



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19093 (TP1043/2025)

Our File Reference Number: Erf 17353, Stellenbosch

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 FOR AMENDMENT OF CONDITIONS OF APPROVALS, CONSENT USE AND PERMANENT
DEPARTURE: ERF 17353, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 17353, Stellenbosch for:
 - 2.1.1 Amendment of a condition of approval (Condition 2.1 of the approval letter dated 03/02/2020) in terms of Section 15(2)(h) of the said By-Law to amend the approved Woodmill Master Precinct Plan for Farm 183/57 and Farm 183/58, Stellenbosch, in relation to Erf 17353, Stellenbosch;
 - 2.1.2 Amendment of a condition of approval (Condition 2.2(c) of the approval letter dated 04/11/2024) in terms of Section 15(2)(h) of the said By-Law to amend the approved Site Development Plan;
 - 2.1.3 Consent Use in terms of Section 15(2)(o), of the said By-Law to permit a commercial gymnasium; and
 - 2.1.4 Permanent Departure in terms of Section 15(2)(b), of the said By-Law to relax a portion of the Tarentaal Street building line from 4.5m to 0m to accommodate the proposed Climbing Wall

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

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

- 3.1 The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.3 The development be undertaken in accordance with the revised endorsed Woodmill Master Precinct Plan, Plan No: 1, Dated: August 2026, Drawn by Urban Dynamics Cape, as far as it relates to Precinct H, as attached as **ANNEXURE A**.
- 3.4 The development be undertaken in accordance with the endorsed Site Development Plan, Plan No: D042_102 SDP, Revision 3 dated 28 October 2025 and Plan No: D042_103 SDP Revision 1 dated 28 March 2025, drawn by Douglas & Company Architects, as attached as **ANNEXURE B**.
- 3.5 The development be implemented in accordance with the endorsed Landscape Plan, Project No: 24.107.NWS, Revision 11, dated 08 December 2026, drawn by DDS PROJECTS, Landscape Design and Installation, as attached as **ANNEXURE C**.
- 3.6 The conditions imposed by the Directorate Infrastructure Services: Engineering Services in their memo dated 7 November 2025, attached as **ANNEXURE D**, be adhered to.
- 3.7 The conditions imposed by the Directorate Infrastructure Services: Electrical Department in their memo dated 15 July 2025, attached as **ANNEXURE E**, be adhered to.
- 3.8 The conditions imposed by the Deputy Director-General: Transport Infrastructure Branch in their memo dated 28 May 2026, attached as **ANNEXURE F**, be adhered to.
- 3.9 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.

3.10 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.11 Building plans be generally in accordance with the endorsed Site Development Plan attached as **ANNEXURE B**.

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

4.1 The amended Master Precinct Plan is in line with the approval granted in 2020 for the Consolidation, Subdivision and Rezoning of Farms 183/57 and 183/58, Stellenbosch, and as they do not create any additional land use rights.

4.2 The scale and nature of the proposal as indicated on the site development plan for the expansion of facilities on the site to include a gymnasium is in line with the approved land use rights.

4.3 The departure applied for will not compromise the existing character of the surrounding area, as only a minor portion of the structure exceeds the street building line, located on Tarentaal Road.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

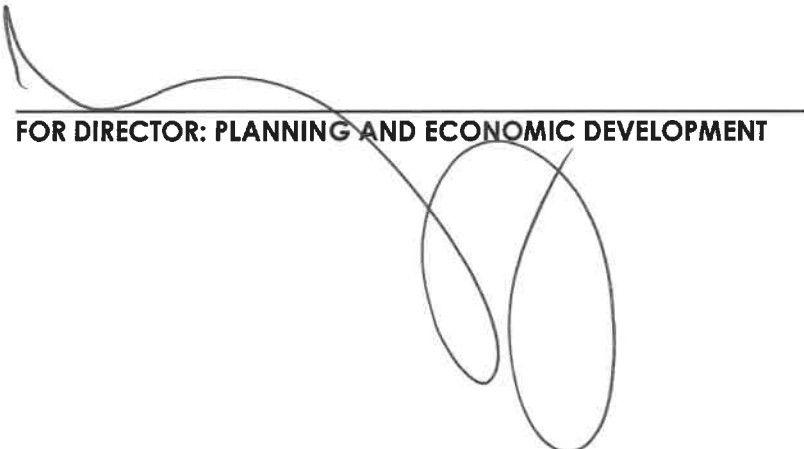
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

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

Yours faithfully


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

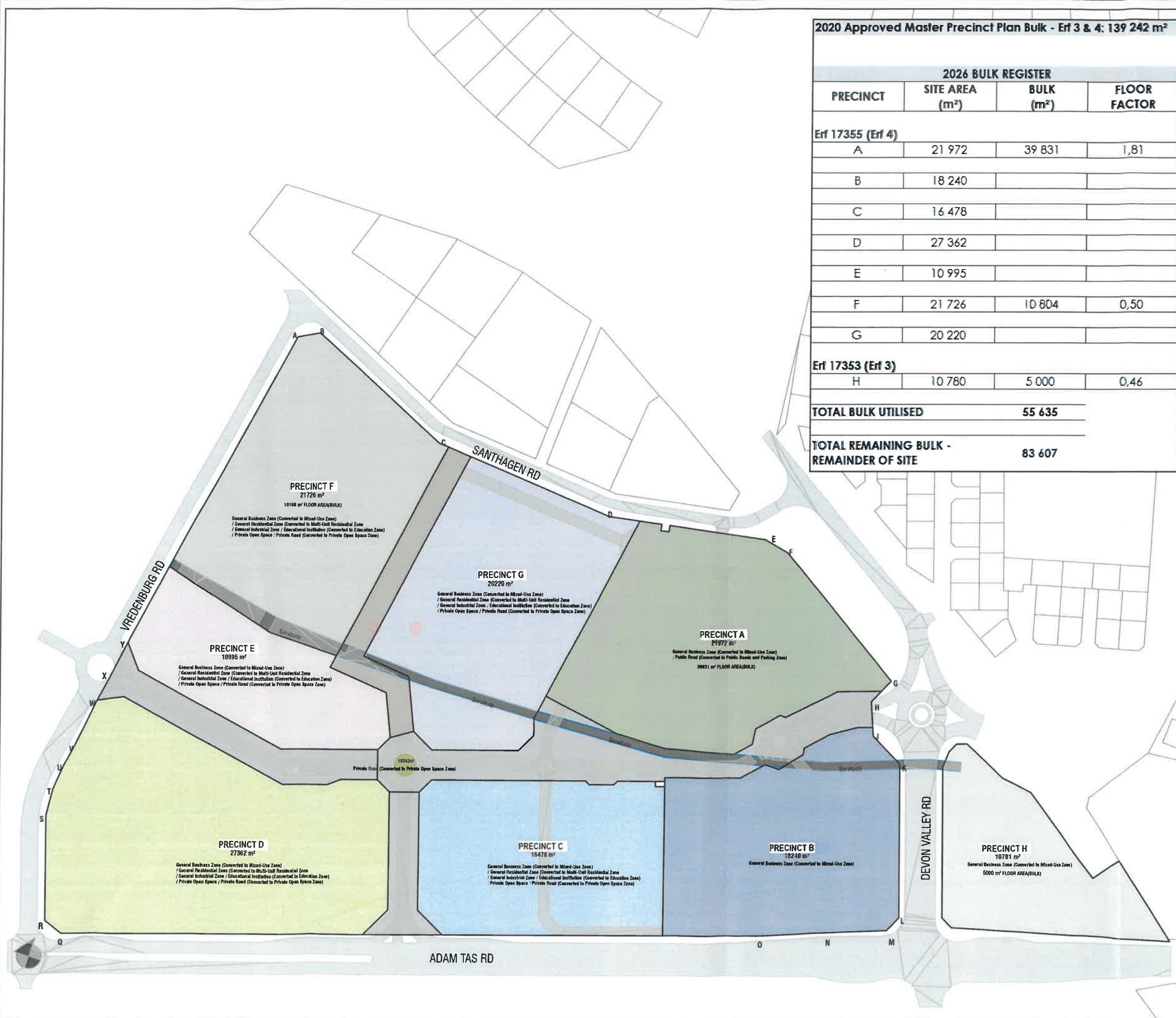
8/9/2026.
DATE



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ANNEXURE A



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		
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		55 635	
TOTAL REMAINING BULK - REMAINDER OF SITE		83 607	

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ERF 17355

MASTER
PRECINCT PLAN

NOTE:
Future Precincts are
subject to design changes
and reconfiguration as
necessary

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

INDEMNITY
URBAN DYNAMICS MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND
SHALL NOT BE HELD LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES BY CONNECTION WITH
OR ARISING OUT OF THE USE OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY
BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

FILE PATH
[Redacted]

DATE:
AUGUST 2026

SCALE:
0 12,5 25 50 m

COMPILED BY:
A ELLIS

PLAN NO:
1

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

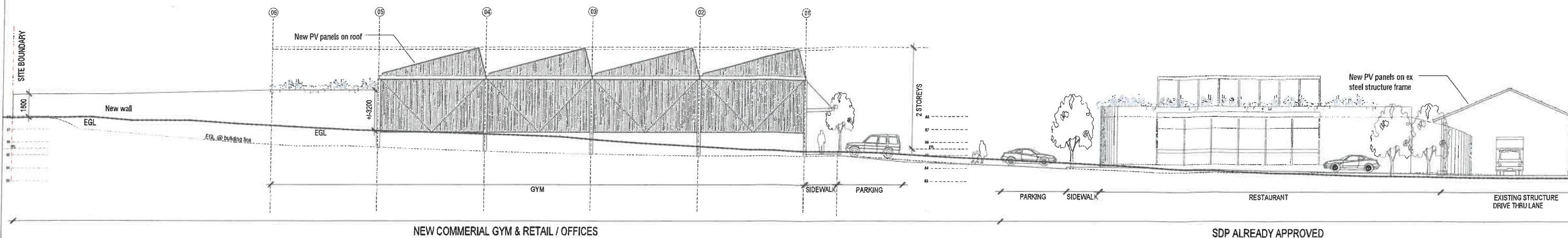
Tel: (021) 948 1545
Website: www.udwc.co.za



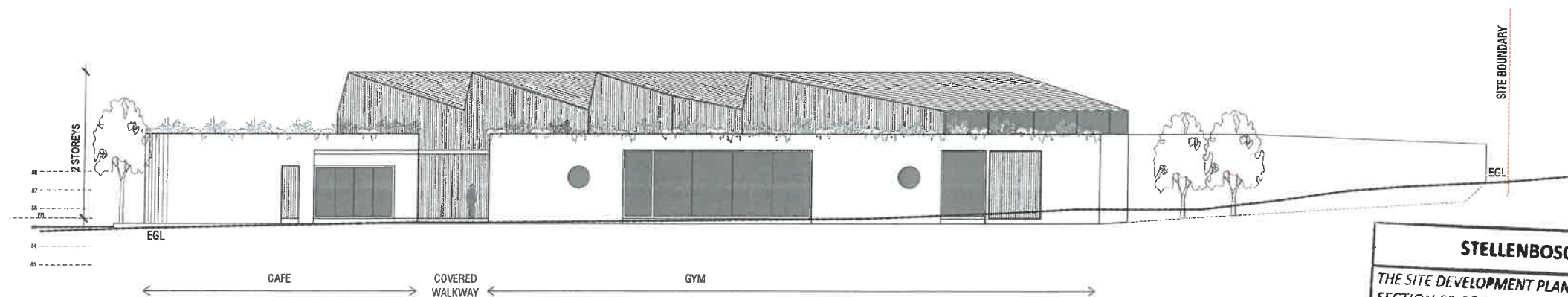
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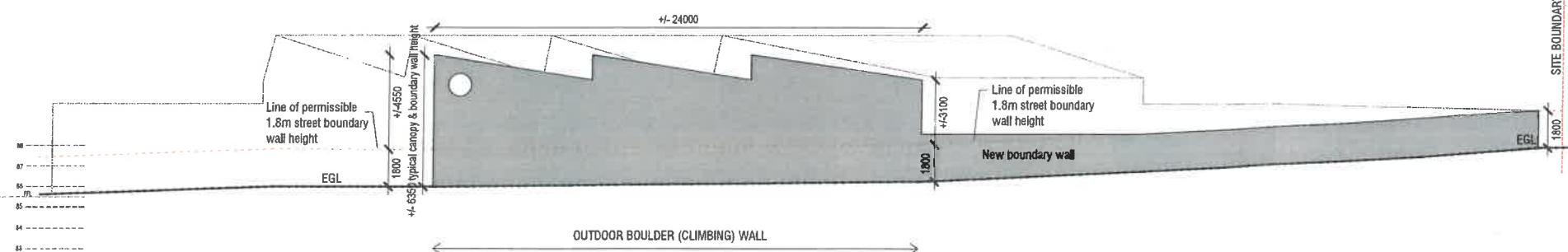
ANNEXURE B



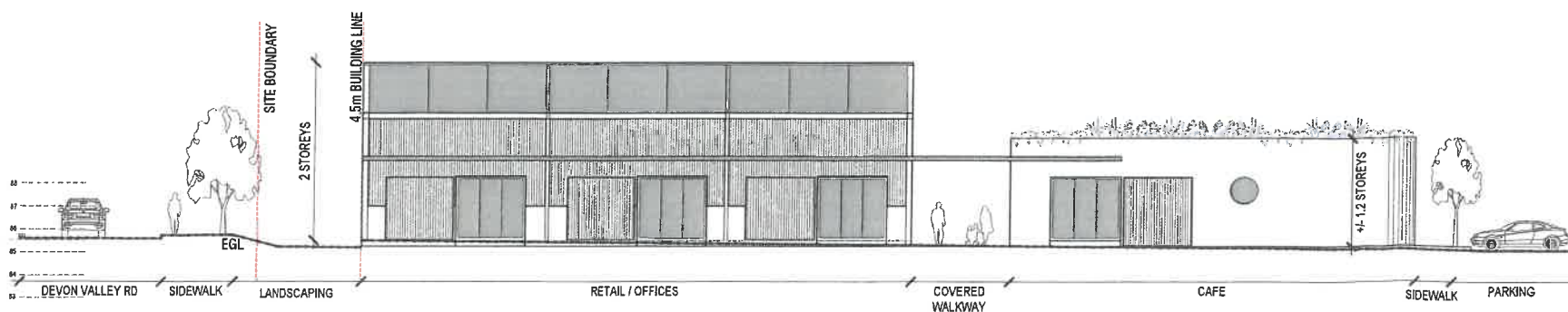
TYPICAL STREET ELEVATION (WEST - WINERY ROAD)



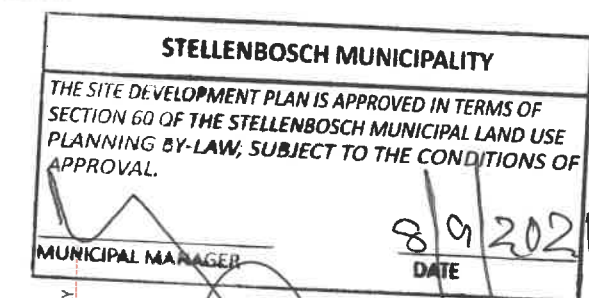
TYPICAL EAST ELEVATION (GYM BUILDING COMPLEX)



**TYPICAL EAST STREET ELEVATION - (DEVON VALLEY ROAD)
BOUNDARY WALL WITH OUTDOOR CLIMBING WALL**



TYPICAL SOUTH ELEVATION



DEVELOPMENT RULES TABLE		
DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MIXED USE ZONE	MIXED USE ZONE
BUILDING TYPE	BUSINESS PREMISES	RESTAURANT, SHOPS, OFFICE
	CONSENT USE	COMMERCIAL GYM
STREET BOUNDARY BUILDING LINE	4,5m	4,5m
COMMON BOUNDARY BUILDING LINE	4,5m	4,5m
COVERAGE	85%	25%
HEIGHT	6 STOREYS	2 STOREYS

NOTE
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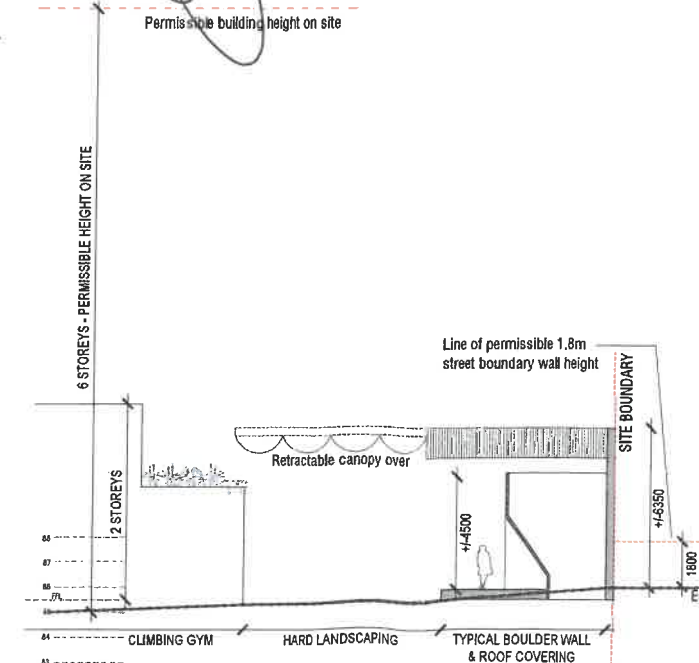
REVISIONS		
REV 0	20.01.2025	SDP APPLICATION SUBMISSION
★ REV 1	28.03.2025	CMIT DEPARTURE APPLICATION ON WESTERN BOUND.

All areas and dimensions are approximate and should be verified by a professional land surveyor. Any discrepancies should be reported to the architect prior to commencement of work on site.

DOD
DOUGLAS & COMPANY ARCHITECTS
ERF 17353
STELLENBOSCH

TYPICAL SDP ELEVATIONS

DATE: 20.01.2025 SCALE: 1:200 @ A1 DRAWN: LD
DRAWING NO.: D042_103 SDP REV.: 1



TYPICAL BOULDER WALL AT BOUNDARY WALL (SECTION)



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ANNEXURE C

LANDSCAPE
PLAN

N

DATE:	2025/01/17
PROJECT NO:	24.107.NWS
REVISION:	DATE:
5	2025/03/28
6	2025/07/03
7	2025/07/25
8	2025/09/03
9	2025/10/21
10	2025/11/25
11	2025/12/08

km



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ANNEXURE D



STELLENBOSCH MUNICIPALITY

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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development

Att Aandag: Bulelwa Mdoda

From ▫ Van: Development (Infrastructure Services)

Author ▫ Skrywer: Tyrone King

Date ▫ Datum: 7 November 2025

Our Ref ▫ Ons Verw: Civil LU 2974

Town Planning Ref: TP1043/2025

Re ▫ Insake: Erf 17353, Stellenbosch: • Application i.t.o. Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning By-Law (2015) for the amendment of the approved Site Development Plan. • Application i.t.o. Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law (2015) for a consent use for a commercial gymnasium. • Application i.t.o. Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law (2015) for a consent use for renewable energy structures. • Application i.t.o. Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law (2015) for a permanent departure to relax a portion of the Tarentaal Street boundary building line from 4.5m to 0m. Application i.t.o. Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law (2015) for a permanent departure to relax a section of the street boundary wall from 1.8 to ±3.2m.

This Memo replaces our Memo dated 2 October 2025.

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

- TIS by UDS dated 20 January 2025
- Typical SDP Drawing No D042_102 SDP Rev 3 by Douglas & Company Architects dated 28.10.2025 (**Annexure A**)

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 an Occupation Certificate being issued, unless specifically stated otherwise below.

1. Water

- 1.1 One water connection is allowed per erf. The water connection point must be indicated on the building plans / engineering services drawings.
- 1.2 A bulk water meter conforming to the specifications of the Directorate: Infrastructure Services must be installed, the municipal account for the said meter must be activated and the consumer deposit must be paid.
- 1.3 A 3m water pipeline servitude as indicated on the SDP must be registered along the southern boundary of the erf, to accommodate a municipal bulk water line. The pipeline is expected to be installed in the 2026/27 financial year, subject to budget approval.

Guideline for planting of trees in the water servitude:

Only trees with non-invasive root systems within the water servitude is allowable. These must be planted in concrete rings which extend to 300mm below the invert level of the waterpipe. The concrete rings must have at least a 0,5m clearance from the outside of the pipeline, on either side. The trees must also be staggered/spaced on either side of the pipeline so that they are not directly across one another.

2. Sewer

- 2.1 One sewer connection is allowed per erf. The sewer connection point must be indicated on the building plans / engineering services drawings.

3. Roads

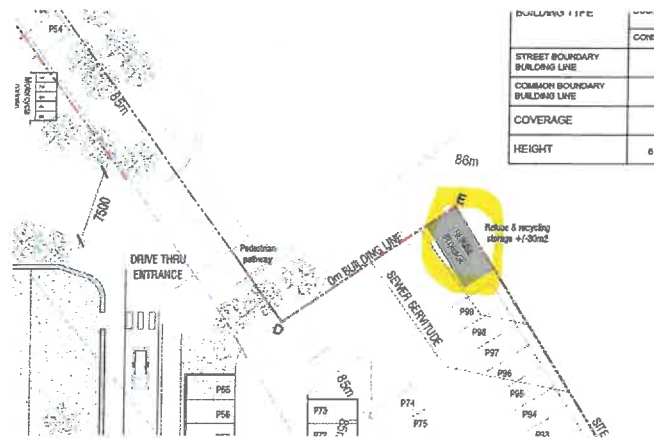
- 3.1 Any conditions stated by the Provincial Roads Engineer must be complied with.

4. Stormwater

- 4.1 The stormwater management infrastructure must be clearly indicated on the building plans / engineering services drawings.

5. Solid Waste

- 5.1 The refuse room and refuse embayment must be completed according to municipal standards and specifications. The final positioning and details of these infrastructure must be clearly indicated on the building plans and/or engineering services drawings.



6. Servitudes

- 6.1 Unless otherwise agreed in writing with the relevant municipal service department, all servitudes as indicated on the SDP must be registered prior to Occupation Certificate approval.

7. Installation of Engineering Services

- 7.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced to water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.
- 7.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction. The engineering drawings approval letter issued by the Municipality will constitute the "engineering services agreement" for the provision and installation of services between the municipality and the land owner / developer, as stated in the municipality's land-use planning by-law.

8. Development Charges (DCs)

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

9. As - Builts

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

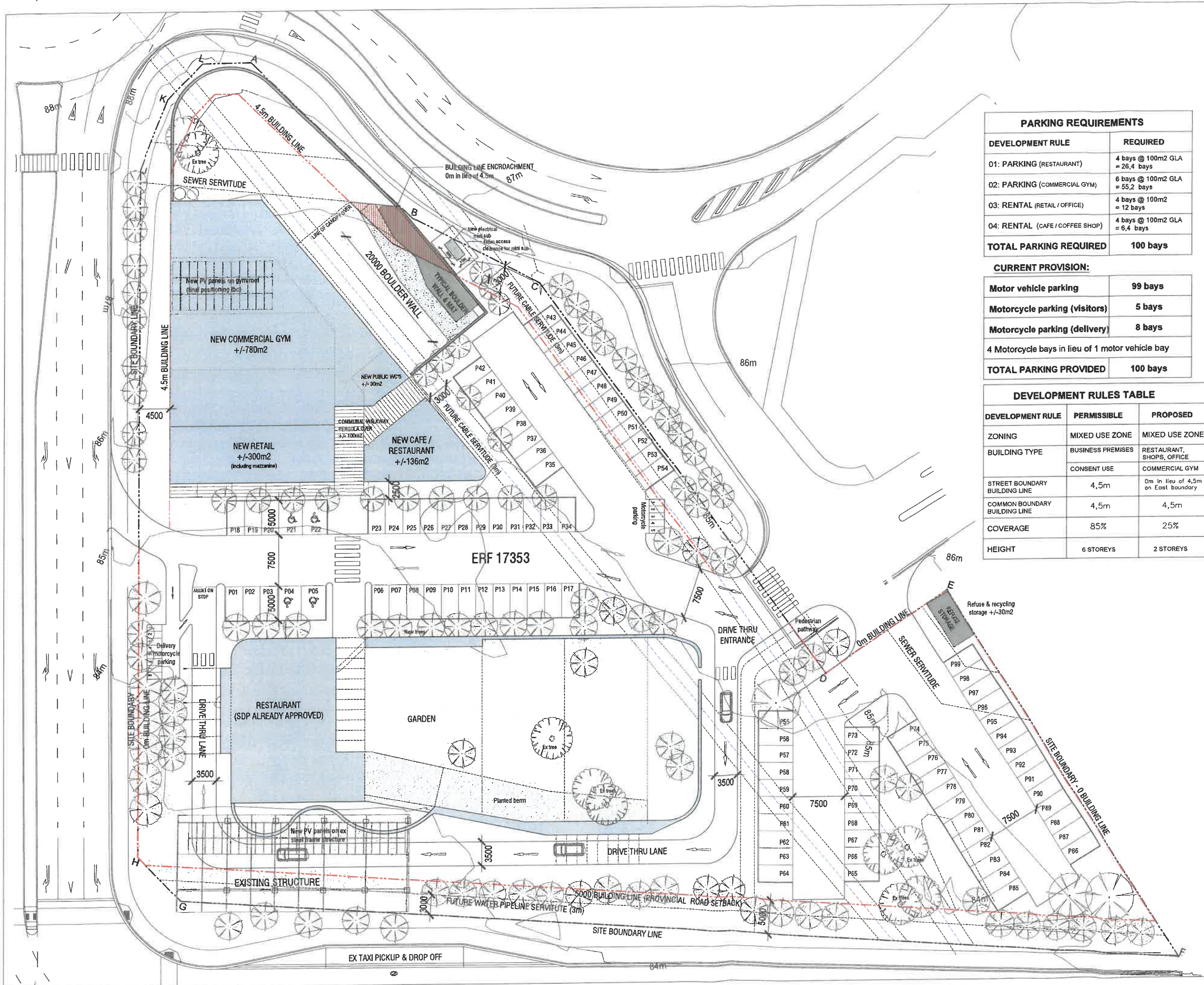
General Conditions

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



Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\2974 (TK) Farm 183-57 (Woodmill)\2687, 2974 (TK) Erf 17353 Stellenbosch (TP1043-2025), Nandos\2974 - Revised SDP\2974 Erf 17353 Stellenbosch (TP1043-2025)_3 approved (3m servitude).doc



PARKING REQUIREMENTS	
DEVELOPMENT RULE	REQUIRED
01: PARKING (RESTAURANT)	4 bays @ 100m2 GLA = 26,4 bays
02: PARKING (COMMERCIAL GYM)	6 bays @ 100m2 GLA = 55,2 bays
03: RENTAL (RETAIL / OFFICE)	4 bays @ 100m2 = 12 bays
04: RENTAL (CAFE / COFFEE SHOP)	4 bays @ 100m2 GLA = 6,4 bays
TOTAL PARKING REQUIRED	100 bays

CURRENT PROVISION:	
Motor vehicle parking	99 bays
Motorcycle parking (visitors)	5 bays
Motorcycle parking (delivery)	8 bays
4 Motorcycle bays in lieu of 1 motor vehicle bay	
TOTAL PARKING PROVIDED	100 bays

DEVELOPMENT RULES TABLE		
DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MIXED USE ZONE	MIXED USE ZONE
BUILDING TYPE	BUSINESS PREMISES	RESTAURANT, SHOPS, OFFICE
	CONSENT USE	COMMERCIAL GYM
STREET BOUNDARY BUILDING LINE	4,5m	0m in lieu of 4,5m on East boundary
COMMON BOUNDARY BUILDING LINE	4,5m	4,5m
COVERAGE	85%	25%
HEIGHT	6 STOREYS	2 STOREYS

NOTE
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SITE AREA 10 780m2

01 LAND USE (RESTAURANT)	
RESTAURANT (A:Interior)	+/- 480m2
RESTAURANT (B:Covered terrace)	+/- 80m2
RESTAURANT (C: Service yard)	+/- 100m2
RESTAURANT (D: Drive Thru Canopy Pay & Collect)	+/- 65m2
GARDEN	+/- 1200m2
DRIVE THRU LANE	+/- 510m2
TOTAL GLA (A+B+C)	+/- 660m2
TOTAL COVERAGE (A+B+C+D)	+/- 725m2

02 LAND USE (GYM)	
GYM (A: Gym interior)	+/- 780m2
GYM (B: External boulder mat)	+/- 140m2
TOTAL GLA (A+B+C)	+/- 920m2

LAND USE (RENTAL RETAIL / CAFE)	
SINGLE STOREY: RETAIL / OFFICE (GLA)	+/- 180m2
ADD MEZZANINE: RETAIL / OFFICE (GLA)	+/- 120m2
03 TOTAL GLA	+/- 300m2
CAFE (A: Cafe Interior & Terrace)	+/- 136m2
CAFE (B: Additional Covered Seating)	+/- 24m2
04 TOTAL GLA	+/- 160m2

LAND USE (PUBLIC SHARED AREAS)	
NO GLA APPLICABLE TO PARKING REQUIREMENTS	
PUBLIC WC (SHARED)	+/- 30m2
SHARED COVERED WALKWAYS	+/- 100m2

REVISIONS		
REV 0	20.01.2025	SDP APPLICATION SUBMISSION
REV 1	28.03.2025	AMENDMENTS (OMIT WIND TURBINE)

All areas and dimensions are approximate and should be verified by a professional land surveyor. Any discrepancies should be reported to the architect prior to commencement of work on site.

DOCO
DOUGLAS & COMPANY ARCHITECTS
hello@douglasandco.co.za 074 553 7579

ERF 17353
STELLENBOSCH

TYPICAL SITE
DEVELOPMENT PLAN

DATE:28.10.2025 SCALE:1:250@A1 DRAWN:LD
DRAWING NO.: D042_102 SDP REV.: 3



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2974 () Erf 17353 Stellenbosch (TP1043-2025)
Development Name:	Nandos @ The Woodmill
Date:	07 November 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Stellenbosch Town
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 17353
DC Parameters Reference:	Typical SDP Drawing No D042_102 SDP Rev 3 by Douglas & Company Architects dated 28.10.2025

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons		
Total Increased Services Usage:	10.8	9.45	0.306	0.408	270		20.4		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	10.80	9.45	0.30600	0.408	270.0		20		
Charges before adjusting for positive only, before Deductions	R 366 429.87	R 352 885.41	R 68 633.97	R 43 206.55	R 1 960 264.01	R 2 791 419.81	R 37 854.72	R 2 829 274.52	
Charges adjusted for positive only, before Deductions	R 366 429.87	R 352 885.41	R 68 633.97	R 43 206.55	R 1 960 264.01	R 2 791 419.81	R 37 854.72	R 2 829 274.52	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 366 429.87	R 352 885.41	R 68 633.97	R 43 206.55	R 1 960 264.01	R 2 791 419.81	R 37 854.72	R 2 829 274.52	
VAT:	R 54 964.48	R 52 932.81	R 10 295.10	R 6 480.98	R 294 039.60	R 418 712.97	R 5 678.21	R 424 391.18	
Total Development Charges Payable (including VAT):	R 421 394.34	R 405 818.22	R 78 929.07	R 49 687.53	R 2 254 303.61	R 3 210 132.78	R 43 532.92	R 3 253 665.70	

APPLICANT INFORMATION																																							
Application Processed by:	Tyrone King																																						
Signature:	Estimate Only - Final DC calc will be based on the BP.																																						
Notes:	<div><div>01 LAND USE (RESTAURANT)<table><tr><td>RESTAURANT (A: Interior)</td><td>+/- 780m²</td></tr><tr><td>RESTAURANT (B: Covered Terrace)</td><td>+/- 140m²</td></tr><tr><td>RESTAURANT (C: Service yard)</td><td>+/- 140m²</td></tr><tr><td>RESTAURANT (D: Drive Thru Canopy Play & Collect)</td><td>+/- 140m²</td></tr><tr><td>GARDEN</td><td>+/- 140m²</td></tr><tr><td>DRIVE THRU LANE</td><td>+/- 140m²</td></tr><tr><td>TOTAL GLA (A+B+C)</td><td>+/- 140m²</td></tr><tr><td>TOTAL COVERAGE (A+B+C+D)</td><td>+/- 140m²</td></tr></table></div><div>02 LAND USE (GYM)<table><tr><td>GYM (A: Gym interior)</td><td>+/- 780m²</td></tr><tr><td>GYM (B: External boulder mat)</td><td>+/- 140m²</td></tr><tr><td>TOTAL GLA (A+B+C)</td><td>+/- 920m²</td></tr></table></div><div>LAND USE (RETAIL / CAFE)<table><tr><td>SINGLE STOREY:</td><td>+/- 140m²</td></tr><tr><td>RETAIL OFFICE (GLA)</td><td>+/- 140m²</td></tr><tr><td>ADD MEZZANINE:</td><td>+/- 140m²</td></tr><tr><td>RETAIL OFFICE (GLA)</td><td>+/- 140m²</td></tr><tr><td>03 TOTAL GLA</td><td>+/- 140m²</td></tr><tr><td>CAFE (A: Cafe Interior & Terrace)</td><td>+/- 140m²</td></tr><tr><td>CAFE (B: Additional Covered Seating)</td><td>+/- 140m²</td></tr><tr><td>04 TOTAL GLA</td><td>+/- 140m²</td></tr></table></div></div>	RESTAURANT (A: Interior)	+/- 780m ²	RESTAURANT (B: Covered Terrace)	+/- 140m ²	RESTAURANT (C: Service yard)	+/- 140m ²	RESTAURANT (D: Drive Thru Canopy Play & Collect)	+/- 140m ²	GARDEN	+/- 140m ²	DRIVE THRU LANE	+/- 140m ²	TOTAL GLA (A+B+C)	+/- 140m ²	TOTAL COVERAGE (A+B+C+D)	+/- 140m ²	GYM (A: Gym interior)	+/- 780m ²	GYM (B: External boulder mat)	+/- 140m ²	TOTAL GLA (A+B+C)	+/- 920m ²	SINGLE STOREY:	+/- 140m ²	RETAIL OFFICE (GLA)	+/- 140m ²	ADD MEZZANINE:	+/- 140m ²	RETAIL OFFICE (GLA)	+/- 140m ²	03 TOTAL GLA	+/- 140m ²	CAFE (A: Cafe Interior & Terrace)	+/- 140m ²	CAFE (B: Additional Covered Seating)	+/- 140m ²	04 TOTAL GLA	+/- 140m ²
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Stellenbosch Town

										Development Charge Levied (excl VAT)							
Land Use Category		Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount		Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du						0	R	-	-	-	-	-	R	-	R
	Single Residential >500m2	du						0	R	-	-	-	-	-	R	-	R
	Single Residential >250m2	du						0	R	-	-	-	-	-	R	-	R
	Single Residential <250m2	du						0	R	-	-	-	-	-	R	-	R
	Second Dwelling	du						0	R	-	-	-	-	-	R	-	R
	Less Formal Residential	du						0	R	-	-	-	-	-	R	-	R
	Group Residential	du						0	R	-	-	-	-	-	R	-	R
	Apartments	du						0	R	-	-	-	-	-	R	-	R
	Retirement Village	du						0	R	-	-	-	-	-	R	-	R
	Old age home	du						0	R	-	-	-	-	-	R	-	R
Accommodation	Student Accommodation/Commune/Hostels	rooms						0	R	-	-	-	-	-	R	-	R
	Guest House	rooms						0	R	-	-	-	-	-	R	-	R
	Hotel, Residential	rooms						0	R	-	-	-	-	-	R	-	R
Commercial	General Business	m2 GLA				920		920	R	124 857.58	R	120 242.44	R	30 952.58	R	19 485.31	R 629 508.81
	Office	m2 GLA						0	R	-	-	-	-	-	R	-	R
	Retail/Shop	m2 GLA				460		460	R	62 428.79	R	60 121.22	R	15 476.29	R	9 742.65	R 815 710.76
	Restaurant	m2 GLA				660		660	R	179 143.49	R	172 521.76	R	22 205.11	R	13 978.59	R 1 346 200.24
	Outdoor Function / Picnic Area	persons						0	R	-	-	-	-	-	R	-	R
	Farm Market	stall						0	R	-	-	-	-	-	R	-	R
	Conference Facility/Place of assembly	m2 GLA						0	R	-	-	-	-	-	R	-	R
	Hospital/Clinic/Medical Rooms	m2 GLA						0	R	-	-	-	-	-	R	-	R
	University/College	student						0	R	-	-	-	-	-	R	-	R
	School/Day Care	student						0	R	-	-	-	-	-	R	-	R
Industrial	Industrial - light	m2 GLA						0	R	-	-	-	-	-	R	-	R
	Industrial - heavy	m2 GLA						0	R	-	-	-	-	-	R	-	R
	Warehousing/Light Manufacturing	m2 GLA						0	R	-	-	-	-	-	R	-	R
	Storage Facilities	unit						0	R	-	-	-	-	-	R	-	R
Non-demand	Open Space/Natural Environment/Utility Site	ha						0	R	-	-	-	-	-	R	-	R
	Roads and Parking	ha						0.0000	R	-	-	-	-	-	R	-	R
Other	To be calculated	n/a						0.0000	R	-	-	-	-	-	R	-	R
	(Based on equivalent demands)	n/a						0	R	-	-	-	-	-	R	-	R
Total Area:		0	Total Area:		0												

Deduct	Charges before adjusting for positive only, before Deductions	R	366 429.87	R	352 885.41	R	68 633.97	R	43 206.55	R	1 960 264.01	R	2 791 419.81	R	37 854.72	R	2 829 274.52
	Charges adjusted for positive only, before Deductions	R	366 429.87	R	352 885.41	R	68 633.97	R	43 206.55	R	1 960 264.01	R	2 791 419.81	R	37 854.72	R	2 829 274.52
	Deductions per service (from usage reductions)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Discount Deduction (%)	Percentage:	0.00%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Additional Deduction per service - from Service Agreement (sum)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals	Sub Total after Adjustments and Deductions (excluding VAT)	R	366 429.87	R	352 885.41	R	68 633.97	R	43 206.55	R	1 960 264.01	R	2 791 419.81	R	37 854.72	R	2 829 274.52
	VAT	R	54 964.48	R	52 932.81	R	10 295.10	R	6 480.98	R	294 039.60	R	418 712.97	R	5 678.21	R	424 391.18
	Total Development Charges	R	421 394.34	R	405 818.22	R	78 929.07	R	49 687.53	R	2 254 303.61	R	3 210 132.78	R	43 532.92	R	3 253 665.70



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ANNEXURE E

Erf 17353, Stellenbosch [TP1043/2024]

GENERAL COMMENT:

1. Caution to be taken close to the 66kV oil filled Cable.
2. Electrical Manager need to be contact about the method statement how to protect the 66kV oil filled cable if needed.
3. Development electrical Bulk Levy Contributions are payable.
4. Please note that the Stellenbosch Municipality Electrical Department is the supply authority for the new development.

CONDITIONS:

1. **The electrical consulting engineer responsible for the development shall schedule an appointment with Manager Electricity Services (Engineering Services) before commencing with the construction of the development. As well as to discuss new power requirements if required.**
2. The development's specifications must be submitted to Stellenbosch Municipality (Engineering Services) for approval. i.e. a) The design of the electrical distribution system
b) The location of substations(s) and related equipment.
3. A separate distribution board/s shall be provided for municipal switchgear and metering. (Shall be accessible & lockable). Pre-paid metering systems shall be installed in domestic dwellings.
4. 24-hour access to the location of the substation, metering panel and main distribution board is required by Technical Services. (On street boundary)
5. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity, should damage occur, the applicant will be liable for the cost involved for repairing damages.
6. On completion of the development, Stellenbosch Municipality (Technical Services) together with the electrical consulting engineer and electrical contractor will conduct a take-over inspection.
7. No electricity supply will be switched on (energised) if the Development contributions, take-over Inspection and Certificate(s) of Compliance are outstanding.
8. All new developments and upgrades of supplies to existing projects are subject to **SANS 10400-XA** energy savings and efficiency implementations such as:
 - Solar water Heating or Heat Pumps in building
 - Energy efficient lighting systems
 - Roof insulation with right R-value.
 - In large building developments;
 - Control Air condition equipment tied to alternative efficiency systems
 - Preheat at least 50% of hot water with alternative energy saving sources.
 - All new hot water pipes to be clad with insulation with R-value of 1
 - Provide a professional engineer's certificate to proof that energy saving measures is not feasible.
9. If connecting a generator or solar panels for backup, the generator or solar panels needs to comply to SANS10142

_15/07/2025.....

Date





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ANNEXURE F

Ref: DOI/CFS/RN/LU/REZ/SUB -25/539 (Application No: 2025-04-0068)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

ERF 17353, STELLENBOSCH: MAIN ROAD 172: AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN, CONSENT USE FOR A COMMERCIAL

1. The following refer:
 - 1.1. The email from TV3 Architects Town Planners & Urban Designers dated 11 April 2025 submitting the land use change application;
 - 1.2. The Motivation Report prepared by from TV3 Architects Town Planners & Urban Designers dated 28 March 2025;
 - 1.3. The Site Development Plan Drawing No D042_102 SDP Rev 1 prepared by Douglas & Company Architects and dated 28 March 2025;
 - 1.4. The Traffic Impact Statement reference UDS362C/Reports/TIS prepared by UDS Africa and dated 20 January 2025;
 - 1.5. Our letter TPW/CFS/RP/LUD/REZ/SUB-25/364 (Job 18835 -7) dated 12 August 2024 containing the original conditional approval ; and
 - 1.6. Our letter TPW/CFS/RP/LUD/REZ/SUB-25/364 (Job 18835 -7) containing the unconditional approval for Precinct G_1 dated 1 June 2020.
2. Municipal Main Road 177 (MR177/Adam Tas Road) is directly affected by this application at the Winery Road intersection.
3. In 2024, Stellenbosch Municipality approved a Site Development Plan (SDP) for a restaurant (Nando's) on a portion of Erf 17353.
4. The applicant now proposes extending the development to include a commercial gymnasium on the vacant northern portion, in line with the mixed-use zoning rights as part of Phase 2.
5. The proposed development therefore comprises:

- 5.1. The already approved restaurant (Nando's) with a drive-through; and
- 5.2. A new commercial gymnasium with associated facilities, including sport shops (300m² GLA), a coffee shop (135m² GLA), and an outdoor climbing wall (135m²).
- 6. The accompanying table summarises the peak-hour trips allocated to Phase 1 (Precinct A), Phase 2 (Precinct G_1 and Precinct G_2), and the remaining development potential:

Application	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Framework	1 777	1 273	504	2 353	815	1 538
Precinct A	231	174	57	870	378	492
Precinct G_1	216	119	97	270	149	121
Precinct G_2	57	30	27	158	89	69
Remainder	1 273	950	323	1 055	199	856

- 7. This Branch offers an unconditional no objection to the application for the development of a commercial gymnasium and associated facilities such as sport shops (300m² GLA), a coffee shop (135m² GLA), and an outdoor climbing wall (135m²) on Precinct G_2, portion of Erf 17353 as part of Phase 2.
- 8. As recommended in our letter dated 12 August 2024, this Branch again recommends that Stellenbosch Municipality approve the development subject to the condition that the left-in access from Devon Valley Road be designed so that vehicles cannot use it as an exit, as proposed by UDS Africa in its email dated 6 August 2024.

Yours Sincerely



DD FORTUIN
For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH
DATE: 28 MAY 2026