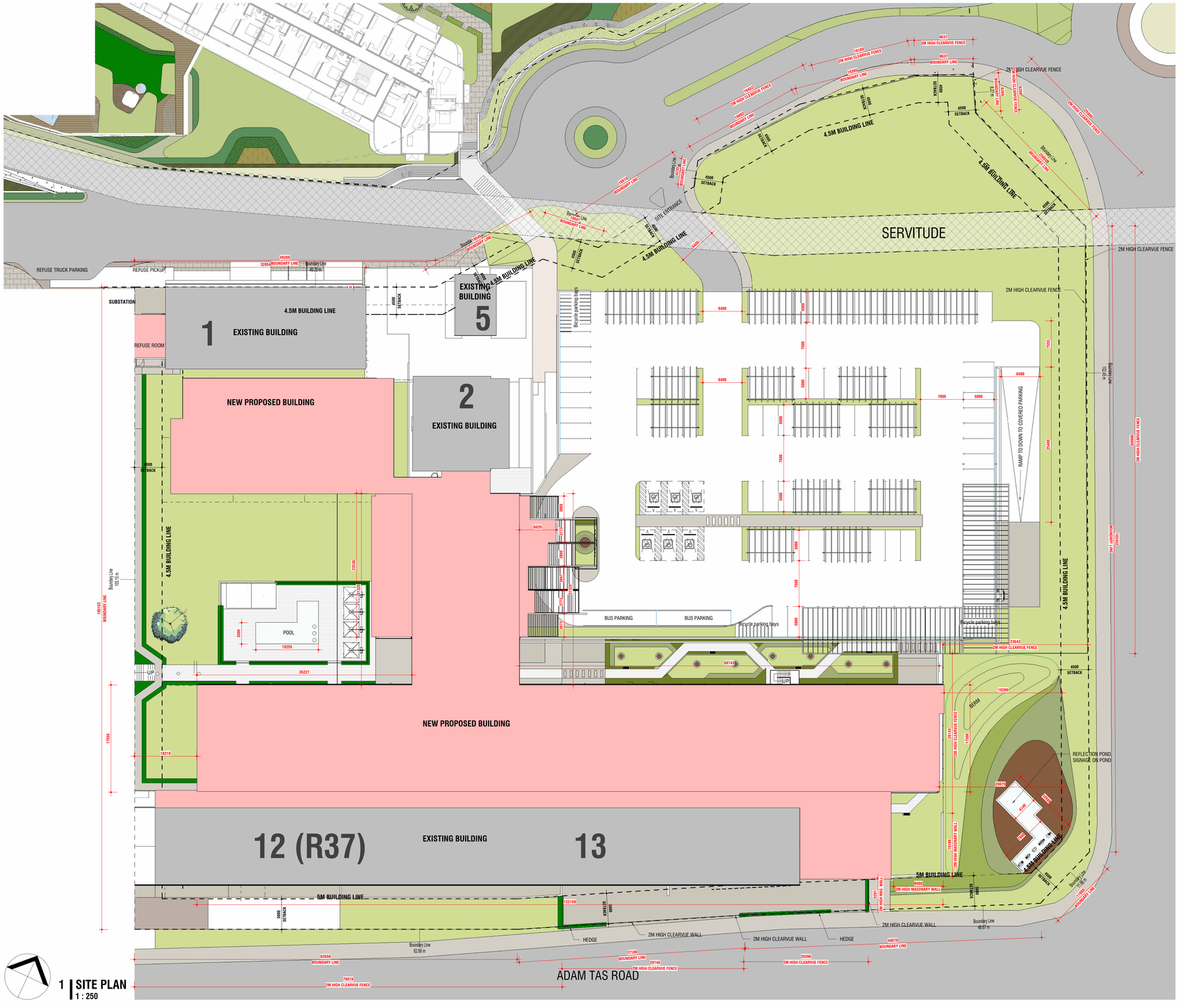
Area	Name
L0.5 UPPER GROUND FLOOR	
317 m²	USABLE
963 m²	USABLE
811 m²	COMMON
227 m²	USABLE
142 m²	SUPPLEMENTARY
255 m²	SUPPLEMENTARY
16 m²	SUPPLEMENTARY
16 m²	SUPPLEMENTARY
29 m²	CIRCULATION
9 m²	CIRCULATION
28 m²	USABLE
31 m²	USABLE
47 m²	COMMON
276 m²	USABLE
4 m²	SUPPLEMENTARY
4 m²	SUPPLEMENTARY
48 m²	USABLE
351 m²	USABLE
3572 m²	

FAR AREA SCHEDULE (BULK)

Area	Name
L01 FIRST FLOOR	
318 m²	COMMON
991 m²	USABLE
382 m²	USABLE
282 m²	USABLE
15 m²	SUPPLEMENTARY
15 m²	SUPPLEMENTARY
15 m²	SUPPLEMENTARY
15 m²	SUPPLEMENTARY
351 m²	USABLE
49 m²	USABLE
45 m²	COMMON
2478 m²	

FAR AREA SCHEDULE (BULK)

Area	Name
L02 SECOND FLOOR	
352 m²	COMMON
496 m²	USABLE
313 m²	USABLE
397 m²	USABLE
929 m²	USABLE
56 m²	SUPPLEMENTARY
4 m²	SUPPLEMENTARY
4 m²	SUPPLEMENTARY
352 m²	USABLE
49 m²	USABLE
105 m²	COMMON
3 m²	SUPPLEMENTARY
3061 m²	
13302 m²	



1 | SITE PLAN
1 : 250

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.B.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
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FIRE NOTES:

1. OCCUPANCY CLASSIFICATION: G1
2. ALL WORK TO COMPLY WITH SANS 10400 - 2011 PART T.

CLAUSE:

- 4.2 SAFETY DISTANCES
- 4.35 HYDRANTS
- 4.54 ACCESS FOR FIRE-FIGHTING AND RESCUE PURPOSES

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION

Erf / Portion	ERF 17355	*Site Area*	18220 m²
Township	STELLENBOSCH	*Title Deed No*	

ZONING INFORMATION

Town Planning Scheme	STELLENBOSCH / ZONING SCHEME BY-LAW 2019	*Amendment Scheme No.*	/
Use Zone	MIXED USE ZONE	*Annexe No.*	

DEVELOPMENT CONTROL MEASURES

Permissible	*Control*	*Actual*
6 storeys	*Height of buildings*	4
ADAM TAS ROAD: 5m BUSINESS PREMISES: • Street and Common boundary: 0m HOTEL: • Street Boundary: 4.5m • Common Boundary: 4.5m to 1st floor • Common Boundary: 6m from 2nd floor and higher	*Building Lines*	ADAM TAS ROAD: 5m BUSINESS PREMISES: • Street and Common boundary: 0m HOTEL: • Street Boundary: 4.5m • Common Boundary: 4.5m to 1st floor • Common Boundary: 6m from 2nd floor and higher
BUSINESS: 85 HOTEL: 50 %	*Coverage (Footprint/Site Area x 100 = _%)*	TOTAL: 35%
N/A	*Floor Area Ratio (FAR)*	0.73 (13302m² / 18220m²)
N/A m²	*Gross Building Area (GBA)*	12294 m²
N/A m²	*Gross Leasible Area (GLA)*	11685 m²
N/A m²	*Density (Dwelling Units per hectare)*	7.13
N/A	*No of Dwelling Units on the erf*	13

PARKING REQUIREMENTS

	PARKING REQUIRED	PARKING PROVIDED	COMPLIANCE
HOTEL ROOMS	105	105	COMPLIANT
0.7 PARKINGS PER HOTEL SUITE 150 Units x 0.7 = 105 REQUIRED 105 PROVIDED			
RESIDENTIAL APARTMENTS - RESIDENTS	14	14	COMPLIANT
STUDIO, 1 BED, 2 BED UNITS 1 PARKING BAY PER UNIT X9 UNITS X 1 = 9 REQUIRED 3 BED UNITS 1.25 PARKING BAY PER UNIT X4 UNITS X 1.25 = 5 REQUIRED TOTAL RESIDENTIAL PARKINGS REQUIRED: 14 TOTAL RESIDENTIAL PARKINGS PROVIDED: 14			
RESIDENTIAL APARTMENTS - VISITORS	7	7	COMPLIANT
0.5 VISITORS PARKING BAY PER UNIT 13 UNITS X 0.5 = 7 REQUIRED TOTAL APARTMENT VISITOR BAYS REQ'D: 7 TOTAL APARTMENT VISITOR BAYS PROV'D: 7			
DISABLED PARKINGS	11	11	COMPLIANT
DISBABLED PARKING REQUIREMENTS: 1 PARKING PER 25 PROVIDED OR PART THERE-OF - SANS 10400 PART S 4.3. TOTAL PARKINGS =263X 1/25 = 11 TOTAL DISABLED PARKINGS REQUIRED: 11 TOTAL DISABLED PARKINGS PROVIDED: 11			
COMMERCIAL USE	59	59	COMPLIANT
4 PARKINGS PER 100m² REQUIRED COMMERCIAL = 331M² BUSINESS CENTER = 402M² RETAIL A = 214M² RETAIL B = 29M² RETAIL C = 25M² RETAIL D = 451M² **TOTAL M² = 1452M²** 1452m² X 4/100 = 59 THERFORE PARKINGS REQUIRED = 59 PARKINGS PROVIDED = 59			
CONFERENCE CENTER	56	56	COMPLIANT
0.25 PARKING PER SEAT REQUIRED 1 SEAT PER 1.5M² RATIO TOTAL USE AREA = 334m² / 1.5 = 223 SEATS TOTAL 223 SEATS X 0.25 = 56 PARKINGS TOTAL PARKINGS REQUIRED = 56 TOTAL PARKINGS PROVIDED = 56			
SURPLUS PARKINGS	0	33	SURPLUS
TOTAL PARKINGS REQUIRED	252	285	COMPLIANT
HOTEL SUITES: :105 APARTMENTS - RESIDENTS: :14 APARTMENTS - VISITORS: :7 DISABLED PARKINGS: :11 COMMERCIAL: :59 CONFERENCE: :56 **TOTAL REQUIRED: :252**			

PROVIDED PARKING BREAKDOWN	285
TOTAL STANDARD PARKING BAYS PROVIDED = 260 PARKINGS	260
TOTAL DISABLED PARKING BAYS PROVIDED = 11 PARKINGS	11
BICYCLE AND MOTORCYCLE PARKING CONTRIBUTE 10% TO TOTAL PARKING COUNT. - BICYCLE BAY = 1/6 STD BAYS - MOTORCYCLE BAY = 1/4 STD BAYS	
MOTORCYCLE BAYS = 14 X 1/4 = 3 BICYLE BAYS = 56 X 1/6 = 9	12
BUS PARKINGS = 2	2
TOTAL PARKINGS = 285	

GENERAL

KEY PLAN

REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2020.08.07		HOTEL AMENDED TO 4 STOREYS

SIGNATURES

CLIENT	ARCHITECT
ENGINEER	ENGINEER

Boogertman + Partners

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JOHANNESBURG
Tel: (011) 784 1600

PRETORIA
Tel: (012) 429 7300

DURBAN
Tel: (031) 267 1888

KENYA
Tel: +254 705 960 697

PROJECT

WOODMILL HOTEL
FOR
YIELDEX
ERF TBC
ADAMA TAS ROAD, SAWMILL
STELLENBOSCH

TITLE

GENERAL ARRANGEMENT PLAN - SDP

SCALE: 1 : 250 @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AAHW	01	LS	1001	A

DRAWN BY: **Author**
CHECKED BY: **Checker**

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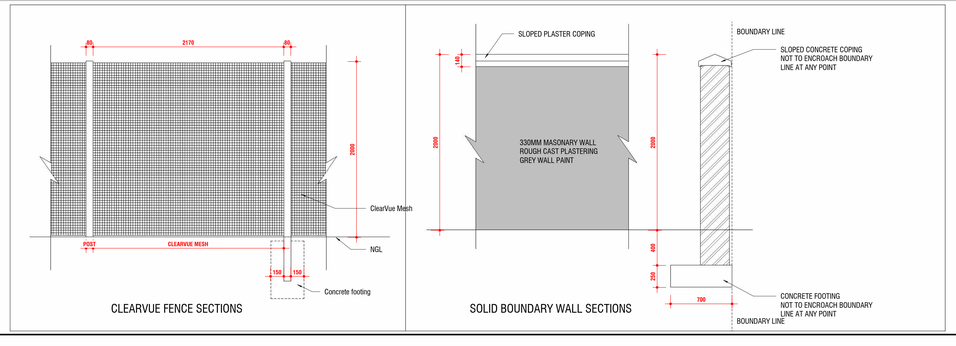
DRAFT PLAN SET



1 | SITE PLAN
1 : 250



2 | BOUNDARY WALL TREATMENT
1 : 25

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FIRE NOTES:

1. OCCUPANCY CLASSIFICATION: G1
2. ALL WORK TO COMPLY WITH SANS 10400 - 2011 PART T.

CLAUSE:

- 4.2 SAFETY DISTANCES
- 4.35 HYDRANTS
- 4.54 ACCESS FOR FIRE-FIGHTING AND RESCUE PURPOSES

GENERAL

KEY PLAN

REVISIONS

REV	DATE	DRAWN	DESCRIPTION

SIGNATURES

CLIENT	ARCHITECT
ENGINEER	ENGINEER

Boogertman + Partners

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DURBAN
Tel: (031) 267 1888

KENYA
Tel: +254 705 960 687

PROJECT

WOODMILL HOTEL

FOR

YIELDEX

ERF TBC
ADAMA TAS ROAD, SAWMILL
STELLENBOSCH

TITLE

GENERAL ARRANGEMENT PLAN - BOUNDARY WALL PLAN

SCALE: As indicated @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AAHW	01	LS	1002	

DRAWN BY: Author
CHECKED BY: Checker

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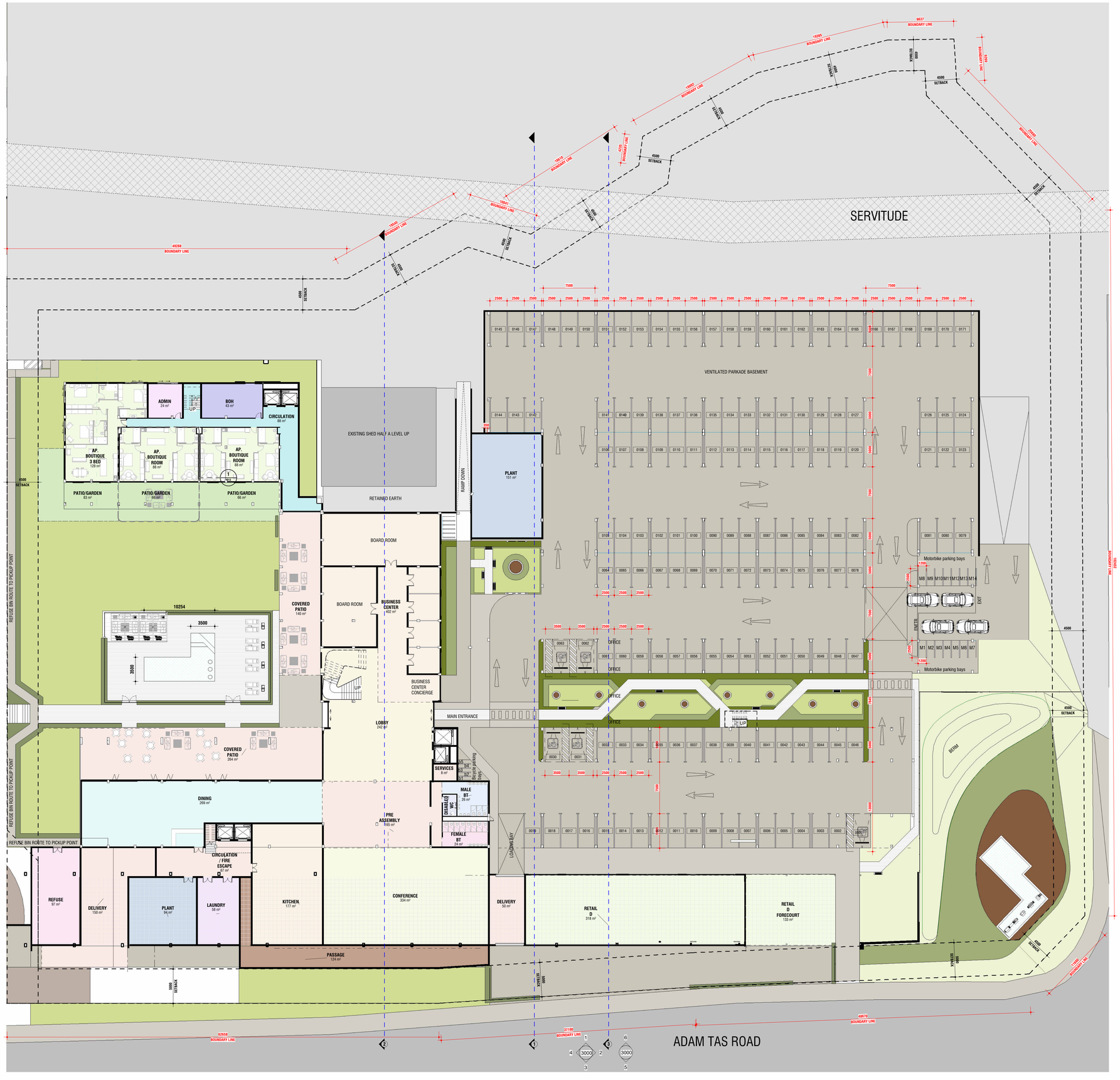
DRAFT PLAN SET



1 | L00 LOWER GROUND FLOOR
1 : 200

ROOM SCHEDULE LOWER GROUND

Name	Level	Area	Count
ADMIN	L00 LOWER GROUND FLOOR	24 m²	1
AP. BOUTIQUE 3 BED	L00 LOWER GROUND FLOOR	128 m²	1
AP. BOUTIQUE ROOM	L00 LOWER GROUND FLOOR	176 m²	2
BOH	L00 LOWER GROUND FLOOR	43 m²	1
BUSINESS CENTER	L00 LOWER GROUND FLOOR	402 m²	1
CIRCULATION	L00 LOWER GROUND FLOOR	88 m²	1
CIRCULATION / FIRE ESCAPE	L00 LOWER GROUND FLOOR	67 m²	1
CONFERENCE	L00 LOWER GROUND FLOOR	334 m²	1
COVERED PATIO	L00 LOWER GROUND FLOOR	404 m²	2
DELIVERY	L00 LOWER GROUND FLOOR	200 m²	2
DINING	L00 LOWER GROUND FLOOR	269 m²	1
DISABLED WC	L00 LOWER GROUND FLOOR	6 m²	1
FEMALE BT	L00 LOWER GROUND FLOOR	24 m²	1
KITCHEN	L00 LOWER GROUND FLOOR	177 m²	1
LAUNDRY	L00 LOWER GROUND FLOOR	58 m²	1
LOBBY	L00 LOWER GROUND FLOOR	242 m²	1
MALE BT	L00 LOWER GROUND FLOOR	28 m²	1
PASSAGE	L00 LOWER GROUND FLOOR	124 m²	1
PATIO/GARDEN	L00 LOWER GROUND FLOOR	216 m²	3
PLANT	L00 LOWER GROUND FLOOR	245 m²	2
PRE ASSEMBLY	L00 LOWER GROUND FLOOR	165 m²	1
REFUSE	L00 LOWER GROUND FLOOR	97 m²	1
RETAIL D	L00 LOWER GROUND FLOOR	318 m²	1
RETAIL D FORECOURT	L00 LOWER GROUND FLOOR	133 m²	1
SERVICES	L00 LOWER GROUND FLOOR	8 m²	1
Grand total: 31		3972 m²	31

PROVIDED PARKING

Family	Count	Type
B + P-PA-Standard Bay	260	5000 x 2500
M_Parking Space	56	bicycle parking
M_Parking Space	2	BUS PARKING
Variable_Parking_Layout_17862	11	DISABLED PARKING
M_Parking Space	14	MOTORCYCLE PARKING

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FIRE NOTES:

1. OCCUPANCY CLASSIFICATION: G1
2. ALL WORK TO COMPLY WITH SANS 10400 - 2011 PART T.

CLAUSE:

- 4.2 SAFETY DISTANCES
- 4.35 HYDRANTS
- 4.54 ACCESS FOR FIRE-FIGHTING AND RESCUE PURPOSES

GENERAL

KEY PLAN

REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2026.08.07		HOTEL AMENDED TO 4 STOREYS

SIGNATURES

CLIENT	ARCHITECT
ENGINEER	ENGINEER

PROJECT

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WOODMILL HOTEL
FOR
YIELDEX
ERF TBC
ADAMA TAS ROAD, SAWMILL
STELLENBOSCH

TITLE

GENERAL ARRANGEMENT PLAN - LOWER GROUND FLOOR PLAN

SCALE: 1 : 200 @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AAHW	01	LS	1003	A

DRAWN BY: Author
CHECKED BY: Checker

Autodesk Docs://AAHW001-WOODMILL HOTEL /AAHW01_SAM HOTEL.rvt
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DRAFT PLAN SET



1 | L0.5 UPPER GROUND FLOOR
1 : 200

ROOM SCHEDULE UPPER GROUND			
Name	Level	Area	Count
ADMIN	L0.5 UPPER GROUND FLOOR	23 m²	1
AP. BOUTIQUE 3 BED	L0.5 UPPER GROUND FLOOR	128 m²	1
AP. BOUTIQUE ROOM	L0.5 UPPER GROUND FLOOR	176 m²	2
AP. PENTHOUSE	L0.5 UPPER GROUND FLOOR	148 m²	2
ARRIVAL PORTICO	L0.5 UPPER GROUND FLOOR	49 m²	1
CIRCULATION	L0.5 UPPER GROUND FLOOR	291 m²	3
DELI	L0.5 UPPER GROUND FLOOR	0 m²	1
ELEVATOR LOBBY	L0.5 UPPER GROUND FLOOR	30 m²	1
EX STRUCTURE 1	L0.5 UPPER GROUND FLOOR	0 m²	1
FIRE ESCAPE	L0.5 UPPER GROUND FLOOR	49 m²	2
H1	L0.5 UPPER GROUND FLOOR	858 m²	31
H2	L0.5 UPPER GROUND FLOOR	257 m²	5
H SPCL NEEDS	L0.5 UPPER GROUND FLOOR	64 m²	2
HOTEL FOYER	L0.5 UPPER GROUND FLOOR	352 m²	2
LUGGAGE	L0.5 UPPER GROUND FLOOR	43 m²	1
RECEPTION FOYER	L0.5 UPPER GROUND FLOOR	114 m²	1
REFUSE ROOM	L0.5 UPPER GROUND FLOOR	43 m²	1
RETAIL B	L0.5 UPPER GROUND FLOOR	29 m²	1
RETAIL C	L0.5 UPPER GROUND FLOOR	25 m²	1
SERVICE LOBBY	L0.5 UPPER GROUND FLOOR	48 m²	1
SERVICES	L0.5 UPPER GROUND FLOOR	8 m²	2
TERRACE	L0.5 UPPER GROUND FLOOR	133 m²	3
Grand total: 66		2870 m²	66

PROVIDED PARKING		
Family	Count	Type
B + P-PA-Standard Bay	260	5000 x 2500
M_Parking Space	56	bicycle parking
M_Parking Space	2	BUS PARKING
Variable_Parking_Layout_17862	11	DISABLED PARKING
M_Parking Space	14	MOTORCYCLE PARKING

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FIRE NOTES:

1. OCCUPANCY CLASSIFICATION: G1
2. ALL WORK TO COMPLY WITH SANS 10400 - 2011 PART T.

CLAUSE:

- 4.2 SAFETY DISTANCES
- 4.35 HYDRANTS
- 4.54 ACCESS FOR FIRE-FIGHTING AND RESCUE PURPOSES

GENERAL

KEY PLAN

REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2026-04-30	CR	RESTUARANT LINK UPDATE

SIGNATURES

CLIENT	ARCHITECT
ENGINEER	ENGINEER

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PROJECT

WOODMILL HOTEL
FOR
YIELDEX
ERF TBC
ADAMA TAS ROAD, SAWMILL
STELLENBOSCH

TITLE

GENERAL ARRANGEMENT PLAN - UPPER GROUND FLOOR

SCALE: 1 : 200 @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AAHW	01	LS	1004	A

DRAWN BY: Author
CHECKED BY: Checker

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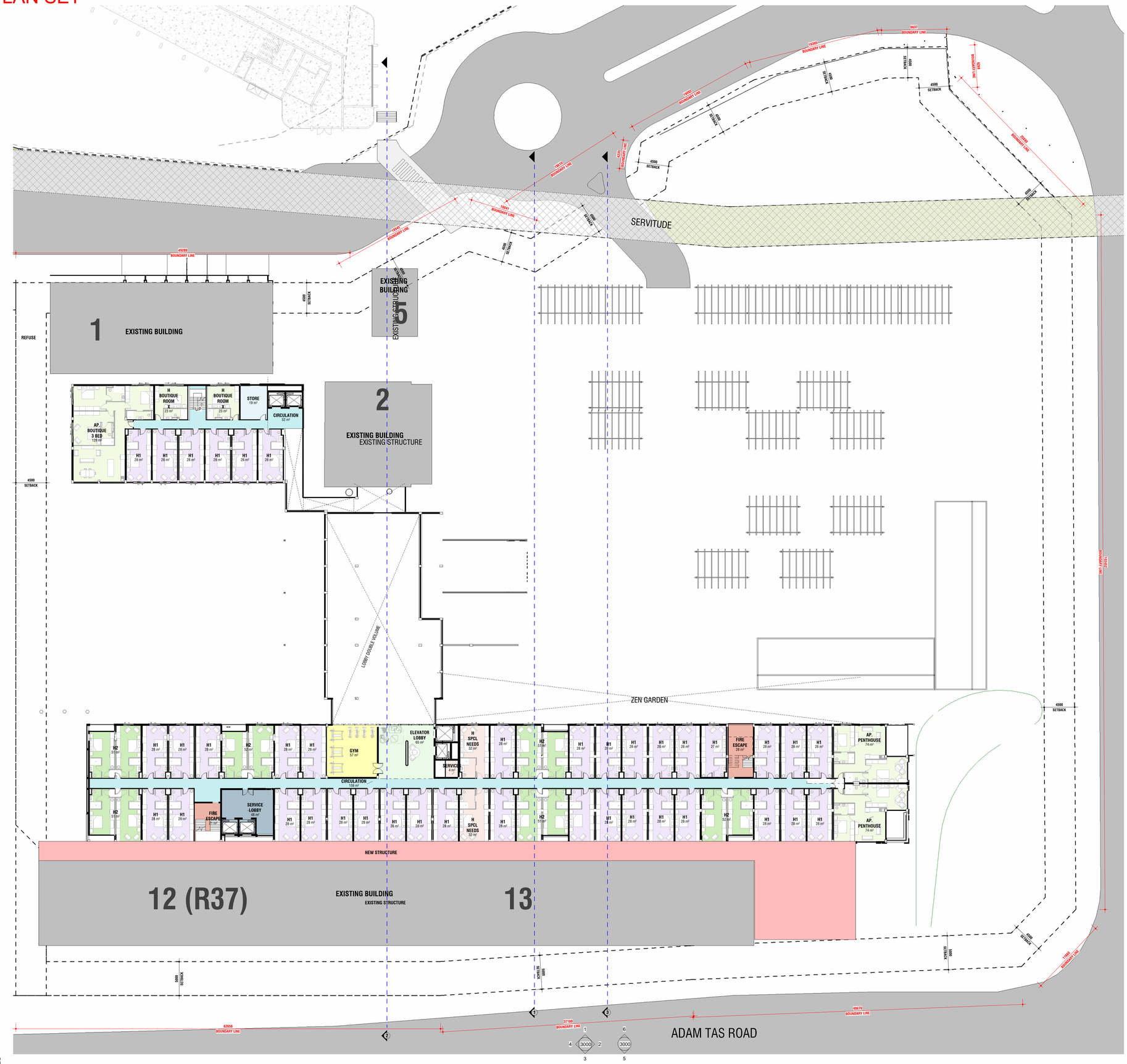
Autodesk Docs://AAHW025 - WOODMILL HOTEL / AAHW025_MAIN HOTEL.rvt

DRAFT PLAN SET



ROOM SCHEDULE FIRST FLOOR

Name	Level	Area	Count
AP. BOUTIQUE 3 BED	L01 FIRST FLOOR	129 m²	1
AP. PENTHOUSE	L01 FIRST FLOOR	148 m²	2
CIRCULATION	L01 FIRST FLOOR	211 m²	2
ELEVATOR LOBBY	L01 FIRST FLOOR	65 m²	1
FIRE ESCAPE	L01 FIRST FLOOR	49 m²	2
GYM	L01 FIRST FLOOR	57 m²	1
H1	L01 FIRST FLOOR	1081 m²	39
H2	L01 FIRST FLOOR	308 m²	6
H BOUTIQUE ROOM X	L01 FIRST FLOOR	46 m²	2
H SPCL NEEDS	L01 FIRST FLOOR	64 m²	2
SERVICE LOBBY	L01 FIRST FLOOR	48 m²	1
SERVICES	L01 FIRST FLOOR	4 m²	1
STORE	L01 FIRST FLOOR	19 m²	1
Grand total: 61		2231 m²	61

PROVIDED PARKING

Family	Count	Type
B + P PA-Standard Bay	260	5000 x 2500
M_Parking Space	56	bicycle parking
M_Parking Space	2	BUS PARKING
Variable_Parking_Layout_1 7862	11	DISABLED PARKING
M_Parking Space	14	MOTORCYCLE PARKING

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FIRE NOTES:

1. OCCUPANCY CLASSIFICATION: G1
2. ALL WORK TO COMPLY WITH SANS 10400 - 2011 PART T.

CLAUSE:

- 4.2 SAFETY DISTANCES
- 4.35 HYDRANTS
- 4.54 ACCESS FOR FIRE-FIGHTING AND RESCUE PURPOSES

GENERAL

KEY PLAN

REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2026.08.07		HOTEL AMENDED TO 4 STOREYS

SIGNATURES

CLIENT	ARCHITECT
ENGINEER	ENGINEER

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PROJECT

WOODMILL HOTEL

FOR

YIELDEX

ERF TBC
ADAMA TAS ROAD, SAWMILL
STELLENBOSCH

TITLE

GENERAL ARRANGEMENT PLAN - FIRST FLOOR

SCALE: 1 : 200 @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AAHW	01	LS	1005	A

DRAWN BY: **Author**
CHECKED BY: **Checker**

L01 FIRST FLOOR
1 : 200

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DRAFT PLAN SET



L02 SECOND FLOOR
1 : 200

ROOM SCHEDULE SECOND FLOOR

Name	Level	Area	Count
AP_BOUTIQUE 3 BED	L02 SECOND FLOOR	128 m²	1
AP_LUXURY PENTHOUSE	L02 SECOND FLOOR	130 m²	1
CIRCULATION	L02 SECOND FLOOR	406 m²	3
ELEVATOR LOBBY	L02 SECOND FLOOR	32 m²	1
FIRE ESCAPE	L02 SECOND FLOOR	48 m²	2
H1	L02 SECOND FLOOR	1414 m²	51
H2	L02 SECOND FLOOR	411 m²	8
H BOUTIQUE ROOM X	L02 SECOND FLOOR	47 m²	2
H SPCL NEEDS	L02 SECOND FLOOR	64 m²	2
SERVICE LOBBY	L02 SECOND FLOOR	48 m²	1
SERVICES	L02 SECOND FLOOR	4 m²	1
STORE	L02 SECOND FLOOR	19 m²	1
Grand total: 74		2753 m²	74

PROVIDED PARKING

Family	Count	Type
B + P-PA-Standard Bay	260	5000 x 2500
M_Parking Space	56	bicycle parking
M_Parking Space	2	BUS PARKING
Variable_Parking_Layout_1 7862	11	DISABLED PARKING
M_Parking Space	14	MOTORCYCLE PARKING

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FIRE NOTES:

1. OCCUPANCY CLASSIFICATION: G1
2. ALL WORK TO COMPLY WITH SANS 10400 - 2011 PART T.

CLAUSE:

- 4.2 SAFETY DISTANCES
- 4.35 HYDRANTS
- 4.54 ACCESS FOR FIRE-FIGHTING AND RESCUE PURPOSES

GENERAL

KEY PLAN

REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2026.08.07		HOTEL AMENDED TO 4 STOREYS

SIGNATURES

CLIENT	ARCHITECT
ENGINEER	ENGINEER

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WOODMILL HOTEL
FOR
YIELDEX
ERF TBC
ADAMA TAS ROAD, SAWMILL
STELLENBOSCH

TITLE

GENERAL ARRANGEMENT PLAN -SECOND FLOOR

SCALE: 1 : 200 @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AAHW	01	LS	1006	A

DRAWN BY: Author
CHECKED BY: Checker

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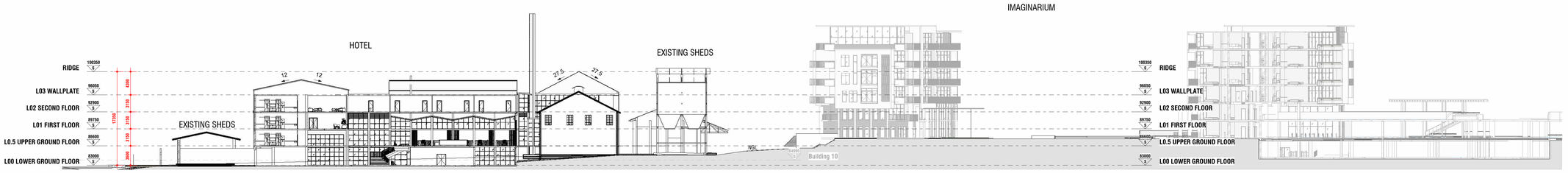
DRAFT PLAN SET



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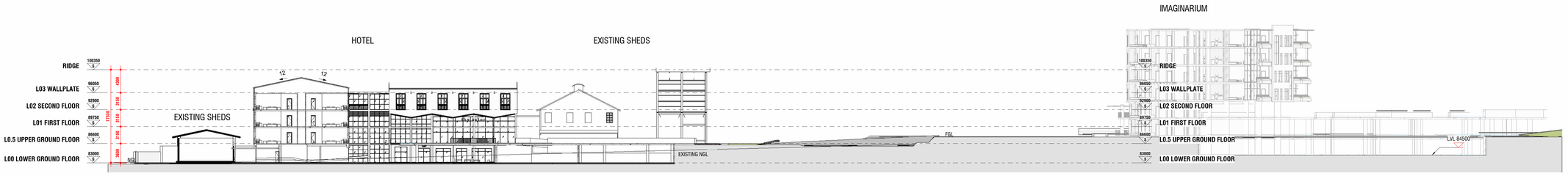

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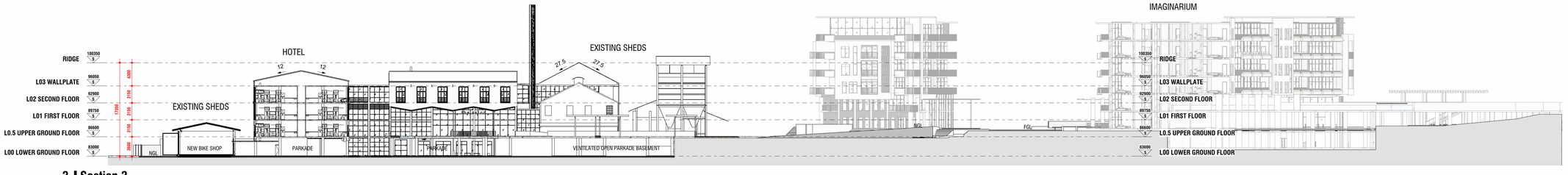
1 : 300



3 | Section 3
1 : 300

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FIRE NOTES:

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2. ALL WORK TO COMPLY WITH SANS 10400 - 2011 PART T.

CLAUSE:

- 4.2 SAFETY DISTANCES
- 4.35 HYDRANTS
- 4.54 ACCESS FOR FIRE-FIGHTING AND RESCUE PURPOSES

GENERAL

KEY PLAN

REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2026.08.07		HOTEL AMENDED TO 4 STOREYS

SIGNATURES

CLIENT	ARCHITECT
ENGINEER	ENGINEER

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PROJECT

WOODMILL HOTEL

FOR

YIELDEX

ERF TBC
ADAMA TAS ROAD, SAWMILL
STELLENBOSCH

TITLE

SECTION

SCALE: 1 : 300 @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AAHW	01	LS	1008	A

DRAWN BY: Author
CHECKED BY: Checker

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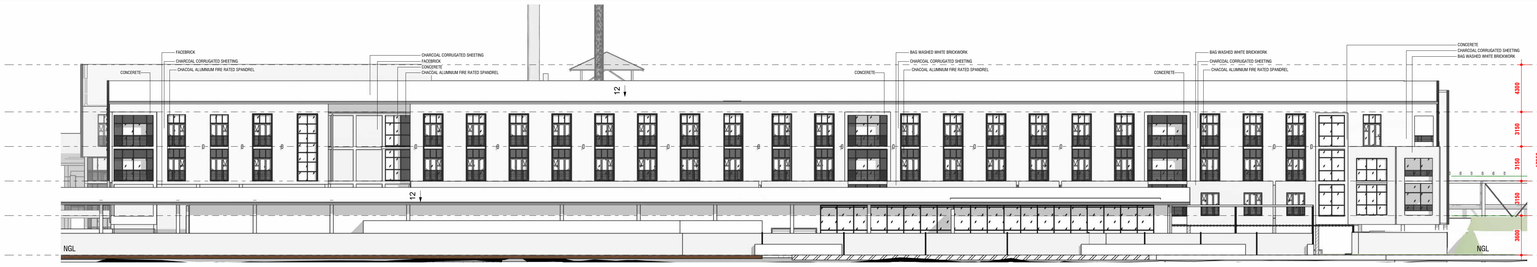
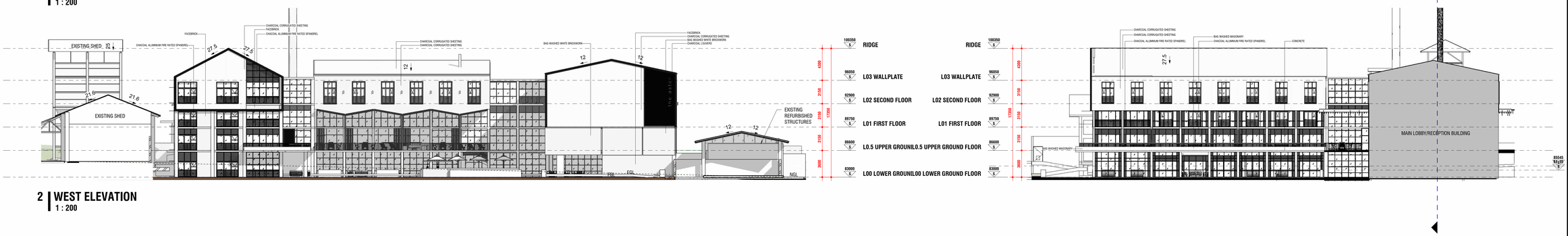
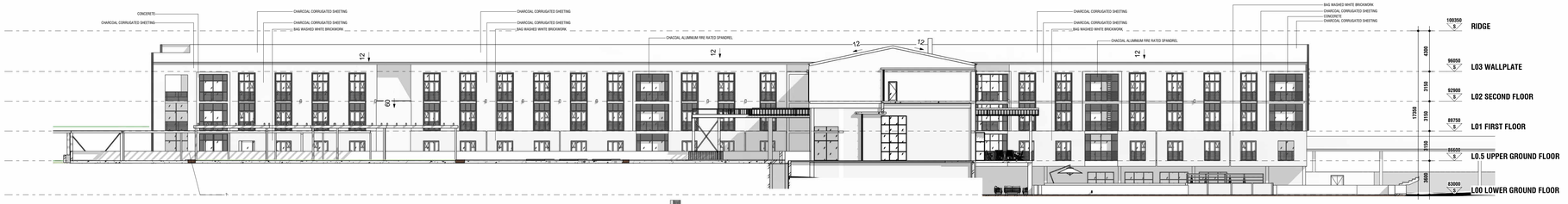


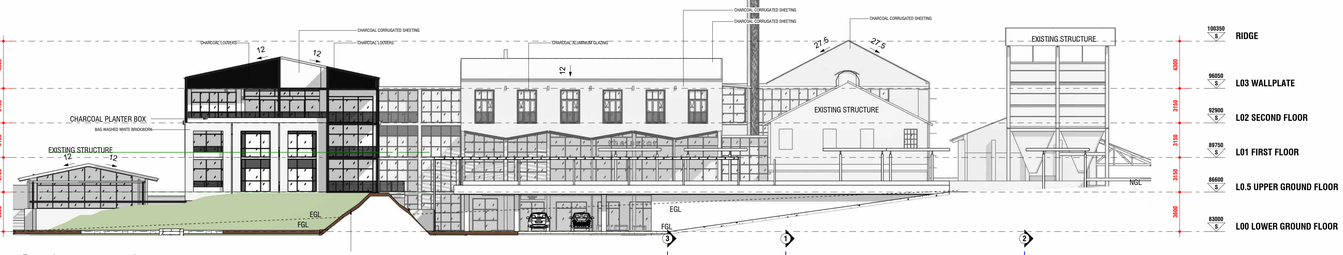
1 | SOUTH ELEVATION
1 : 200



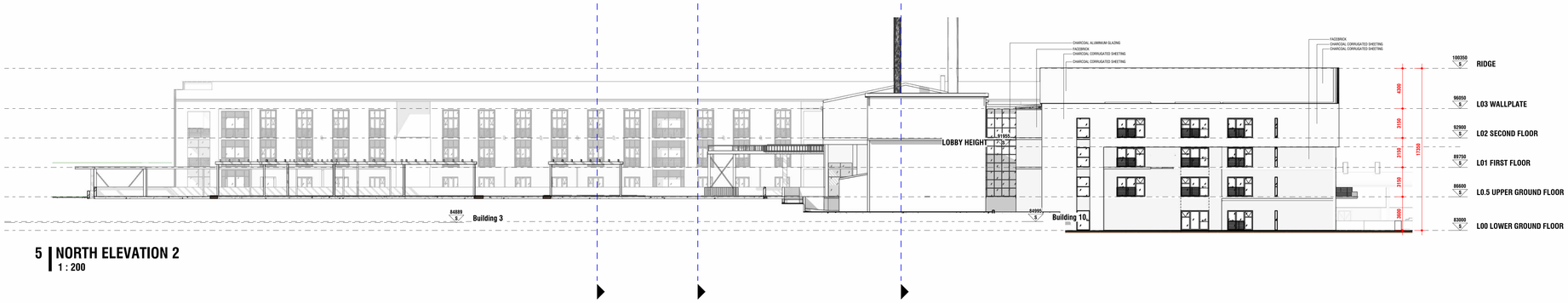
2 | WEST ELEVATION
1 : 200



6 | SOUTH ELEVATION 2
1 : 200



3 | NORTH ELEVATION
1 : 200



5 | NORTH ELEVATION 2
1 : 200

GENERAL

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REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2026.08.07		HOTEL AMENDED TO 4 STOREYS

- BASEMENT 1
Ruling 10

KEY PLAN

CLIENT

PROJECT

Boogertman + Partners

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WOODMILL HOTEL

FOR

YIELDEX

ERF TBC
ADAMA TAS ROAD, SAWMILL

Stellenbosch

TITLE

GENERAL ELEVATIONS

SCALE: 1 : 200 @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AAHW	01	LS	3000	A

DRAWN BY: Author
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