3894-00-00

TSOGO SUN CALEDON (PTY) LTD

SOMERSET WEST GOLF COURSE DEVELOPMENT

ADDENDUM REPORT: STORMWATER MANAGEMENT PLAN

APRIL 2026



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Document Control Record

Document Control						
Report title	Somerset West Golf Course Development SWMP					
Document ID	Civils_IR01	**Project number**	3894-00-00			
File path	Https://bigengroup.sharepoint.com/teams/3894/Shared Documents/3894-00-00 - Civil/Reports & Deliverables/Reports/SWMP Addendum/Cover Page_SWMP.docx					
Client	Tsogo Sun	**Client contact**	James Cresswell			
Rev	**Date**	**Revision details/status**	**Prepared by**	**Author**	**Verifier**	**Approver**
1	1 July 2017	Approval				RE
2	13 April 2026	Addendum Report Draft	JP	JP	HdT	HdT

Approval		
Author /Approver signature	Jacquelene Piso Signed by Jacquelene Piso, jacquelene.piso@bigengroup.com 13/04/2026 15:55:21(UTC+02:00) SIGNIFLOW	Henrico du Toit ECSA REG. No: 201570217 Signed by Henrico du Toit, Henrico.duToit@bigengroup.com 13/04/2026 16:03:39(UTC+02:00) SIGNIFLOW
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1. Purpose of the Addendum

This addendum has been prepared to update the approved Stormwater Management Plan (SWMP) for the development on Farm 794, Portion 29.

The previously approved, current proposed Township Development Plan and Subdivision and Zoning Plan have been attached as **Annexure A**. The previous layout is dated April 2016 and the current layout is dated March 2026.

The purpose of this addendum is to:

- Reflect modifications to the SDP layout and the impact thereof on the stormwater runoff quantity;
- Address the stormwater runoff quality and treatment;
- Address maintenance access, operation and maintenance procedures of the stormwater ponds;
- Include structure details.

2. Background

The SWMP addresses the pre-and post-development system and the stormwater runoff volumes determined for the development and the resizing of the regional attenuation pond to increase the developable land. Bau-Afrika determined the stormwater attenuation capacity of the resized pond inclusive of the development of Farm 794, Portion 29 as well as the various floodlines.

3. Hydrological Data

The City's "Design Rainfall Depth Grid" data which includes a 15% increase for Climate Change has been used for all stormwater runoff, attenuation, and treatment calculations. The latitude longitude coordinates of the rain gauge used for this development are 34° 4' South and 18° 49' East, with the Mean Annual Precipitation of 576mm. The rain intensity curves are shown in **Figure 1** below.

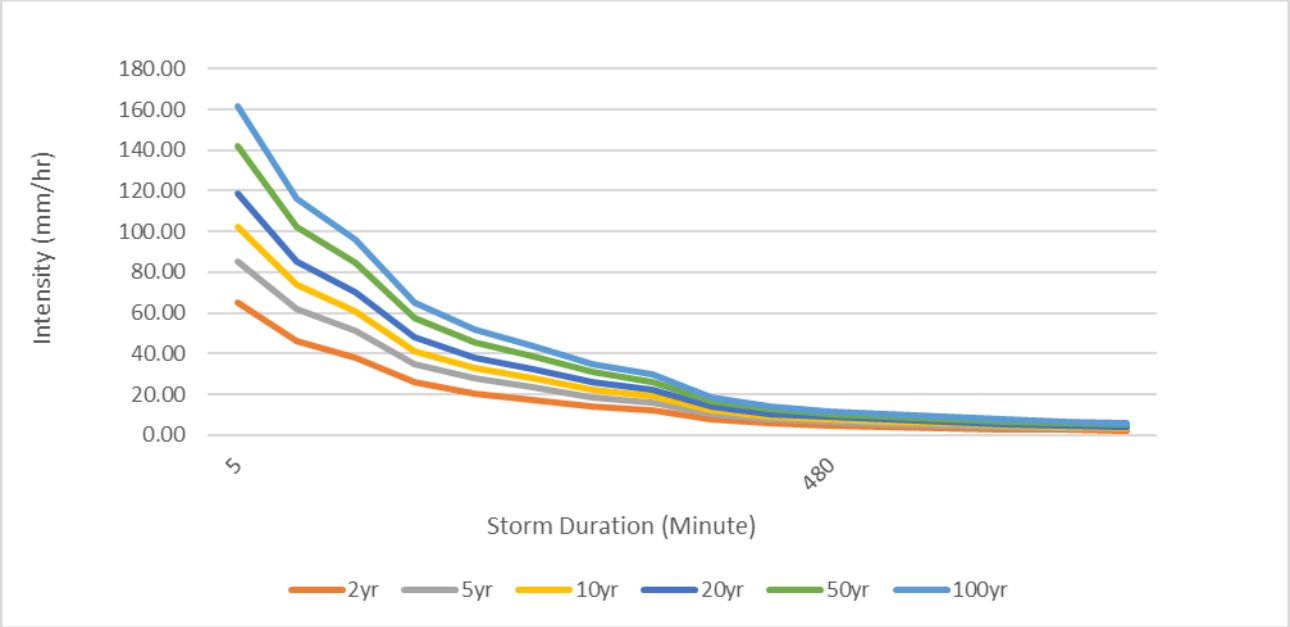


Figure 1: Rain Intensity Curve

4. Stormwater Management Run-off Quality Objectives and Criteria

The quality of stormwater runoff from the newly developed site will be reduced due to increased quantities of solid waste, silt, sand and phosphates and suspended solids present in the stormwater runoff. Proper mitigation measures and management policies will be put in place to improve the runoff quality from the site.

The criteria for improvement of runoff quality for this development are adopted from the Management of Management of Urban Stormwater Impacts Policy - Version 1.1. Supporting principles and calculations were obtained from the Georgia Stormwater Management Manuals. These documents' main intent is to minimise the undesirable impacts that developed areas can have on stormwater runoff by introducing Water Sensitive Urban Design (WSUD) principles to urban stormwater planning and management. The two main objectives, Improve quality of runoff and control quantity and rate of runoff.

Improve quality of runoff

The criteria for achieving the Sustainable Urban Design System (SUDS) objectives for this Greenfields development, which is larger than 50 000m² require that the ½ year RI, 24-hour storm event be used to treat the stormwater quality emanating from this development. The pollutant removal targets are described below.

On-site reduction of post-developed annual stormwater pollutant load discharged from the development site:

- Suspended Solids (SS) - reduction of 80% required.
- Total Phosphorous (TP) - reduction of 45% required.

The above objectives will be achieved by implementing Best Management Practices (BMPs) to capture and treat stormwater runoff.

Control quantity and rate of runoff

As the proposed development discharges directly into Pond 2, the Sustainable Urban Drainage System (SUDS) objectives relating to the control of runoff quantity and peak discharge rates are addressed through the regional attenuation provided by Pond 2.

5. Stormwater Post-development Management Strategy

Internal Development (Annexure A - Portion 1 General Business 3)

A post-development stormwater management strategy has been developed in accordance with the South African Guidelines for Sustainable Drainage Systems (SuDS). The strategy addresses both runoff quality improvement and runoff volume reduction through the implementation of Water Sensitive Urban Design (WSUD) principles.

The Required Runoff Reduction Volume (RRV) was calculated based on the impervious areas associated with the development, with a target runoff reduction rainfall depth of 20 mm. Stormwater treatment facilities in the form of enhanced dry swales have been proposed to achieve the required water quality and volume reduction objectives.

The development has been divided into five treatment catchments. For each catchment, the available swale/treatment area was determined from the latest layout received. The proposed stormwater infrastructure layout is shown in **Annexure B** and the treatment catchments are presented in **Annexure C**. The required stormwater reduction volume for each catchment was calculated, and the corresponding filter sand permeability required to achieve the specified extended detention period was determined. The average extended detention time is calculated as 15 hrs. These values are summarised in Table X below.

I (Impervious Calculation) for Catchment								Treatment Calculation							
Catchment	Total treatment area (m2)	Buildings	Streets	Landscape	Dam	Impervious cover	I - new impervious area of the contributing	P (Target runoff reduction rainfall in	Rv - Volumetric runoff coefficient	RRV - Stormwater runoff reduction	Enhance dry swale area	WQ depth prov (m)	Soil Permeability (mm/h)	Provided drain facility m3/day	Extended detention (hr)
Treatment1	4870	0	3256	1190	424	0.62	54	20	0.54	52	424	0.27	20	203.52	6
Treatment2	4632	0	4087	388	157	0.74	54	20	0.54	50	157	0.47	20	75.36	16
Treatment3	3219	0	1373	1439	407	0.47	54	20	0.54	35	407	0.23	20	195.36	4
Treatment4	55790	15285	21754	17501	1250	0.33	54	20	0.54	598	1250	0.63	20	600	24
Treatment5	6927	1945	798	4048	136	0.11	54	20	0.54	74	136	0.70	20	65.28	27
	75438									**809**					**15**

The permeability values were adjusted for each catchment to ensure that the required extended detention period and runoff treatment objectives are achieved. These values will guide the stormwater system designer in specifying the appropriate filter sand material for each swale and/or pond.

The proposed treatment facilities consist of a total filter depth of 0.5 m, comprising:

- 200 mm thick 19 mm stone layer
- 300 mm thick filter sand layer

In accordance with municipal requirements, the underground piped stormwater system should be designed for the 1:2-year storm event. Runoff from major storm events (> 1:5-year return interval) will be conveyed via open channels, roadways, and overflow areas into the attenuation ponds. During larger storm events, ponds may overflow onto designated parking areas and roads.

Internal grading of the site should be designed to direct major stormwater flows towards Regional Pond 2 without flooding buildings or structures.

The internal major stormwater management system, comprising roadways, open channels, and attenuation ponds, should be designed to safely accommodate storm events up to the 1:100-year return interval. This system will also function as an emergency system in the event of overflow from, or failure of, the minor stormwater system. Temporary disruption of roadway activities may occur during major storm events due to the intensity and magnitude of such events.

The typical cross section of the enhanced dry swale/ pond is shown in **Figure 2** below.

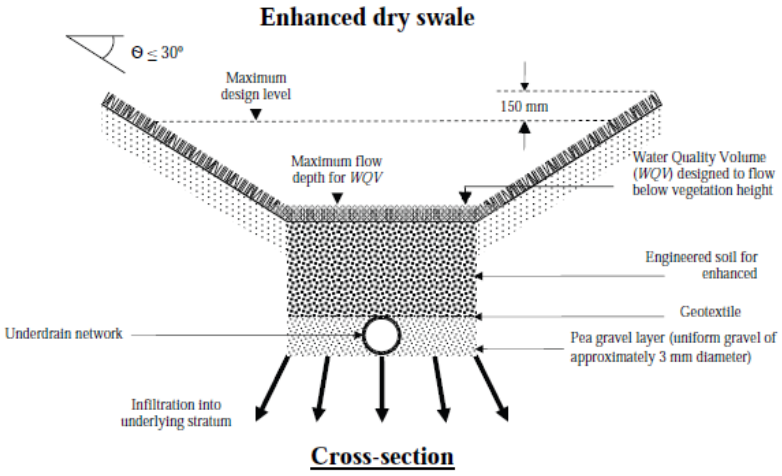


Figure 2: Typical cross section of open stormwater channel

Regional Pond 2 (Annexure A - Portion2 Open Space 3)

In the report prepared by Bau-Afrika, the post-development runoff for the entire Geelsloot catchment, including the proposed development, was determined and incorporated into the hydraulic modelling of the resized Pond 2 and the associated floodlines. The report concluded that the resized pond provides sufficient storage capacity to contain stormwater runoff for events up to the 1:100 year return interval. The hydraulic modelling was based on the previous Site Development Plan (SDP) layout to determine the post-development runoff characteristics. Since completion of the original modelling, the SDP layout has been revised. Table 1: Previous SDP C-Value and Table 2: Current SDP C-Value below present a comparison of the runoff coefficients (C-values) for the previous layout and the updated layout, respectively.

Table 1: Previous SDP C-Value

FULL SITE DEVELOPMENT - C-VALUE CALCULATION			
Area Description	**C-Value**	**Area**	**Weighted C-Value**
Buildings	1	27637	0.31
Streets	0.8	18012	0.16
Grassblocks	0.5	0	0.00
Landscape	0.1	44032	0.05
Dam	1	0	0.00
		89681	0.52

Table 2: Current SDP C-Value

FULL SITE DEVELOPMENT - C-VALUE CALCULATION			
Area Description	**C-Value**	**Area**	**Weighted C-Value**
Buildings	1	17230	0.19
Streets	0.8	31405	0.28
Grassblocks	0.5	0	0.00
Landscape	0.1	41046	0.05
Dam	1	0	0.00
		89681	0.52

Based on the comparison presented in Tables 1 and 2, the estimated runoff coefficients (C-values) for the revised layout remain unchanged from those used in the original analysis. As a result, the post-development stormwater runoff volume remains consistent with that previously calculated in the Bau-Afrika report.

It is therefore concluded that the layout changes will not impact the stormwater runoff volumes or the performance of the resized Pond 2. An updated hydraulic analysis by Bau-Afrika is therefore not

required, and the findings and conclusions contained in the Stormwater Management Report dated 12 July 2017 remain valid and applicable to the revised development layout.

As per the Bau-Afrika report, the existing outlet orifice, measuring 1500 mm × 600 mm, is to be reduced to 1500 mm × 300 mm, while retaining the existing weir size, shape, and depth. Details of the proposed modification to the outlet structure, including the reduced orifice size, are provided in **Annexure D.**

According to the Bau-Afrika report, the 1:100-year flood level for Pond 2 is 21.7 m above mean sea level, with a maximum flood level of 22.0 m above mean sea level.
City of Cape Town requirements stipulate that all buildings must have a minimum finished floor level set 250 mm above the 1:100-year flood level.

6. Structural Quality Controls

The structural controls that will be implemented for this internal development, before the runoff is discharged into the regional pond, were chosen with the clay underlain soil types of the area in mind. These controls are listed below and will be implemented in series as part of "treatment trains" as far as possible to result in the cumulative improvement to the stormwater quality. The controls that will be implemented are:

- Outlet Structures
- Litter and silt traps - for rubbish and grit removal
- Enhanced dry swale / dams
- Landscaping
- Environment Management Plan

Outlet Structures

The swale / dam outlet structures will be constructed via orifice or rectangular openings. The invert of these structures will be constructed at an offset to the dam / swale invert to ensure stormwater reduction volumes are contained and treated.

Litter and Silt Traps Removal

The litter and silt traps act as pre-treatment before stormwater enters the attenuation ponds by removing coarse to medium sediments and litter. These will be combined with the pond inlet structure as per CoCT detail **SW5.1**. They will be designed to capture solid waste and silt from surface runoff and piped runoff. The captured debris will be removed manually from the system by the maintenance crew.

Enhanced dry swale/dams

An enhanced dry swale / dam is a stormwater treatment facility designed to capture, convey, and treat runoff while providing both water quality improvement and temporary detention. The sub surface treated stormwater ensures extended detention of the ½ year RI, 24h storm event. The stormwater runoff from small rainfall events will slowly infiltrate through the filter system within the swale/dam basin before being discharged through a network of subsoil pipes.

Landscaping

Landscaping the above structural controls with indigenous plants, specified in the SUDS Landscaping and Indigenous Plant Species Guidelines, will make them more effective in pollutant removal and will increase the aesthetic value to the area.

Environmental Management Plan

A construction environmental management plan will be implemented and monitored by an environmental consultant to mitigate the risk of construction related pollutants.

The above structural controls have been correctly sized to remove more than 80% of the Suspended Solids and 45% of the Total Phosphorus. The water quality mitigation measure required by the City of Cape Town will therefore ultimately be achieved.

7. Operation and Maintenance

The infrastructure maintenance and upkeep of the internal development located on portion 1 indicated by the Subdivision and zoning plan (**Annexure A**) will be the responsibility of the developer. The maintenance and upkeep of the regional Pond 2 located on Portion 2 indicated on same will be the responsibility of the City of Cape Town (CoCT).

Responsibilities will include the on-going operation, maintenance, monitoring and continued functioning of Best Management Practices described in this report as well as meeting the cost thereof. Typical maintenance requirements for related stormwater infrastructure and structural controls are listed in **Table 3** below.

The Environmental Management Programme (EMP) measures should be followed during the maintenance to ensure that the sensitive areas are not adversely impacted upon. In addition to the mitigation measures stipulated in the EMP, the following measures should also be considered:

- All maintenance activities must be monitored to ensure that no environmental damage occurs. All damage must be mitigated immediately.
- The area where maintenance is to take place should be cordoned off and the footprint into the surrounding area is prohibited.
- Should vegetation require to be removed for maintenance to be conducted, this should be kept to the ultimate minimum; and rehabilitated as soon as practically possible.
- The area where maintenance is to take place should be thoroughly checked to ensure that the area is free of faunal species.

Table 3: Operation and Maintenance Schedule

Infrastructure description	Activity	Proposed Maintenance Schedule
Grid and kerb inlet catchpits	Clean and remove debris and litter. Remove sand. Inspect for damages and repair as required	Monthly
Pipe Maintenance	Clean and remove debris and litter. Remove sand. Remove obstructions	Monthly
Manholes and headwalls	Clean and remove debris and litter. Remove sand. Inspect for damages and repair as required	Monthly
Silt and Litter Traps	Clean and remove debris and litter. Remove sand and silt. Inspect for damages and repair as required	Monthly
Grassed Channels	Remove debris and litter. Mow grass to maintain a height of 50-75mm	Monthly
	Remove sediment from the bottom of the channel once it reaches a height of 30mm from channel invert. Inspect the grassed area and plant new grass species if the original does not establish successfully	After 6 months
	Inspect embankment for erosion, repair and replant where required	Annually (1st year every 6 months)
Attenuation Pond	Remove debris and litter. Mow grass (where applicable) to maintain a height of 50-100mm	Monthly
	Remove sediment from the inlet headwall apron slab inside the attenuation ponds once it reaches a height of 150mm.	After 6 months

	Inspect the planted area and plant new species if the original does not establish successfully (in accordance with the landscaping architects requirements).	
	Inspect embankment for erosion, repair and replant where required	Annually (1st year every 6 months)

8. Access, Fencing and Signage

i. Signage

Adequate warning and safety signage will be placed in the vicinity of each stormwater attenuation and treatment facility, warning tenants and the public that water levels will temporarily rise during storm events and that water may be contaminated. Refer to **Figure 3** below for a typical example of a warning signboard.



Figure 3: Typical Example of a Warning Signboard

ii. Fencing

The regional pond 2 is currently protected by an existing fence along its perimeter. There will be no fence between portion 1 and portion 2. The interface between portion 1 and 2 will be landscaped with batter slopes and retaining walls.

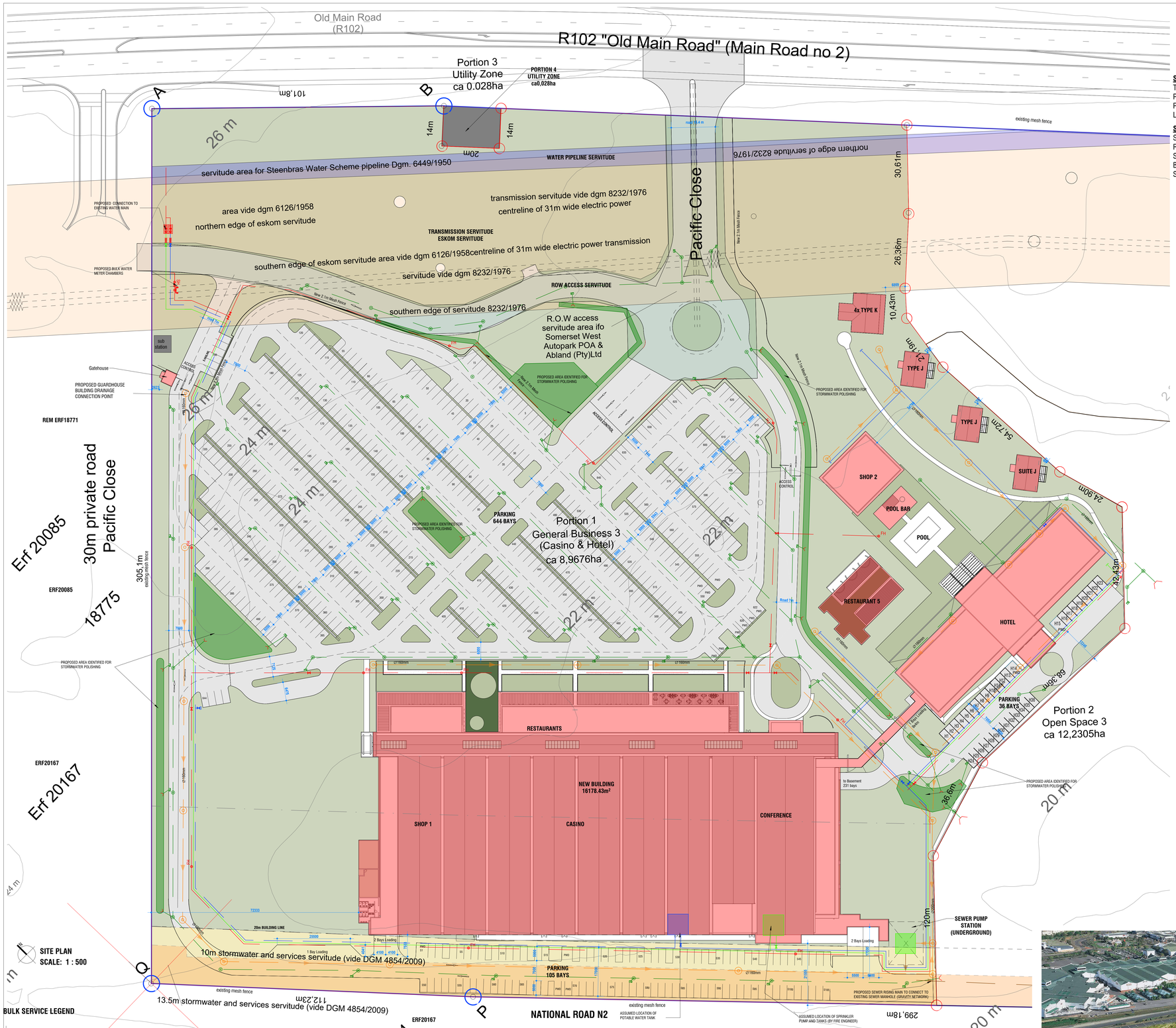
iii. Access

The City of Cape town's maintenance crew will gain access to the attenuation pond a gate located along the entrance road of the site. This position is indicated on **Annexure E**.

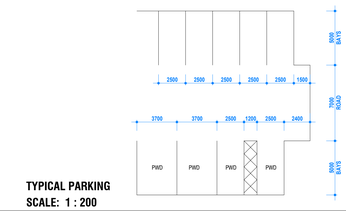
iv. Servitudes

An application for the registration of the appropriate engineering servitude for the stormwater service will be submitted for approval. The proposed servitudes are shown on all stormwater layout plans.

Annexure A: Previous, Current SDP Layout & Subdivision and Zoning Plan



SITE PLAN
SCALE: 1 : 500



TYPICAL PARKING
SCALE: 1 : 200

BULK SERVICE LEGEND

Site Area	
Potion 1 Site Area	8.9676 ha
Areas Floor Factor	19.086 m²
Factor	0.21
Coverage Area	17.051 m²
Percentage	19.01%

SITE LIGHTING NOTES

THE EXTERNAL LIGHTING WILL BE DESIGNED TO PRIMARILY ENSURE THE SAFETY OF THE PATRONS/GUESTS, AND WITH DOWNWARD FLUX TO LIMIT LIGHT POLLUTION.

SOLAR PANEL NOTE

SOLAR PANEL WILL BE PLACE ON THE ROOF OVER RESTAURANT 1, 2, 3, & 4,
SOLAR PANEL WILL BE PLACE ON THE CASINO AND BANQUETING ROOFS.
SOLAR PANEL WILL BE PLACE ON THE HOTEL ROOF

Parking Required

Hotel:
0,5 bays per bedroom @ 88 rooms — Bays required - 44

Restaurants:
6 bays per 100 m² GLA @ 2354m² — Bays required - 142

Shops (excluding supermarket):
3 bays per 100 m²

SHOP 2 GLA @ 379m² — Bays required - 12

Place of Entertainment:
1 bay per 6 seats or persons, or calculated at 1,4 m² floor space = 1 person

SHOP 1 Entertainment
250 persons @ 1 bay per 6 persons — Bays required - 42

Casino - Entertainment
480 + 480 +40 +200
= 1200 persons @ 1 bay per 6 persons — Bays required - 200

Banqueting Facilities - Entertainment
200 + 100 +50 = 350 persons @ 1 bay per 6 persons — Bays required - 59

Total Bays Required = 499

Parking Provided

Main 644 + Basement 231 + Staff 105 + Hotel 36 — Total Bays Provided = 1016

LOADING BAYS — Total bays Provided = 6

Area Schedule (Floor Factor Areas).

Name	Area
CASINO	
-01 - CASINO BASEMENT	
LOBBY	66 m²
STORE	139 m²
0 - CASINO 1st Storey	
BAR	42 m²
CASHIER	168 m²
CIRCULATION	139 m²
CONFERENCE	827 m²
CONFRENCE PRE-FUNCUTION	357 m²
DELI	19 m²
GAMING AREA	3367 m²
GAMING BOH	809 m²
GAMING ENTRANCE AND PROMOTIONS	436 m²
GAMING RETAIL	132 m²
KITCHEN	474 m²
LIFT SHAFT	27 m²
MALL	559 m²
MEDIC	21 m²
MEETING PRE-FUNCTION	42 m²
MEETING ROOMS	143 m²
RECEPTION	46 m²
RESTAURANT	1369 m²
RESTAURANT VERANDAHS	658 m²
REWARDS	32 m²
SHOP 1	1538 m²
STAIR	92 m²
TENANT STORES	81 m²
02 - CASINO 2nd Storey	
GAMING BOH	861 m²
CASINO	12444 m²
HOTEL	
01 - Hotel 1st Storey	
GYM	104 m²
HOTEL BOH	946 m²
HOTEL RESTAURANT	660 m²
HOTEL ROOMS	472 m²
LIFT SHAFT	10 m²
POOL BAR	73 m²
SHOP 2	396 m²
02 - Hotel 2nd Storey	
HOTEL	458 m²
HOTEL BOH	35 m²
HOTEL ROOMS	816 m²
03 - Hotel 3rd Storey	
HOTEL	240 m²
HOTEL BOH	38 m²
HOTEL ROOMS	1040 m²
04 - Hotel 4th Storey	
BALCONY	59 m²
DIRTY LINEN	10 m²
HOTEL	176 m²
HOTEL BOH	36 m²
HOTEL ROOMS	1074 m²
HOTEL	6642 m²
TOTAL FLOOR FACTOR AREA	19086 m²

Area Schedule G.L.A .

Name	Area
CASINO	
-01 - CASINO BASEMENT	
LOBBY	66 m²
STORE	138 m²
0 - CASINO 1st Storey	
BANQUETING	827 m²
BAR	42 m²
CASHIER	168 m²
DELI	19 m²
GAMING AREA	3367 m²
GAMING BOH	796 m²
GAMING RETAIL	132 m²
LIFT SHAFT	27 m²
MEETING ROOMS	143 m²
Reception	67 m²
RESTAURANT	1343 m²
RESTAURANT VERANDAHS	681 m²
REWARDS	32 m²
SHOP 1	1519 m²
TENANT STORES	79 m²
02 - CASINO 2nd Storey	
GAMING BOH	825 m²
CASINO	10270 m²
HOTEL	
01 - Hotel 1st Storey	
HOTEL RESTAURANT	330 m²
SHOP 2	378 m²
HOTEL	7098 m²
TOTAL GLA	10978 m²







PROJECT	CONSULTANT	STAGE	DWG NUMBER	REVISION
554	AR	CS	1000	E

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REVISION SCHEDULE

REV NO	REVISION DATE	REVISION DESCRIPTION
A	2025.11.12	ISSUED FOR INFORMATION
B	2026.03.05	ISSUED FOR INFORMATION
C	2026.03.06	ISSUED DRAFT SDP SUBMISSION
D	2026.03.09	ISSUED DRAFT SDP SUBMISSION
E	2026.03.11	ISSUED SDP SUBMISSION

Area Schedule

Name	Area	FLOOR FACTOR
CASINO		
-01 - CASINO BASEMENT		
BASEMENT PARKING	5881 m²	no
FIRE ESCAPE	40 m²	no
LIFT SHAFT	26 m²	no
LOBBY	66 m²	yes
SEVICE AREA	1337 m²	no
STAIR	83 m²	no
STORE	139 m²	yes
0 - CASINO 1st Storey		
BAR	42 m²	yes
CASHIER	168 m²	yes
CIRCULATION	139 m²	yes
CONFERENCE	827 m²	yes
CONFRENCE PRE-FUNCUTION	357 m²	yes
DELI	19 m²	yes
DUCT	16 m²	no
FIRE ESCAPE	561 m²	no
GAMING AREA	3367 m²	yes
GAMING BOH	809 m²	yes
GAMING ENTRANCE AND PROMOTIONS	436 m²	yes
GAMING RETAIL	132 m²	yes
KITCHEN	474 m²	yes
LIFT SHAFT	27 m²	yes
MALL	559 m²	yes
MEDIC	21 m²	yes
MEETING PRE-FUNCTION	42 m²	yes
MEETING ROOMS	143 m²	yes
RECEPTION	46 m²	yes
RESTAURANT	1369 m²	yes
RESTAURANT VERANDAHS	658 m²	yes
REWARDS	32 m²	yes
SEVICE AREA	361 m²	no
SHOP 1	1538 m²	yes
STAIR	92 m²	yes
TENANT STORES	81 m²	yes
TOILETS	642 m²	no
02 - Hotel 2nd Storey		
BRIDGE	415 m²	no
LIFT SHAFT	17 m²	no
02 - CASINO 2nd Storey		
FIRE ESCAPE	160 m²	no
GAMING BOH	861 m²	yes
LIFT SHAFT	9 m²	no
STAIR	54 m²	no
TOILETS	53 m²	no
CASINO	22099 m²	
HOTEL		
01 - Hotel 1st Storey		
GYM	104 m²	yes
HOTEL BOH	946 m²	yes
HOTEL PLANT	98 m²	no
HOTEL RESTAURANT	660 m²	yes
HOTEL ROOMS	472 m²	yes
LIFT SHAFT	10 m²	yes
POOL & DECK	373 m²	no
POOL BAR	73 m²	yes
SHOP 2	396 m²	yes
TOILETS	144 m²	no
02 - Hotel 2nd Storey		
HOTEL	458 m²	yes
HOTEL BOH	35 m²	yes
HOTEL ROOMS	816 m²	yes
LIFT SHAFT	10 m²	no
STAIR	59 m²	no
03 - Hotel 3rd Storey		
HOTEL	240 m²	yes
HOTEL BOH	38 m²	yes
HOTEL ROOMS	1040 m²	yes
LIFT SHAFT	10 m²	no
STAIR	62 m²	no
04 - Hotel 4th Storey		
BALCONY	59 m²	yes
DIRTY LINEN	10 m²	yes
HOTEL	176 m²	yes
HOTEL BOH	36 m²	yes
HOTEL ROOMS	1074 m²	yes
STAIR	63 m²	no
HOTEL	7463 m²	
TOTAL BUILD AREA	29563 m²	

CLIENT

TSOGO SUN

THE TSOGO SIGNATURE CASINO & HOTEL

PORTION 29 OF FARM NO 794, CITY OF CAPE TOWN, DIVISION STELLENBOSCH,

SITE DEVELOPMENT PLAN

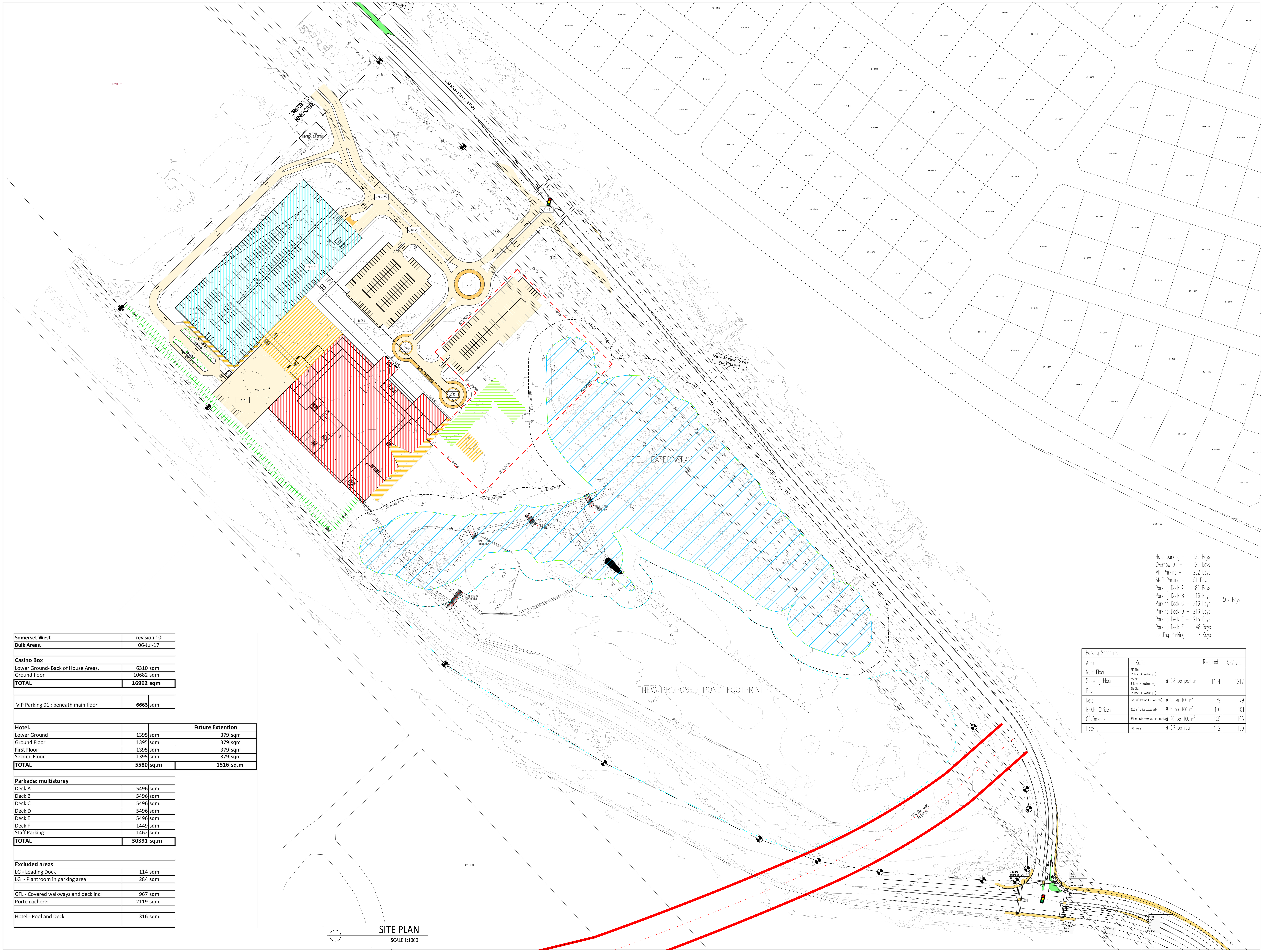
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NSIKA ARCHITECTURE

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Nsika Architecture & Design (Pty) Ltd Reg. No. 2003/016793/07

PROJECT	CONSULTANT	STAGE	DWG NUMBER	REVISION
554	AR	CS	1000	E



Somerset West	revision 10	
Bulk Areas.	06-Jul-17	

Casino Box		
Lower Ground- Back of House Areas.	6310	sqm
Ground floor	10682	sqm
TOTAL	**16992**	**sqm**

VIP Parking 01 : beneath main floor	**6663**	sqm

Hotel.			**Future Extention**	
Lower Ground	1395	sqm	379	sqm
Ground Floor	1395	sqm	379	sqm
First Floor	1395	sqm	379	sqm
Second Floor	1395	sqm	379	sqm
TOTAL	**5580**	**sq.m**	**1516**	**sq.m**

Parkade: multistorey		
Deck A	5496	sqm
Deck B	5496	sqm
Deck C	5496	sqm
Deck D	5496	sqm
Deck E	5496	sqm
Deck F	1449	sqm
Staff Parking	1462	sqm
TOTAL	**30391**	**sq.m**

Excluded areas	
LG - Loading Dock	114 sqm
LG - Plantroom in parking area	284 sqm
GFL - Covered walkways and deck incl	967 sqm
Porte cochere	2119 sqm
Hotel - Pool and Deck	316 sqm

SITE PLAN
SCALE 1:1000

Hotel parking - 120 Bays
Overflow 01 - 120 Bays
VIP Parking - 222 Bays
Staff Parking - 51 Bays
Parking Deck A - 180 Bays
Parking Deck B - 216 Bays
Parking Deck C - 216 Bays
Parking Deck D - 216 Bays
Parking Deck E - 216 Bays
Parking Deck F - 48 Bays
Loading Parking - 17 Bays
1502 Bays

Parking Schedule:			
Area	Ratio	Required	Achieved
Main Floor	749 Slots 12 Tables (6 positions per)		
Smoking Floor	232 Slots 8 Tables (6 positions per) @ 0.8 per position	1114	1217
Prive	219 Slots 12 Tables (6 positions per)		
Retail	1580 m² Rentable (incl walls tbd) @ 5 per 100 m²	79	79
B.O.H. Offices	2006 m² Office spaces only @ 5 per 100 m²	101	101
Conference	524 m² main space and pre function @ 20 per 100 m²	105	105
Hotel	160 Rooms @ 0.7 per room	112	120

PROJECT	DISCIPLINE	STAGE	DWG NUMBER	REVISION
---	AR	D	099	10

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REVISION SCHEDULE

No.	Rev. Date	Revision Description

NOTES:

GENERAL:
All work to comply with the National Building Regulations, code of practice SABS 0400.
Levels and dimensions are to be checked on site before work is commenced.
Site boundaries to be pointed out by a land surveyor before work commences.
All boundary pegs to be checked and confirmed by Land surveyor prior to commencement.
No foundation or wall encroachment permissible over boundary lines.
Any discrepancy on these drawings or associated documentation must be clarified before work is commenced.
Read figured dimensions in preference to scaling.
A minimum of 10% natural light with 50% opening sections be provided.
All work considered as rational design to comply with engineer's details and specifications.
Engineer to check soil conditions on site.
All boundary wall and foundation details to engineers specification.
Refer to engineers details for all foundation and wall details.

DRAINAGE:
All materials to comply with SABS specifications.
Drainage to be accessible for cleaning along the entire length.
Reseal traps to all waste fittings.
No bends and junctions below floor slab.
Drains below floor to be protected from loads.
Drains to be a minimum of 100mm diam. with a minimum fall of 1:60.
100mm diam. vent valve at the head of the drain.
Soil pipes 100mm diam; waste pipes 50mm diam.
Waste pipes to have vent valves on one pipe and single stack systems.
Access eyes (a.e.) to all bends and junctions.
Rodding eyes (r.e.) located at the head of the drain; r.e within 1.5m of the sewer connection and every 25m along the sewer system.

PAVING:
All paving laid to falls.

STAIR NOTES:
Risers 200mm maximum height; treads 250mm minimum width. Open treads to overlap 25mm.
Minimum balustrade 1000mm in height. Minimum openings to balustrade to be 100mm maximum.

GLAZING NOTES:
All glazing installed to conform to SABS 0400 and SABS 0137 standards.
Nominal thickness of a pane of glass as follows:

Nominal Glass thickness (mm)	Maximum Size of Pane (m²)
3	0.75
4	1.5
5	2.10
6	3.20

CLIENT DESCRIPTION

PROJECT DESCRIPTION

DRAWING DESCRIPTION

SITE PLAN

SCALE	AS SHOWN	CURRENT REVISION ISSUED:	No
TIME/DATE STAMP:	2016/04/04 09:35:30 AM	Author	

n s -i- k a

ARCHITECTS - INTERIOR DESIGN - GRAPHIC DESIGN
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PROJECT	DISCIPLINE	STAGE	DWG NUMBER	REVISION
---	AR	D	099	10

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Figure ABCDEFGHIJKLMNOP represents Portion 29 of Stellenbosch Farm 794 measuring 22,4769ha in extent, and zoned Subdivsional Area, to be subdivided as follows:

Portion 1	General Business 3	8,9676ha
Portion 2	Open Space 3	12,2305ha
Portion 3	Utility	0,028ha
Portion 4	Open Space 3	1,2507ha

Servitudes to be cancelled and/or replaced:
(1) Existing 12.2369ha servitude area (vide DGM 137/2006); replaced by
(2) new stormwater servitude area of ca 6.902Ha, as indicated.
(3) Unregistered stormwater and services servitude (vide DGM 4854/2009) to be cancelled; replaced by
(4) a 10m wide stormwater and services servitude in favour of Somerset West Autopark.

New servitudes:
(A)
r-o-w access servitude area in favour of Somerset West Autopark POA

notes

amendments

date	figure
10032026	ST29-794/03
09032026	ST29-794/02
19202026	ST29-794/01

project: Amendment to Approval For Portion 29 of Farm 794, Stellenbosch

drawing: Subdivision and Zoning Plan

client: ——

noting sheets: —	figure: ST29-794/03
authority: City of Cape Town	file: ST29/794
north	date: 10/03/2026
	scale: 1 : 2500 (A3)

headland town planners

Annexure B: Proposed Stormwater Layout

OLD MAIN ROAD (R102)

NATIONAL ROAD (N2)

PROPOSED AREA IDENTIFIED FOR STORMWATER POLISHING

PROPOSED CONCRETE STORMWATER CULVERT INLET

PROPOSED CONCRETE STORMWATER CULVERT

PROPOSED CONCRETE STORMWATER CULVERT OUTLET

ARMORFLEX WEIR FOR SHEET FLOW INTO ATTENUATION POND

EXISTING BERM

STORMWATER DRAINAGE LAYOUT
1:750

SCALE 1:750

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LEGEND

SW SW	PROPOSED GRAVITY STORMWATER PIPE (Ø375/450/525/600mm)
	PROPOSED Ø200mm STORMWATER PIPE (uPVC, CLASS 34)
	PROPOSED STORMWATER MANHOLE (PRECAST CONRETE)
	PROPOSED STORMWATER CATCHPIT
	PROPOSED STORMWATER HEADWALL
	PROPOSED AREAS IDENTIFIED FOR STORMWATER POLISHING
	PROPOSED CONCRETE STORMWATER CULVERT
	PROPOSED STORMWATER MANHOLE (TYPE 2)
	PROPOSED RAINWATER GULLY
	EXISTING SEWER MANHOLE
S S	EXISTING SEWER GRAVITY MAIN
Ex S Ex S	EXISTING SEWER RISING MAIN
Ex W	EXISTING WATER PIPE
	EXISTING POWER LINES
Ex SW	EXISTING STORMWATER PIPE CULVERTS

GENERAL NOTES:
1. ALL GRAVITY STORMWATER PIPES TO BE REINFORCED CONCRETE TYPE SC SPIGOT & SOCKET PIPES WITH RUBBER RING JOINTS UNLESS OTHERWISE SHOWN
2. ALL BEDDING TO BE CLASS C / FOR FLEXIBLE PIPES
3. ALL MANHOLES TO BE CONCRETE RING MANHOLES COMPLETE AS PER CITY OF CAPE TOWN STANDARD DETAIL DRAWING SETS SW2.2 OR SW2.3 AS APPLICABLE.

ZUTARI
IMPACT. ENGINEERED.

CLIENT

REV	DATE	REVISION DETAILS	APPROVED
A	03/03/2026	FOR INFORMATION	G. GOODEY
B	05/03/2026	FOR INFORMATION	G. GOODEY
C	16/03/2026	FOR INFORMATION	G. GOODEY
D	25/03/2026	FOR INFORMATION	G. GOODEY

SCALE	SIZE	
AS SHOWN	A1	FOR INFORMATION NOT FOR CONSTRUCTION

DRAWN	APPROVED
A. MBOLOMPO	DATE
DESIGNED	
A. MBOLOMPO	
REVIEWED	ECSA PR ENG
A. VAN DER NEST	G.GOODEY 990062

PROJECT

SIGNATURE CASINO

TITLE

STORMWATER DRAINAGE LAYOUT

DRAWING NUMBER

PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
1010906-	0000	- DRG	- CC	- 4000	- D

Plot Date: 29/3/2026 4:48:15 pm Office: ZAGPT Filename: C:\USERS\APHELELE.MBOLOMPO\ZUTARI\RIVONIA\1010906-00 SIGNATURE CASINO - 05 DEL\06 DWGS\01 INFORMATION\1010906-0000-DRG-CC-4000-D - STORMWATER DRAINAGE LAYOUT.DWG

Annexure C: Treatment Catchments



VERSION

No.	DATE	DESCRIPTION	AUTH. BY

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0 50 100
100mm ON ORIGINAL DRAWING

ORIGINAL DRAWING SCALE:	ORIGINAL DRAWING SHEET SIZE: A1

SURVEYED		DESIGNED	
DRAWN			
DATE		COORD SYSTEM	

APPROVED ON BEHALF OF BIGEN:

PRACTITIONER: REVIEWER:

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APPROVED ON BEHALF OF CLIENT:

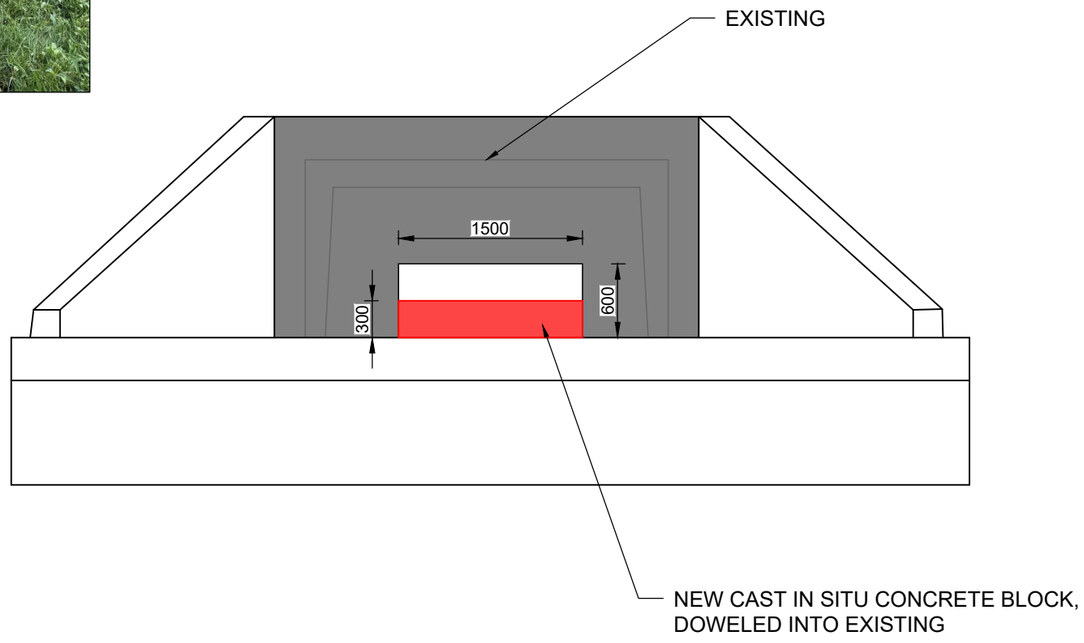
NAME:

DATE:

CLIENT DRAWING No.: CLIENT REF No:

Annexure D: Modification to existing outlet detail





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0 25 50
50mm ON ORIGINAL DRAWING

ORIGINAL DRAWING SCALE

ORIGINAL DRAWING SHEET SIZE **A3**

SURVEYED	DESIGNED
DRAWN	CHECKED
CO-ORDINATE SYSTEM	DATE
DRAWING No.:	VERSION:

Annexure E: Access



VERSION

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0 50 100
100mm ON ORIGINAL DRAWING

ORIGINAL DRAWING SCALE:	ORIGINAL DRAWING SHEET SIZE: A1

SURVEYED		DESIGNED	
DRAWN			
DATE		COORD SYSTEM	

APPROVED ON BEHALF OF BIGEN:

PRACTITIONER: REVIEWER:

DRAWING No.: VERSION:

APPROVED ON BEHALF OF CLIENT:

NAME:

DATE:

CLIENT DRAWING No.: CLIENT REF No: