STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1414/2025
Our File Reference Number: Erf 9209, 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

APPLICATION FOR AMENDMENT OF CONDITION OF APPROVAL: ERF 9209, TECHNOPARK, 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 applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 9209, Technopark, Stellenbosch, namely:

   2.1.1 An amendment of a condition (e) in respect of an existing approval dated 19/08/1998, in terms of Section 15(2)(h), to obtain approval of the Site Development Plan for the proposed additions and alterations to the Protea Hotel.

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

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

   3.1. The 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. 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.

3.4. The development be implemented generally in accordance with the endorsed Site Development Plan, Plan No **SDP 9209-07-2026- P1 to 16** and attached as **Annexure A.**

3.5. 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.

3.6. Building plans be generally in accordance with the endorsed Site Development Plan, Plan No **SDP 9209-07-2026- P1 to 16** and attached as **Annexure A.**

3.7. The conditions imposed by the Directorate Infrastructure Services Department as contained in the memorandum dated 27 July 2026, as attached as **Annexure B**, be complied with.

3.8. A detailed Landscaping Plan, indicating the plant species to be planted and all trees to be removed and retained, be submitted together with the building plan for approval.

3.9. The approved Landscaping Plan shall be implemented at the developer's cost prior to the issuing of a certificate of occupancy for the new building work on erf 9209.

3.10. The consolidation of Erf 9209 with a portion of the adjoining Erf 9190 (Erf 17341), as indicated on the exemption certificate dated 12 September 2025, attached as **Annexure D**, be registered in the Deeds Office prior to the issuing a certificate of occupancy for the building on erf 9209.

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

a. The scale of the proposal is not seen to be out of context with its surroundings and is compliant with the development parameters applicable to the subject property.

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

21/10/2026.
DATE

STELLENBOSCH
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ANNEXURE A



SDP 9209-07-2026- P1

herziening revision	beskrywing description	datum date
A	ISSUED FOR APPROVAL	17-10-2025

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 21/10/2025

SMUTS DE KOCK ARCHITECTS BOETIE SMUTS 2035 FOR SDP APPROVAL 17-10-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

TAKE NOTE.

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
[redacted]

Smuts de Kock ARCHITECTS

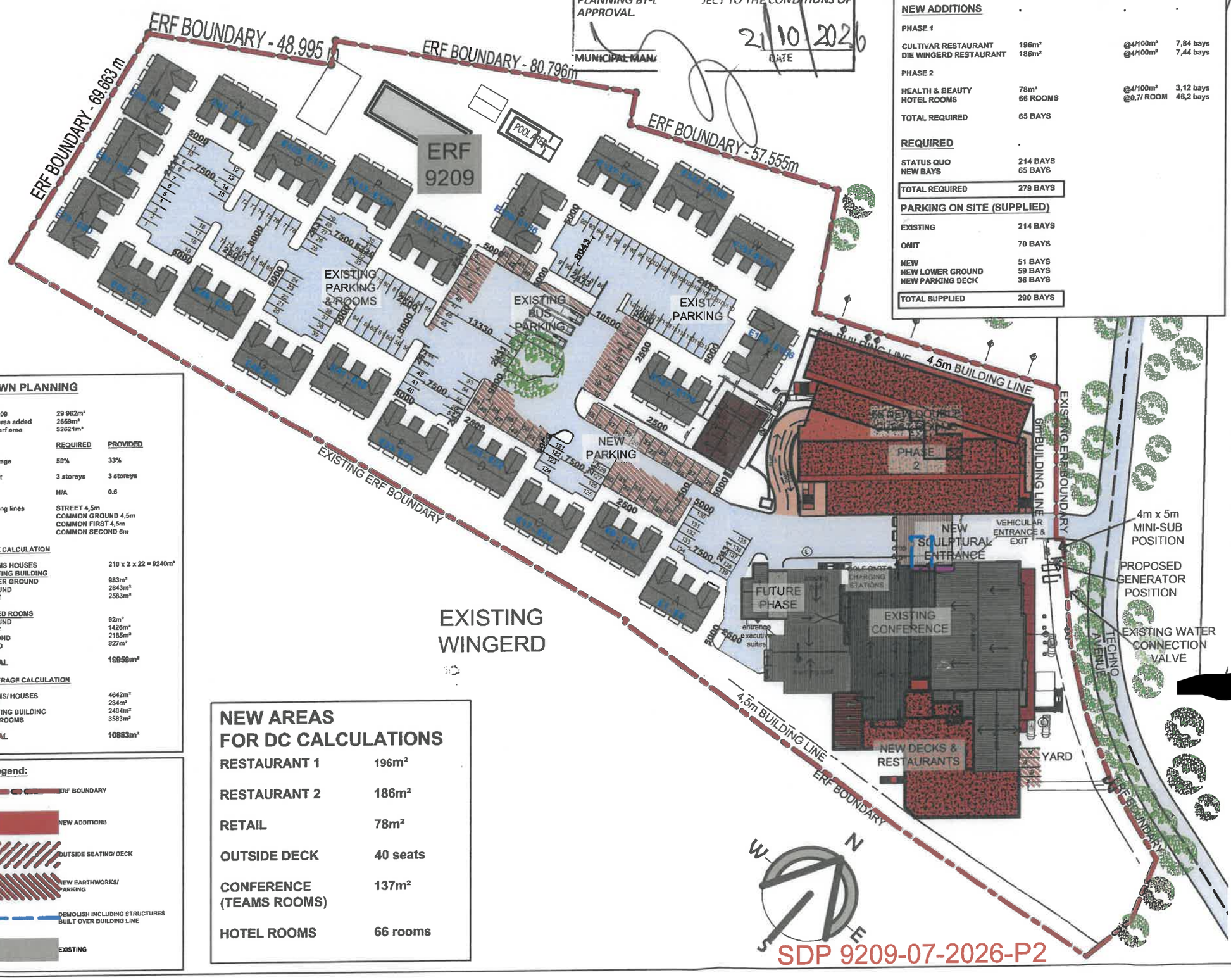
projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP LOCALITY

get. drwn	us BS	ch	skaal / scale: SEE DRAWING @ A3
BS/ AK			
datum / date: 06-10-2025			tekening no. / drawing no.: 105
merker / mark	proj.no.: 2501		kev. wys. / rev.: A

PLEASE NOTE:
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STE… …C! MUNICIPALITY
THE SITE DEVELOP… …N IS APPROVED IN TERMS OF SECTION 60 OF T… …NBOSCH MUNICIPAL LAND USE PLANNING BY-L… …JECT TO THE CONDITIONS OF APPROVAL.
MUNICIPAL MAN… 21/10/2026 DATE



PARKING CALCULATIONS

STATUS QUO			
HOTEL ROOMS	186 ROOMS	@0,7/ ROOM	131 bays
CONFERENCE SEATS	114 SEATS (25% OF 720)	@0,25/ SEAT	36 bays
SUPPLIED	214 BAYS		
NEW ADDITIONS			
PHASE 1			
CULTIVAR RESTAURANT	196m²	@4/100m²	7,84 bays
DIE WINGERD RESTAURANT	186m²	@4/100m²	7,44 bays
PHASE 2			
HEALTH & BEAUTY	78m²	@4/100m²	3,12 bays
HOTEL ROOMS	66 ROOMS	@0,7/ ROOM	46,2 bays
TOTAL REQUIRED	65 BAYS		
REQUIRED			
STATUS QUO	214 BAYS		
NEW BAYS	65 BAYS		
TOTAL REQUIRED	279 BAYS		
PARKING ON SITE (SUPPLIED)			
EXISTING	214 BAYS		
OMIT	70 BAYS		
NEW	51 BAYS		
NEW LOWER GROUND	59 BAYS		
NEW PARKING DECK	36 BAYS		
TOTAL SUPPLIED	280 BAYS		

version revision	description	date
A	ISSUED FOR APPROVAL	17-10-2025
B	UPDATE PARKING LAYOUT AND TABLE NUMBER HOTEL AREAS	01-12-2025
C	DIMENSION PARKING AREAS	02-12-2025
D	UPDATE PARKING TABLE	14-01-2026
E	UPDATE PARKING TABLE	05-05-2026
F	ADD DC CALCULATIONS TABLE	20-07-2026

SMUTS DE KOCK ARCHITECTS
BOKEER SMUTS 19825
FOR
SDP APPROVAL
21-07-2026

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

TOWN PLANNING

erf 9209	29 962m²
new area added	2658m²
total erf area	32621m²

	REQUIRED	PROVIDED
coverage	50%	33%
height	3 storeys	3 storeys
bulk	N/A	0.6
building lines	STREET 4,5m COMMON GROUND 4,5m COMMON FIRST 4,5m COMMON SECOND 6m	

BULK CALCULATION

ROOMS HOUSES	210 x 2 x 22 = 9240m²
EXISTING BUILDING	
LOWER GROUND	983m²
GROUND	2843m²
FIRST	2583m²
ADDED ROOMS	
GROUND	92m²
FIRST	1426m²
SECOND	2165m²
THIRD	827m²
TOTAL	19956m²

COVERAGE CALCULATION

ROOMS/ HOUSES	4642m²
GYM	234m²
EXISTING BUILDING	2404m²
NEW ROOMS	3583m²
TOTAL	10863m²

legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

NEW AREAS FOR DC CALCULATIONS

RESTAURANT 1	196m²
RESTAURANT 2	186m²
RETAIL	78m²
OUTSIDE DECK	40 seats
CONFERENCE (TEAMS ROOMS)	137m²
HOTEL ROOMS	66 rooms

SDP 9209-07-2026-P2

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
[redacted]
Smuts de Kock ARCHITECTS

projekbeskrywing: ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing: SDP SITE & ROOF PLAN STATISTICS

get. BS/ AK	dwn BS	ck	skaal SEE DRAWING @ A3
datum 06-10-2025			tekening no. 106
werk nr 2501		proj.no.	rev. F

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STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER — DATE 21/10/2025

hersien revision	beskrywing description	datum date
A	ISSUED FOR APPROVAL	17-10-2025
B	UPDATE AS PER REVISED PARKING	01-12-2025

SMUTS DE KOCK ARCHITECTS BOETE SMUTS 2833 FOR **SDP APPROVAL** 01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
[redacted]
Smuts de Kock ARCHITECTS

PHASE 2.1 ADD. PARKING

PHASE 3 NEW ROOMS

ERF BOUNDARY - 48.995 m

ERF BOUNDARY - 80.796m

ERF BOUNDARY - 57.555m

ERF BOUNDARY - 69.663 m

ERF BOUNDARY - 68.703m

EXISTING ERF BOUNDARY

NEW ERF BOUNDARY

ERF 9209

EXISTING PARKING & ROOMS

EXISTING BUS PARKING

NEW GYM

NEW ADDITION

NEW PARKING

POOL AREA

ENTRANCE & EXIT

FUTURE PHASE

EXISTING CONFERENCE

NEW LIFT

ALTERATION & ADDITIONS

DEMOLISH

PROPOSED GENERATOR POSITION

4m x 5m MINI-SUB POSITION

ALTERNATE MINI-SUB POSITION

TECHNO AVENUE

4.5m BUILDING LINE

ORIGINAL ERF BOUNDARY

PLEASE NOTE: SUB-PHASES MAY BE REQUIRED IN ORDER TO PROVIDE LIMITED FUNCTIONALITY OF THE HOTEL FACILITIES DURING CONSTRUCTION.

PHASE 2.1 GYM

EXISTING WINGERD

PHASE 2.2 RESTAURANTS & DECK

legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

N W E S

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

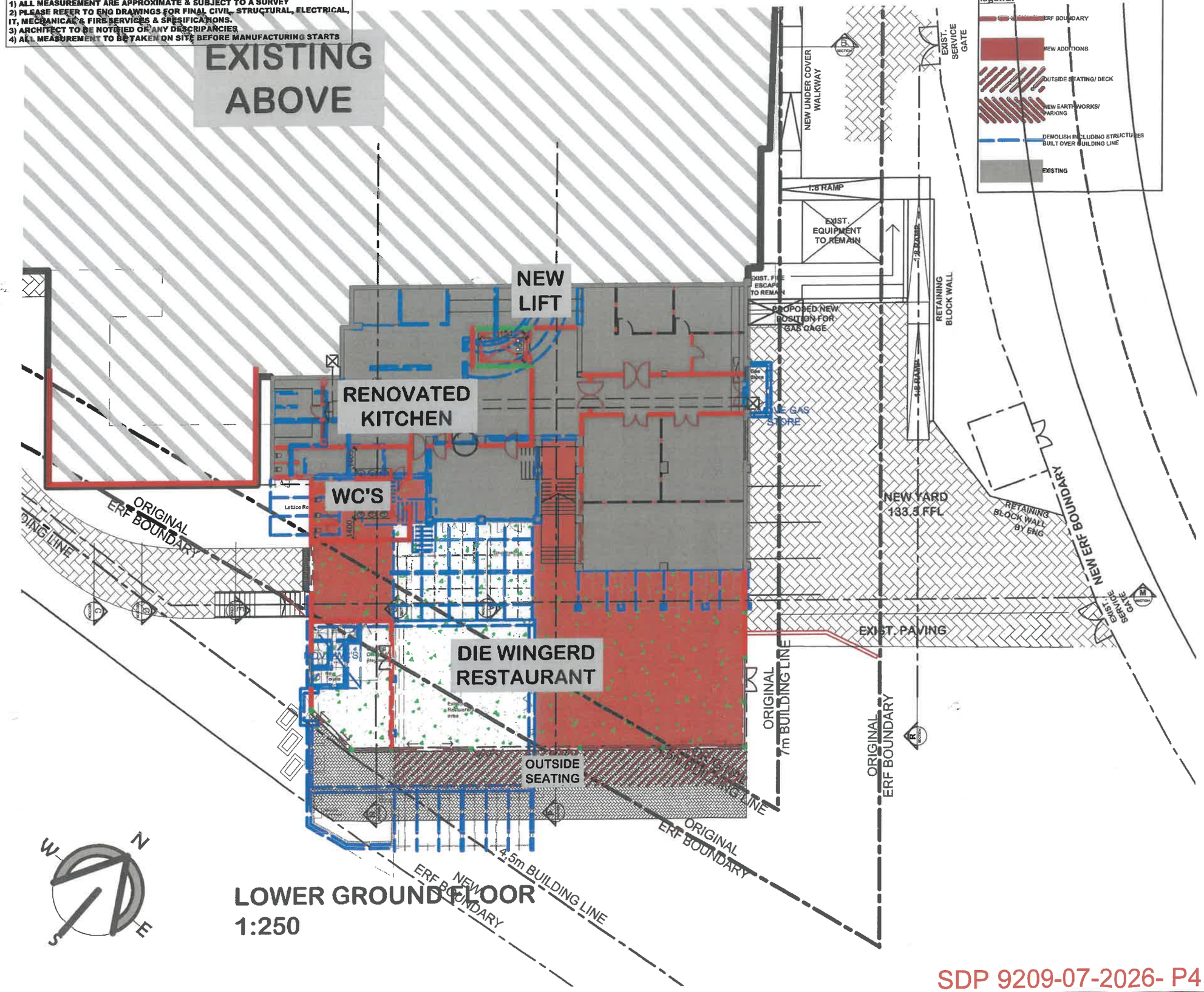
tekeningbeskrywing / drawing description
SDP PHASING

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BS/ AK	BS	SEE DRAWING @ A3

datum / date: 06-10-2025
tekeningnr. / drawing no.: 107
werknr / proj.no.: 2501
Rev. Wys.: B

SDP 9209-07-2026- P3

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herzien revision	beskrywing description	datum date
A	ISSUED FOR APPROVAL	01-12-2025

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 2/12/2025

SMUTS DE KOCK ARCHITECTS
BOKITS SMUTS 25305
FOR
SDP APPROVAL
01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 2 LOWER GROUND FLOOR PLAN - PART 1

get. dwn	as ch	skaal / scale
BS/ AK	BS	SEE DRAWING @ A3

datum / date	tekening no. / drawing no.
06-10-2025	108.1
werk nr / proj. no.	rev. wys.
2501	A

SDP 9209-07-2026- P4

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IT & SECURITY

STOP

44 42 40 38 36

FLOWER BED FLOWER BED

NEW LINK W. EXISTING HOTE

BAY

NEW PORTE COCHE OVER

EXIST. KERB

EXIST. HOTEL

EXIST. HOTEL

6000

exist. 138.280

GATE

EXIST. OFFICES

EXIST. LAUNDRY & STAFF

EXIST. WC

SECTION

EXIST. OFFICES

ESCAPE

EXTENDED REFUSE AREA

REFUSE YARD

EXIST. KITCHEN

EXISTING

MAGS DOWNSTAIRS

NEW UNDER COVER WALKWAY

1:8 RAMP

EXIST. EQUIPMENT TO REMAIN

EXIST. FIRE ESCAPE TO REMAIN

PROPOSED NEW POSITION FOR GAS CAGE

CULTIVAR RESTAURANT

EXIST. BAR

NEW LIFT

NEW SPILL-OUT

OMEGA

2540 2660 2455 2395 3373 2899

4,5m BUILDING LINE

ERF BOUNDARY

FLOOR PLAN
1:250

legend:

- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

hersien revision	beskrywing description	datum date
A	ISSUED FOR APPROVAL	01-12-2025

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STELLENBOSCH MUNICIPALITY

MUNICIPAL MANAGER

DATE 2/12/2025

SMUTS DE KOCK ARCHITECTS
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01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
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KOPIEREG VAN HIERDIE TEKENINGE WORD BESKERM EN VOORBEHOU IN TERME VAN DIE ARGITEKSWET 35 VAN 1970 EN DIE KOPIEREGWET 98 VAN 1978 EN ENIGE ONGEMAGTIGDE OORTREDINGS OF REPRODUKSIE SAL ONWETTIG WEES

DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
76[illegible]

Smuts de Kock ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 2 GROUND FLOOR PLAN - PART 1

get. dwn	us	ch	skaal / scale
BS/ AK	BS		SEE DRAWING @ A3

datum / date: 06-10-2025
werknr / proj.no.: 2501
tekening no. / drawing no.: 109.1
Rev. Wys.: A

SDP 9209-07-2026- P5

PLEASE NOTE:
1) ALL MEASUREMENT ARE APPROXIMATE & SUBJECT TO A SURVEY
2) PLEASE REFER TO ENG DRAWINGS FOR FINAL CIVIL, STRUCTURAL, ELECTRICAL, I.T, MECHANICAL & FIRE SERVICES & SPESIFICATIONS.
3) ARCHITECT TO BE NOTIFIED OF ANY DESCRIPANCIES
4) ALL MEASUREMENT TO BE TAKEN ON SITE BEFORE MANUFACTURING STARTS

CULTIVAR RESTAURANT

EXIST. BAR

NEW LIFT

NEW SPILL-OUT

OMEGA

1:8 RAMP

EXIST. EQUIPMENT TO REMAIN

DUSTBIN FIRE ESCAPE TO REMAIN

PROPOSED NEW POSITION FOR LIFT CAGE

RETAINING BLOCK WALL

1:8 RAMP

2455

2395

3373

17899

5000

NEW YARD 133.8 FFL

OUTSIDE SEATING

NEW DECK

EXIST. PAVING

4.5m BUILDING LINE

ORIGINAL ERF BOUNDARY

NEW ERF BOUNDARY

7m BUILDING LINE

4.6m BUILDING LINE

legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

N W E S

FLOOR PLAN
1:250

SDP 9209-07-2026- P6

version / revision	beskrywing / description	datum / date
A	ISSUED FOR APPROVAL	01-12-2025

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 21/10/2026

SMUTS DE KOCK ARCHITECTS BOKKE SMUTS 2035 FOR SDP APPROVAL 01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
[redacted]

Smuts de Kock ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 2 GROUND FLOOR PLAN- PART 2

ger. / drwn	as / ch	skaal / scale	
BS/ AK	BS	SEE DRAWING @ A3	
datum / date		tekening no. / drawing no.	
06-10-2025		109.2	
werk nr / proj.no.		rev. wys.	A
2501			

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legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

1500 DEEP
1,2m WALL
1,2m WALL
EXISTIN ENTRANCE & ROAD
NEW PORTE COCHE
148.335
EXIST. HOTEL
NEW FIRE ESCAPE
EXIST. HOTEL
EXIST. LAUNDRY
ST. IDRY
break away 143.445
BRIDGE 1
SECTION 1-1
2070
MAGS UPSTAIRS
1:8 RAMP
NEW UNDER COVER WALKWAY
EXISTING
BRIDGE 2
E177
E178
E179
E180
E181
EXIST. OFFICES
1:8 RAMP
EXIST. EQUIPMENT TO REMAIN
1:8 RAMP
PROPOSED NEW POSITION FOR GAS CAGE
NEW BOARD ROOM
SOFT ROOF OVER
NEW LIFT
NEW DECK
VISTA
NEW YAR
N
W
E
S
FIRST FLOOR
1:250
4,5m BUI
EDGE OF

version revision	beskrywing description	datum date
A	ISSUED FOR APPROVAL	01-12-2025

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 21/10/2026

SMUTS DE KOCK ARCHITECTS
ROVTS RM/72 2013
FOR
SDP APPROVAL
01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
[redacted]
Smuts de Kock ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 2 FIRST FLOOR PLAN - PART 1

get.	dwn	ns	ch	skaal / scale
BS/ AK		BS		SEE DRAWING @ A3

datum / date	tekeningnr. / drawing no.
08-10-2025	110.1
werk nr / proj.no.	rev. wys.
2501	A

SDP 9209-07-2026- P7

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PANSITE OFFICES
E177
E178
E179
E180
E181
BRIDGE 2
EXISTING
MAGS UPSTAIRS
NEW UNDER COVER WALKWAY
1:8 RAMP
EXIST. EQUIPMENT TO REMAIN
PROPOSED NEW POSITION FOR GAS CAGE
SOFT ROOF OVER
NEW BOARD ROOM
NEW LIFT
NEW DECK
VISTA
DECK BELOW
EXIST.
4,5m BUILDING LINE
ORIGINAL ERF BOUNDARY
NEW ERF BOUNDARY
7m BUILDING LINE
4,6m BUILDING LINE

legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

N W E S

FLOOR PLAN
1:250

SDP 9209-07-2026- P8

version / revision	beskrywing / description	datum / date
A	ISSUED FOR APPROVAL	01-12-2025

STELLENBOSCH MUNICIPALITY
THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.
MUNICIPAL MANAGER
DATE 2/12/2025

SMUTS DE KOCK ARCHITECTS BOETS SMUTS 2533
FOR SDP APPROVAL 01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
[redacted]
Smuts de Kock ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 2 FIRST FLOOR PLAN - PART 2

get. / drawn	as / ch	skaal / scale
BS/ AK	BS	SEE DRAWING @ A3

datum / date	tekening no. / drawing no.
06-10-2025	110.2
werknr / proj.no.	rev. / wys.
2501	A

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legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

EXIST. BLOCK X @ HIGHER LEVEL

RETAINED AREA

6m BUILDING LINE

4,5m BUILDING LINE

EXISTING BUILDING LINE

SECTION 1-1

RETAINING STRUCTURE BY ENG

NEW STRUCTURED PARKING

NEW RAMP UP TO 1ST FLOOR PARKING

RAMP BY ENG

IF NECESSARY ORKS BY ENG

NEW FOYER

NEW LINK WALKWAY TO EXISTING HOTEL RECEPTION

NEW FIRE STAIR

FLOWER BED

6m BUILDING LINE

EXISTING ERF BOUNDARY

STOP

EXIST. & SECURITY

NEW RTE COCHE OVER

EXIST. KERB

EXI ENTRAN R

NEW FIRE

FLOOR PLAN
1:250

herzien revision	beskrywing description	datum date
A	ISSUED FOR APPROVAL	01-12-2025
B	DIMENSION PARKING AREAS	02-12-2025

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

STELLENBOSCH MUNICIPALITY

MUNICIPAL MANAGER

DATE 2/12/2025

SMUTS DE KOCK ARCHITECTS BOETE SMUTS 2020 FOR SDP APPROVAL 02-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600

Smuts de Kock ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 3 GROUND FLOOR PLAN PART 1

get.	dwn	gs	ch	skaal / scale
BS/ AK		BS		SEE DRAWING @ A3

datum / date: 06-10-2025
tekening no. / drawing no.: 111.1
werknr / proj.no.: 2501
Rev. Wys.: B

SDP 9209-07-2026- P9

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legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

EXIST. BLOCK X

EXIST. BLOCK Y

NEW STAFF

NEW STAFF CANTEEN

NEW GYM

NEW BEAUTY

NEW PARKING DECK

6m BUILDING LINE

5m BUILDING LINE

SECTION 1-1

SECTION 2-2

SECOND FLOOR OVER

RAMP UP TO NEW 1ST FLOOR PARKING

STOP

FIRE STAIR

LOW WALL & F

NEW RTE COCHE

GROUND FLO
TOC 138.110

FOYER/ STAIRS

STORE

SHOWERS

CIRCULATION

FEMALE

MALE

N12 N11 N10 N9 N8 N7

36 35 34 33 32 31 30 29 28

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

7791

2702

6500

2700

148.335

N

W

E

S

FLOOR PLAN
1:250

version revision	description	date
A	ISSUED FOR APPROVAL	01-12-2025

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 24/10/2025

SMUTS DE KOCK ARCHITECTS
BOKETS 0967/76 2592
FOR SDP APPROVAL
01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600

Smuts de Kock
ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 3 GUEST ROOM LEVEL 1 PART 2

get.	dwn	bs	ch	skaal / scale
BS/ AK		BS		SEE DRAWING @ A3

datum / date: 06-10-2025
tekening no. / drawing no.: 112.2
werknr / proj.no.: 2501
Rev. Wys.: A

SDP 9209-07-2026- P10

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legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

version revision	description	change date
A	ISSUED FOR APPROVAL	01-12-2025
B	DIMENSION PARKING AREAS	02-12-2025

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 21/10/2025

SMUTS DE KOCK ARCHITECTS BOKITS SMUTS 2695
FOR
SDP APPROVAL
02-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
[redacted]
Smuts de Kock ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 3 GUEST ROOM LEVEL 1 PART 1

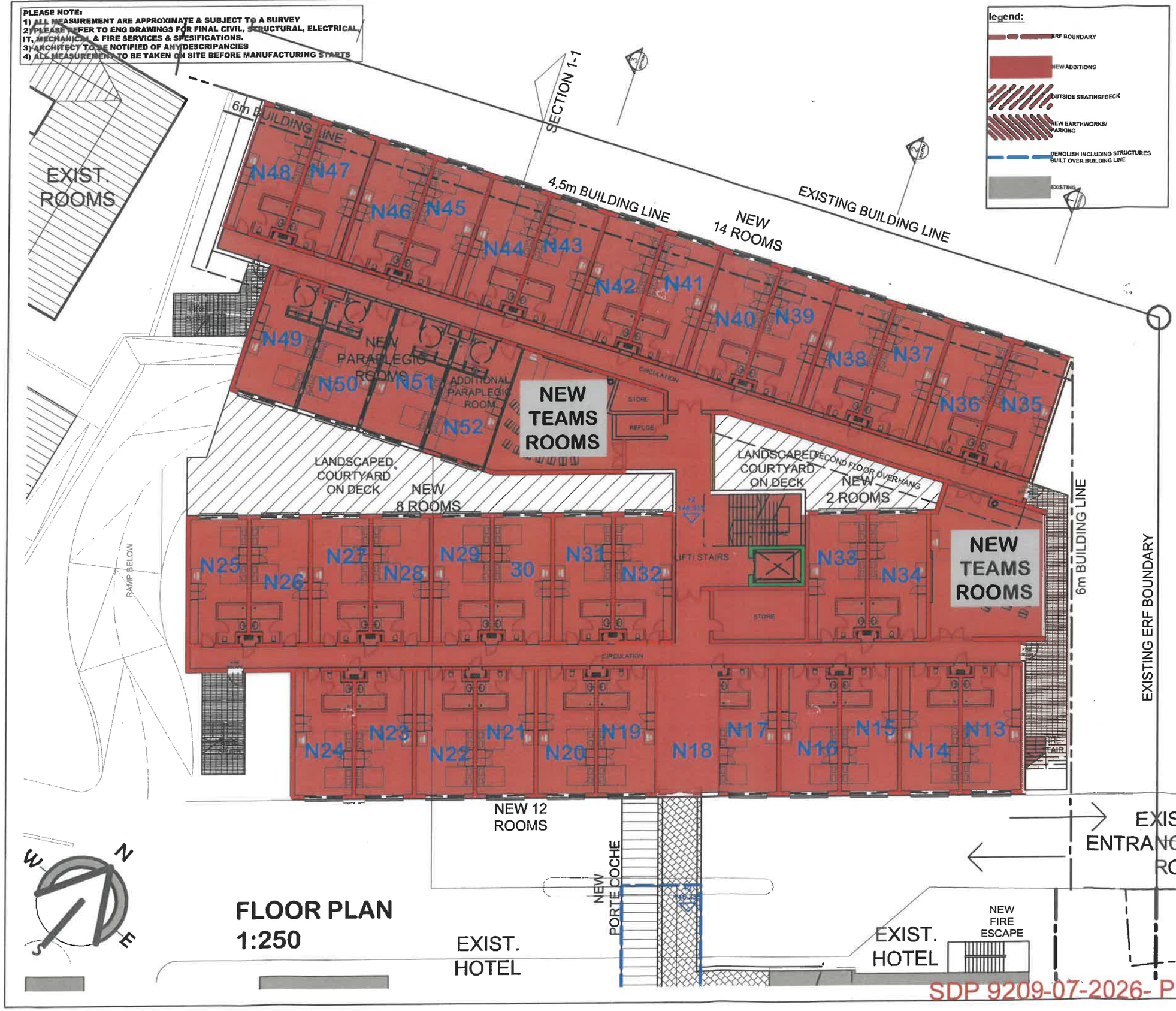
get.	dwn	ps	ch	skaal / scale
BS/ AK		BS		SEE DRAWING @ A3

datum / date: 06-10-2025
tekeningno. / drawing no.: 112.1
verwysno / proj. no.: 2501
Rev. Wys.: B

FLOOR PLAN
1:250

SDP 9209-07-2026- P11

PLEASE NOTE:
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FLOOR PLAN
1:250

legend:

- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

version / revision	description / beskrywing	date / datum
A	ISSUED FOR APPROVAL	01-12-2025

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 2/10/2026

SMUTS DE KOCK ARCHITECTS BOETE SMUTS 2026
FOR SDP APPROVAL
01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
[redacted]
Smuts de Kock ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 3 GUEST ROOM LEVEL 2- PART 1

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datum / date: 06-10-2025			tekening no. / drawing no.: 113.1	
werk nr / proj.no.: 2501			Rev. Wys.: A	

SDP 9209-07-2026- P12

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legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

version/ revision	beskrywing/ description	datum/ date
A	ISSUED FOR APPROVAL	01-12-2025

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.
STELLENBOSCH MUNICIPALITY
MUNICIPAL MANAGER
DATE 24/12/2025

SMUTS DE KOCK ARCHITECTS
FOR SDP APPROVAL
01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
Smuts de Kock
ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP PHASE 3 GUEST ROOM LEVEL 3- PART 1

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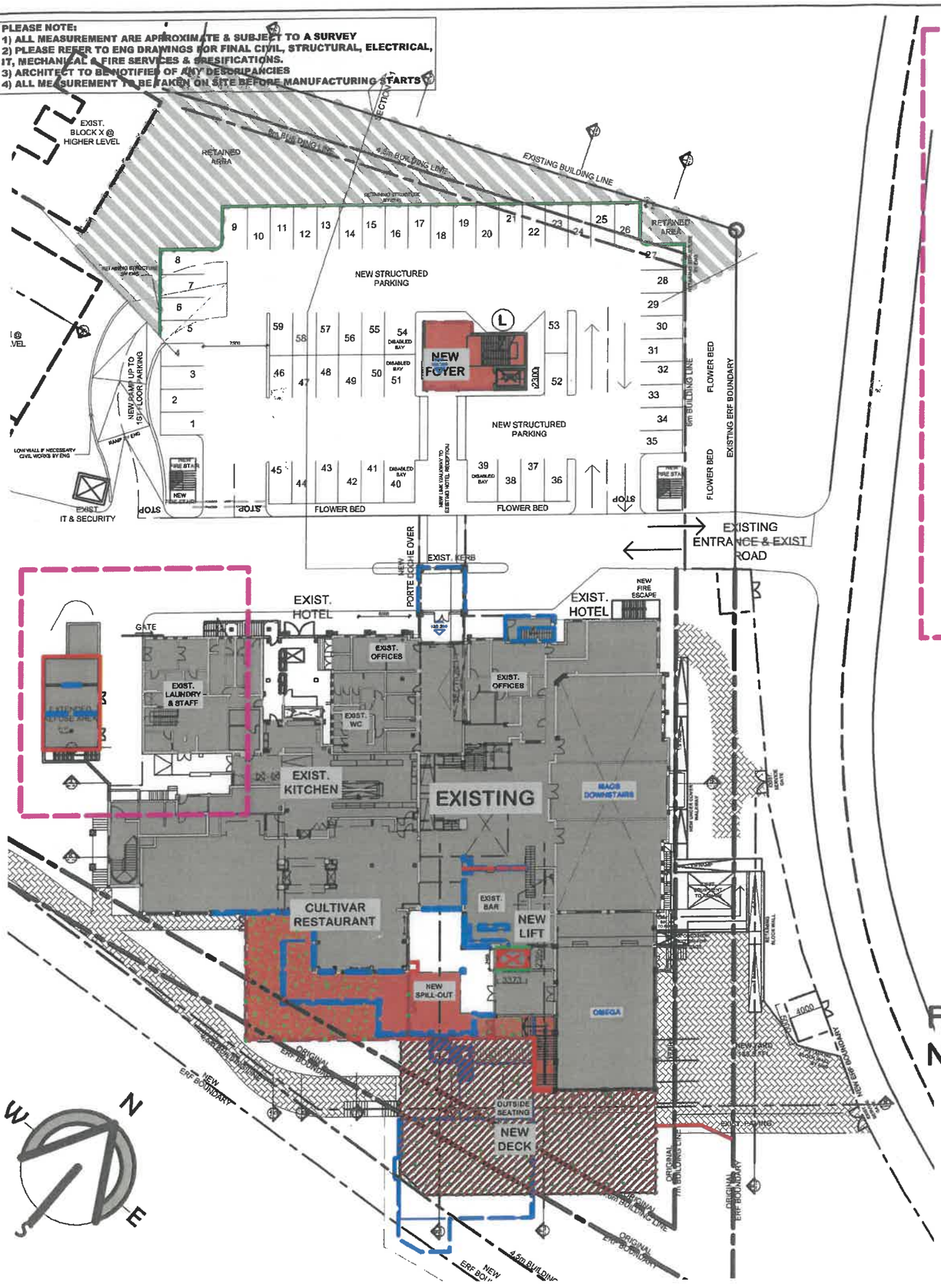
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tekening no. / drawing no.: 114.1
werfnr / proj.no.: 2501
Rev. Wys.: A

SDP 9209-07-2026- P13

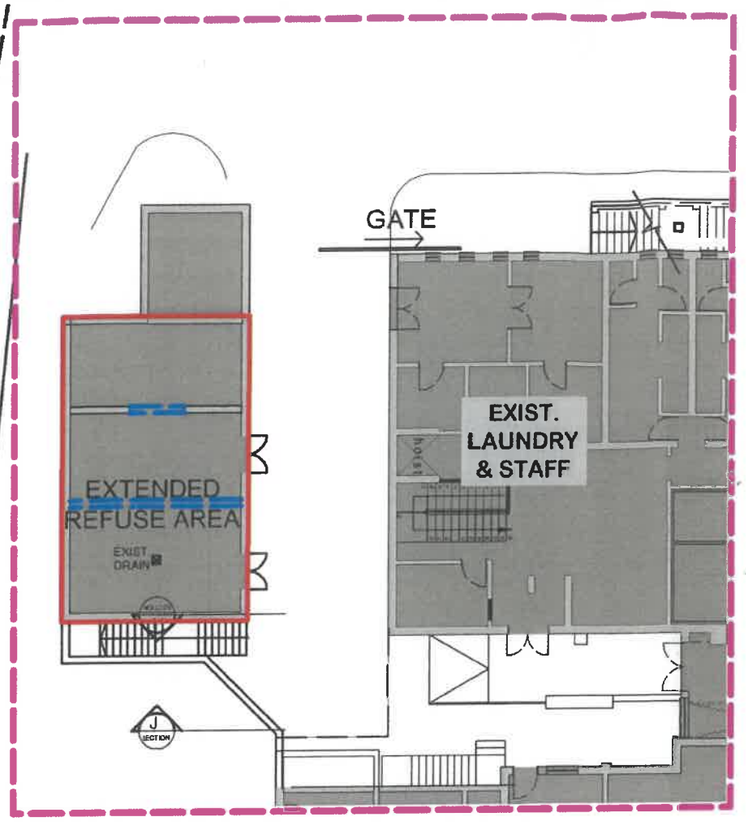
6m BUILDING LINE
5030
SECTION 1-1
4,5m BUILDING LINE
NEW BALCONY
NEW 14 ROOMS
EXISTING BUILDING LINE
EXIST. ROOMS
N66 N65 N64 N63 N62 N61 N60 N59 N58 N57 N56 N55 N54 N53
SECOND FLOOR ROOF
CIRCULATION
REFUGE
COURTYARD BELOW
NEW STAIR & LIFT
150-100
6m BUILDING LINE
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RAMP BELOW
EXIST. CURITY
EXIST ENTRANC RO
NEW PORTE COCHE
EXIST. HOTEL
EXIST. HOTEL
N W E S

FLOOR PLAN
1:250

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FLOOR PLAN
NTS



REFUSE PLAN EXTRACT
NTS

legend:
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SDP 9209-07-2026- P14

revision	description
A	ISSUED FOR APPROVAL 01-12-2025

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 21/10/2026

SMUTS DE KOCK ARCHITECTS
SMUTS DE KOCK 2035
FOR
SDP APPROVAL
01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600

Smuts de Kock
ARCHITECTS

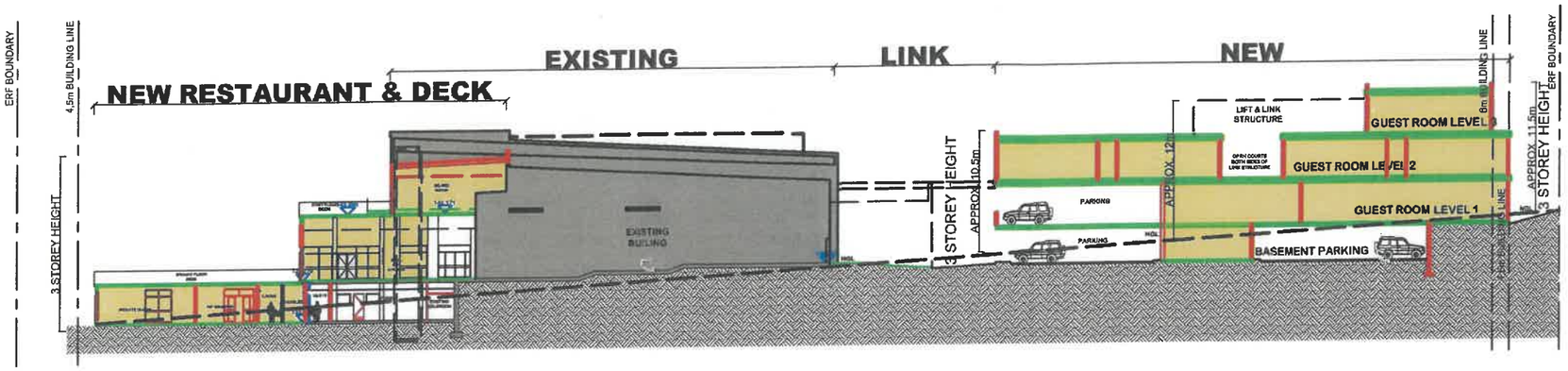
projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP
REFUSE AREA

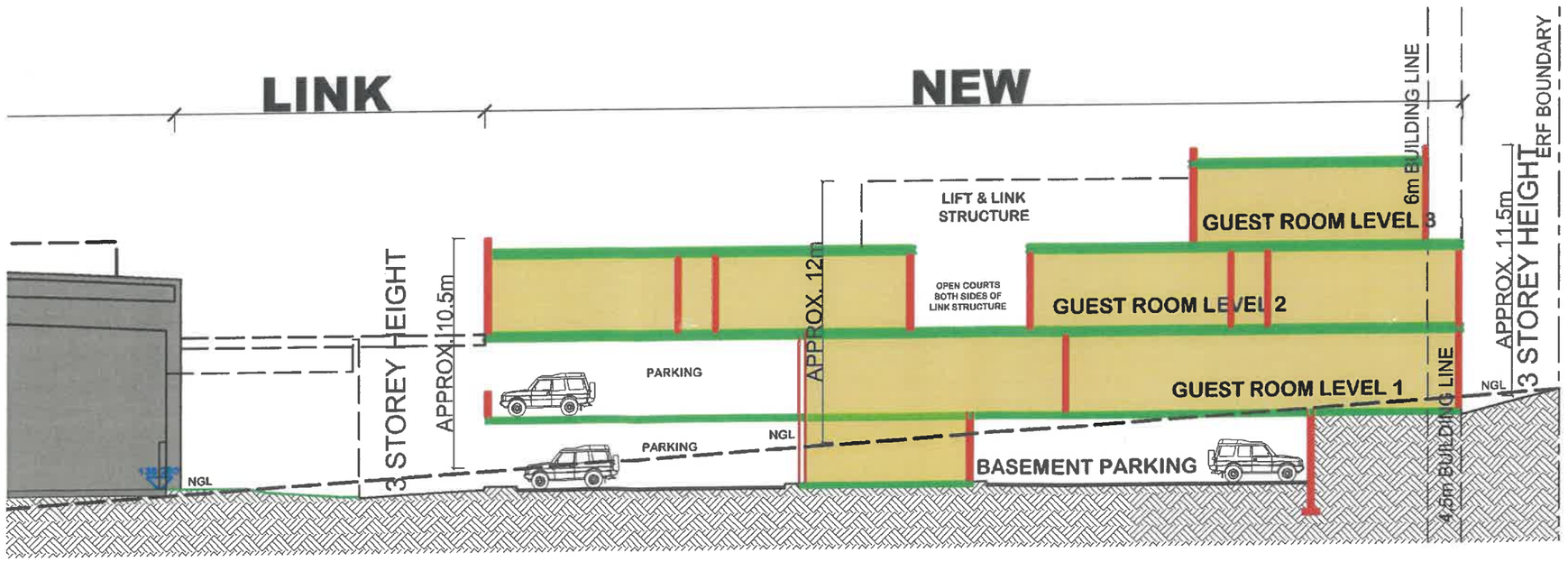
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datum / date: 06-10-2025
tekening no. / drawing no.: 119
werk nr / proj.no.: 2501
Rev. Wys.: A

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SECTION
1:500



SECTION
1:250

herstel revision	beskrywing description	datum date
A	ISSUED FOR APPROVAL	17-10-2025
B	REVISE LINK HEIGHT	-12-2025

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

STELLENBOSCH MUNICIPALITY

MUNICIPAL MANAGER

DATE 21/10/20

SMUTS DE KOCK ARCHITECTS
DOKTR SMUTS 2025
FOR
SDP APPROVAL
01-12-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600

Smuts de Kock
ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP SECTION

get. / chkd	ds / ch	skaal / scale
BS/ AK	BS	SEE DRAWING @ A3
datum / date: 06-10-2025		tekening no. / drawing no.: 115
werk nr / proj.no.: 2501		Rev. / Wys.: B

SDP 9209-07-2026- P15

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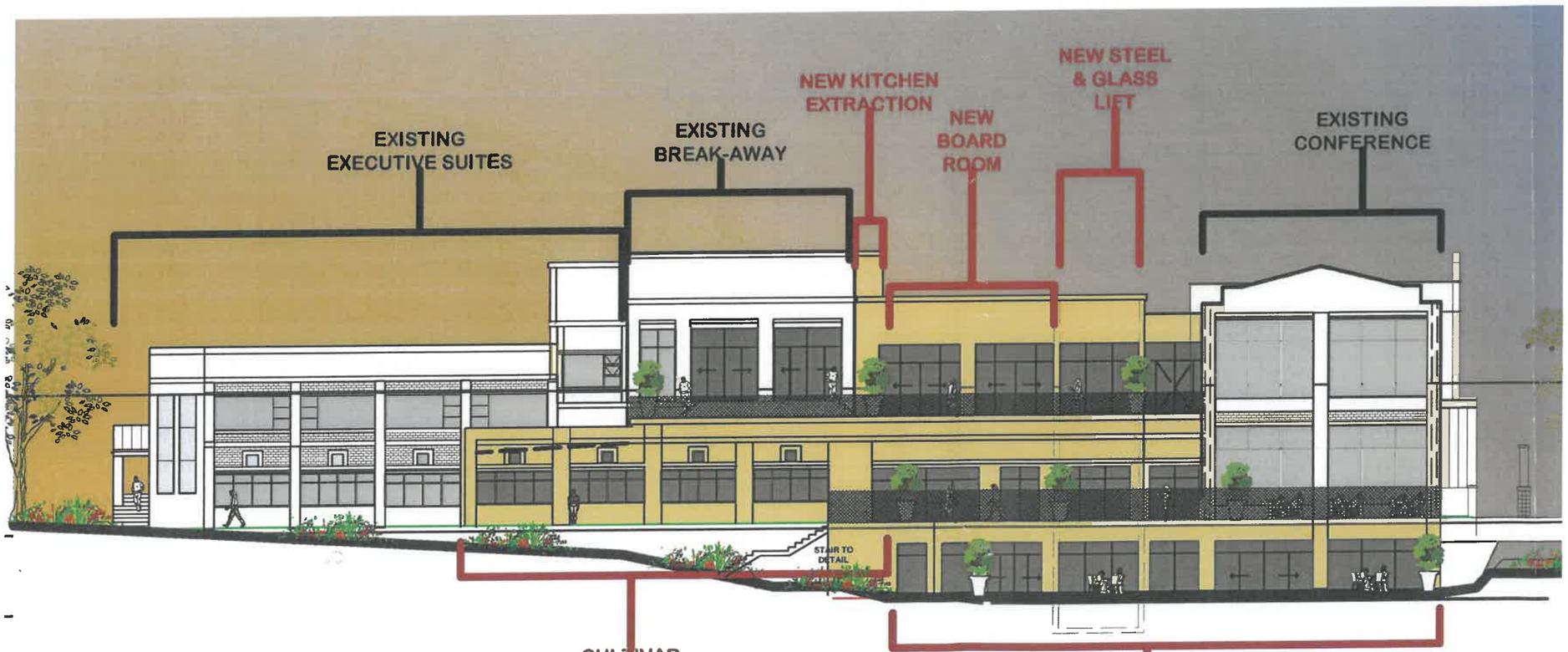
MUNICIPAL MANAGER — DATE 21/10/2026

EXISTING

NEW

FRAMELESS GLASS BALUSTRADE

NEW BRICKWORK



ELEVATION
1:250

SDP 9209-07-2026- P16

revision	description	date
A	ISSUED FOR APPROVAL	17-10-2025

SMUTS DE KOCK ARCHITECTS
DOCETS SMUTS 20599
FOR
SDP APPROVAL
17-10-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

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6 JONKERSHOEK ROAD
STELLENBOSCH
7600
[redacted]

Smuts de Kock ARCHITECTS

projekbeskrywing / project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

tekeningbeskrywing / drawing description
SDP ELEVATION

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datum / date	tekeningnr. / drawing no.
06-10-2025	116
projnr. / proj.no.	rev. / Wys.
2501	A

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

ERF: 9209

GENERAL COMMENT:
1. No Objection
CONDITIONS:
2. Recommended for approval

.....

Signature

_23/01/2026.....

Date

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Bulelwa Mdoda**
From ▫ Van:	**Principal Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Ilze Fillies**
Date ▫ Datum:	**27 July 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3041**
Town Planning Ref:	**TP1414/2025**
Re ▫ Insake:	**Erf 9209,Stellenbosch: The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 9209, Technopark, Stellenbosch for the following:1.Departure application in terms of Section 15(2)(b) of the said bylaw for the under provision of onsite parking as required in terms of the Zoning Scheme By-law.2. Application for the amendment of a condition in respect of an existing approval in terms of Section 15(2)(h) of the said bylaw to obtain approval of the Site Development Plan.**

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

- TIS by UDS dated 3 July 2026

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 The existing water connection point must be used for the proposed development.

2. Sewer

2.1 The existing sewer connection point must be used for the proposed development.

3. Storm water

3.1 The storm water layout must be indicated on all design drawings.

4. Solid Waste

4.1 Refuse removal infrastructure such as a refuse truck embayment and a refuse room must be clearly indicated on the engineering drawings and building plans. Should the SDP be amended, it will be for the developers cost.

5. Roads

Access Intersection Upgrade

5.1 A roundabout shall be constructed at the intersection of Techno Avenue and the Protea Hotel access to the satisfaction of Stellenbosch Municipality. **(See Annexure: Roads)**

5.2 The roundabout shall be designed to accommodate bus and service vehicle turning movements and shall include a mountable central island where required.

5.3 Detailed engineering designs of the roundabout shall be submitted to and approved by Stellenbosch Municipality prior to the commencement of construction.

5.4 The cost of the roundabout may be offset against Development Charges.

6. Non-Motorised Transport (NMT)

6.1 The existing sidewalk along the northern side of Techno Avenue shall be extended from Elektron Street to the proposed roundabout, including all associated pedestrian infrastructure. **(See Annexure: Roads)**

6.2 Safe pedestrian crossings shall be provided at the proposed roundabout to the satisfaction of the Municipal Traffic Engineer.

6.3 The cost of the sidewalk extension may be offset against Development Charges.

7. Provincial Roads Authority

7.1 All requirements and conditions imposed by the Western Cape Government: Transport Infrastructure Branch and/or the Provincial Roads Engineer shall be complied with.

8. Installation of Engineering Services

8.1 Detail engineering drawings must be submitted for approval prior to the commencement of construction and prior to the approval of building plans. 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 landowner / developer, as stated in the municipality's land-use planning by-law.

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.

10. Completion of Works

10.1 The required road and pedestrian infrastructure upgrades shall be completed and brought into operation prior to the issuing of an Occupation Certificate for the additional development.

11. Development Charges (DCs)

11.1 The following DC's are payable: See Development Charge Calculation attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:

11.2 Building plans

11.3 A final calculation will be provided prior to payment.

11.4 The appropriate DC's are payable before building plan approval.

11.5 The DC's were calculated by using the 2026/2027 tariff structure. If DC's are paid after 30 June 2027 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

11.6 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 including professional fees. This Agreement will stipulate, inter alia, the terms and conditions according to which the DCs may be utilised. Any work done or expenditure incurred prior to such an agreement will be at the Developer's own risk.

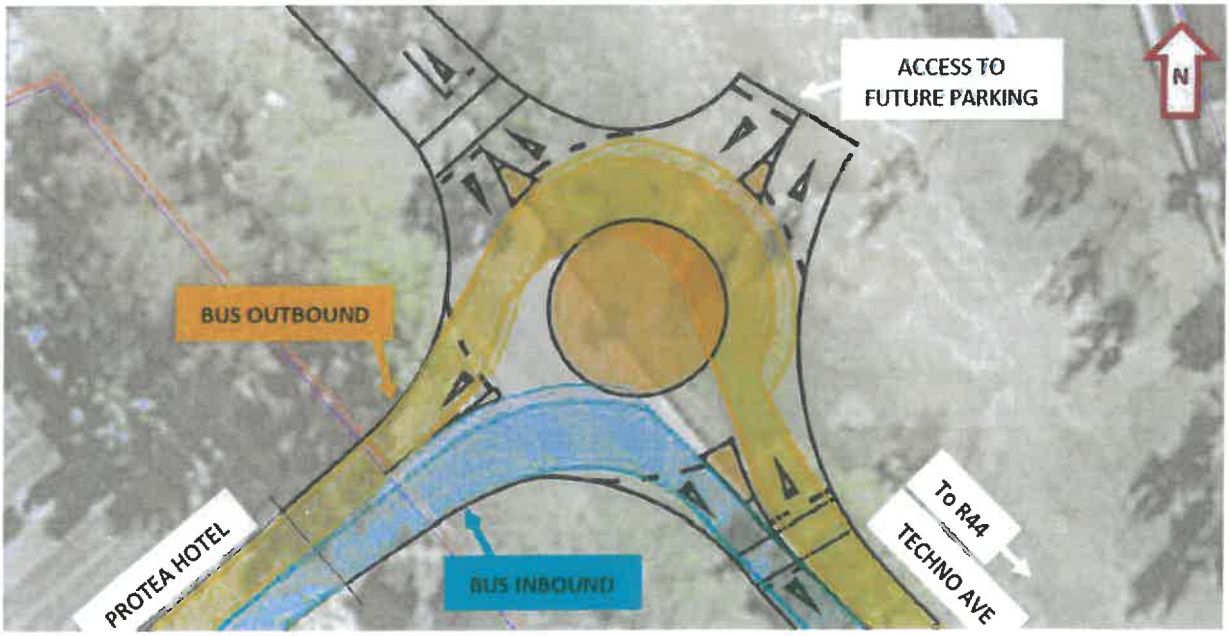
General Conditions

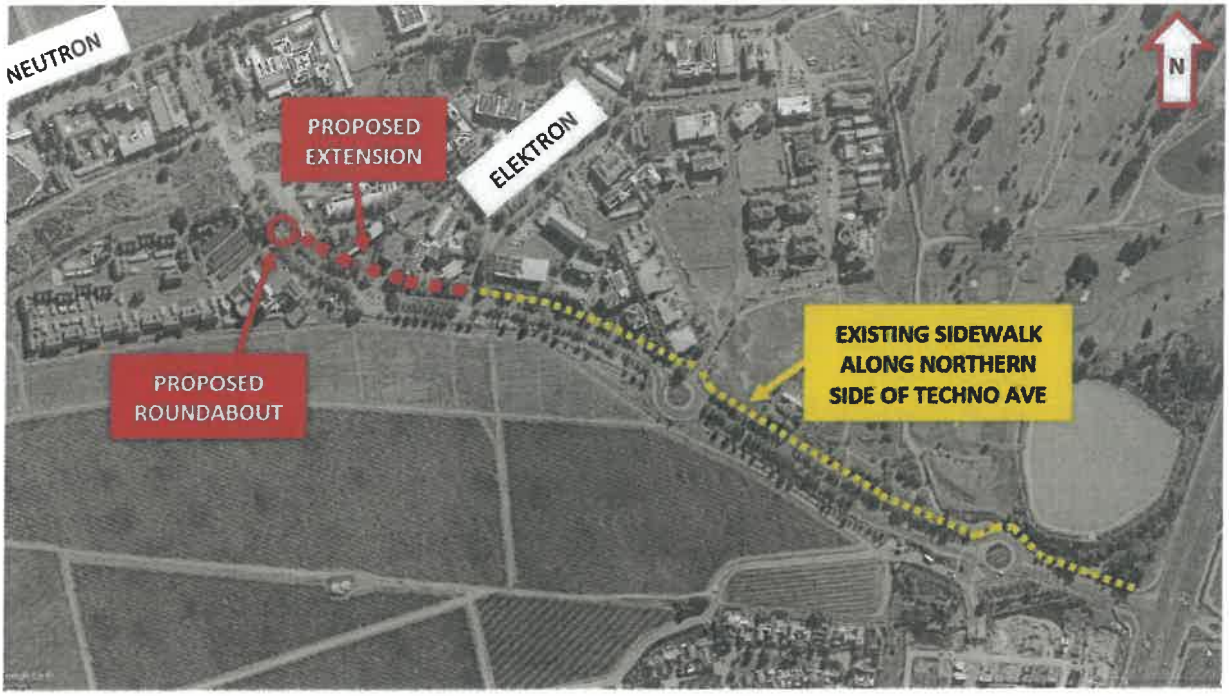
1. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
2. 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.
3. The internal services are private. Therefore, all internal services will be maintained by the owner.

4. 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.

5. The developer will be held liable for any nuisance, health or other risk to the public, caused as a direct result of the development of the subject property. Where in the opinion of the Municipality a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the Municipality may give the Developer and/or Owner's Association written notice to remedy the defect.

Annexure Roads





IFillies

Ilze Fillies
Principal Technician: Development (Infrastructure Services) N:\2.0 DEVELOPMENT\01 Land Use applications\3041 (IF) Erf 9209 Stellenbosch (TP1414-2025), Protea Hotel\3041 (IF) Erf 9209 Stellenbosch (TP1414-2025).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	3041 (IF) Erf 9209 Stellenbosch (TP1414-2025), Protea Hotel
Development Name:	Protea Hotel
Date:	27 July 2026
Financial Year:	2026/2027
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 9209
DC Parameters Reference:	SDP Site and roof plan statistics drawing no 106 REV B dated 06/10/2025 by boetsmuts architects

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:	20,436	16,7065	0,39355	1,2294	338,83		77,17	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	20,44	16,71	0,39355	1,229	338,8		77	
Charges before adjusting for positive only, before Deductions	R 723 260,55	R 650 757,44	R 92 076,63	R 135 804,57	R 2 403 599,65	R 4 005 498,84	R 309 154,97	R 4 314 653,81
Charges adjusted for positive only, before Deductions	R 723 260,55	R 650 757,44	R 92 076,63	R 135 804,57	R 2 403 599,65	R 4 005 498,84	R 309 154,97	R 4 314 653,81
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 723 260,55	R 650 757,44	R 92 076,63	R 135 804,57	R 2 403 599,65	R 4 005 498,84	R 309 154,97	R 4 314 653,81
VAT:	R 108 489,08	R 97 613,62	R 13 811,49	R 20 370,69	R 360 539,95	R 600 824,83	R 46 373,25	R 647 198,07
Total Development Charges Payable (including VAT):	R 831 749,63	R 748 371,06	R 105 888,12	R 156 175,26	R 2 764 139,60	**R 4 606 323,67**	R 355 528,22	**R 4 961 851,88**

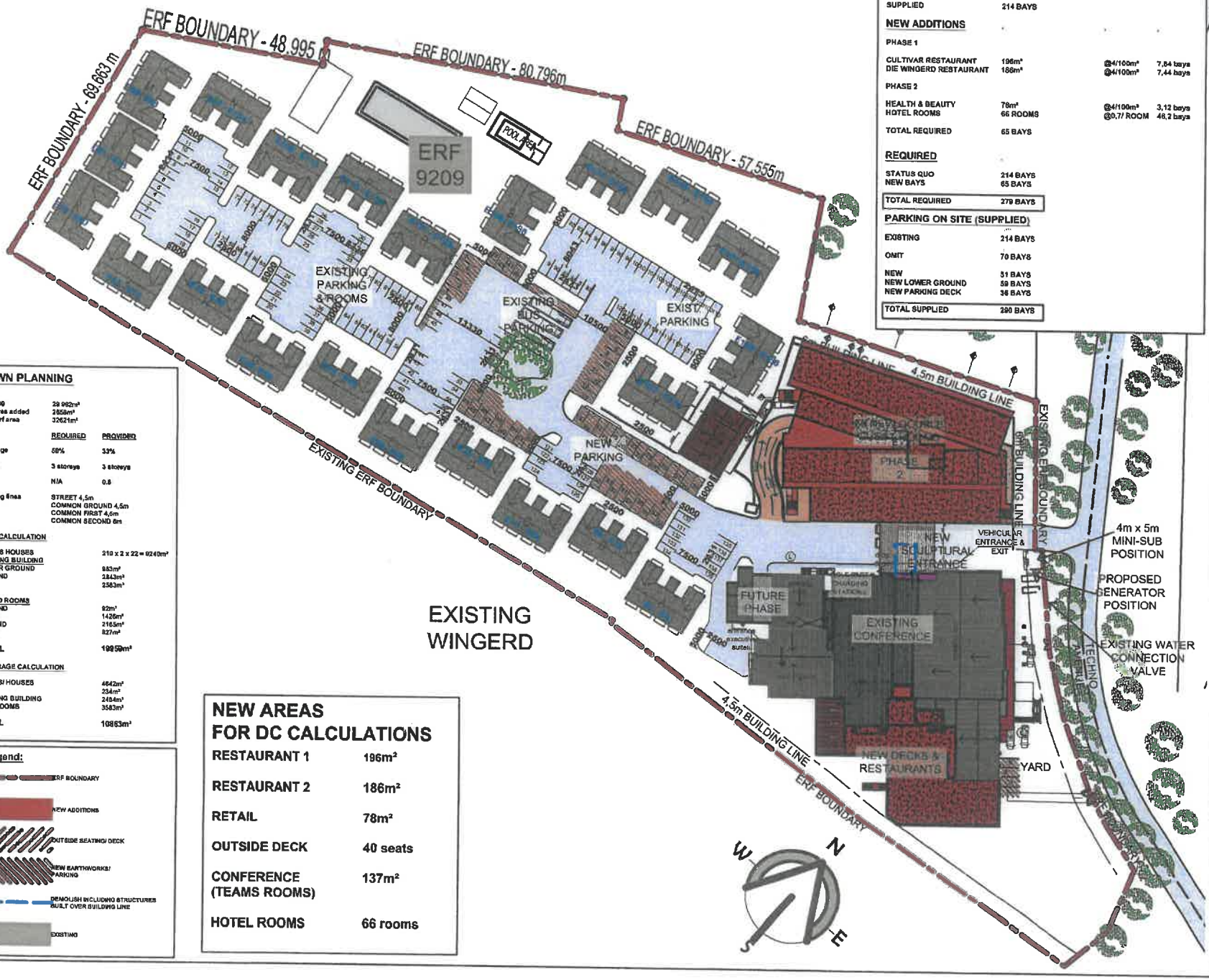
APPLICANT INFORMATION	
Application Processed by:	Ilze Fillies
Signature:	ESTIMATE
Notes:	

Stellenbosch Town

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
										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 -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms					66		66	R 513 884,48	R 462 753,92	R 61 788,56	R 109 359,47	R 1 462 016,86	R 2 609 781,29	R 287 534,02	R 2 897 315,31
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA					78		78	R 11 042,15	R 10 633,99	R 2 737,38	R 1 723,24	R 118 142,78	R 144 279,54	R 1 509,79	R 145 789,32
	Restaurant	m2 GLA					382		382	R 108 156,40	R 104 158,58	R 13 406,15	R 8 439,48	R 578 596,68	R 812 757,27	R 7 394,09	R 820 151,37
	Outdoor Function / Picnic Area	persons					40		40	R 70 782,99	R 54 533,29	R 9 358,57	R 13 255,69	R 151 465,10	R 299 395,64	R 10 065,26	R 309 460,90
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Sport Courts	court							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA					137		137	R 19 394,54	R 18 677,65	R 4 807,97	R 3 028,72	R 93 378,23	R 139 285,11	R 2 651,81	R 141 936,91
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
	Open Space/Natural Environment/Utility Site	ha							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	Roads and Parking	ha							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
	To be calculated	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	Total Area:	0			Total Area:	0										

	Charges before adjusting for positive only, before Deductions	R 723 260,55	R 650 757,44	R 92 076,63	R 135 804,57	R 2 403 599,65	R 4 005 498,84	R 309 154,97	R 4 314 653,81
Deduct	Charges adjusted for positive only, before Deductions	R 723 260,55	R 650 757,44	R 92 076,63	R 135 804,57	R 2 403 599,65	R 4 005 498,84	R 309 154,97	R 4 314 653,81
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%) Percentage:	R -	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 Ajustments and Deductions (excluding VAT)	R 723 260,55	R 650 757,44	R 92 076,63	R 135 804,57	R 2 403 599,65	R 4 005 498,84	R 309 154,97	R 4 314 653,81
	VAT	R 108 489,08	R 97 613,62	R 13 811,49	R 20 370,69	R 360 539,95	R 600 824,83	R 46 373,25	R 647 198,07
	Total Development Charges	R 831 749,63	R 748 371,06	R 105 888,12	R 156 175,26	R 2 764 139,60	R 4 606 323,67	R 355 528,22	R 4 961 851,88

PLEASE NOTE:
1) ALL MEASUREMENT ARE APPROXIMATE & SUBJECT TO A SURVEY
2) PLEASE REFER TO ENG DRAWINGS FOR FINAL CIVIL, STRUCTURAL, ELECTRICAL, IT, MECHANICAL & FIRE SERVICES & SPESIFICATIONS.
3) ARCHITECT TO BE NOTIFIED OF ANY DESCRIPANCIES
4) ALL MEASUREMENT TO BE TAKEN ON SITE BEFORE MANUFACTURING STARTS



PARKING CALCULATIONS

STATUS QUO

HOTEL ROOMS	186 ROOMS	@0,7/ ROOM	131 bays
CONFERENCE SEATS	114 SEATS (25% OF 720)	@0,25/ SEAT	38 bays
SUPPLIED	214 BAYS		

NEW ADDITIONS

PHASE 1			
CULTIVAR RESTAURANT	196m²	@4/100m²	7,84 bays
DIE WINGERD RESTAURANT	186m²	@4/100m²	7,44 bays
PHASE 2			
HEALTH & BEAUTY	78m²	@4/100m²	3,12 bays
HOTEL ROOMS	66 ROOMS	@0,7/ ROOM	46,2 bays
TOTAL REQUIRED	65 BAYS		

REQUIRED

STATUS QUO	214 BAYS
NEW BAYS	65 BAYS
TOTAL REQUIRED	279 BAYS

PARKING ON SITE (SUPPLIED)

EXISTING	214 BAYS
OMIT	70 BAYS
NEW	51 BAYS
NEW LOWER GROUND	59 BAYS
NEW PARKING DECK	36 BAYS
TOTAL SUPPLIED	290 BAYS

Revision	Description	Date
A	ISSUED FOR APPROVAL	17-10-2025
B	UPDATE PARKING LAYOUT AND TABLE NUMBER HOTEL AREAS	01-12-2025
C	DIMENSION PARKING AREAS	02-12-2025
D	UPDATE PARKING TABLE	14-01-2026
E	UPDATE PARKING TABLE	05-05-2026
F	ADD DC CALCULATIONS TABLE	20-07-2026

SIGNED BY AGENT FOR PROPERTY OWNER
FOR SDP APPROVAL
21-07-2025

PROPERTY OWNER/ AUTHORISED AGENT
PROTEA HOTEL STELLENBOSCH BODY CORPORATE

TOWN PLANNING

erf 9209	29 962m²
new area added	2658m²
total erf area	32621m²

	REQUIRED	PROVIDED
coverage	50%	33%
height	3 storeys	3 storeys
bulk	N/A	0.8
building lines	STREET 4,5m COMMON GROUND 4,5m COMMON FIRST 4,6m COMMON SECOND 6m	

BULK CALCULATION

ROOMS HOUSES	210 x 2 x 22 = 9240m²
EXISTING BUILDING	
LOWER GROUND	983m²
GROUND	2843m²
FIRST	2583m²
ADDED ROOMS	
GROUND	92m²
FIRST	1426m²
SECOND	2165m²
THIRD	827m²
TOTAL	19959m²

COVERAGE CALCULATION

ROOMS/ HOUSES	4642m²
GYM	234m²
EXISTING BUILDING	2484m²
NEW ROOMS	3583m²
TOTAL	10863m²

legend:
- ERF BOUNDARY
- NEW ADDITIONS
- OUTSIDE SEATING/ DECK
- NEW EARTHWORKS/ PARKING
- DEMOLISH INCLUDING STRUCTURES BUILT OVER BUILDING LINE
- EXISTING

NEW AREAS FOR DC CALCULATIONS

RESTAURANT 1	196m²
RESTAURANT 2	186m²
RETAIL	78m²
OUTSIDE DECK	40 seats
CONFERENCE (TEAMS ROOMS)	137m²
HOTEL ROOMS	66 rooms

TAKE NOTE:
DIMENSIONS SCALED OFF THE DRAWINGS ARE NOT VALID. ALL DRAWINGS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES.
ANY DISCREPANCIES BETWEEN DRAWINGS AND CLIENTS MUST BE DIRECTED TO THE ARCHITECT FOR APPROVAL.
ALL BUILDING WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH LOCAL AUTHORITIES REGULATIONS & TO COMPLY WITH CURRENT SANS 10400 & SABS STANDARDS.
COPYRIGHT OF THESE DRAWINGS IS PROTECTED AND RESERVED IN TERMS OF THE ARCHITECTS ACT 35 OF 1970 AND THE COPYRIGHT ACT 98 OF 1978 AND ANY UNAUTHORIZED INFRINGEMENT THEREOF OR REPRODUCTION WILL BE UNLAWFUL.
THE AUTHORS RIGHTS ARE RESERVED.
LET WEL:
GEEN MATE MOET VAN TEKENINGE AFGESKAAL WORD NIE. ALLE TEKENINGE EN AFMETINGS MOET OP TERREIN NAGEGAAN WORD ALVORENS ENIGE MATERIAAL BESTEL WORD OF BOUWERK IN AANVANG NEEM.
ENIGE TEENSTRYDIGHEID TUSSEN TEKENINGE EN ENIGE NAVRAE MOET VERWYS WORD NA DIE ARGITEK VIR OORDEELBURING.
ALLE BOUWERK MOET STRENG VOLGENS PLAASLIKE OWERHEDE REGULASIES UITGEVOER WORD & MOET VOLDOEN AAN HUIDIGE SANS 10400 & SABS STANDAARDE.
KOPIEREG VAN HIERDIE TEKENINGE WORD BESKERM EN VOORBEHOU IN TERME VAN DIE ARGITEKWET 35 VAN 1970 EN DIE KOPIEREGWET 98 VAN 1978 EN ENIGE ONGEMAGTIGDE OORTREDINGS OF REPRODUKSIE SAL ONVERTIG WEES
DIE OUTEUR SE REGTE WORD BEHOU.

6 JONKERSHOEK ROAD
STELLENBOSCH
7600
Smuts de Kock ARCHITECTS

project description
ADDITIONS TO PROTEA HOTEL, ERF 9209, TECHNOPARK. STELLENBOSCH.

drawing description
SDP SITE & ROOF PLAN STATISTICS

BS/ AK	BS		SEE DRAWING @ A3
06-10-2025			106
2501			F

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE D

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19387
Our Reference Number: Erf 9190, Stellenbosch
Your Reference Number: 9190
Enquiries: R P Fooy, 021 808 8680,
Email Address: Robert.fooy@stellenbosch.gov.za

REGISTERED MAIL

Virdus Works (Dupre Lombaard)
11 Electron Street
Technopark
Stellenbosch
7600

Dear Sir / Madam

EXEMPTION CERTIFICATE IN TERMS OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW

Details of the proposal:

The proposal entails the subdivision of a portion of Erf 9190, measuring 2,345m², and the consolidation of the subdivided portion with the adjoining Erf 9209, in accordance with Council's approval dated 25 June 2025, as reflected on the attached diagram duly endorsed.

Confirmation of exemption:

It is herewith certified that the above subdivision and consolidation does not require the approval of this Municipality in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2015. The subdivision as illustrated on the diagram attached is therefore exempted from the applications listed in Sections 15, 20 to 23 and Sections 31 to 32 as contemplated in terms of **Section 24(1)(c)** of the said By-Law.

Attached please find the relevant diagram duly endorsed.

Yours faithfully

SENIOR MANAGER: DEVELOPMENT MANAGEMENT
DATE: 12/9/2025

Friedlaender, Burger & Volkmann - Land Surveyors

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°	Y	X
		Constants :		0,00	0,00
A B	1,96	230 18 40	A	+15 314,35	+3 759 872,30
B C	27,87	315 08 40	B	+15 312,85	+3 759 871,06
C D	18,01	306 59 20	C	+15 293,19	+3 759 890,81
D E	19,69	299 30 40	D	+15 278,80	+3 759 901,65
E F	16,46	291 05 00	E	+15 261,67	+3 759 911,35
F G	8,12	286 26 20	F	+15 246,31	+3 759 917,27
G H	17,90	342 16 00	G	+15 238,52	+3 759 919,57
H J	14,96	10 52 50	H	+15 233,07	+3 759 936,62
J K	61,05	84 41 40	J	+15 235,89	+3 759 951,31
K L	73,56	89 08 00	K	+15 296,68	+3 759 956,95
L M	114,24	260 21 50	L	+15 370,23	+3 759 958,06
M A	87,51	139 34 50	M	+15 257,61	+3 759 938,92
		TECH04	⊕	+15 280,25	+3 759 891,39
		TECH05	⊕	+15 352,50	+3 759 796,59

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 1 OF 2 SHEETS

STELLENBOSCH MUNICIPALITY

THE SUBDIVISION AND / OR CONSOLIDATION IS EXEMPTED IN TERMS OF SECTION 24 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) AS PER LETTER BEARING DATE OF STAMP

MUNICIPAL MANAGER

12/9/2025
DATE

The figure ABCDEFGHJKLM
represents 2345 square metres of land, being

ERF 17341 (PORTION OF ERF 9190) STELLENBOSCH

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Province of Western Cape
Surveyed in August 2019
by me

M Stuart-Fox

PLS 1354 M R Stuart-Fox Pr Land Surveyor

This diagram is annexed to	The original diagram is	File No.
No.	No. 9185/1987	S.R. No.
Dated		Comp. BHSZ-31 (M3169)
i.f.o.	Annexed to	
	C.R.T. 1988-9-28901	
Registrar of Deeds		LPI C0670022

Erf 17341 Stellenbosch

Friedlaender, Burger & Volkmann - Land Surveyors

ERF 17341 (PORTION OF ERF 9190) STELLENBOSCH

Administrative District of Stellenbosch

Beacon Descriptions

A M ..... 12mm Iron peg
B C E G ..... Iron fencing post in concrete
All other beacons ..... Wooden post

Note:

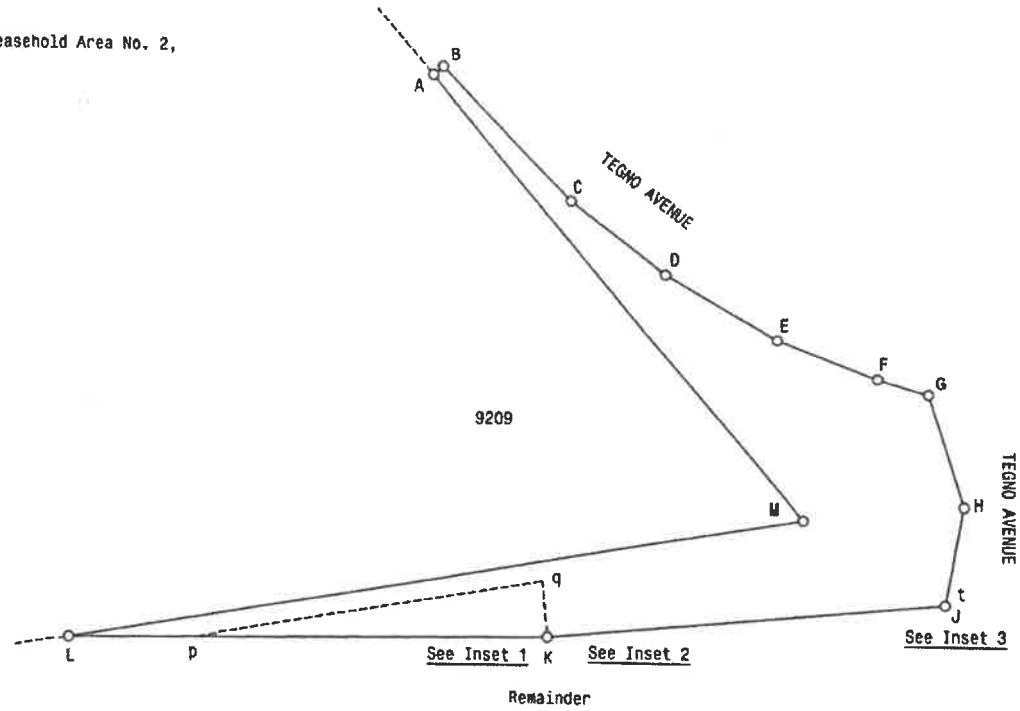
The figures pqrK and stJ represent Leasehold Area No. 2, vide Diagram No. 777/1999.

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS





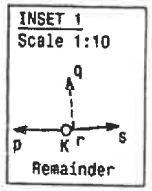
STELLENBOSCH MUNICIPALITY

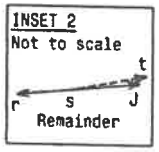
THE SUBDIVISION AND / OR CONSOLIDATION IS EXEMPTED IN TERMS OF SECTION 24 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) AS PER LETTER/PLANNING DATED OR STAMP

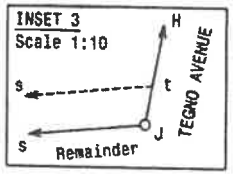
MUNICIPAL MANAGER

DATE

SCALE 1 : 750







Surveyed in August 2019
by me

PLS 1354 M R Stuart-Fox Pr Land Surveyor

Erf 17341 Stellenbosch