STELLENBOSCH
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Application Number: TP1421/2025
Our File Reference Number: Farm 81/33 (Phase I & L)
Your Reference Number: Farm 81/33 - TP1421/2025
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI[redacted]

Sir / Madam

APPLICATION FOR THE AMENDMENT OF THE APPROVED NEWINBOSCH PHASING AND SUBDIVISION PLANS (PHASES I AND L), AND PERMANENT DEPARTURES RELATING TO EXCEED THE BUILDING HEIGHT, FLOOR AREA RATIO AND STREET BUILDING LINE ON PHASE I ON FARM 81/33, STELLENBOSCH.

1. The above application refers.

2. The duly authorised decision maker hereby decides on the above application as follows.

3. That the following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 81/33 (***Phase I, L & W***), Stellenbosch:

   3.1. Amendment of the Newinbosch Subdivision Plan inclusive of servitudes for in terms of Section 15(2)(k) Stellenbosch Municipal Land Use Planning By-Law.

   3.2. Permanent departure to permit a 6-storey building height for the bridging component and a 5-storey building height for the remainder of the building on Portion 172, in lieu of the permitted 4-storey building height, in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law.

   3.3. Permanent departure to exceed the permissible floor area ratio of 0.75 to construct a building with a floor area ration of 1.63 in terms of Section 15(2)(b) Stellenbosch Municipal Land Use Planning By-Law, for Portion 172.

   3.4. Permanent departure to relax the northern street building line from 2m to 1m in terms of Section 15(2)(b) Stellenbosch Municipal Land Use Planning By-Law, for block B on Portion 172.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

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

4.1 The approval only applies to the 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.

4.2 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.

4.3 The development be undertaken in accordance with the endorsed Subdivisional and Zoning Plan and Phasing Plan, with reference 3269-P & 3269-P-1, Drawn By: TV3 Architects, Town Planners, Urban Designers and dated 05/11/2025, attached as **Annexure A**.

4.4 All properties comprising Phases I and L are to form part of the Newinbosch Master Homeowners' Association and be subject to the provisions of its Constitution and any rules adopted thereunder.

4.5 All common property, inclusive of private road/s and open space/s and land required for services by the owners' association, be transferred at the cost of the applicant / developer to the relevant owners' association, prior to or simultaneously with the transfer or registration of the first land unit or prior to building plan approval, whichever occurs first.

4.6 An electronic copy (shp, dwg, dxf) of the approved Subdivision Plan be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:

4.6.1 Newly allocated erf numbers
4.6.2 Co-ordinates
4.6.3 Survey dimensions
4.6.4 Street name

4.7 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with in phases.

4.8 The development be undertaken in phases in accordance with the endorsed Site Development Plan, Plan No: CLOETESDAL–01 to CLOETESDAL–09, dated 2026/11/24 & 2025/09/25, Drawn By: pka International Architects, as attached as **ANNEXURE B**.

4.9 The development shall be undertaken in accordance with the endorsed Landscaping and Non-Motorised Transport (NMT) Route Plans for Phases I and L, prepared by CNDV Landscape Architects, Revision 00, Drawing No. 2861-03-1P.PHI + L NMT-REV 01, dated 30 January 2026, attached as **Annexure C**. The relevant details be incorporated into the building plans submitted for approval, and all landscaping and NMT infrastructure shall be implemented at the developer's costs prior to the issuance of an occupancy certificate for the first unit within the building.

4.10 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.

4.11 The conditions imposed by the Directorate Infrastructure Services: Engineering Services in their memo dated 11May 2026 and Email dated 6 October 2026, attached as **ANNEXURE D**, be adhered to, to the satisfaction of the said department.

4.12 The conditions relating to infrastructure services, as stipulated in the Electrical Services Department's comments dated 25/11/2026 and attached as **Annexure D**, be complied with to the satisfaction of the said Department.

4.13 The conditions imposed by the WCG Transport Infrastructure Branch in their letter dated 9 September 2026, attached as **ANNEXURE E**, be adhered to.

4.14 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.

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4.15 All the residential units in the development will comprise housing as defined in the Housing Development Schemes for Retired Persons Act, No 65 of 1988 and may only be occupied by elderly persons and his/her home or health care assistant or family member as determined and defined in the constitution of the relevant Owner's Association.

4.16 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.

5. The reasons for the above decision are as follows:

5.1. The approval of the amended Phasing and Subdivision Plans will facilitate the better alignment of the land use rights granted by the MPT in 2022, in accordance with the MSDF and Adam Tas LSDF objectives, without adversely affecting the surrounding area.
5.2. The proposal complies with the approved land use rights, while the departures align with the MSDF and Adam Tas LSDF objectives promoting densification and land use intensification.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: **landuse.appeals@stellenbosch.gov.za**.

7. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: **municipal.manager@stellenbosch.gov.za** and copy to **landuse.appeals@stellenbosch.gov.za**.

8. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

9. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

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10. An applicant who lodges a Section 79(2) 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. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

12. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

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

Yours faithfully

SENIOR MANAGER DEVELOPMENT MANAGEMENT.

DATE: 25/11/2026 .

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ANNEXURE A



STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION/CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE CONDITIONS OF APPROVAL

MUNICIPAL MANAGER — DATE 25/11/2026

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS
[redacted]

newinbosch NEIGHBOURHOOD

Property Description: Portion 33 of Farm 81, Stellenbosch

Drawing: Phasing Plan		
Date: 05/11/2025	Plan no.: 1	
Project no.: 3629-P	Drawn: WH	Checked: CH

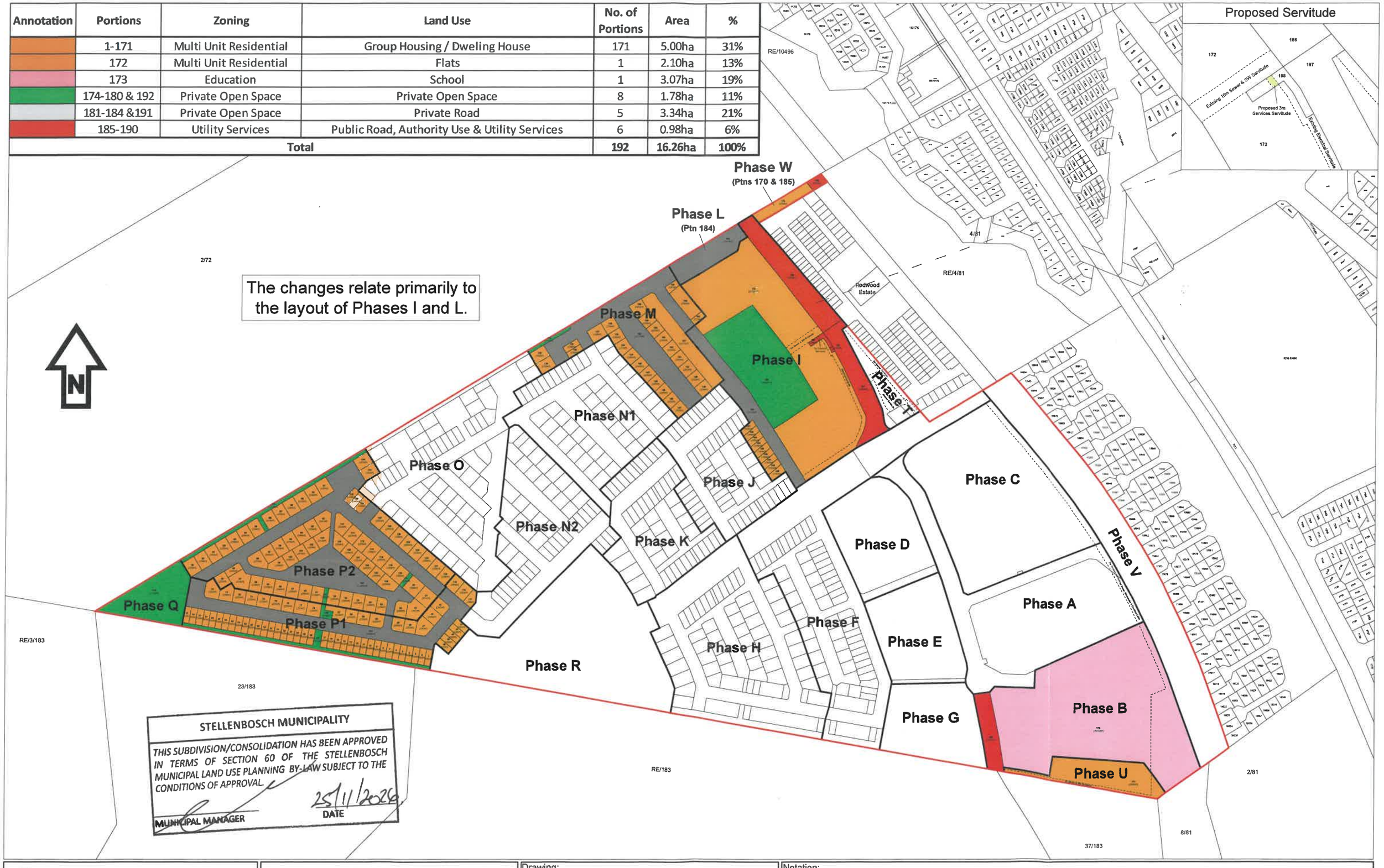
Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained from Surveys and Mapping (DRDLR).
Urban design done by Osmond Lange Architects.
Road design done by UDS Africa.
Servitudes done by BSI.

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

* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

Annotation	Portions	Zoning	Land Use	No. of Portions	Area	%
	1-171	Multi Unit Residential	Group Housing / Dweling House	171	5.00ha	31%
	172	Multi Unit Residential	Flats	1	2.10ha	13%
	173	Education	School	1	3.07ha	19%
	174-180 & 192	Private Open Space	Private Open Space	8	1.78ha	11%
	181-184 &191	Private Open Space	Private Road	5	3.34ha	21%
	185-190	Utility Services	Public Road, Authority Use & Utility Services	6	0.98ha	6%
Total				192	16.26ha	100%



STELLENBOSCH MUNICIPALITY

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MUNICIPAL MANAGER

DATE 25/11/2026

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

[redacted]

newinbosch NEIGHBOURHOOD

Property Description:
Portion 33 of Farm 81, Stellenbosch

Drawing:
Proposed Subdivision & Zoning Plan

Date:	Plan no.:	
05/11/2025	2	
Project no.:	Drawn:	Checked:
3629-P	WH	CH

Notation:
Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained from Surveys and Mapping (DRDLR).
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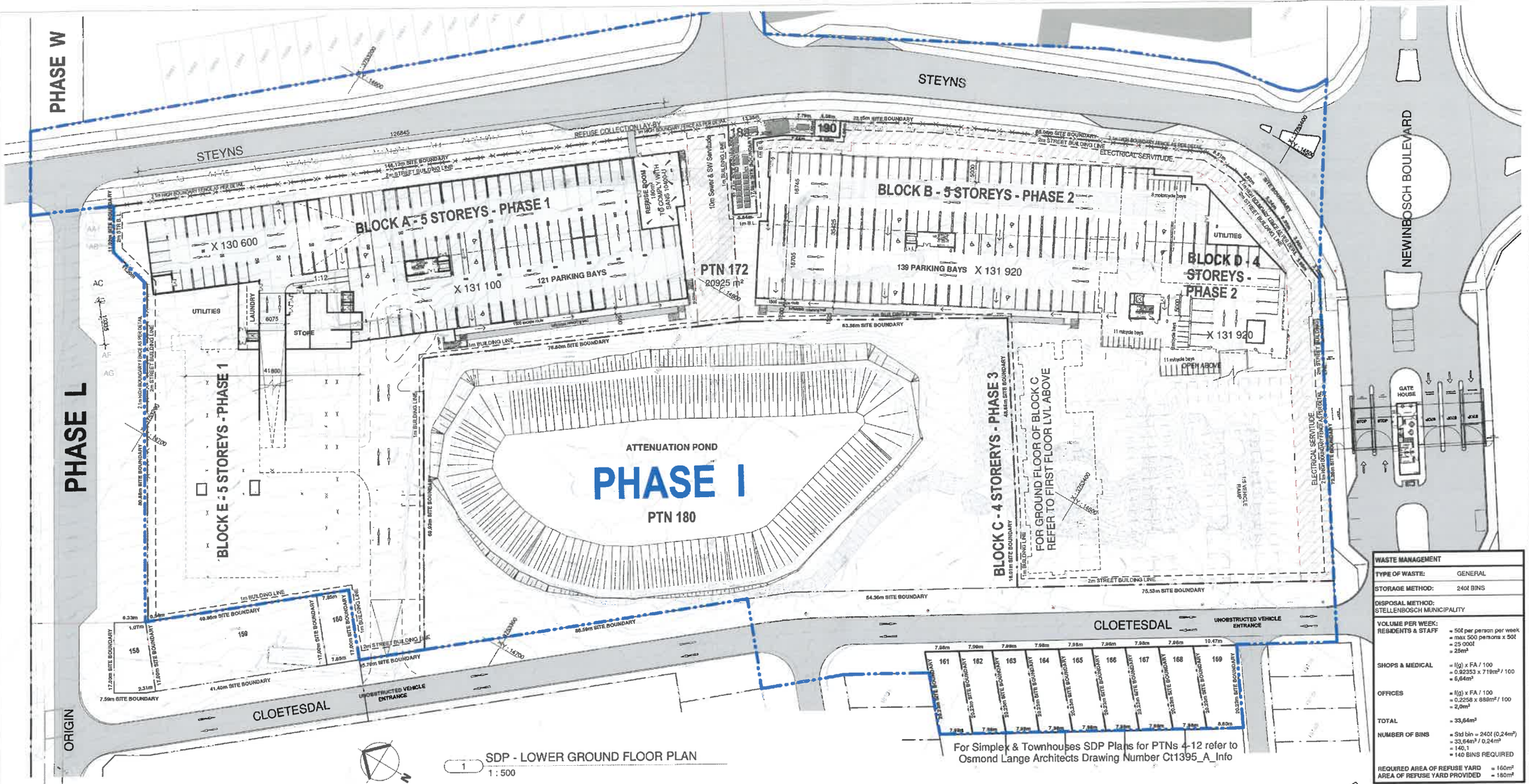
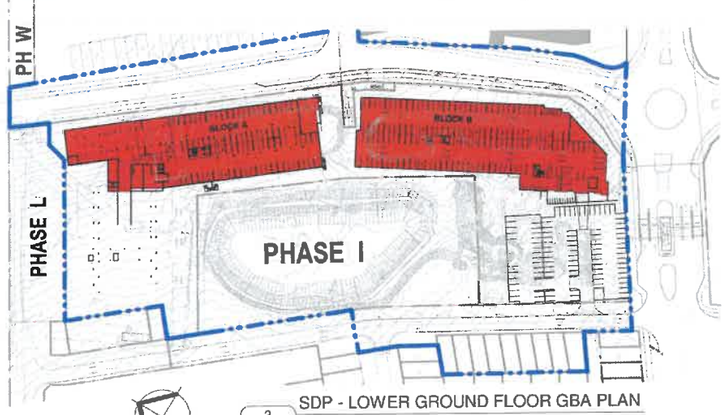
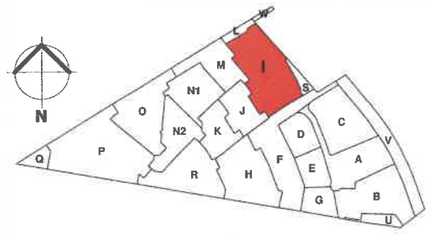
ANNEXURE B



1 SDP - LOWER GROUND FLOOR PLAN
1 : 500



2 SDP - LOWER GROUND FLOOR GBA PLAN
1 : 1500



SDP PHASING LOCALITY PLAN
1 : 10000



PHASE I LOCALITY PLAN
1 : 5000



SDP LOCALITY PLAN
1 : 20000



PHASING PLAN
1 : 5000

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SABS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (SDCG) AND MCOH, PREAMBLES FOR TRADES (DSDB,MDSB) AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.

IF IN DOUBT ASK.

Revision Schedule

Revision Number	Revision Date	Revision Description
a	2025/09/26	REFUSE ROOMS INDICATED.
b	2025/10/03	ISSUED FOR SDP
c	2025/10/08	REVISED FOR SDP
d	2025/10/13	UPDATED SDP
e	2025/10/15	CHANGES TO SUIT FIRE
f	2025/10/21	MINOR REVISIONS RE FIRE
g	2026/08/19	AMENDED SDP
h	2026/11/24	UPDATED SDP

SCHEDULE OF RIGHTS

PORTION 335 (PHASE I)		PERMISSABLE	ACTUAL
Site area			20 929m²
Zoning		MUR (Flats)	MUR (Retirement)
Height		4 Storeys	5 Storeys
Coverage		75% (15 696m²)	57% (11 892m²)
Block A			3 753m²
Blocks B & D			4 499m²
Block C			840m²
Block E			2 764m²
		15 696m²	11 882m²
FAR		75% (15 896m²)	143% (29 784 m²)
Building Lines			
Street		2m	2m
Sides		1m	1m
Rear		1m	1m
Density (Multiple sectional title units/erf)			232 Units
Parking			
Retirement units (1 & 2-bed) Flats (1–& 2-bed) 1.50 bays/u	211 units	317	No increase from previous SDP (indicated 309 erroneously)
Frail care units Old age home: 0.3 bays/bedrm	20 bedrms	6	
Dementia care units Old age home: 0.3 bays/bedrm	13 bedrms	4	
Assisted living units Old age home: 0.3 bays/bedrm.	21 bedrms	6	119 (on grade) 121 (Block A LG) 126 (Block B LG) 22 (Block D LG) 49 (Block E LG)
Respite units Old age home: 0.3 bays/bedrms.	5 bedrms	2	
Offices Offices: 4 bays/100m²	1 612m²	65	
Retail Shops ≤ 1000m²: 4 bays/100m²	478m²	19	
Medical Consulting Rooms 6 bays/100m²	296m²	18	443 Bays
Total		437 Bays	437 Bays
Outdoor Space (20% / stand)		20% of 20 929m² = 4 185.9m²	4 381m²

WASTE MANAGEMENT

TYPE OF WASTE:	GENERAL
STORAGE METHOD:	240ℓ BINS
DISPOSAL METHOD: STELLENBOSCH MUNICIPALITY	
VOLUME PER WEEK: RESIDENTS & STAFF	= 50ℓ per person per week = max 500 persons x 50ℓ = 25 000ℓ = 25m³
SHOPS & MEDICAL	= f(g) x FA / 100 = 0,92353 x 719m² / 100 = 6,64m³
OFFICES	= f(g) x FA / 100 = 0,2258 x 888m² / 100 = 2,0m³
TOTAL	= 33,64m³
NUMBER OF BINS	= Std bin = 240ℓ (0,24m³) = 33,64m³ / 0,24m³ = 140,1 = 140 BINS REQUIRED
REQUIRED AREA OF REFUSE YARD	= 160m²
AREA OF REFUSE YARD PROVIDED	= 180m²

PARKING REQUIREMENTS AND ALLOCATIONS

PHASE 1 - BLOCKS A & E

TOTAL UNITS			PARKING REQUIRED	PARKING SUPPLIED
BLOCK A (Flats)	66 units	1.5 bays/unit	99	99
BLOCK E (Flats - Above Ass. Living)	26 units	1.5 bays/unit	39	39
ASSISTED LIVING	21 units	0.3 bays/bedroom	6	6
RESPITE UNITS	5 units	0.3 bays/bedroom	2	2
FRAIL CARE	20 beds	0.3 bays/bedroom	6	6
DEMENTIA	13 beds	0.3 bays/bedroom	4	4
BASEMENT PARKING NOT ALLOCATED				10
OPEN GUEST PARKING				20
MCYCLE PARKING BAYS 48 / 4 BAYS				12
			156	199

PHASE 2 - BLOCKS B & D

BLOCK B (Flats)	76 units	1.5 bays/unit	114	100
OFFICES	1 612m²	4 per 100m²	65	40
RETAIL	478m²	4 per 100m²	19	9
WELLNESS & PUBLIC	296m²	6 per 100m²	18	14
MCYCLE PARKING BAYS 36 / 4 = BICYCLE BAYS 12 / 6				11
			216	174

PHASE 3 - BLOCKS C

BLOCK C (Flats)	43 units	1.5 bays/unit	65	65
			65	65

ADDITIONAL 16 PARKING BAYS WILL BE PROVIDED FOR THE DEVELOPMENT AT NEWINBOSCH PHASE T (ERF 18098, STELLENBOSCH) AND FOR THIS REASON PHASE I WILL BE NOTARIALLY TIED WITH PHASE T.

UNIT TYPOLOGIES MATRIX

PORTION 335 (Phase I)	GROUND FLOOR			FIRST FLOOR					SECOND FLOOR					THIRD FLOOR			FOURTH FLOOR			TOTAL UNITS PER TYPE								TOTAL
	ONE BED	TWO BED	TWO BED + STUDY	BACHELOR	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	BACHELOR	ONE BED + STUDY	TWO BED	ASSISTED LIVING	RESPITE ROOMS	BACHELOR	ONE BED	TWO BED	BACHELOR	ONE BED	TWO BED	BACHELOR	ONE BED + STUDY	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	ASSISTED LIVING	RESPITE ROOMS	
BLOCK A	7	8		7		8		11				7	11				7	11					28 units	48 units	43 units	38 units	28 units				66 units
BLOCK B	12		7	12			7					12		7			12	7					48 units			28 units					76 units
BLOCK C	7			12								12					12						28 units								43 units
BLOCK D															21		13			13								21 units			47 units
BLOCK E - CARE CENTRE									20	13					5												20 beds	13 beds		5 units	
SELLABLE UNITS	26	15		21		15			31		18	21		1	34	9	16	1	3	9			145 units		96 units			21 units			232 units
NON-SELLABLE UNITS									20	13					5												20 beds	13 beds		5 units	38 units
TOTAL UNITS																															270 units

GBA - BLOCK A

Level	Area
0. L GROUND FLOOR UFL	3793.0 m²
1. GROUND FLOOR UFL	2237.0 m²
2. FIRST FLOOR UFL	2237.4 m²
3. SECOND FLOOR UFL	2232.5 m²
4. THIRD FLOOR UFL	2247.3 m²
	12747.2 m²

GBA - BLOCK B

Level	Area
0. L GROUND FLOOR UFL	4495.6 m²
1. GROUND FLOOR UFL	1991.2 m²
2. FIRST FLOOR UFL	2004.9 m²
3. SECOND FLOOR UFL	2007.7 m²
4. THIRD FLOOR UFL	2017.1 m²
	12916.4 m²

GBA - BLOCK C

Level	Area
1. GROUND FLOOR UFL	633.2 m²
2. FIRST FLOOR UFL	840.5 m²
3. SECOND FLOOR UFL	840.1 m²
4. THIRD FLOOR UFL	840.1 m²
	3153.9 m²

GBA - BLOCK D

Level	Area
1. GROUND FLOOR UFL	1048.5 m²
2. FIRST FLOOR UFL	1082.6 m²
3. SECOND FLOOR UFL	1088.0 m²
	3219.1 m²

GBA - BLOCK E

Level	Area
0. L GROUND FLOOR UFL	376.9 m²
1. GROUND FLOOR UFL	2808.7 m²
2. FIRST FLOOR UFL	2387.0 m²
3. SECOND FLOOR UFL	2237.2 m²
4. THIRD FLOOR UFL	1786.2 m²
5. FOURTH FLOOR UFL	1652.3 m²
	11249.1 m²
	10 830.5m²

GBA - OVERALL SITE

Level	Area
0. L GROUND FLOOR UFL	5665.5 m²
1. GROUND FLOOR UFL	8718.6 m²
2. FIRST FLOOR UFL	8552.4 m²
3. SECOND FLOOR UFL	8425.9 m²
4. THIRD FLOOR UFL	6891.1 m²
5. FOURTH FLOOR UFL	1652.3 m²
Grand total	42905.8 m²
	42 464.9m²

DRAWING LIST - SDP

Dwg Nr	Drawing Description
S100	TYPICAL SITE DEVELOPMENT PLAN - LOWER GROUND FLOOR LAYOUT
S110	TYPICAL SITE DEVELOPMENT PLAN - GROUND FLOOR LAYOUT
S120	TYPICAL SITE DEVELOPMENT PLAN - FIRST FLOOR LAYOUT
S130	TYPICAL SITE DEVELOPMENT PLAN - SECOND FLOOR LAYOUT
S140	TYPICAL SITE DEVELOPMENT PLAN - THIRD FLOOR LAYOUT
S150	TYPICAL SITE DEVELOPMENT PLAN - FOURTH FLOOR LAYOUT
S160	TYPICAL SITE DEVELOPMENT PLAN - ROOF LAYOUT
S300	SECTION A, SECTION B & SECTION C
S310	SECTION D & SECTION E
S400	ELEVATIONS & TYPICAL DETAILS

newinbosch
NEIGHBOURHOOD ESTATE

ARCHITECT: MARTIN PRETORIUS SACAP : 5671
SIGNATURE:

pka international ARCHITECTS
[redacted]

Project: PROPOSED NEW NEWINBOSCH LIFESTYLE VILLAGE, PHASE I ON A PORTION OF PORTION 33 OF THE FARM 81, STELLENBOSCH

Drawing: TYPICAL SITE DEVELOPMENT PLAN - LOWER GROUND FLOOR LAYOUT

Date: 2026/11/24 13:38:16 | Drawn by: PKA | Scale: As indicated

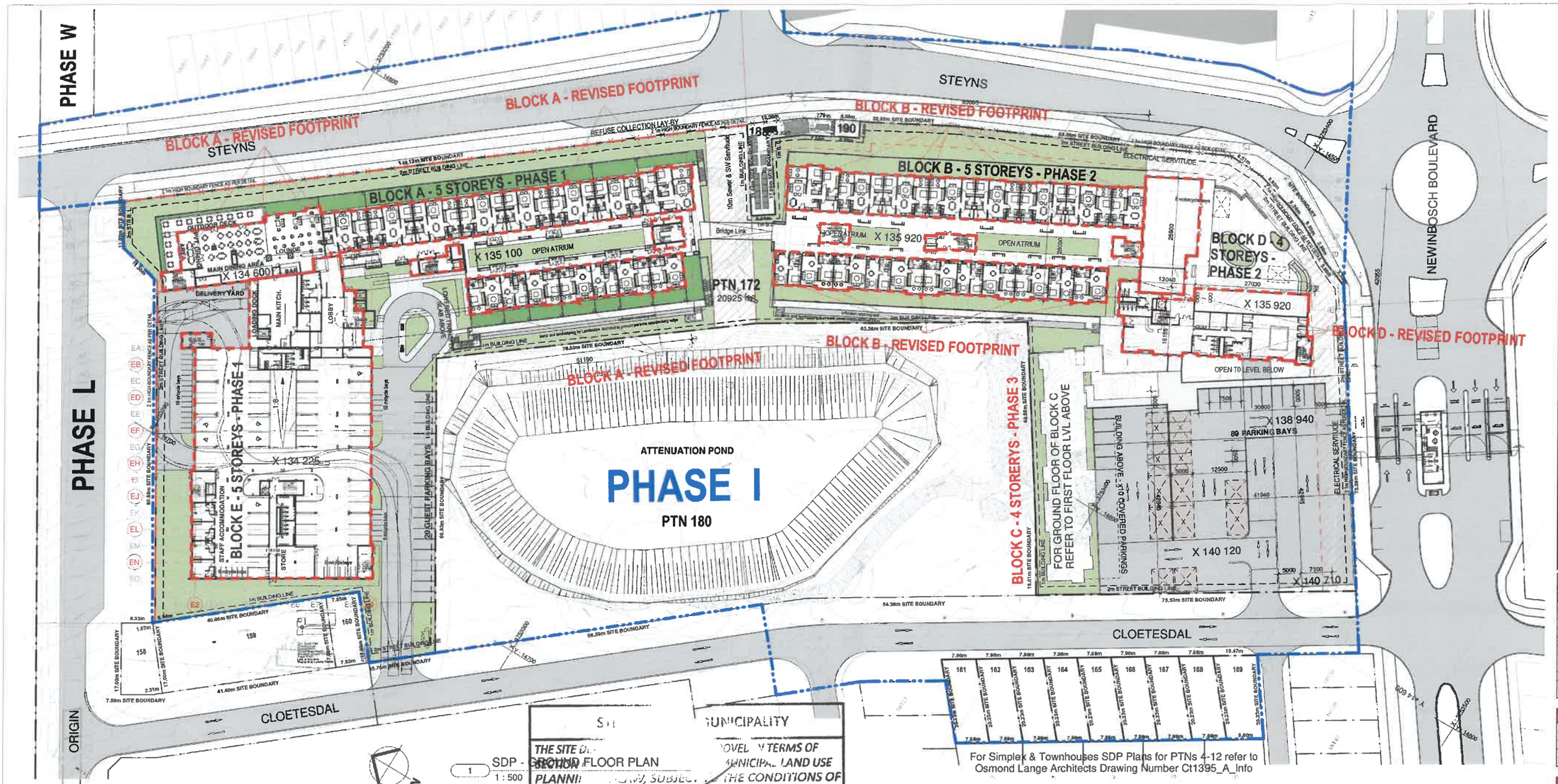
Purpose of drawing: DEVIATION SDP PLAN

Project No.: 25_02 | Sheet No.: S100 | Revision: h

Document No.: 002.1.2000_A1 | Revision No.: 5 | Date: 2025-09-09

Y:\25_02_NEWINBOSCH CENTRAL\SDP\25_02_DEVIATION SDP_2026-08-24.pln

PLAN No: CLOETESDAL-01



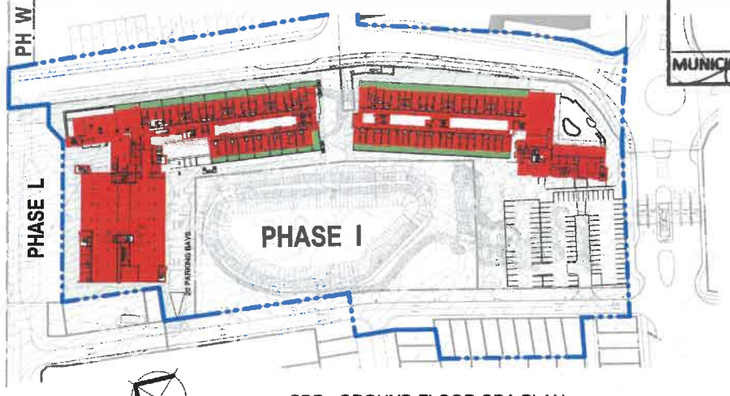
SDP - GROUND FLOOR PLAN

SITE MUNICIPALITY

THE SITE D... OVEL ...TERMS OF SECTION ... MUNICIPAL LAND USE PLANNI... SUBJEC... THE CONDITIONS OF APPROVAL.

25/11/2026.

MUNICIPAL MANAGER



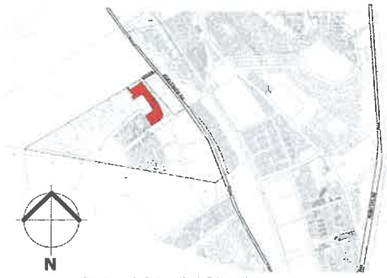
2 SDP - GROUND FLOOR GBA PLAN
1 : 1500



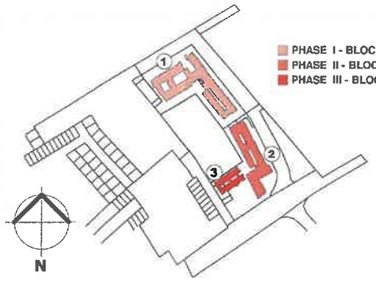
SDP PHASING LOCALITY PLAN
1 : 10000



PHASE I LOCALITY PLAN
1 : 5000



SDP LOCALITY PLAN
1 : 20000



PHASING PLAN
1 : 5000

For Simplex & Townhouses SDP Plans for PTNs 4-12 refer to Osmond Lange Architects Drawing Number Ct1395_A_Info

GBA - BLOCK A		GBA - BLOCK B		GBA - BLOCK C		GBA - BLOCK D		GBA - BLOCK E		GBA - OVERALL SITE	
Level	Area	Level	Area	Level	Area	Level	Area	Level	Area	Level	Area
0. L GROUND FLOOR UFL	3793.0 m²	0. L GROUND FLOOR UFL	4495.6 m²	1. GROUND FLOOR UFL	633.2 m²	1. GROUND FLOOR UFL	1048.3 m²	0. L GROUND FLOOR UFL	376.9 m²	0. L GROUND FLOOR UFL	8665.5 m²
1. GROUND FLOOR UFL	2237.0 m²	1. GROUND FLOOR UFL	1991.2 m²	2. FIRST FLOOR UFL	840.5 m²	2. FIRST FLOOR UFL	1082.6 m²	1. GROUND FLOOR UFL	2808.7 m²	1. GROUND FLOOR UFL	8718.6 m²
2. FIRST FLOOR UFL	2237.4 m²	2. FIRST FLOOR UFL	2004.9 m²	3. SECOND FLOOR UFL	840.1 m²	3. SECOND FLOOR UFL	1068.0 m²	2. FIRST FLOOR UFL	2387.0 m²	2. FIRST FLOOR UFL	8552.4 m²
3. SECOND FLOOR UFL	2232.5 m²	3. SECOND FLOOR UFL	2007.7 m²	4. THIRD FLOOR UFL	840.1 m²		3319.1 m²	3. SECOND FLOOR UFL	2237.6 m²	3. SECOND FLOOR UFL	8428.9 m²
4. THIRD FLOOR UFL	2247.3 m²	4. THIRD FLOOR UFL	2017.1 m²		3153.9 m²			4. THIRD FLOOR UFL	1786.7 m²	4. THIRD FLOOR UFL	6891.1 m²
	12747.2 m²		12516.4 m²					5. FOURTH FLOOR UFL	1652.3 m²	5. FOURTH FLOOR UFL	1652.3 m²
									11249.1 m²	Grand total	42906.8 m²
									10 830.5m²		42 466.9m²

UNIT TYPOLOGIES MATRIX

PORTION 335 (Phases I)	GROUND FLOOR			FIRST FLOOR					SECOND FLOOR						THIRD FLOOR				FOURTH FLOOR		TOTAL UNITS PER TYPE								TOTAL
	ONE BED	TWO BED	TWO BED + STUDY	BACHELOR	ONE BED + STUDY	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	BACHELOR	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	ASSISTED LIVING	RESPITE ROOMS	BACHELOR	ONE BED	TWO BED	TWO BED + STUDY	BACHELOR	ONE BED	TWO BED	BACHELOR	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	ASSISTED LIVING	RESPITE ROOMS	
BLOCK A	7		8	7		8				7		11					7		11					28 units			38 units					66 units
BLOCK B	12		7	12		7				12		7					12		7					46 units			28 units					74 units
BLOCK C	7			12						12							12							45 units									43 units
BLOCK D																																		
BLOCK E															21		13			13											21 units			47 units
BLOCK E - CARE CENTRE								20	13							5													20 beds	13 beds		5 units	
SELLABLE UNITS	26		15	31		15				31		18	21		1	34	9	18	1	3	9			145 units			66 units			21 units			232 units
NON-SELLABLE UNITS								20	13							5													20 beds	13 beds		5 units	38 units
TOTAL UNITS																																		270 units

DRAWING LIST - SDP

Dwg Nr	Drawing Description
S100	TYPICAL SITE DEVELOPMENT PLAN - LOWER GROUND FLOOR LAYOUT
S110	TYPICAL SITE DEVELOPMENT PLAN - GROUND FLOOR LAYOUT
S120	TYPICAL SITE DEVELOPMENT PLAN - FIRST FLOOR LAYOUT
S130	TYPICAL SITE DEVELOPMENT PLAN - SECOND FLOOR LAYOUT
S140	TYPICAL SITE DEVELOPMENT PLAN - THIRD FLOOR LAYOUT
S150	TYPICAL SITE DEVELOPMENT PLAN - FOURTH FLOOR LAYOUT
S160	TYPICAL SITE DEVELOPMENT PLAN - ROOF LAYOUT
S300	SECTION A, SECTION B & SECTION C
S310	SECTION D & SECTION E
S400	ELEVATIONS & TYPICAL DETAILS

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SABS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (SBCC) AND MODEL PREAMBLES FOR TRADES (2009) ASCSA AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.

IF IN DOUBT ASK.

Revision Schedule

Revision Number	Revision Date	Revision Description
a	2025/10/03	ISSUED FOR SDP
b	2025/10/06	REVISED FOR SDP
c	2025/10/13	UPDATED SDP
d	2025/10/15	UPDATED SDP.
e	2025/10/15	CHANGES TO SUIT FIRE
f	2025/10/21	MINOR REVISIONS RE FIRE
g	2026/08/19	AMENDED SDP
h	2026/11/24	UPDATED SDP

SCHEDULE OF RIGHTS

PORTION 335 (PHASE I)	PERMISSABLE	ACTUAL
Site area		20 928m²
Zoning	MUR (Flats)	MUR (Retirement)
Height	4 Storeys	5 Storeys
Coverage	75% (15 696m²)	57% (11 892m²)
Block A		3 785m²
Blocks B & D		4 435m²
Block C		840m²
Block E		2 784m²
	15 696m²	11 892m²
FAR	75% (15 696m²)	143% (29 794m²)
Building Lines		
Street	2m	2m
Sides	1m	1m
Rear	1m	1m
Density (Multiple sectional title units/erf)		232 Units
Parking		
Retirement units (1 & 2-bed) Flats (1- & 2-bed): 1.50 bays/u	211 units	317
Frail care units Old age home: 0.3 bays/bedrm	20 bedrms	6
Dementia care units Old age home: 0.3 bays/bedrm	13 bedrms	4
Assisted living units Old age home: 0.3 bays/bedrm.	21 bedrms	6
Respite units Old age home. 0.3 bays/bedrm.	8 bedrms	2
Offices Offices: 4 bays/100m²	1 632m²	65
Retail Shops ≤ 1000m². 4 bays/100m²	478m²	19
Medical Consulting Rooms 6 bays/100m²	258m²	18
Total	437 Bays	437 Bays
Guisaal Space (20% / stand)	20% of 20 928m² = 4 185.6m²	4 382m²

PARKING REQUIREMENTS AND ALLOCATIONS

PHASE 1 - BLOCKS A & E

TOTAL UNITS		PARKING		
			REQUIRED	SUPPLIED
BLOCK A (Flats)	66 units	1.5 bays/unit	99	99
BLOCK E (Flats - Above Ass. Living)	26 units	1.5 bays/unit	39	39
ASSISTED LIVING	21 units	0.3 bays/bedroom	6	6
RESPITE UNITS	5 units	0.3 bays/bedroom	2	2
FRAIL CARE	20 beds	0.3 bays/bedroom	6	6
DEMENTIA	13 beds	0.3 bays/bedroom	4	4
BASEMENT PARKING NOT ALLOCATED				10
OPEN GUEST PARKING				20
BICYCLE PARKING BAYS 48 / 4 BAYS				12
			156	198

PHASE 2 - BLOCKS B & D

BLOCK B (Flats)	76 units	1.5 bays/unit	114	190
OFFICES	1 632m²	4 per 100m²	65	40
RETAIL	478m²	4 per 100m²	19	9
WELLNESS & PUBLIC	258m²	6 per 100m²	18	14
BICYCLE PARKING BAYS 36 / 4 = BICYCLE BAYS 12 / 6				11
			216	174

PHASE 3 - BLOCKS C

BLOCK C (Flats)	43 units	1.5 bays/unit	65	65
			65	65

ADDITIONAL 18 PARKING BAYS WILL BE PROVIDED FOR THE DEVELOPMENT AT NEWINBOSCH PHASE T (ERF 18099, STELLENBOSCH) AND FOR THIS REASON PHASE I WILL BE NOTARIALLY TIED WITH PHASE T.

newinbosch
NEIGHBOURHOOD ESTATE

ARCHITECT: MARTIN PRETORIUS SACAP : 5671

SIGNATURE:

pka international ARCHITECTS

Client: CLOETESDAL DEVELOPEMENT

Project: PROPOSED NEW NEWINBOSCH LIFESTYLE VILLAGE, PHASE I ON A PORTION OF PORTION 33 OF THE FARM 81, STELLENBOSCH

Drawing: TYPICAL SITE DEVELOPMENT PLAN - GROUND FLOOR LAYOUT

Date: 2026/11/24 13:45:37 | Drawn by: PKA | Scale: As indicated

Purpose of drawing: DEVIATION SDP PLAN

Project No.:	Sheet No.:	Revision:
25_02	S110	h

Document No.:	Revision No.:	Date:
002.L0090_A1	5	2025-09-09

Y:\25_02_NEWINBOSCH CENTRAL\SDP\25_02_DEVIATION SDP_2026-06-04.rvt

PLAN No: CLOETESDAL-02

PHASE W

PHASE L

ORIGIN

STEYNS

CLOETESDAL

NEWINBOSCH BOULEVARD

BLOCK A - REVISED FOOTPRINT

BLOCK B - REVISED FOOTPRINT

BLOCK A - 5 STOREYS - PHASE 1

BLOCK B - 5 STOREYS - PHASE 2

BLOCK D - 4 STOREYS - PHASE 2

BLOCK E - 5 STOREYS - PHASE 1

BLOCK C - 4 STOREYS - PHASE 3

BLOCK E - REVISED & REDUCED FOOTPRINT

BLOCK C - REVISED & REDUCED FOOTPRINT

BLOCK D - REVISED FOOTPRINT

ATTENUATION POND

PHASE I

PTN 180

PTN 172
20925 m²

Ground Floor Bridge Link

OPEN ATRIUM

X 137 895

X 138 715

X 139 626

X 138 940

X 140 120

X 140 710

OPEN TO LOWER GROUND LEVEL

BUILDING ABOVE - COVERED PARKINGS

ELECTRICAL SERVITUDE

FRAIL CARE DINING

FRAIL CARE LOUNGE

COURTYARD

RECEPTION

HEAT KITCHEN

DEMENTIA DINING

CINEMA

LOBBY

For Simplex & Townhouses SDP Plans for PTNs 4-12 refer to Osmond Lange Architects Drawing Number Ct1395_A_Info

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

25/11/2026

PHASE I

2 SDP - FIRST FLOOR GBA PLAN
1 : 1500

SDP PHASING LOCALITY PLAN
1 : 10000

SDP LOCALITY PLAN
1 : 20000

PHASE I - BLOCK A & E
PHASE II - BLOCK B & D
PHASE III - BLOCK C

PHASING PLAN
1 : 5000

PHASE I LOCALITY PLAN
1 : 5000

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SANS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (SSG) AND MODEL PREAMBLES FOR TRADES (2008 ASCS) AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.

IF IN DOUBT ASK.

Revision Schedule

Revision Number	Revision Date	Revision Description
a	2025/10/03	ISSUED FOR SDP
b	2025/10/08	REVISED FOR SDP
c	2025/10/13	UPDATED SDP
d	2025/10/15	UPDATED SDP.
e	2025/10/15	CHANGES TO SUIT FIRE
f	2025/10/21	MINOR REVISIONS RE FIRE
g	2026/08/19	AMENDED SDP
h	2026/11/24	UPDATED SDP

SCHEDULE OF RIGHTS

PORTION 335 (PHASE I)	PERMISSABLE	ACTUAL
Site area		20 926m²
Zoning	MUR (Flats)	MUR (Retirement)
Height	4 Storeys	5 Storeys
Coverage	75% (15 695m²)	57% (11 892m²)
Blocks A		3 793m²
Blocks B & D		4 496m²
Block C		840m²
Block E		2 764m²
	15 695m²	11 892m²
FAR	75% (15 695m²)	143% (29 794m²)
Building Lines		
Street	2m	2m
Sides	1m	1m
Rear	1m	1m
Density (Multiple sectional title units/erf)		232 Units
Parking		
Retirement units (1 & 2-bed) Flats (1- & 2-bed): 1.50 bays/u	211 units	317	No increase from previous SDP (mistake: 300 erroneously).
Frail care units Old age home: 0.3 bays/bedrm	20 bedrms	6	
Dementia care units Old age home: 0.3 bays/bedrm	13 bedrms	4	
Assisted living units Old age home: 0.3 bays/bedrm.	21 bedrms	6	119 (on grade) 121 (Block A LG) 126 (Block B LG) 22 (Block D LG) 49 (Block E LG)
Respite units Old age home: 0.3 bays/bedrm.	5 bedrms	2	
Offices Offices: 4 bays/100m²	1 632m²	65	
Retail Shops ≤ 1000m²: 4 bays/100m²	478m²	19	
Medical Consulting Rooms 6 bays/100m²	256m²	18	443 Bays
Total	437 Bays	437 Bays	
Outdoor Space (20% / stand)	20% of 20 926m² = 4 185,6m²	4 362m²	

PARKING REQUIREMENTS AND ALLOCATIONS

PHASE 1 - BLOCKS A & E

TOTAL UNITS			PARKING	
			REQUIRED	SUPPLIED
BLOCK A (Flats)	66 units	1.5 bays/unit	99	99
BLOCK E (Flats - Above Ass. Living)	26 units	1.5 bays/unit	39	39
ASSISTED LIVING	21 units	0.3 bays/bedroom	6	6
RESPITE UNITS	5 units	0.3 bays/bedroom	2	2
FRAIL CARE	20 beds	0.3 bays/bedroom	6	6
DEMENTIA	13 beds	0.3 bays/bedroom	4	4
BASEMENT PARKING NOT ALLOCATED				10
OPEN GUEST PARKING				20
MOYCLE PARKING BAYS 48 / 4 BAYS				12
			158	196

PHASE 2 - BLOCKS B & D

BLOCK B (Flats)	76 units	1.5 bays/unit	114	100
OFFICES	1 632m²	4 per 100m²	65	40
RETAIL	478m²	4 per 100m²	19	9
WELLNESS & PUBLIC	256m²	6 per 100m²	15	14
MOYCLE PARKING BAYS 38 / 4 = BICYCLE BAYS 12 / 6				11
			216	174

PHASE 3 - BLOCKS C

BLOCK C (Flats)	43 units	1.5 bays/unit	65	65
			65	65

ADDITIONAL 16 PARKING BAYS WILL BE PROVIDED FOR THE DEVELOPMENT AT NEWINBOSCH PHASE T (ERF 18099, STELLENBOSCH) AND FOR THIS REASON PHASE I WILL BE NOTARIALLY TIED WITH PHASE T.

UNIT TYPOLOGIES MATRIX

PORTION 335 (Phases I)	GROUND FLOOR		FIRST FLOOR				SECOND FLOOR						THIRD FLOOR			FOURTH FLOOR			TOTAL UNITS PER TYPE									TOTAL
	ONE BED	TWO BED + STUDY	BACHELOR	ONE BED + STUDY	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	BACHELOR	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	ASSISTED LIVING	RESPITE ROOMS	BACHELOR	ONE BED	TWO BED	TWO BED + STUDY	BACHELOR	ONE BED	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	ASSISTED LIVING	RESPITE ROOMS	
BLOCK A	7	8		7		8				7		11					7	11			78 units		38 units					66 units
BLOCK B	12	7		12		7				12		7					12	7			48 units		28 units					76 units
BLOCK C	7			12						12							12				43 units							43 units
BLOCK D																												
BLOCK E													21		5		13		13		29 units					21 units		47 units
BLOCK E - CARE CENTRE							20	13																20 beds	13 beds		5 units	
BELLABLE UNITS	26	15		31		15				31		18	21		1	34	8	18	1	3	9	145 units		66 units			21 units		232 units
NON-SELLABLE UNITS							20	13					5											20 beds	13 beds		5 units	38 units
TOTAL UNITS																												270 units

DRAWING LIST - SDP

Dwg Nr	Drawing Description
S100	TYPICAL SITE DEVELOPMENT PLAN - LOWER GROUND FLOOR LAYOUT
S110	TYPICAL SITE DEVELOPMENT PLAN - GROUND FLOOR LAYOUT
S120	TYPICAL SITE DEVELOPMENT PLAN - FIRST FLOOR LAYOUT
S130	TYPICAL SITE DEVELOPMENT PLAN - SECOND FLOOR LAYOUT
S140	TYPICAL SITE DEVELOPMENT PLAN - THIRD FLOOR LAYOUT
S150	TYPICAL SITE DEVELOPMENT PLAN - FOURTH FLOOR LAYOUT
S160	TYPICAL SITE DEVELOPMENT PLAN - ROOF LAYOUT
S300	SECTION A, SECTION B & SECTION C
S310	SECTION D & SECTION E
S400	ELEVATIONS & TYPICAL DETAILS

GBA - BLOCK A	
Level	Area
0. L. GROUND FLOOR UFL	3793.0 m²
1. GROUND FLOOR UFL	2237.0 m²
2. FIRST FLOOR UFL	2237.4 m²
3. SECOND FLOOR UFL	2223.3 m²
4. THIRD FLOOR UFL	2247.3 m²
	12747.2 m²

GBA - BLOCK B	
Level	Area
0. L. GROUND FLOOR UFL	4495.6 m²
1. GROUND FLOOR UFL	1991.2 m²
2. FIRST FLOOR UFL	2004.9 m²
3. SECOND FLOOR UFL	2007.7 m²
4. THIRD FLOOR UFL	2017.1 m²
	12516.4 m²

GBA - BLOCK C	
Level	Area
1. GROUND FLOOR UFL	633.2 m²
2. FIRST FLOOR UFL	840.5 m²
3. SECOND FLOOR UFL	840.1 m²
4. THIRD FLOOR UFL	840.1 m²
	3163.9 m²

GBA - BLOCK D	
Level	Area
1. GROUND FLOOR UFL	1048.3 m²
2. FIRST FLOOR UFL	1082.6 m²
3. SECOND FLOOR UFL	1088.0 m²
	3219.1 m²

GBA - BLOCK E	
Level	Area
0. L. GROUND FLOOR UFL	376.9 m²
1. GROUND FLOOR UFL	2806.7 m²
2. FIRST FLOOR UFL	2087.0 m²
3. SECOND FLOOR UFL	2257.4 m²
4. THIRD FLOOR UFL	1786.7 m²
5. FOURTH FLOOR UFL	1652.3 m²
	11241.1 m²
	10 830.5m²

GBA - OVERALL SITE	
Level	Area
0. L. GROUND FLOOR UFL	8665.5 m²
1. GROUND FLOOR UFL	8718.6 m²
2. FIRST FLOOR UFL	8532.4 m²
3. SECOND FLOOR UFL	8455.9 m²
4. THIRD FLOOR UFL	6091.1 m²
5. FOURTH FLOOR UFL	1652.3 m²
Grand total	40935.8 m²
	42 466.8m²

newinbosch
NEIGHBOURHOOD ESTATE

[redacted]

pka international ARCHITECTS [redacted]

CLOETESDAL DEVELOPEMENT

PROPOSED NEW NEWINBOSCH LIFESTYLE VILLAGE, PHASE I ON A PORTION OF PORTION 33 OF THE FARM 81, STELLENBOSCH

TYPICAL SITE DEVELOPMENT PLAN - FIRST FLOOR LAYOUT

Date	Drawn by	Scale
2026/11/24 13:39:47	PKA	As indicated

DEVIATION SDP PLAN

Project No.	Sheet No.	Revision
25_02	S120	h

Document No.	Revision No.	Date
002.1.2000_A1	8	2025-09-09

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PLAN No: CLOETESDAL-03

PHASE W

PHASE L

STEYNS

BLOCK A - REVISED FOOTPRINT

BLOCK B - REVISED FOOTPRINT

BLOCK A - 5 STOREYS - PHASE 1

BLOCK B - 5 STOREYS - PHASE 2

BLOCK D - 4 STOREYS - PHASE 2

BLOCK D - REVISED FOOTPRINT

BLOCK E - 5 STOREYS - PHASE 1

BLOCK E - REVISED & REDUCED FOOTPRINT

BLOCK C - 4 STOREYS - PHASE 3

BLOCK C - REVISED & REDUCED FOOTPRINT

ATTENUATION POND

PHASE I

PTN 180

PTN 172

20925 m²

NEWINBOSCH BOULEVARD

CLOETESDAL

ORIGIN

STELLENBOSCH

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPALITY: LAND USE PLANNING BY-LAW, 2015 SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

25/11/2026

For Simplex & Townhouses SDP Plans for PTNs 4-12 refer to Osmond Lange Architects Drawing Number Ct1395_A_Info

2 SDP - SECOND FLOOR GBA PLAN
1 : 1500

SDP PHASING LOCALITY PLAN
1 : 10000

SDP LOCALITY PLAN
1 : 20000

PHASE I - BLOCK A & E
PHASE II - BLOCK B & D
PHASE III - BLOCK C

PHASING PLAN
1 : 5000

PHASE I LOCALITY PLAN
1 : 5000

GENERAL NOTES:

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QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SANS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (SBOC) AND MODEL PREAMBLES FOR TRADES (2008-ABOS) AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.

IF IN DOUBT ASK.

Revision Schedule

Revision Number	Revision Date	Revision Description
a	2025/10/03	ISSUED FOR SDP
b	2025/10/08	REVISED FOR SDP
c	2025/10/13	UPDATED SDP
d	2025/10/15	UPDATED SDP.
e	2025/10/15	CHANGES TO SUIT FIRE
f	2026/08/19	AMENDED SDP
g	2026/11/24	UPDATED SDP

SCHEDULE OF RIGHTS

PORTION 335 (PHASE I)	PERMISSABLE	ACTUAL
Site area		20 928m²
Zoning	MUR (Flats)	MUR (Retirement)
Height	4 Storeys	5 Storeys
Coverage	75% (15 696m²)	57% (11 892m²)
Block A		3 783m²
Blocks B & D		4 495m²
Block C		840m²
Block E		2 764m²
	15 696m²	11 882m²
FAR	75% (15 696m²)	143% (29 794m²)
Building Lines		
Street	2m	2m
Sides	1m	1m
Rear	1m	1m
Density (Multiple sectional title units/erf)		232 Units
Parking		
Retirement units (1 & 2-bed) Flats (1- & 2-bed) 1.50 bays/u	211 units	317
Frail care units Old age home: 0.3 bays/bedrm	20 bedrms	6
Dementia care units Old age home: 0.3 bays/bedrm	13 bedrms	4
Assisted living units Old age home: 0.3 bays/bedrm	21 bedrms	6
Respite units Old age home: 0.3 bays/bedrm	5 bedrms	2
Offices Offices: 4 bays/100m²	1 632m²	65
Retail Shops ≤ 1000m² 4 bays/100m²	478m²	19
Medical Consulting Rooms 6 bays/100m²	298m²	18
Total	437 Bays	437 Bays
Outdoor Space (20% / stand)	20% of 20 928m² = 4 185,6m²	4 382m²

No increase from previous SDP (minimum 309 erroneously)

443 Bays

PARKING REQUIREMENTS AND ALLOCATIONS

PHASE 1 - BLOCKS A & E

TOTAL UNITS		PARKING		
			REQUIRED	SUPPLIED
BLOCK A (Flats)	66 units	1.5 bays/unit	99	99
BLOCK E (Flats - Above Ass. Living)	26 units	1.5 bays/unit	39	39
ASSISTED LIVING	21 units	0.3 bays/bedrooms	6	6
RESPITE UNITS	5 units	0.3 bays/bedrooms	2	2
FRAIL CARE	20 beds	0.3 bays/bedrooms	6	6
DEMENTIA	13 beds	0.3 bays/bedrooms	4	4
BASEMENT PARKING NOT ALLOCATED				10
OPEN GUEST PARKING				20
BICYCLE PARKING BAYS 48 / 4 BAYS				12
			156	198

PHASE 2 - BLOCKS B & D

BLOCK B (Flats)	76 units	1.5 bays/unit	114	100
OFFICES	1 632m²	4 per 100m²	65	49
RETAIL	478m²	4 per 100m²	19	9
WELLNESS & PUBLIC	298m²	6 per 100m²	18	14
BICYCLE PARKING BAYS 36 / 4 + BICYCLE BAYS 12 / 6				11
			216	174

PHASE 3 - BLOCKS C

BLOCK C (Flats)	43 units	1.5 bays/unit	65	65
			63	65

ADDITIONAL 16 PARKING BAYS WILL BE PROVIDED FOR THE DEVELOPMENT AT NEWINBOSCH PHASE T (ERF 18099, STELLENBOSCH) AND FOR THIS REASON PHASE I WILL BE NOTARIALLY TIED WITH PHASE T.

UNIT TYPOLOGIES MATRIX

PORTION 335 (Phases I)	GROUND FLOOR			FIRST FLOOR						SECOND FLOOR						THIRD FLOOR			FOURTH FLOOR			TOTAL UNITS PER TYPE								TOTAL
	ONE BED	TWO BED	TWO BED + STUDY	BACHELOR	ONE BED	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	BACHELOR	ONE BED	TWO BED + STUDY	TWO BED	ASSISTED LIVING	RESPITE ROOMS	BACHELOR	ONE BED	TWO BED	BACHELOR	ONE BED	TWO BED	BACHELOR	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	ASSISTED LIVING	RESPITE ROOMS	
BLOCK A	7	8			7		8				7		11				7	11					28 units			38 units					66 units
BLOCK B	12	7		12		7				12		7				12		7					48 units			28 units					76 units
BLOCK C	7			12						12						12							43 units								43 units
BLOCK D																															
BLOCK E													21			13		13					26 units						21 units		47 units
BLOCK E - CARE CENTRE								20	13					5													20 beds	13 beds		5 units	
SELLABLE UNITS	26		15	31			15			31		18	21		1	34	9	18	1	3	9	145 units			66 units				21 units		232 units
NON-SELLABLE UNITS								20	13					5													20 beds	13 beds		5 units	38 units
TOTAL UNITS																															270 units

DRAWING LIST - SDP

Dwg No	Drawing Description
S100	TYPICAL SITE DEVELOPMENT PLAN - LOWER GROUND FLOOR LAYOUT
S110	TYPICAL SITE DEVELOPMENT PLAN - GROUND FLOOR LAYOUT
S120	TYPICAL SITE DEVELOPMENT PLAN - FIRST FLOOR LAYOUT
S130	TYPICAL SITE DEVELOPMENT PLAN - SECOND FLOOR LAYOUT
S140	TYPICAL SITE DEVELOPMENT PLAN - THIRD FLOOR LAYOUT
S150	TYPICAL SITE DEVELOPMENT PLAN - FOURTH FLOOR LAYOUT
S160	TYPICAL SITE DEVELOPMENT PLAN - ROOF LAYOUT
S300	SECTION A, SECTION B & SECTION C
S310	SECTION D & SECTION E
S400	ELEVATIONS & TYPICAL DETAILS

GBA - BLOCK A

Level	Area
0. L. GROUND FLOOR UFL	3793.0 m²
1. GROUND FLOOR UFL	2237.0 m²
2. FIRST FLOOR UFL	2237.4 m²
3. SECOND FLOOR UFL	2232.5 m²
4. THIRD FLOOR UFL	2247.3 m²
	12747.2 m²

GBA - BLOCK B

Level	Area
0. L. GROUND FLOOR UFL	4495.6 m²
1. GROUND FLOOR UFL	1991.2 m²
2. FIRST FLOOR UFL	2004.9 m²
3. SECOND FLOOR UFL	2007.7 m²
4. THIRD FLOOR UFL	2017.1 m²
	13515.6 m²

GBA - BLOCK C

Level	Area
1. GROUND FLOOR UFL	633.2 m²
2. FIRST FLOOR UFL	840.5 m²
3. SECOND FLOOR UFL	840.1 m²
4. THIRD FLOOR UFL	840.1 m²
	3153.9 m²

GBA - BLOCK D

Level	Area
1. GROUND FLOOR UFL	1048.5 m²
2. FIRST FLOOR UFL	1082.6 m²
3. SECOND FLOOR UFL	1088.0 m²
	3219.1 m²

GBA - BLOCK E

Level	Area
0. L. GROUND FLOOR UFL	376.9 m²
1. GROUND FLOOR UFL	2808.7 m²
2. FIRST FLOOR UFL	2367.0 m²
3. SECOND FLOOR UFL	2257.6 m²
4. THIRD FLOOR UFL	1786.7 m²
5. FOURTH FLOOR UFL	1652.3 m²
	11249.1 m²
	10 830.5m²

GBA - OVERALL SITE

Level	Area
0. L. GROUND FLOOR UFL	8665.5 m²
1. GROUND FLOOR UFL	8716.6 m²
2. FIRST FLOOR UFL	8552.4 m²
3. SECOND FLOOR UFL	8425.9 m²
4. THIRD FLOOR UFL	6891.1 m²
5. FOURTH FLOOR UFL	1652.3 m²
Grand total	42905.8 m²
	42 466.9m²

newinbosch
NEIGHBOURHOOD ESTATE

ARCHITECT: MARTIN PRETORIUS SACAP : 5571

SIGNATURE:

pka international ARCHITECTS

CLOETESDAL DEVELOPEMENT

Project
PROPOSED NEW NEWINBOSCH LIFESTYLE VILLAGE, PHASE I ON A PORTION OF PORTION 33 OF THE FARM 81, STELLENBOSCH

Drawings
TYPICAL SITE DEVELOPMENT PLAN - SECOND FLOOR LAYOUT

Date	Drawn by	Scale
2026/11/24 13:40:36	PKA	As indicated

Purpose of drawings
DEVIATION SDP PLAN

Project No.	Sheet No.	Revision
25_02	S130	g

Document No.	Revision No.	Date
005.1.2080_A1	5	2025-09-09

Y:\25_02_NEWINBOSCH CENTRAL\SDP\25_02_DEVIATION SDP_2026-08-04.rvt

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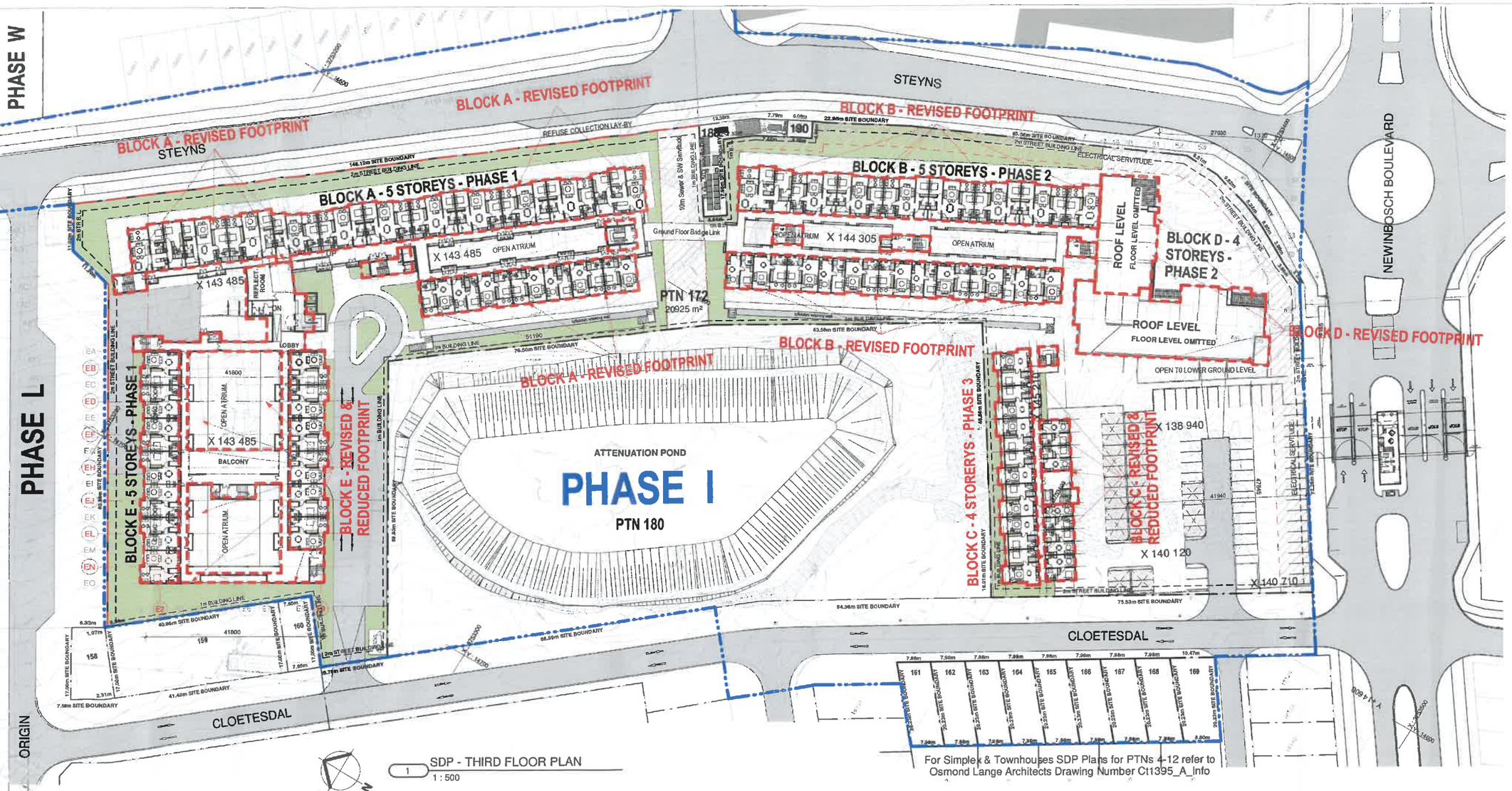
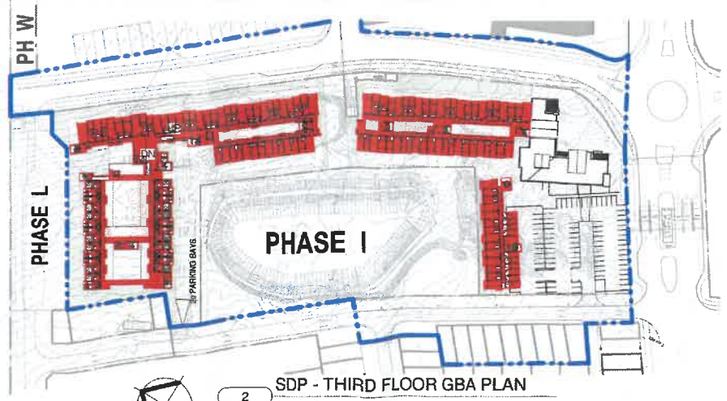


1 SDP - THIRD FLOOR PLAN
1 : 500



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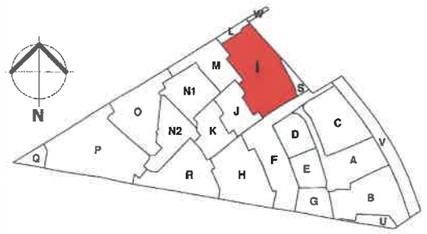
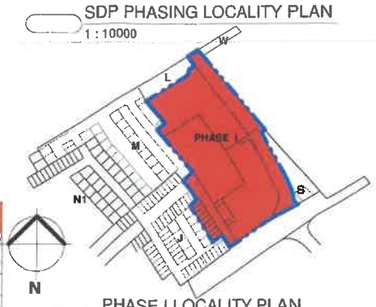
1 : 1500



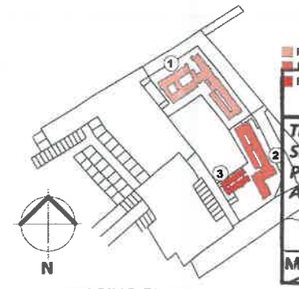
SDP PHASING LOCALITY PLAN
1 : 10000



PHASE I LOCALITY PLAN
1 : 5000



SDP LOCALITY PLAN
1 : 20000



PHASING PLAN
1 : 5000

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED, THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THIS DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SANS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JBCC) AND MODEL PREAMBLES FOR TRADES (2008-ABQS) AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.

IF IN DOUBT ASK.

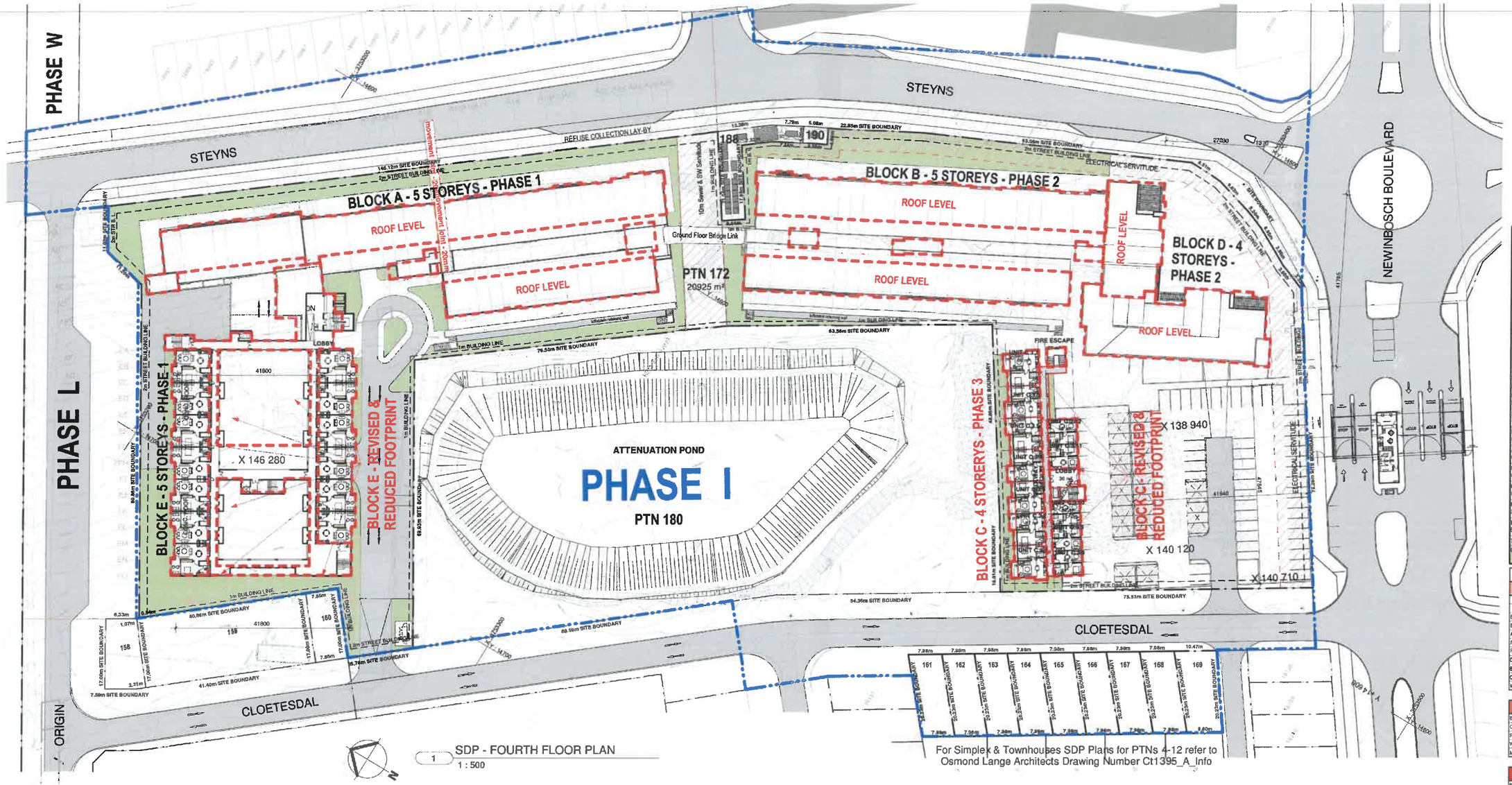
Revision Schedule

Revision Number	Revision Date	Revision Description
a	2025/10/03	ISSUED FOR SDP
b	2025/10/06	REVISED FOR SDP
c	2025/10/13	UPDATED SDP
d	2025/10/15	UPDATED SDP
e	2025/10/15	CHANGES TO SUIT FIRE
f	2026/08/19	AMENDED SDP
g	2026/11/24	UPDATED SDP

SCHEDULE OF RIGHTS

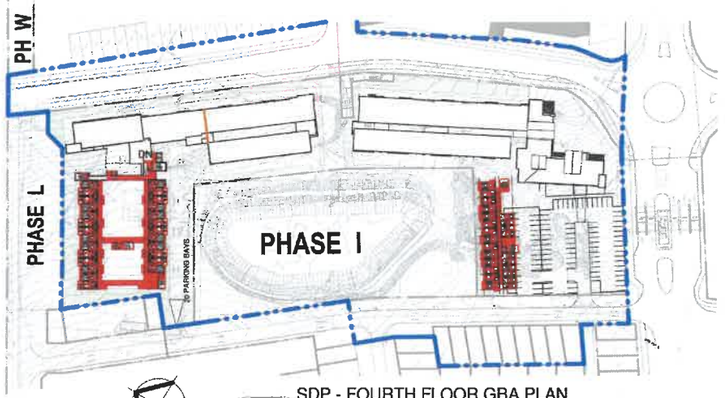
PORTION 335 (PHASE I)	PERMISSABLE	ACTUAL
Site area		20 928m²
Zoning	MUR (Flats)	MUR (Retirement)
Height	4 Storeys	5 Storeys
Coverage	75% (15 696m²)	57% (11 892m²)
Block A		3 793m²
Blocks B & D		4 495m²
Block C		940m²
Block E		2 764m²
	15 696m²	11 892m²
FAR	75% (15 696m²)	143% (29 754 m²)
Building Lines		
Street	2m	2m
Sides	1m	1m
Rear	1m	1m
Density (Multiple sectional title units/ha²)		232 Units
Parking		
Retirement units (1 & 2-bed) *Flats (1- & 2-bed): 1.50 bays/u*	211 units	317
Frail care units *Old age home: 0.3 bays/bedrm*	20 bedrms	6
Dementia care units *Old age home: 0.3 bays/bedrm*	13 bedrms	4
Assisted living units *Old age home: 0.3 bays/bedrm*	21 bedrms	6
Respite units *Old age home: 0.3 bays/bedrm*	5 bedrms	2
Offices *Offices: 4 bays/100m²*	1 632m²	65
Retail *Shops ≤ 1000m²: 4 bays/100m²*	478m²	19
Medical Consulting Rooms *6 bays/100m²*	298m²	18
Total	437 Bays	437 Bays
Outdoor Space (20% / stand)	20% of 20 928m² = 4 185,6m²	4 381m²

| | | |

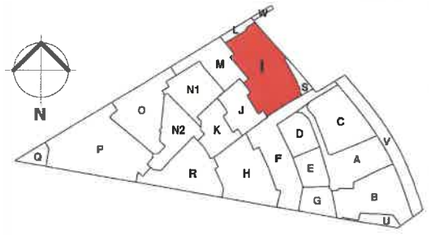


1 SDP - FOURTH FLOOR PLAN
1 : 500

For Simplex & Townhouses SDP Plans for PTNs 4-12 refer to Osmond Lange Architects Drawing Number Ct1395_A_Info



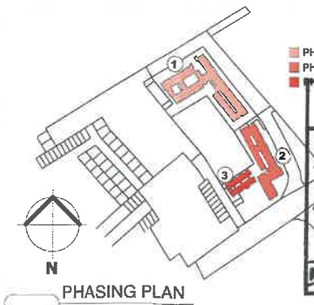
2 SDP - FOURTH FLOOR GBA PLAN
1 : 1500



SDP PHASING LOCALITY PLAN
1 : 10000



SDP LOCALITY PLAN
1 : 20000



PHASING PLAN
1 : 5000



PHASE I LOCALITY PLAN
1 : 5000

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SANS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (USOC) AND MODEL PREAMBLES FOR TRADES (2008-ASQS) AND WHERE APPLICABLE. PROJECT SPECIFICATIONS.

IF IN DOUBT ASK.

Revision Schedule

Revision Number	Revision Date	Revision Description
a	2025/10/03	ISSUED FOR SDP
b	2025/10/08	REVISED FOR SDP
c	2025/10/13	UPDATED SDP
d	2025/10/15	UPDATED SDP.
e	2026/08/19	AMENDED SDP
f	2026/11/24	UPDATED SDP

SCHEDULE OF RIGHTS

PORTION 335 (PHASE I)	PERMISSABLE	ACTUAL
Site area		20 928m²
Zoning	MUR (Flats)	MUR (Retirement)
Height	4 Storeys	5 Storeys
Coverage	75% (15 696m²)	57% (11 892m²)
Block A		3 793m²
Blocks B & D		4 495m²
Block C		840m²
Block E		2 764m²
	15 696m²	11 892m²
FAR	75% (15 696m²)	143% (29 794m²)
Building Lines		
Street	2m	2m
Sides	1m	1m
Rear	1m	1m
Density (Multiple sectional title units/erf)		232 Units
Parking		
Retirement units (1 & 2-bed) Flats (1- & 2-bed): 1.50 bays/u	211 units	317
Frail care units Old age home: 0.3 bays/bedrm	20 bedrms	6
Dementia care units Old age home: 0.3 bays/bedrm	13 bedrms	4
Assisted living units Old age home: 0.3 bays/bedrm.	21 bedrms	6
Respite units Old age home: 0.3 bays/bedrm.	5 bedrms	2
Offices Offices: 4 bays/100m²	1 632m²	65
Retail Shops ≤ 1000m²: 4 bays/100m²	478m²	19
Medical Consulting Rooms 6 bays/100m²	298m²	18
Total	437 Bays	437 Bays
Outdoor Space (20% / stand)	20% of 20 928m² = 4 185.6m²	4 362m²

Retirement units: No increase from previous SDP (relocated 309 microunits)

Assisted living units: 119 (on grade) 121 (Block A LG) 126 (Block B LG) 22 (Block D LG) 49 (Block E LG)

Respite units: 443 Beds

PARKING REQUIREMENTS AND ALLOCATIONS

PHASE 1 - BLOCKS A & E

TOTAL UNITS		PARKING	REQUIRED	SUPPLIED
BLOCK A (Flats)	66 units	1.5 bays/unit	99	99
BLOCK E (Flats - Above Ass. Living)	26 units	1.5 bays/unit	39	39
ASSISTED LIVING	21 units	0.3 bays/bedroom	6	6
RESPITE UNITS	5 units	0.3 bays/bedroom	2	2
FRAIL CARE	20 beds	0.3 bays/bedroom	6	6
DEMENTIA	13 beds	0.3 bays/bedroom	4	4
BASEMENT PARKING NOT ALLOCATED				10
OPEN GUEST PARKING				20
MOTORCYCLE PARKING BAYS 4B / 4 BAYS				12
			156	198

PHASE 2 - BLOCKS B & D

BLOCK B (Flats)	76 units / 1.5 bays/unit	114	100
OFFICES	1 632m² / 4 per 100m²	65	46
RETAIL	478m² / 4 per 100m²	19	9
WELLNESS & PUBLIC	298m² / 6 per 100m²	18	14
MOTORCYCLE PARKING BAYS 3B / 4 + BICYCLE BAYS 12 / 5			11
		216	174

PHASE 3 - BLOCKS C

BLOCK C (Flats)	43 units / 1.5 bays/unit	65	85
		65	85

ADDITIONAL 16 PARKING BAYS WILL BE PROVIDED FOR THE DEVELOPMENT AT NEWINBOSCH PHASE T (ERF 18099, STELLENBOSCH) AND FOR THIS REASON PHASE I WILL BE NOTARIALLY TIED WITH PHASE T.

GBA - BLOCK A

Level	Area
0. L GROUND FLOOR UFL	3793.0 m²
1. GROUND FLOOR UFL	2237.0 m²
2. FIRST FLOOR UFL	2237.4 m²
3. SECOND FLOOR UFL	2232.5 m²
4. THIRD FLOOR UFL	2247.3 m²
	12747.2 m²

GBA - BLOCK B

Level	Area
0. L GROUND FLOOR UFL	4495.6 m²
1. GROUND FLOOR UFL	1991.2 m²
2. FIRST FLOOR UFL	2004.9 m²
3. SECOND FLOOR UFL	2007.7 m²
4. THIRD FLOOR UFL	2017.1 m²
	12516.4 m²

GBA - BLOCK C

Level	Area
1. GROUND FLOOR UFL	633.2 m²
2. FIRST FLOOR UFL	840.5 m²
3. SECOND FLOOR UFL	840.1 m²
4. THIRD FLOOR UFL	840.1 m²
	3153.9 m²

GBA - BLOCK D

Level	Area
1. GROUND FLOOR UFL	1048.5 m²
2. FIRST FLOOR UFL	1087.6 m²
3. SECOND FLOOR UFL	1086.0 m²
	3219.1 m²

GBA - BLOCK E

Level	Area
0. L GROUND FLOOR UFL	375.9 m²
1. GROUND FLOOR UFL	2808.7 m²
2. FIRST FLOOR UFL	2387.0 m²
3. SECOND FLOOR UFL	2257.6 m²
4. THIRD FLOOR UFL	1786.7 m²
5. FOURTH FLOOR UFL	1652.3 m²
	11269.1 m²
	10 830.5m²

GBA - OVERALL SITE

Level	Area
0. L GROUND FLOOR UFL	5665.5 m²
1. GROUND FLOOR UFL	8718.6 m²
2. FIRST FLOOR UFL	8592.4 m²
3. SECOND FLOOR UFL	8425.9 m²
4. THIRD FLOOR UFL	6891.1 m²
5. FOURTH FLOOR UFL	1652.3 m²
Grand total	42708.8 m²
	42 466.9m²

UNIT TYPOLOGIES MATRIX

PORTION 335 (Phases I)	GROUND FLOOR			FIRST FLOOR					SECOND FLOOR						THIRD FLOOR			FOURTH FLOOR		TOTAL UNITS PER TYPE									TOTAL
	ONE BED	TWO BED	TWO BED + STUDY	BACHELOR	ONE BED	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	BACHELOR	ONE BED	TWO BED + STUDY	TWO BED	TWO BED + STUDY	ASSISTED LIVING	RESPITE ROOMS	BACHELOR	ONE BED	TWO BED	BACHELOR	ONE BED	BACHELOR	ONE BED	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	ASSISTED LIVING	RESPITE ROOMS	
BLOCK A	7	8		7		8				7	11						7	11				26 units			38 units					66 units
BLOCK B	12	7		12		7				12		7					12	7				46 units			28 units					78 units
BLOCK C	7			12						12							12					43 units								43 units
BLOCK D																														
BLOCK E																	13		13			26 units						21 units		47 units
BLOCK E - CARE CENTRE								20	13							5										20 beds	13 beds		5 units	
SELLABLE UNITS	26		15		31		15				31		18	21	1	34	9	18	1	3	0	145 units			66 units			21 units		232 units
NON-SELLABLE UNITS								20	13							5										20 beds	13 beds		5 units	38 units
TOTAL UNITS																														270 units

DRAWING LIST - SDP

Dwg Nr	Drawing Description
S100	TYPICAL SITE DEVELOPMENT PLAN - LOWER GROUND FLOOR LAYOUT
S110	TYPICAL SITE DEVELOPMENT PLAN - GROUND FLOOR LAYOUT
S120	TYPICAL SITE DEVELOPMENT PLAN - FIRST FLOOR LAYOUT
S130	TYPICAL SITE DEVELOPMENT PLAN - SECOND FLOOR LAYOUT
S140	TYPICAL SITE DEVELOPMENT PLAN - THIRD FLOOR LAYOUT
S150	TYPICAL SITE DEVELOPMENT PLAN - FOURTH FLOOR LAYOUT
S160	TYPICAL SITE DEVELOPMENT PLAN - ROOF LAYOUT
S300	SECTION A, SECTION B & SECTION C
S310	SECTION D & SECTION E
S400	ELEVATIONS & TYPICAL DETAILS

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

25/11/2026 DATE

newinbosch NEIGHBOURHOOD ESTATE

pka ARCHITECTS

telephone: fax: e-mail:
+27(0)448464636 +27(0)866464636 pkadmin@pkadmin@mweb.co.za

Project: CLOETESDAL DEVELOPEMENT

Project: PROPOSED NEW NEWINBOSCH LIFESTYLE VILLAGE, PHASE I ON A PORTION OF PORTION 33 OF THE FARM 81, STELLENBOSCH

Drawing: TYPICAL SITE DEVELOPMENT PLAN - FOURTH FLOOR LAYOUT

Date: 2026/11/24 13:41:56 | Drawn by: PKA | Scale: As indicated

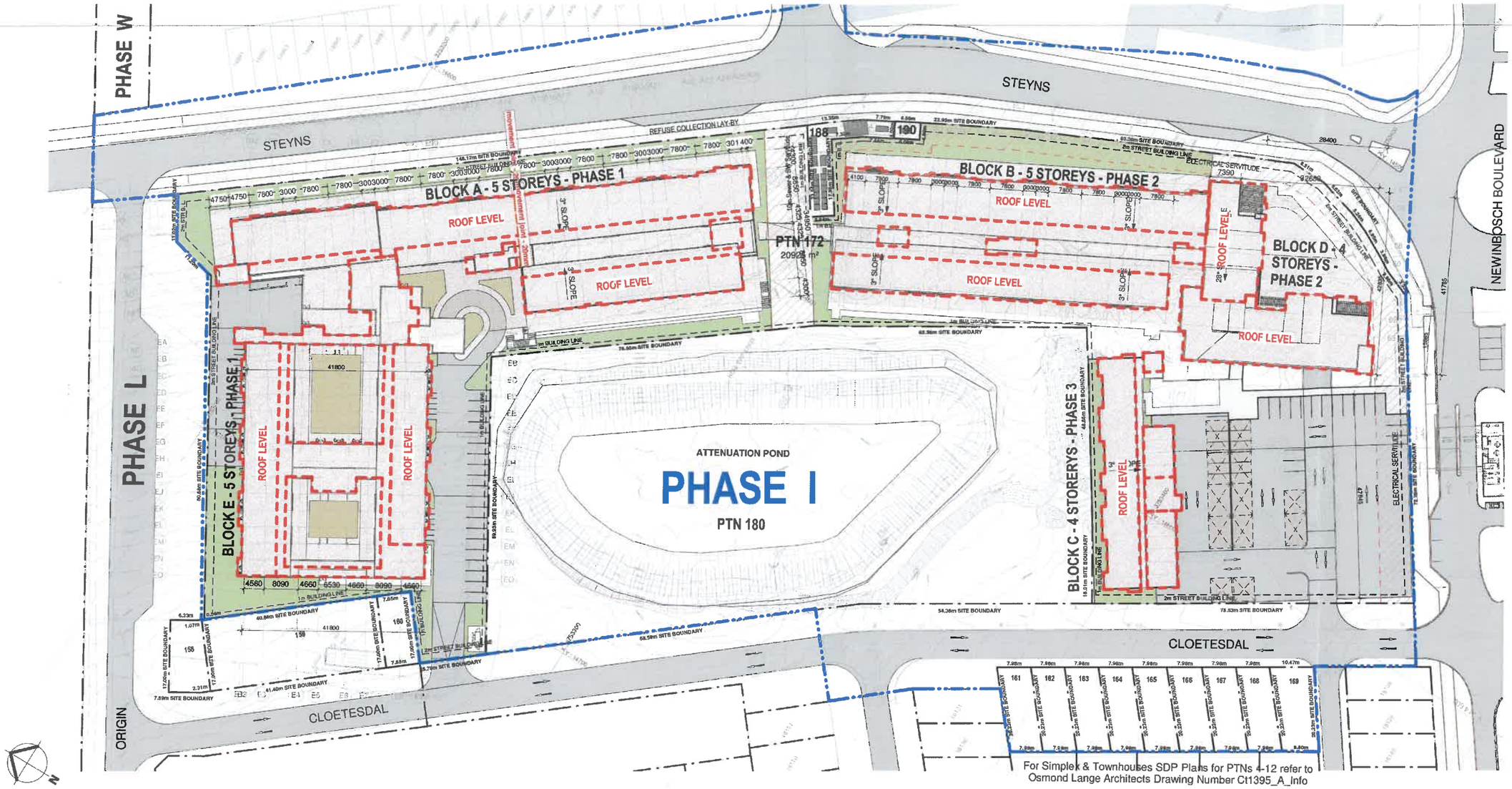
Purpose of drawing: DEVIATION SDP PLAN

Project No.: 25_02 | Sheet No.: S150 | Revision: f

Document No.: 002.1.2000_A1 | Revision No.: 5 | Date: 2025-09-08

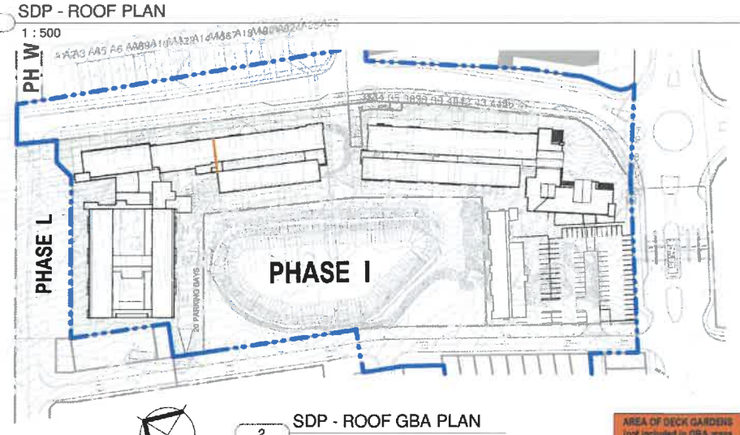
Y:\25_02_NEWINBOSCH CENTRAL\SDP\25_02_DEVIATION SDP_2025-09-04.rvt

PLAN No: CLOETESDAL-06



For Simplex & Townhouses SDP Plans for PTNs 4-12 refer to Osmond Lange Architects Drawing Number Ct1395_A_Info

1 SDP - ROOF PLAN
1 : 500



2 SDP - ROOF GBA PLAN
1 : 1500



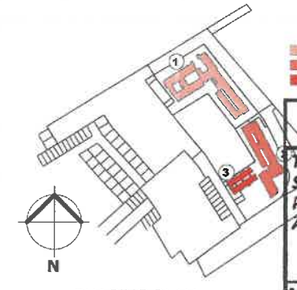
SDP PHASING LOCALITY PLAN
1 : 10000



PHASE I LOCALITY PLAN
1 : 5000



SDP LOCALITY PLAN
1 : 20000



PHASING PLAN
1 : 5000

AREA OF DECK GARDENS (not included in GBA areas above)

Name	Area
DECK GARDEN	1250.7 m²

GBA - BLOCK A		GBA - BLOCK B		GBA - BLOCK C		GBA - BLOCK D		GBA - BLOCK E		GBA - OVERALL SITE	
Level	Area	Level	Area	Level	Area	Level	Area	Level	Area	Level	Area
0. L. GROUND FLOOR UFL	3793.0 m²	0. L. GROUND FLOOR UFL	4495.6 m²	1. GROUND FLOOR UFL	633.2 m²	1. GROUND FLOOR UFL	1048.5 m²	0. L. GROUND FLOOR UFL	376.9 m²	0. L. GROUND FLOOR UFL	8465.5 m²
1. GROUND FLOOR UFL	2237.0 m²	1. GROUND FLOOR UFL	1991.2 m²	2. FIRST FLOOR UFL	840.5 m²	2. FIRST FLOOR UFL	1082.6 m²	1. GROUND FLOOR UFL	2808.7 m²	1. GROUND FLOOR UFL	8718.6 m²
2. FIRST FLOOR UFL	2237.4 m²	2. FIRST FLOOR UFL	2004.9 m²	3. SECOND FLOOR UFL	840.1 m²	3. SECOND FLOOR UFL	1088.0 m²	2. FIRST FLOOR UFL	2387.0 m²	2. FIRST FLOOR UFL	8552.4 m²
3. SECOND FLOOR UFL	2232.5 m²	3. SECOND FLOOR UFL	2007.7 m²	4. THIRD FLOOR UFL	840.1 m²		3219.1 m²	3. SECOND FLOOR UFL	2287.6 m²	3. SECOND FLOOR UFL	8425.9 m²
4. THIRD FLOOR UFL	2247.3 m²	4. THIRD FLOOR UFL	2017.1 m²		3153.9 m²			4. THIRD FLOOR UFL	1786.7 m²	4. THIRD FLOOR UFL	6891.1 m²
	12747.2 m²		12516.6 m²					5. FOURTH FLOOR UFL	1652.3 m²	5. FOURTH FLOOR UFL	1652.3 m²
									11249.1 m²	Grand total	42708.8 m²
									10 820.5m²		42 466.9m²

UNIT TYPOLOGIES MATRIX

PORTION 335 (Phases I)	GROUND FLOOR			FIRST FLOOR				SECOND FLOOR					THIRD FLOOR			FOURTH FLOOR		TOTAL UNITS PER TYPE									TOTAL
	ONE BED	TWO BED	TWO BED + STUDY	BACHELOR	ONE BED + STUDY	TWO BED	TWO BED + STUDY	BACHELOR	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	ASSISTED LIVING	RESPITE ROOMS	BACHELOR	ONE BED	TWO BED	TWO BED + STUDY	BACHELOR	ONE BED	TWO BED	BACHELOR	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	ASSISTED LIVING	RESPITE (4 X BED)	
BLOCK A	7	8		7		8			7		11				7	11							28 units			38 units					66 units
BLOCK B	12	7		12		7			12		7				12	7							48 units			28 units					76 units
BLOCK C	7			12					12						12								43 units								43 units
BLOCK D																															
BLOCK E													21		13		13						26 units					20 beds	13 beds	21 units	5 units	47 units
BLOCK E - CARE CENTRE						20	13							5																	
SELLABLE UNITS	26	15		31		15			31		18	21		1	34	9	18	1	3	9			145 units			66 units			21 units		232 units
NON-SELLABLE UNITS						20	13							5														20 beds	13 beds	5 units		38 units
TOTAL UNITS																															270 units

DRAWING LIST - SDP

Dwg No	Drawing Description
S100	TYPICAL SITE DEVELOPMENT PLAN - LOWER GROUND FLOOR LAYOUT
S110	TYPICAL SITE DEVELOPMENT PLAN - GROUND FLOOR LAYOUT
S120	TYPICAL SITE DEVELOPMENT PLAN - FIRST FLOOR LAYOUT
S130	TYPICAL SITE DEVELOPMENT PLAN - SECOND FLOOR LAYOUT
S140	TYPICAL SITE DEVELOPMENT PLAN - THIRD FLOOR LAYOUT
S150	TYPICAL SITE DEVELOPMENT PLAN - FOURTH FLOOR LAYOUT
S160	TYPICAL SITE DEVELOPMENT PLAN - ROOF LAYOUT
S300	SECTION A, SECTION B & SECTION C
S310	SECTION D & SECTION E
S400	ELEVATIONS & TYPICAL DETAILS

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SANS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (SBCC) AND MOREL PREAMBLES FOR TRADES (2009/ASCE) AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.

IF IN DOUBT ASK.

Revision Schedule

Revision Number	Revision Date	Revision Description
a	2026/08/19	AMENDED SDP
b	2026/11/24	UPDATED SDP

SCHEDULE OF RIGHTS

PORTION 335 (PHASE I)	PERMISSABLE	ACTUAL
Site area		20 928m²
Zoning	MUR (Flats)	MUR (Retirement)
Height	4 Storeys	5 Storeys
Coverage	75% (15 696m²)	57% (11 892m²)
Block A		3 793m²
Blocks B & D		4 495m²
Block C		840m²
Block E		2 754m²
	15 696m²	11 892m²
FAR	75% (15 696m²)	143% (29 794m²)
Building Lines		
Street	2m	2m
Sides	1m	1m
Rear	1m	1m
Density (Multiple sectional title units/erf)		232 Units
Parking		
Retirement units (1 & 2-bed) Flats (1- & 2-bed) 1.50 bays/u	211 units	317 — No increase from previous SDP (indicated 308 erroneously).
Frail care units Old age home: 0.3 bays/bedrm	20 bedrms	6
Dementia care units Old age home: 0.3 bays/bedrm	13 bedrms	4
Assisted living units Old age home: 0.3 bays/bedrm.	21 bedrms	6 — 119 (on grade) 121 (Block A LG) 126 (Block B LG) 22 (Block D LG) 49 (Block E LG)
Respite units Old age home: 0.3 bays/bedrm.	5 bedrms	2
Offices Offices: 4 bays/100m²	1 932m²	65
Retail Shops ≤ 1000m² 4 bays/100m²	478m²	19
Medical Consulting Rooms 6 bays/100m²	298m²	18 — 443 Bays
Total	437 Bays	437 Bays
Outdoor Space (20% / stand)	20% of 20 928m² = 4 186.5m²	4 382m²

PARKING REQUIREMENTS AND ALLOCATIONS

PHASE 1 - BLOCKS A & E

TOTAL UNITS		PARKING	REQUIRED	SUPPLIED
BLOCK A (Flats)	66 units	1.5 bays/unit	99	99
BLOCK E (Flats - Above Ass Living)	26 units	1.5 bays/unit	39	39
ASSISTED LIVING	21 units	0.3 bays/bedroom	6	6
RESPITE UNITS	5 units	0.3 bays/bedroom	2	2
FRAIL CARE	20 beds	0.3 bays/bedroom	6	6
DEMENTIA	13 beds	0.3 bays/bedroom	4	4
BASEMENT PARKING NOT ALLOCATED				10
OPEN GUEST PARKING				20
BICYCLE PARKING BAYS 48 / 4 BAYS				12
			156	198

PHASE 2 - BLOCKS B & D

BLOCK B (Flats)	76 units	1.5 bays/unit	114	100
OFFICES	1 632m²	4 per 100m²	65	40
RETAIL	478m²	4 per 100m²	19	0
WELLNESS & PUBLIC	298m²	6 per 100m²	18	14
BICYCLE PARKING BAYS 36 / 4 + BICYCLE BAYS 12 / 6				11
			216	174

PHASE 3 - BLOCKS C

BLOCK C (Flats)	43 units	1.5 bays/unit	65	65
			65	65

ADDITIONAL 16 PARKING BAYS WILL BE PROVIDED FOR THE DEVELOPMENT AT NEWINBOSCH PHASE T (ERF 18099, STELLENBOSCH) AND FOR THIS REASON PHASE I WILL BE NOTARIALLY TIED WITH PHASE T.

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

newinbosch — LIFESTYLE VILLAGE

pka international ARCHITECTS

Client: CLOETESDAL DEVELOPMENT

Project: PROPOSED NEW NEWINBOSCH LIFESTYLE VILLAGE, PHASE I ON A PORTION OF PORTION 33 OF THE FARM 81, STELLENBOSCH

Drawing no: TYPICAL SITE DEVELOPMENT PLAN - ROOF LAYOUT

Date: 2026/11/24 13:42:37 | Drawn by: Author | Scale: As indicated

Purpose of drawing: DEVIATION SDP PLAN

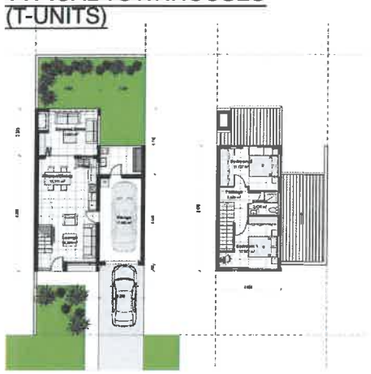
Project No.: 25_02 | Sheet No.: S160 | Revision: b

Document No.: 002.1.2000_A1 | Revision No.: 5 | Date: 2025-09-09

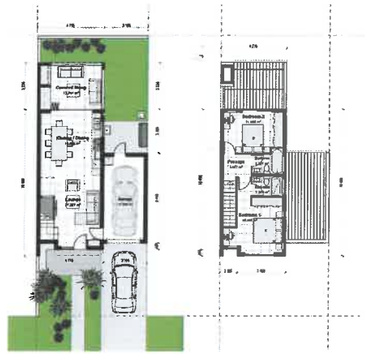
Y:\25_02_NEWINBOSCH CENTRAL\SDP\25_02_DEVIATION SDP_2025-08-04.rvt

PLAN No: CLOETESDAL-07

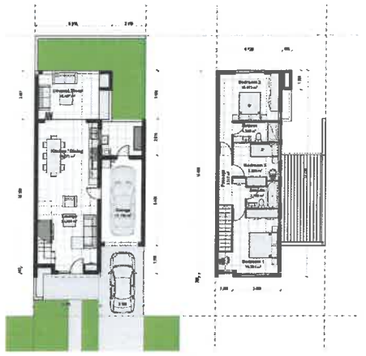
TYPICAL TOWNHOUSES (T-UNITS)



Unit T2s	
Covered Patio	15,34
Garage	20,74
Unit - First	37,97
Unit - Ground	37,03
	111,08 m²



Unit T4s	
Covered Patio	15,72
Garage	20,00
Unit - First	45,72
Unit - Ground	46,59
	128,03 m²



Unit T6s	
Covered Patio	20,87
Garage	20,00
Unit - Ground	48,68
Unit - first	66,05
	155,60 m²



TYPICAL ROW HOUSING (TOWNHOUSE) UNITS STREET VIEW



TYPICAL ROW HOUSING (TOWNHOUSE) UNIT

BUILDING TO COMPLY TO SANS 10400-XA:2011
AND SANS 204 (REFERENCE BUILDING ROUTE) WHERE APPLICABLE
XA1 BUILDING TO USE ENERGY EFFICIENTLY AND REDUCE GREEN HOUSE GAS EMISSIONS IN ACCORDANCE WITH FUNCTIONAL REGULATION
XA2 50% OF ANNUAL VOLUMETRIC REQUIREMENT OF HOT WATER SHALL BE SUPPLIED BY MEANS OF OTHER THAN ELECTRICAL RESISTANCE HEATING
XA3 PROVIDES THREE MEANS, BY WHICH THE FUNCTIONAL REGULATION DA1 IS COMPLIED WITH.

NOTE

1. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.R, SANS 10400 AND LOCAL AUTHORITY REGULATIONS
3. THE DRAWING IS NOT TO BE SCALED
4. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT
5. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

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

25/11/2026
DATE

OWNER

ARCHITECT

ENGINEER

Full Name
Signature
Registration Number
Date

PROJECT
NEWINBOSCH NEIGHBOURHOOD DEVELOPMENT: PORTION 81 OF THE FARM CLOETESDAL NO. 33

Newinbosch Residential Development

FOR
ON Erf / Cloetesdal RE/33/81

newinbosch
NEIGHBOURHOOD

ARCHITECTS
Desmond Lange Architects and Planners (Pty) Ltd
Cape Town
[redacted]

CLIENT
SIMBAN DEVELOPMENTS

DRAWING TITLE
SIMPLEX & TOWNHOUSES SDP PLANS

BUILDING CLASSIFICATION	CLIMATIC ZONE
#	4 - Temperate Coastal
RESPONSIBLE PERSON	DATE APPROVED
DESIGN: SIBUSISIWE NDONGO	STATUS:
DRAWN: JM & SN	

FOR INFORMATION

DRAWING PATH
[illegible]

SCALE: AS INDICATED
SHEET SIZE: A0

PROJECT No - DRAWING NUMBER: CT1395_A_INFO -
REVISION: CS

PLAN No: CLOETESDAL- 08

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ANNEXURE C











For Simplex & Townhouses SDP Plans for Stands 4-12 refer to Osmond Lange Architects Drawing Number Ct1395_A_Info

Tree Species 20 - 100L
Celtis africana
Ceratonia siliqua
Curtisia dentata
Ekebergia capensis
Harpephyllum caffrum
Ilex mitis
Nuxia floribunda
Olea europaea subsp. Africana
Podocarpus falcatus
Quercus cerris
Quercus nigra
Rapanea melanophloeos (Cape beech)
Syzygium guineense

ATRIUM PLANT LIST:
Agapanthus - miniature dark purple
Agapanthus - large dark purple
Anthericum saundersii
Asystasia sp.
Chlorophytum - non variegated
Clivia miniata
Coleonema – white
Cyathea australis
Cyperus papyrus nana
Dietes grandiflora
Indigofera jucunda
Liriope muscari
Mackaya bella
Murraya exotica
Ophiopogon - "kyoto dwarf"
Parthenocissus quinquefolia
Plectranthus 'mona lavender'
Plectranthus - pink (indigenous)
Plectranthus - purple (indigenous)
Trachelospermum jasminoides
Rumohra adiantiformis
Strelitzia reginae
Sutera 'Blizzard'
Veltheimia bracteata – Purple
Viola odorata
Zantedeschia aethiopica

PLANT LIST
Shrubs 3-5/m²
Agapanthus africanus blue
Aristea major
Barleria obtusa 'Blue'
Carissa macrocarpa 'Green Carpet'
Coleonema album
Coleonema pulchellum
Dietes grandiflora
Elegia tectorum 'Fishoek'
Elegia tectorum (large)
Eriocephalus africanus
Felicia amelioides
Felicia filifolia
Leonotis leonorus - white
Leucospermum tottum- pink
Lobostemon fruticosus
Metalasia muricata
Myrsine africana
Pelargonium cucullatum
Plectranthus ecklonii
Plectranthus verticillatus
Plumbago auriculata - blue
Podalyria calyptrata
Polygala myrtifolia 'Glentana'
Salvia chamelaeagnea
Salvia purple
Scabiosa africana
Searsia sp
Tecoma capensis 'Pink Blush'

Groundcovers 5-7/m²
Agapanthus nana 'Peter Pan' / miniature blue
Arctotis White
Arctotis Pink
Aristea africana
Asparagus densiflorus 'Mazeppa'
Barleria repens 'Purple Prince'
Carpobrotus acinaciformis
Crassula pellucida
Geranium incanum
Helichrysum sp.
Juncus tomatophyllus
Lampranthus spectabilis 'Purple'
Limonium perezzi
Osteospermum ecklonii
Osteospermum jucundum
pelargonium capitatum
Pelargonium peltatum
Plectranthus neochilus
Ruschia macowanii
Sutera cordata 'Blizzard'









CNDV LANDSCAPE ARCHITECTS

NEWINBOSCH - PHASE I + L
LANDSCAPE PLAN - REV00

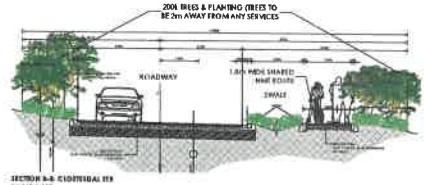


SITE LOCALITY PLAN
SCALE NTS



SECTION A-A: STEYNS
SCALE 1:150

FUNCTION	CLASS	DESCRIPTION	DESIGN SPEED (KM/H)	LANE WIDTH (M)	MIN EFFECTIVE WALKWAY WIDTH (M) (1)	DESIGN REQUIREMENT	NEWINBOSCH
ACCESS/ ACTIVITY STREET	4	4A COMMERCIAL COLLECTOR (CBD STREETS, SHOPPING CENTRE STREETS, ACTIVITY SPINES AND INDUSTRIAL DISTRIBUTORS)	60	3-3.5M LANES	1.5-2.0	WALKWAY ON BOTH SIDES OF THE STREET SEPERATED FROM STREET	2.7M EACH SIDE SHARED (NMT / PEDESTRIANS)
		4A RESIDENTIAL COLLECTOR (RESIDENTIAL AREAS FOR RESIDENTIAL TRAFFIC AND PUBLIC TRANSPORT)	50	6-9M ROADWAY, <3.5M ROADWAY	1.5-1.8	WALKWAY ON BOTH SIDES OF THE STREET	2.8M EACH SIDE SHARED 1.4M PEDESTRIANS, 1.4M NMT
	5	5A COMMERCIAL LOCAL STREET	40	2.8 - 3.5M LANES	1.8	WALKWAY ON ONE SIDE. WALKWAY TO BE PROVIDED ON BOTH SIDES OF STREETS SERVING AS BUS ROUTE.	1.8M SHARED NMT / PEDESTRIAN
		5A RESIDENTIAL LOCAL STREET	40	3-5.5M ROADWAY TWO WAY	NA	PEDESTRIANS USE ROADWAY	PEDESTRIAN & NMT USE ROADWAY
	6	6A PEDESTRIAN PRIORITY STREET	15	3.0 - 5.0M	1.2-2.5	PEDESTRIAN PRIORITY WITHOUT THE NEED FOR ROAD MARKINGS	PEDESTRIAN PRIORITY STREET "WERF" ZONE, (NMT ALSO USES THIS)
	7	OPEN SPACE NMT ROUTE (SHARED PEDESTRIAN / CYCLE ROUTES) 1.8m					



SECTION B-B: CLOETESDAL
SCALE 1:100

FOR TENDER

NEWINBOSCH
PHASE I - NMT ROUTE PLAN

Drawing No: 2861 - 03 - 1P.PH 1-1 NMT - REV 01
Scale: 1:500 @ A1 Date: 30 JAN 2026
Drawn by: IA Checked by: TdV

CNDV LANDSCAPE ARCHITECTS
tel: +27 21 810 7799
web: www.cndv.biz
5th floor, 6 Pepper Street,
Cape Town, 8001

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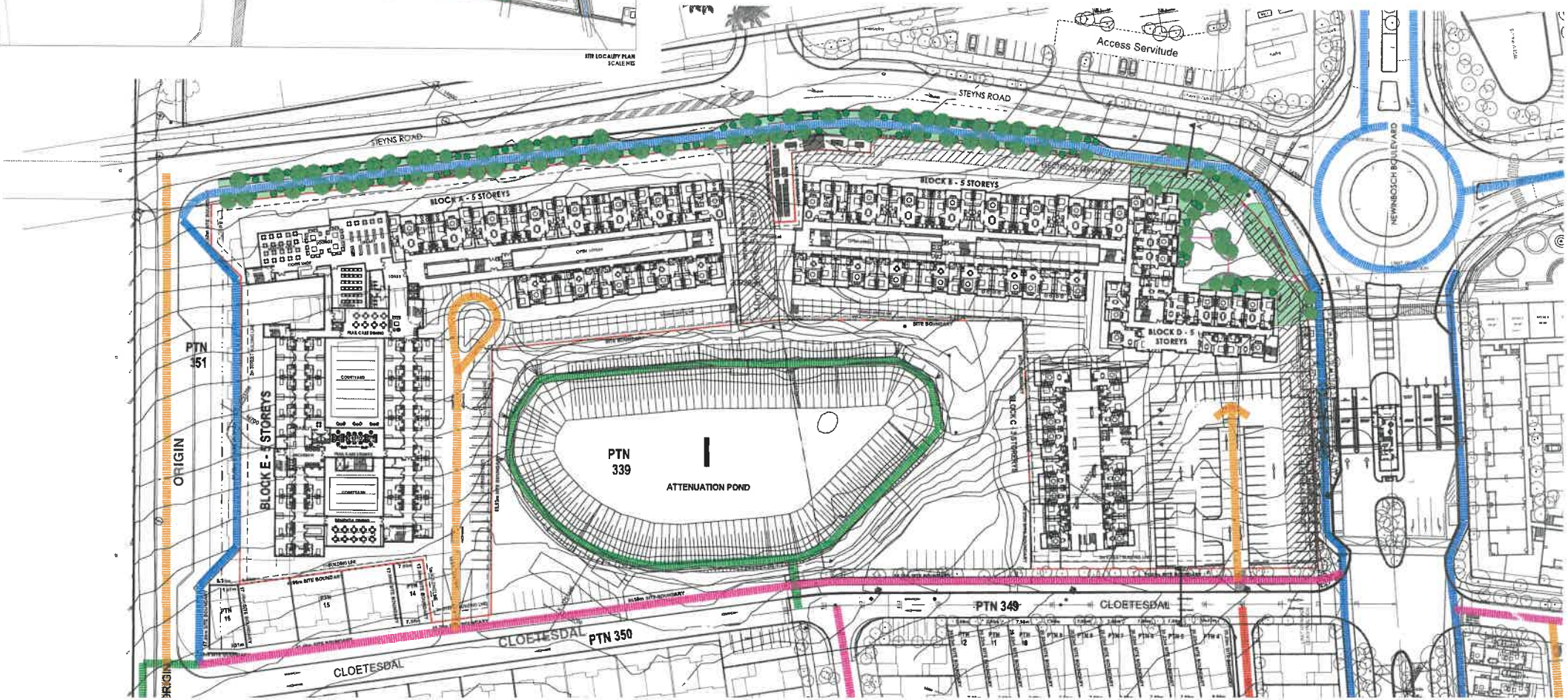

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ANNEXURE D

Robert Fooy

From: Tyrone King
Sent: Tuesday, 06 October 2026 11:14
To: clifford@tv3.co.za; Nicole Katts; Charne Williams
Cc: Salome Newman; Robert Fooy; Lukas Louw; Andrew Creighton; Tian Koch
Subject: RE: (Civil LU 3087) TP1421/2025, FARM 81/33, STELLENBOSCH: (COMMENTS BY EMAIL)
Attachments: 2. SDP footprint comparison.pdf

Thanks for the clarification, Clifford.

Nicole/Robert, the revised SDP is approved. But please add the following condition:

1. Since it has been constructed as part of the Newinbosch intersection upgrade, there have been various reports of accidents at the R304 traffic island, as it is approached from the east. The consulting engineer, in consultation with the municipality, must investigate and propose interventions to improve the safety / visibility at this position – especially at night. These interventions must be presented to the provincial roads authority, and if approved, must be implemented prior to clearance or occupation certificate, whichever comes first.



The DCs will also be affected, but we will calculate that at BP stage.

Regards

Tyrone King Pr Tech Eng
Manager: Development
Infrastructure Services

T: +27 21 808 8214 | F: +27 21 883 9874
1st Floor, Ecclesia Building, 71 Plein Street,
Stellenbosch, 7600

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Salome Newman**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**11 May 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3087**
Town Planning Ref:	**TP1421/2025**
Re ▫ Insake:	**Farm 81/33,Stellenbosch: 1)Application is made in terms of Section 15(2)(k) Stellenbosch Municipal Land Use Planning By-Law (2023) for the amendment of the approved Newinbosch Phasing Plan. (The changes relate only to realignment of Phases I and L.) 2) Application is made in terms of Section 15(2)(k) Stellenbosch Municipal Land Use Planning By-Law (2023) for the amendment of the approved Newinbosch Subdivision Plan. 3) Application is made in terms of Section 15(2)(l) Stellenbosch Municipal Land Use Planning By-Law (2023) for a permission required in terms of a condition of approval, to approve the Site Development Plan for Phase I.4) Application is made in terms of Section 15(2)(b) Stellenbosch Municipal Land Use Planning By-Law (2023) for a permanent departure to exceed the permitted height of a building as determined by the Zoning Scheme By-Law and the Design Guidelines to permit a 6-storey building in lieu of a 4-storey building.**

5) Application is made in terms of Section 15(2)(b) Stellenbosch Municipal Land Use Planning By-Law (2023) for a permanent departure to exceed the permissible floor area ratio of 0.75 to permit a building with a floor area ratio of 1.63. 6) Application is made in terms of Section 15(2)(b) Stellenbosch Municipal Land Use Planning By-Law (2023) for a permanent departure to relax the northern street building line from 2m to 1m.

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

- Civil engineering services report by BSI dated 13 October 2025 – Ref 1521
- TIS by UDS dated 22 Oct 2025
- Proposed Subdivsion & Zoning Plan 3629_P Plan No 2 dated 5/11/2025 by TV3
- Site Development Plan 25_02 S120 Rev B dated 2025-09-09 by pka

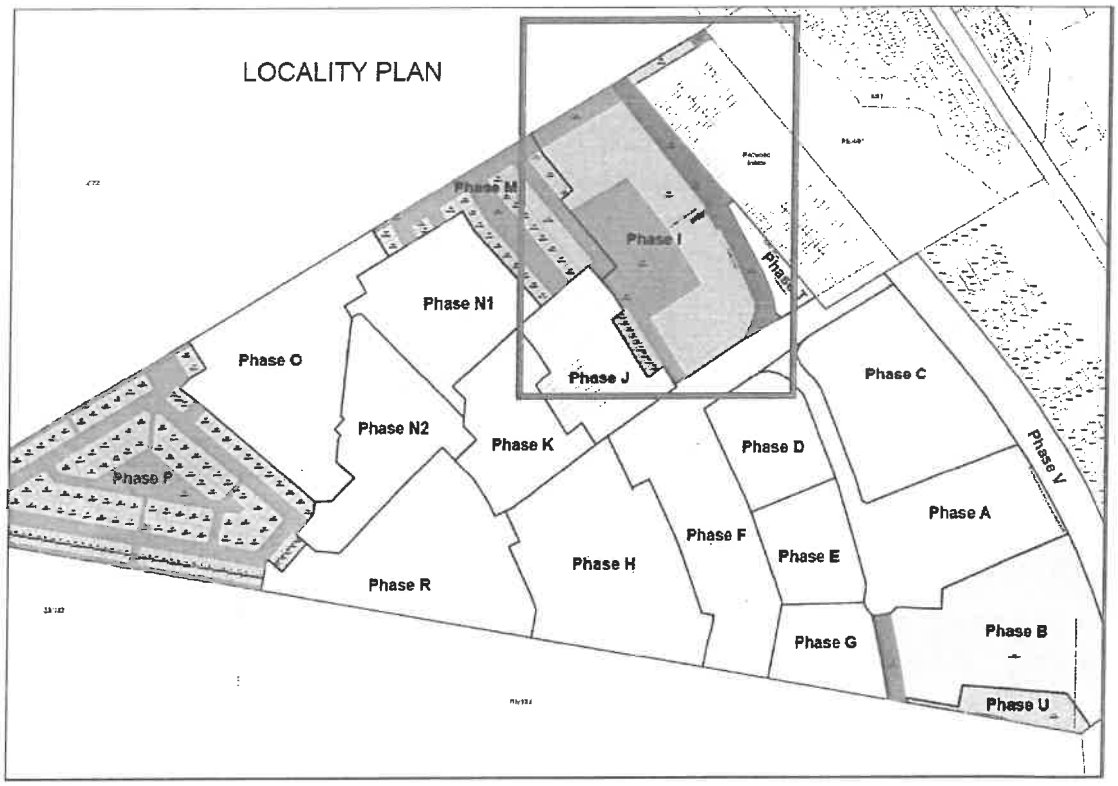
The application is recommended for approval, subject to the following conditions:

Specific Conditions:

These conditions must be complied with prior to an Occupation Certificate being issued, unless specifically stated otherwise below.

1. Previous approval conditions

All conditions of our previous Memo dated 8 Sept 2021 (for LU/10917) for the overall development remain valid. If there is a contradiction between any of the conditions, then the condition in this Memo will govern. The conditions below are specific to **Phase I – 232 retirement apartments and 33 frail care beds.**



2. Water

2.1 The following upgrades must be installed:

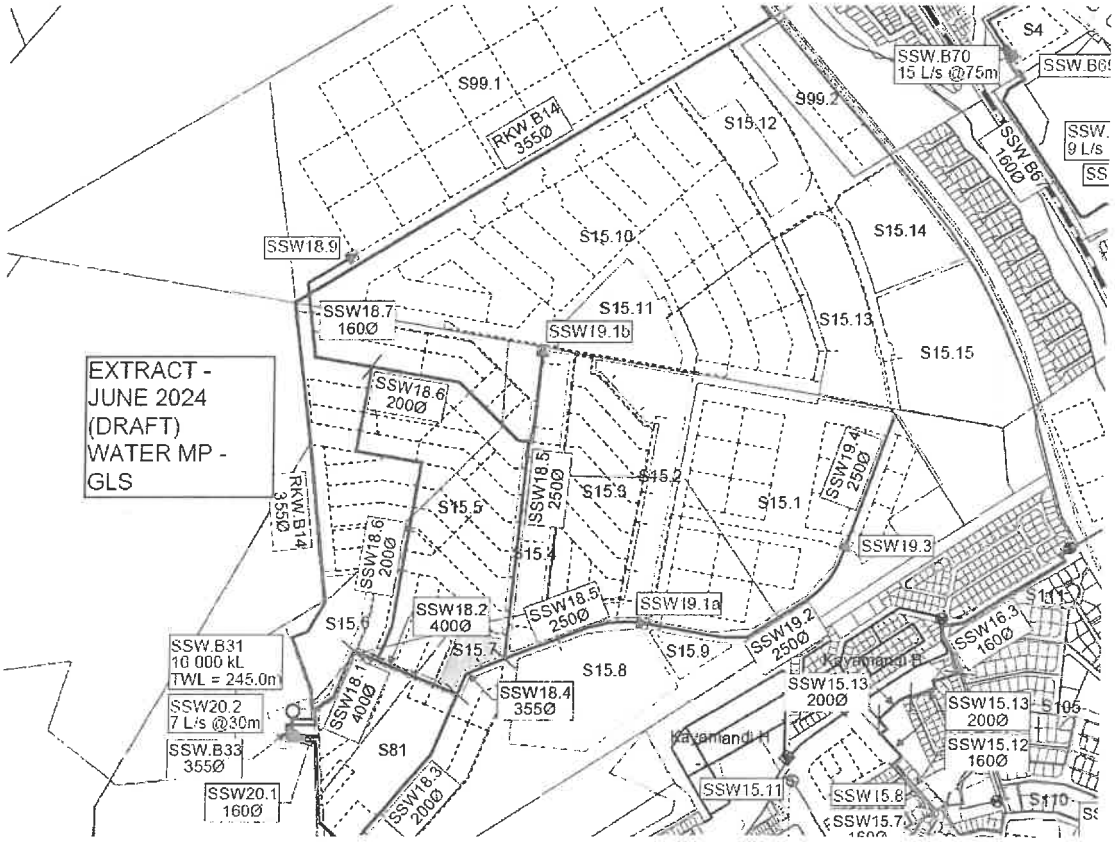
2.1.1 SSW.B31 - New Kayamandi Upper Reservoir

- The Municipality is currently implementing this project, with completion estimated to be in October 2026. This date is subject to change based on contractor's performance and other factors.

Should the Developer decide to proceed with construction of the buildings in parallel with the construction of the reservoir, he does so at his own risk, as the Municipality cannot guarantee that the reservoir will be completed by the time an Occupation Certificate is sought. The onus is thus on the Developer to keep up to date with the status of the reservoir's construction in order for the Developer to programme the construction of his/her development and make necessary adjustments if and when required, as well as managing the expectations of their buyers/end users.

2.1.2 SSW18.1, SSW18.2, SSW18.4, SSW18.5, SSW19.1a, SSW19.1b, SSW19.2, SSW19.3 and SSW19.4

- The Developer will be responsible for these upgrades.
- The cost hereof can be offset from DCs. These items are not on the municipality's current budget and therefore any shortfall will be for the Developer's cost.



2.2 After the commissioning of the Kayamandi Upper Reservoir and the above water upgrade items, the current Newinbosch Temporary Bulk Water System must be decommissioned.

3. Sewer

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

4. Roads

4.1 The internal access road must be extended as indicated on **Annexure Services**.

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

5. Stormwater

5.1 The difference between the pre-and post-development run-off must be attenuated on site. The detention pond, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards before an Occupation Certificate is issued. All earthworks, trimming and shaping of the pond must also be completed. See **Annexure Services** for conceptual layout of the pond. **Details must be clearly indicated on the building plans and/or engineering drawings submitted for approval prior to construction.**

6. Solid Waste

6.1 No placement of refuse bins will be allowed on the municipal road reserve of Steyn's Road. Refuse removal must take place via the refuse store room, as indicated on **Annexure Services**.

Details of refuse removal infrastructure and the refuse removal arrangements must be provided with the building plans for approval. Additional conditions may be set at that stage.

7. General

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 ito 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 Engineering drawings must be approved by the municipality before commencement of any services construction. Further conditions may be set during this process. Any amendments required to the SDP / subdivision layout will be for the Developer's cost.

8. Development Charges (DCs)

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 formally 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.

8.4 It is acknowledged that the Developer has done upgrades in lieu of DCs as part of the roll-out of this development. A DCs reconciliation must be submitted together with the building plans or subdivision clearance application to determine the amount of DCs payable.

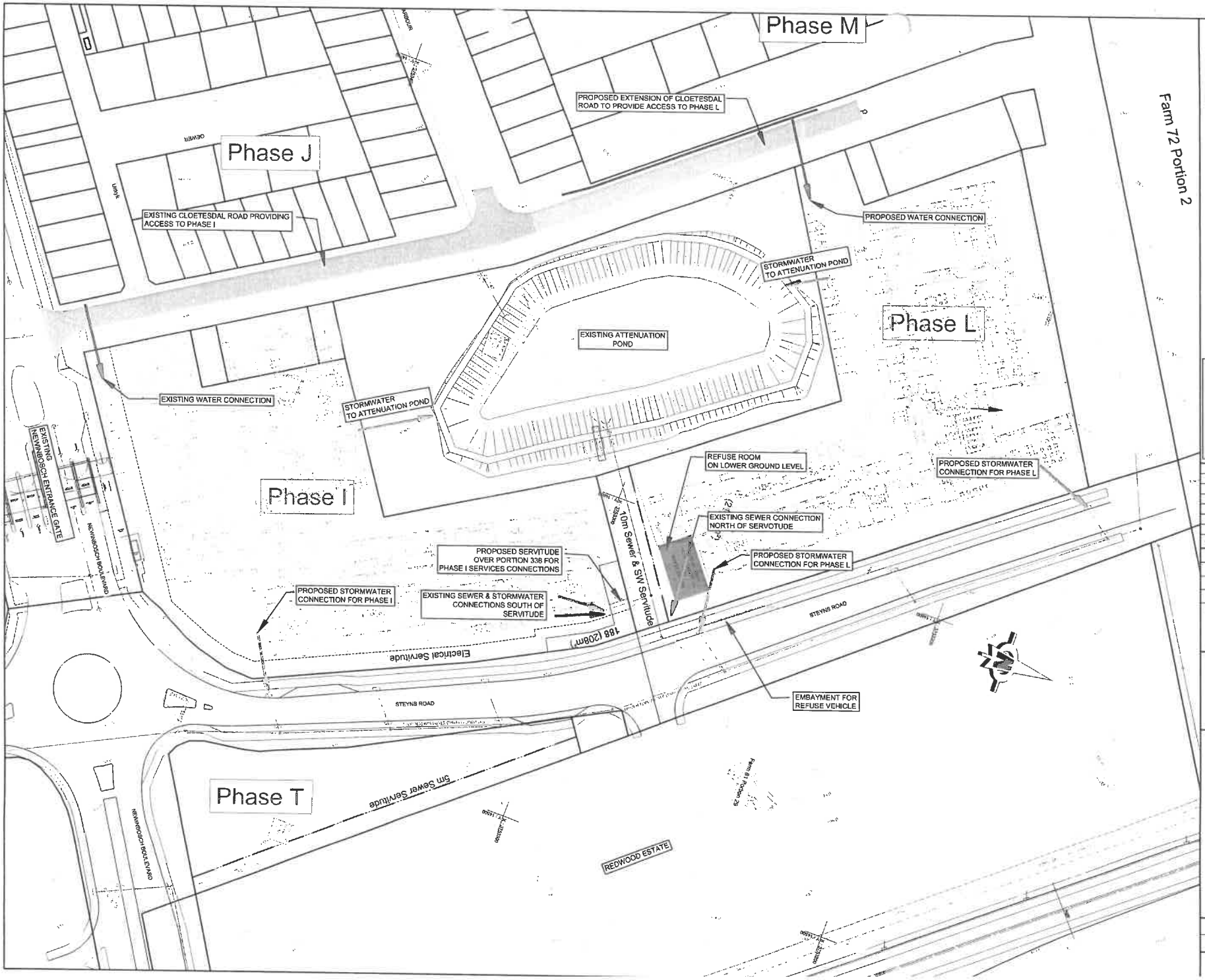
General Conditions

9. 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.

10. 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.
11. The internal services are **private**. Therefore, all internal services will be maintained by the **Owner**.
12. 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\3087 (TK) Farm 81-33 (Newinbosch)\3087 () Farm 81-33 Stellenbosch (TP1421-2025) Retirement Village (Phase I)\3087 () Farm 81-33 Stellenbosch (TP1421-2025).doc



NOTES:

ANNEXURE SERVICES

LEGEND:
EXISTING SERVICES

EXISTING STORMWATER
EXISTING SEWER
EXISTING WATER

AMENDMENTS		
SURVEYED		FILE No.
ANNOTATED		SURVEY CHECKED
DRAWN	PCS	DRAWING CHECKED
DESIGNED	PCS	DESIGN CHECKED

FOR: BART SENEKAL INC.

DATE OF RESUBMISSION: 2025-06-11

BSi CONSULT CIVIL & STRUCTURAL ENGINEERS

newinbosch NEIGHBOURHOOD

DEVELOPMENT ON FARM 81/33, CLOETESDAL, STELLENBOSCH

CONCEPT ENGINEERING SERVICES FOR PHASE I

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

DRAWING No. 1521 / 01

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	DC 3087 () Farm 81-33 Stellenbosch (TP1421-2025)
Development Name:	Newinbosch Phase I
Date:	20 April 2026
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.:	Farm 81-33
DC Parameters Reference:	Civil engineering services report by BSI dated 13 October 2025 – Ref 1521

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:	139.2	116	4.176	9.28	788.8		928	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	139.20	116.00	4.17600	9.280	788.8		928	
Charges before adjusting for positive only, before Deductions	R 4 722 873.82	R 4 331 715.08	R 936 651.89	R 982 737.18	R 5 154 187.50	R 16 128 165.47	R 3 875 801.28	R 20 003 966.75
Charges adjusted for positive only, before Deductions	R 4 722 873.82	R 4 331 715.08	R 936 651.89	R 982 737.18	R 5 154 187.50	R 16 128 165.47	R 3 875 801.28	R 20 003 966.75
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 4 722 873.82	R 4 331 715.08	R 936 651.89	R 982 737.18	R 5 154 187.50	R 16 128 165.47	R 3 875 801.28	R 20 003 966.75
VAT:	R 708 431.07	R 649 757.26	R 140 497.78	R 147 410.58	R 773 128.12	R 2 419 224.82	R 581 370.19	R 3 000 595.01
Total Development Charges Payable (including VAT):	R 5 431 304.89	R 4 981 472.34	R 1 077 149.68	R 1 130 147.76	R 5 927 315.62	**R 18 547 390.29**	R 4 457 171.47	**R 23 004 561.76**

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate - final calcs to be based on Building Plan info
Notes:	Phase I – 232 retirement apartments and 33 frail care beds. This calc is only for the apartments - GLA required for frail care calc.

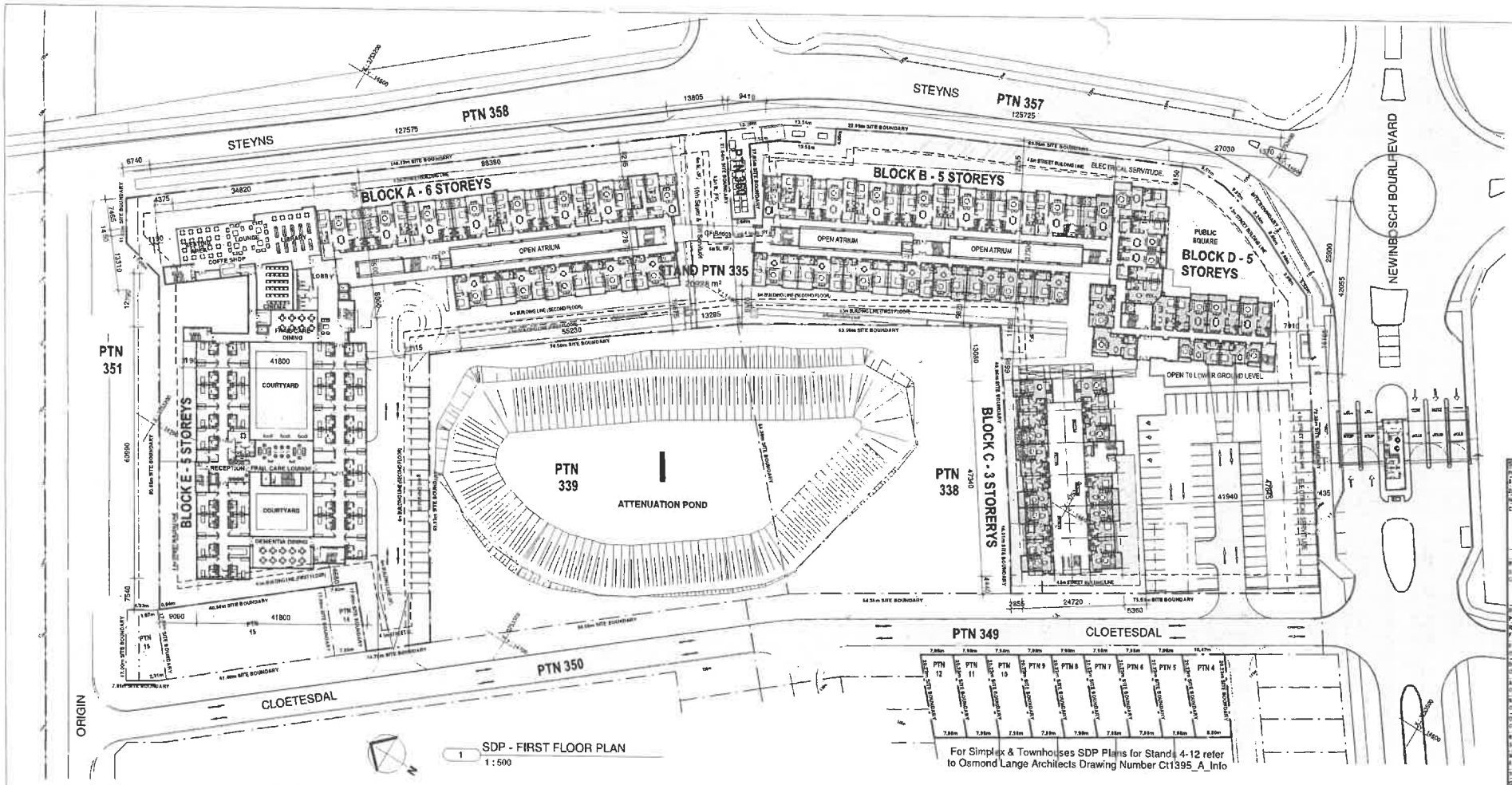
1. INTRODUCTION

Phase I of the *Newinbosch* development on Farm 81/33, Stellenbosch consists of 232 retirement apartments and 33 frail care beds. This report summarises the status with regard to the provision of the basic civil engineering services, i.e. water supply, sewerage, stormwater drainage and solid waste removal to the development.

Stellenbosch Town

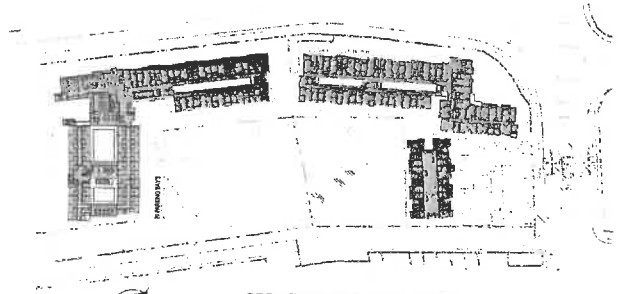
	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
										Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	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					232		232	R 4 722 873,82	R 4 331 715,08	R 936 651,89	R 982 737,18	R 5 154 187,50	R 16 128 165,47	R 3 875 801,28	R 20 003 966,75
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodati	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							0	R -	R -	R -	R -	R -	R -	R -	R -
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							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	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 -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	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 -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0											

	Charges before adjusting for positive only, before Deductions	R 4 722 873,82	R 4 331 715,08	R 936 651,89	R 982 737,18	R 5 154 187,50	R 16 128 165,47	R 3 875 801,28	R 20 003 966,75
Deduct	Charges adjusted for positive only, before Deductions	R 4 722 873,82	R 4 331 715,08	R 936 651,89	R 982 737,18	R 5 154 187,50	R 16 128 165,47	R 3 875 801,28	R 20 003 966,75
	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 -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 4 722 873,82	R 4 331 715,08	R 936 651,89	R 982 737,18	R 5 154 187,50	R 16 128 165,47	R 3 875 801,28	R 20 003 966,75
	VAT	R 708 431,07	R 649 757,26	R 140 497,78	R 147 410,58	R 773 128,12	R 2 419 224,82	R 581 370,19	R 3 000 595,01
	Total Development Charges	R 5 431 304,89	R 4 981 472,34	R 1 077 149,68	R 1 130 147,76	R 5 927 315,62	R 18 547 390,29	R 4 457 171,47	R 23 004 561,76



1 SDP - FIRST FLOOR PLAN
1 : 500

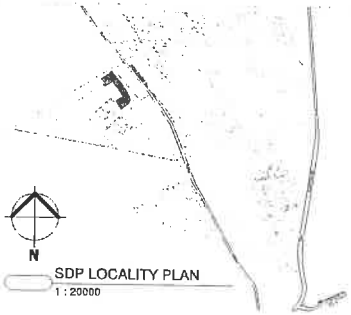
For Simplex & Townhouses SDP Plans for Stands 4-12 refer to Osmond Lange Architects Drawing Number Ct1395_A_Info



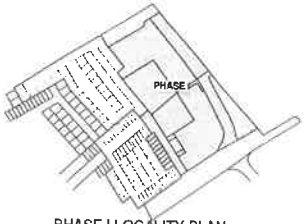
2 SDP - FIRST FLOOR GBA PLAN
1 : 1500



SDP PHASING LOCALITY PLAN
1 : 10000



SDP LOCALITY PLAN
1 : 20000



PHASE I LOCALITY PLAN

GBA - BLOCK A

Level	Area
0 LOWER GROUND FLOOR UFL	5809 m²
1 GROUND FLOOR UFL	3130 m²
2 FIRST FLOOR UFL	1923 m²
3 SECOND FLOOR UFL	2299 m²
4 THIRD FLOOR UFL	466 m²
5 FOURTH FLOOR UFL	2589 m²
	19404 m²

GBA - BLOCK B

Level	Area
0 LOWER GROUND FLOOR UFL	4139 m²
1 GROUND FLOOR UFL	2143 m²
2 FIRST FLOOR UFL	2017 m²
3 SECOND FLOOR UFL	2017 m²
4 THIRD FLOOR UFL	2589 m²
	12894 m²

GBA - BLOCK C

Level	Area
1 GROUND FLOOR UFL	5099 m²
2 FIRST FLOOR UFL	1088 m²
3 SECOND FLOOR UFL	1089 m²
	8267 m²

GBA - BLOCK D

Level	Area
1 GROUND FLOOR UFL	1157 m²
2 FIRST FLOOR UFL	1096 m²
3 SECOND FLOOR UFL	1090 m²
4 THIRD FLOOR UFL	1090 m²
	4434 m²

GBA - BLOCK E

Level	Area
0 LOWER GROUND FLOOR UFL	424 m²
1 GROUND FLOOR UFL	3480 m²
2 FIRST FLOOR UFL	3372 m²
3 SECOND FLOOR UFL	2423 m²
4 THIRD FLOOR UFL	2245 m²
5 FOURTH FLOOR UFL	2142 m²
	13713 m²

GBA - OVERALL SITE

Level	Area
0 LOWER GROUND FLOOR UFL	9568 m²
1 GROUND FLOOR UFL	10161 m²
2 FIRST FLOOR UFL	8897 m²
3 SECOND FLOOR UFL	8619 m²
4 THIRD FLOOR UFL	7793 m²
5 FOURTH FLOOR UFL	2629 m²
Grand total	45167 m²

UNIT TYPOLOGIES MATRIX

PORTION 335 (Phase I)

	GROUND FLOOR				FIRST FLOOR					SECOND FLOOR					THIRD FLOOR			FOURTH FLOOR			TOTAL UNITS PER TYPE								GRAND TOTAL
	ONE BED	TWO BED	STUDY	TWO BED + STUDY	ONE BED	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	BACHELORS	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	BACHELORS	ONE BED	TWO BED	BACHELORS	ONE BED	ONE BED + STUDY	BACHELORS	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	FRAIL CARE	DEMENTIA	ASSISTED LIVING	RESPITE ROOMS	
BLOCK A																		5	11							20 units	41 units					61 units
BLOCK B	5	4	7		5					5	4	7						5	4	7						18 units	28 units					64 units
BLOCK C	11				11					11																33 units						33 units
BLOCK D					2	7	2	1		2	8	2	1								4 units	15 units	4 units	3 units							35 units
BLOCK E									20	18					21	5	1	3		9	1	3	1	3 units	6 units			18 units	39 beds	15 beds	21 units	6 units	52 units

DRAWING LIST

Sheet Number	Sheet Name
S100	TYPICAL SITE DEVELOPMENT PLAN - LOWER GROUND FLOOR LAYOUT
S110	TYPICAL SITE DEVELOPMENT PLAN - GROUND FLOOR LAYOUT
S120	TYPICAL SITE DEVELOPMENT PLAN - FIRST FLOOR LAYOUT
S130	TYPICAL SITE DEVELOPMENT PLAN - SECOND FLOOR LAYOUT
S140	TYPICAL SITE DEVELOPMENT PLAN - THIRD FLOOR LAYOUT
S150	TYPICAL SITE DEVELOPMENT PLAN - FOURTH FLOOR LAYOUT
S300	SECTION A, SECTION B & SECTION C
S310	SECTION D & SECTION E
S400	ELEVATIONS & TYPICAL DETAILS

SCHEDULE OF RIGHTS

PORTION 335 (PHASE I)

	PERMISSABLE	ACTUAL
Erf's area		28 971m²
Zoning	MUR (Retail)	MUR (Retirement)
Height	2 Storeys	SIX Storeys
Coverage	50% (10 485m²)	1m²
Block A		3 751m²
Blocks B & D		4 558m²
Block C		1 113m²
Block E		2 000m²
		12 423m²
Building Lines		
Street (All Levels)	4.5m	4.5m
Common Boundary		
Ground floor	4.5m	AS PER SDP
First floor	4.5m	AS PER SDP
Second floor	6.0m	AS PER SDP
Density (50 Units/ha)	104 Units	232 Units
Parking		
Retirement units (1 & 2-bed)	209 units	313	89 (on grade) 133 (Block A L1) 123 (Block B L2) 72 (Block D L2) 43 (Block E L2)
Flats (1- & 2-bed: 1.50 bays/du)		
Frail care units	30	6
One age home: 0.3 bays/bedrm,	bedrms,	
Dementia care units	10	3
One age home: 0.3 bays/bedrm,	bedrms,	
Assisted living units	21	6
One age home: 0.3 bays/bedrm,	bedrms,	
Non-pfa units	5	1
One age home: 0.3 bays/bedrm,	bedrms,	
Offices	885 m²	35
Offices: 4 bays/100m²		
Retail	400 m²	16
Shops: ≤ 1000m² 4 bays/100m²		
Medical Consulting Rooms	312 m²	18
6 bays/100m²		
Total		396 Bays	299 Bays
Communal Space (25m²/Unit)		= 25m² x 232	
		= 5 875m²	867 bays

newinbosch
NEIGHBOURHOOD ESTATE

ARCHITECT: MARTIN PRETORIUS SACAP: 5671
SIGNATURE:

pka international ARCHITECTS
Telephone: +27(0)21 [illegible] Fax: e-mail: [illegible]

Client: CLOETESDAL DEVELOPEMENT

Project: PROPOSED NEW NEWINBOSCH LIFESTYLE VILLAGE, PHASE I ON A PORTION OF PORTION 33 OF THE FARM 81, STELLENBOSCH

Drawing: TYPICAL SITE DEVELOPMENT PLAN - FIRST FLOOR LAYOUT

Date: 2025/10/06 11:52:03 | Drawn by: PKA | Scale: As indicated

Purpose of drawing: SITE DEVELOPMENT PLAN

Project no. 25_02 | Drawing no. S120 | Rev. B

N:\Projects\2025\25_02_NEWINBOSCH\25_02_STELLENBOSCH\25_02_SITE_DEVELOPMENT_PLAN.pln

1. No Objection
CONDITIONS:
.
1. No Objection All electrical work to comply to SANS 142, SANS 104 XA, SANS 1307, SANS 10106, SANS 10252-1 and SANS 10254, and Municipal By-Laws 2.

Bradley Williams Date.....25/11/2026.....



Signiture

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE E

Western Cape Government

Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/BPL-25/37(Application No: 2025-12-0020)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr Ulrich von Molendorff

Dear Sir

PORTION 33 OF FARM 81, STELLENBOSCH (NEWINBOSCH): MAIN ROAD 174: APPLICATION TO OBTAIN APPROVAL FOR THE SITE DEVELOPMENT PLANS OF PHASE I

1. The following refer:

1.1. The email from TV3 Projects dated 10 November 2025 requesting comment on the above application;

1.2. The letter UDS373/Reports/TIS/Phasel from UDS Africa to Similan Properties, dated 27 October 2025, containing the Traffic Impact Statement (TIS) for Phase I of the Newinbosch development;

1.3. The Planning Motivation Report for Phase I, prepared by TV3 Projects and dated 23 October 2025;

1.4. Site Development Plan 25_02 S120 Rev B dated 9 September 2025;

1.5. Our letters TPW/CFS/RP/LUD/REZ/SUB-25/242 (Job 15329) dated 28 September 2021 and 8 June 2021; and

1.6. The memorandum from your Directorate: Infrastructure Services to your Directorate: Planning and Economic Development, dated 11 May 2026, containing the Directorate: Infrastructure Services' conditional approval of the development.

2. In our email to Guillaume Nel Environmental Consultants, dated 30 January 2023, this Branch supported the proposed amendment to the mixed-use development, as outlined in the TIS UDS373/Reports/TIS/EIA prepared by UDS Africa on 7 November 2022. This amendment effectively changed the basket of rights listed in our letter TPW/CFS/RP/LUD/REZ/SUB-25/242 (Job 15329), dated 8 June 2021, to the following:

2.1. Residential: 1 320 units

2.2. Commercial: 9 250 m² GLA

2.3. Church: 600 seats

2.4. School: 1 500 learners

3. The Phase I pocket is a retirement and specialist commercial development comprising 206 retirement apartment units, 26 assisted-living units, 33 care beds for frail care and dementia care, 889 m² office GLA, 407 m² speciality retail GLA, and 312 m² medical consulting GLA, together with nine simplex/townhouse units on the opposite side of Cloetesdal Road.

4. The proposed Phase I development will generate 127 AM peak-hour trips (67 in and 60 out) and 135 PM peak-hour trips (58 in and 77 out), plus seven trips from the residential units on the opposite side of Cloetesdal Road, resulting in a total of 134 AM and 142 PM peak-hour trips. This falls within the 170 AM and 180 PM peak-hour trip allocation previously reserved for this pocket under the framework approval, leaving a marginal buffer of approximately 36 AM and 38 PM trips.

5. The table below compares the full development trip allocation, the trips already taken up, and the predicted Phase I trips. The key constraint is the limited remaining PM outbound capacity, which should be considered against the further phases still to be developed.

Phase/Application	AM Peak Hour Trips			PM Peak Hour Trips		
	Total	In	Out	Total	In	Out
Full Development	**1 883**	**742**	**1 141**	**1 930**	**1 137**	**793**
Trips Already taken up	1 020	431	589	1 580	875	705
Phase I trips	134	69	65	142	63	79
Remainder	***729***	***242***	***487***	***208***	***199***	***9***

6. The approved Newinbosch development framework still makes provision for an additional 451 dwelling units, 809m² of gross leasable commercial space, a 170-seat church, and a school designed to accommodate 1 500 learners.

7. The table indicates that the remaining PM outbound peak-hour allowance is limited to nine trips. This is a material concern, given that further phases remain to be developed under the approved framework.

8. Access to Phase I will be provided via the main access road (Newinbosch Boulevard) off MR174 (R304) and Cloetesdal Road, an internal street.

9. The TIA for Phase I indicated that, based on the estimated traffic from Phase I of the Newinbosch development, no additional external road upgrades are required.

10. Accordingly, and having regard to the limited remaining PM outbound capacity, this Branch offers no objection to the approval of the Site Development Plan for Phase I, subject to the following conditions:

10.1. The extent of Phase I must be limited to the land uses presented in paragraph 3 above.

10.2. The development must remain within the approved overall basket of rights referenced in our letters dated 8 June 2021, 28 September 2021 and 26 August 2025, unless formally amended.

10.3. Approval is conditional upon the implementation of the MR174 (R304) dualling project in accordance with current planning intent.

10.4. If the dualling is not implemented before the development reaches the traffic-generation thresholds assessed in the October 2025 TIS, the applicant must:

10.4.1. Submit an updated Traffic Impact Assessment; and

10.4.2. Implement proportionate mitigation measures to ensure acceptable operational performance to the satisfaction of the Road Authority.

10.5. No further intensification beyond the traffic levels assessed for Phase I and previously approved phases shall proceed without written confirmation from this Department.

10.6. Parking must be provided in accordance with the requirements of the Stellenbosch Municipal Zoning Scheme and Site Development Plan 25_02 S120 Rev B, dated 9 September 2025.

11. For clarity, the overall development remains subject to the relevant conditions outlined in our correspondence dated 8 June 2021 and 28 September 2021, together with any subsequent written approvals or formal amendments issued by this Department.

Yours Sincerely

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 9 SEPTEMBER 2026