



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9904

Our File Reference Number: Erf 17574 (consolidation of Erven 523 & 6174) Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION TO COMPLY WITH A CONDITION OF APPROVAL (APPROVAL OF A SITE DEVELOPMENT PLAN): ERF 17574 (CONSOLIDATION OF ERVEN 523 AND 6174), STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application for a permission required in terms of a condition of approval for the approval of the Site Development Plan (section 15(2)(l)) to comply with the Condition 3(f) as stipulated in the letter of approval, dated 26 January 2021 on Erf 17574 (consolidation of Erven 523 & 6174), Stellenbosch as indicated on Drawing Nr. TZ1303, dated 12 August 2021, and drawn by Tim Ziehl Architects.

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw.
3. **Conditions of approval:**
 - 3.1 The approval applies only to the Site Development Plan in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
 - 3.2 The approval granted does not exempt the applicant/operator from complying with any other legal prescriptions or requirements that might have a bearing on the activity;

3.3 The rest of the conditions imposed by council in its approval letter dated 26 January 2021, are still applicable (see **Annexure C**); and

3.4 Building plans must be submitted to this Municipality for approval prior to any building work commencing on site.

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

4.1 The Site Development Plan will not result in any additional rights being granted and it will not lead to an increase in the permissible floor factor, coverage and height of the proposed building.

4.2 The property will be developed in accordance with the approved land use rights.

4.3 The submission of the site development plan is to comply with some of the conditions of approval as indicated in the letter dated 26 January 2021.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted 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. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

- (I) First names and surname;
- (II) ID number;
- (III) Company of Legal person's name (if applicable)
- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

- (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
 - (d) whether the appeal is lodged against the whole decision or a part of the decision;
 - (e) if the appeal is lodged against a part of the decision, a description of the part;
 - (f) if the appeal is lodged against a condition of approval, a description of the condition;
 - (g) the factual or legal findings that the appellant relies on;
 - (h) the relief sought by the appellant; and
 - (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
 - (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
7. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@ Stellenbosch.gov.za
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website

- (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
 - (d) whether the appeal is lodged against the whole decision or a part of the decision;
 - (e) if the appeal is lodged against a part of the decision, a description of the part;
 - (f) if the appeal is lodged against a condition of approval, a description of the condition;
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9. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website

<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).

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

Yours faithfully



FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

9/11/2021

DATE:

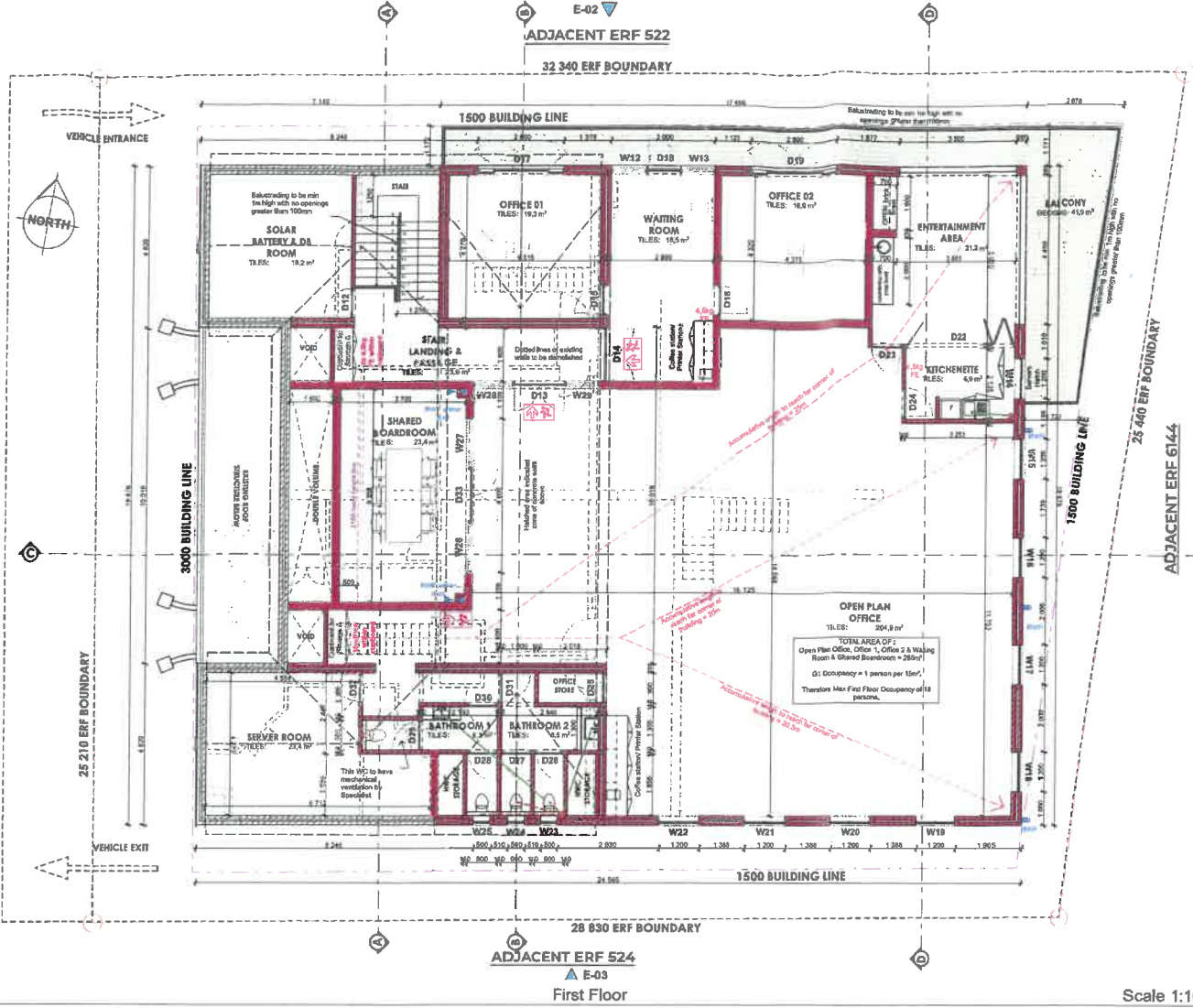
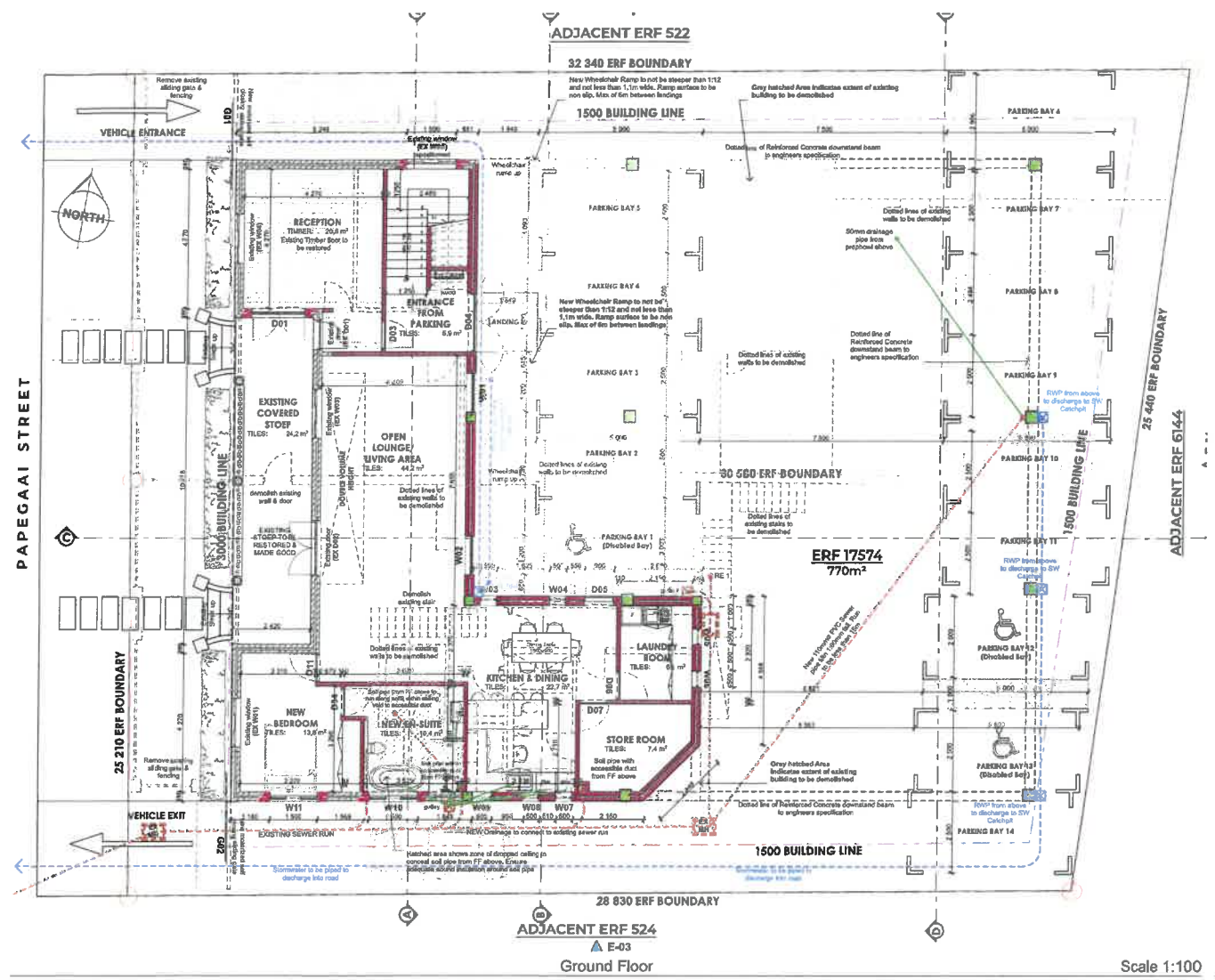
ANNEXURE B

Approval of the Site Development Plan to comply with Condition 3(f) as stipulated in the letter of approval, dated 26 January 2021 for Erf 17574 (consolidation of Erven 523 & 6174), Stellenbosch.

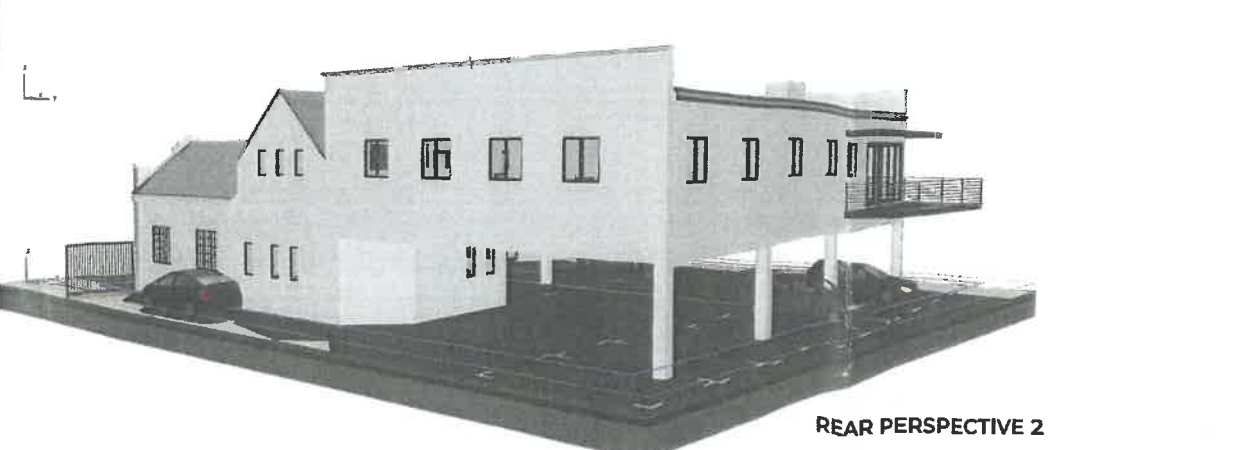
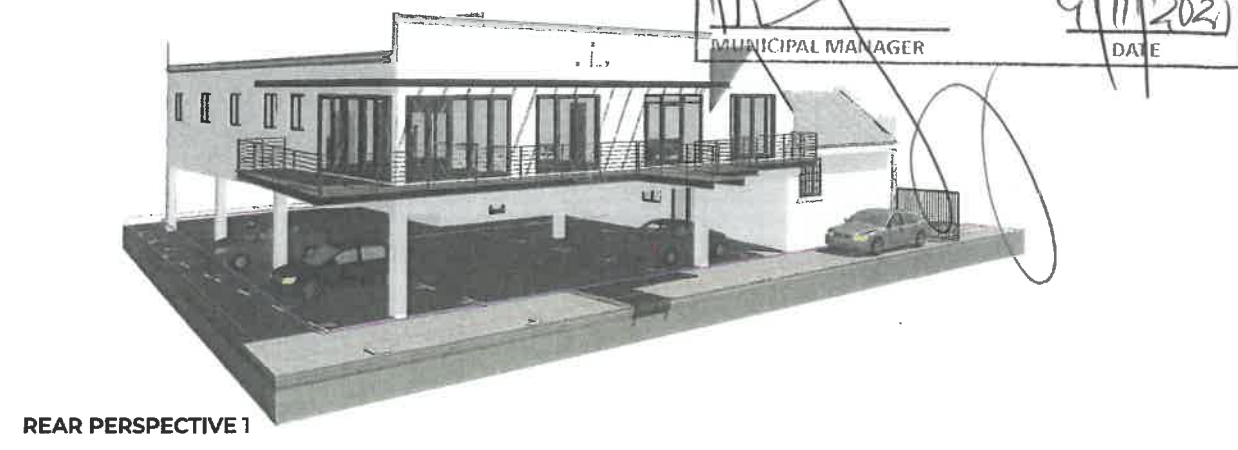
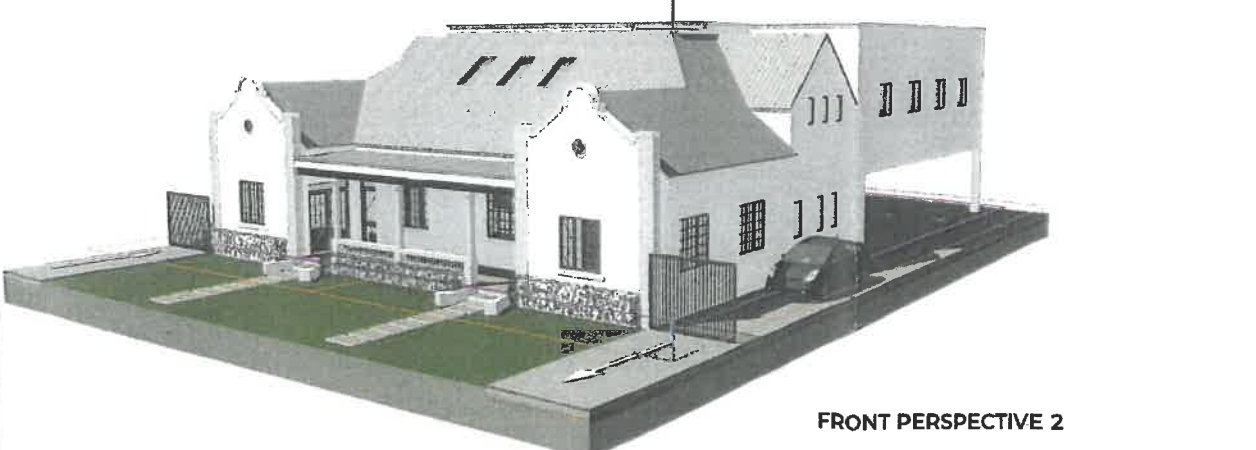
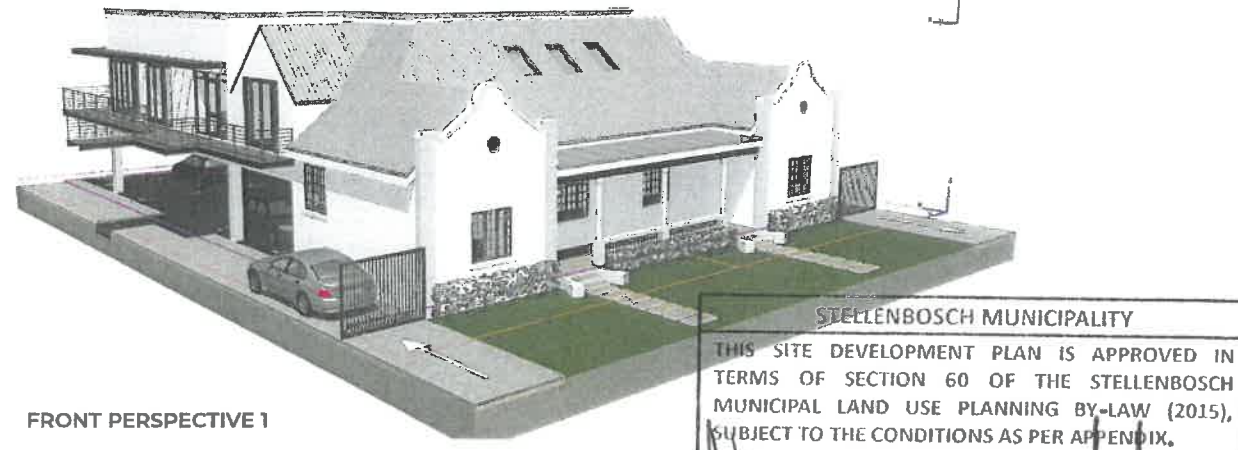
**AMENDED SITE
DEVELOPMENT PLAN**

REV	DATE	DESCRIPTION
1	2021-08-12	MUNICIPAL SUBMISSION DRAWINGS

GENERAL NOTES & SPECIFICATION:
 All statutory requirements (Municipal Building Regulations and Municipal by-laws) must be adhered to. Construction must be in accordance with all dimensions and details on the drawings unless otherwise stated. All dimensions are in meters unless otherwise stated. All dimensions are to face unless otherwise stated. All dimensions are to be confirmed on site by the contractor. All dimensions are to be confirmed on site by the contractor. All dimensions are to be confirmed on site by the contractor.



Notes:
 1. All dimensions are to be confirmed on site by the contractor.
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STELLENBOSCH MUNICIPALITY
 THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.
 9/11/2021
 MUNICIPAL MANAGER
 DATE

ARCHITECTS SIGNATURE:
 SCALE: 1:100
 PROJECT NUMBER: TZ - 1303
 DRAWING BY: [Signature]
 REVISION: [Signature]
 DRAWING: FLOOR PLANS & PERSPECTIVES
 PROJECT: CAPITAL HARVEST
 ERF: 17574, PAPEGAAL STREET, STELLENBOSCH, WESTERN CAPE
MUNICIPAL SUBMISSION
tīm ziehl
 ARCHITECTS

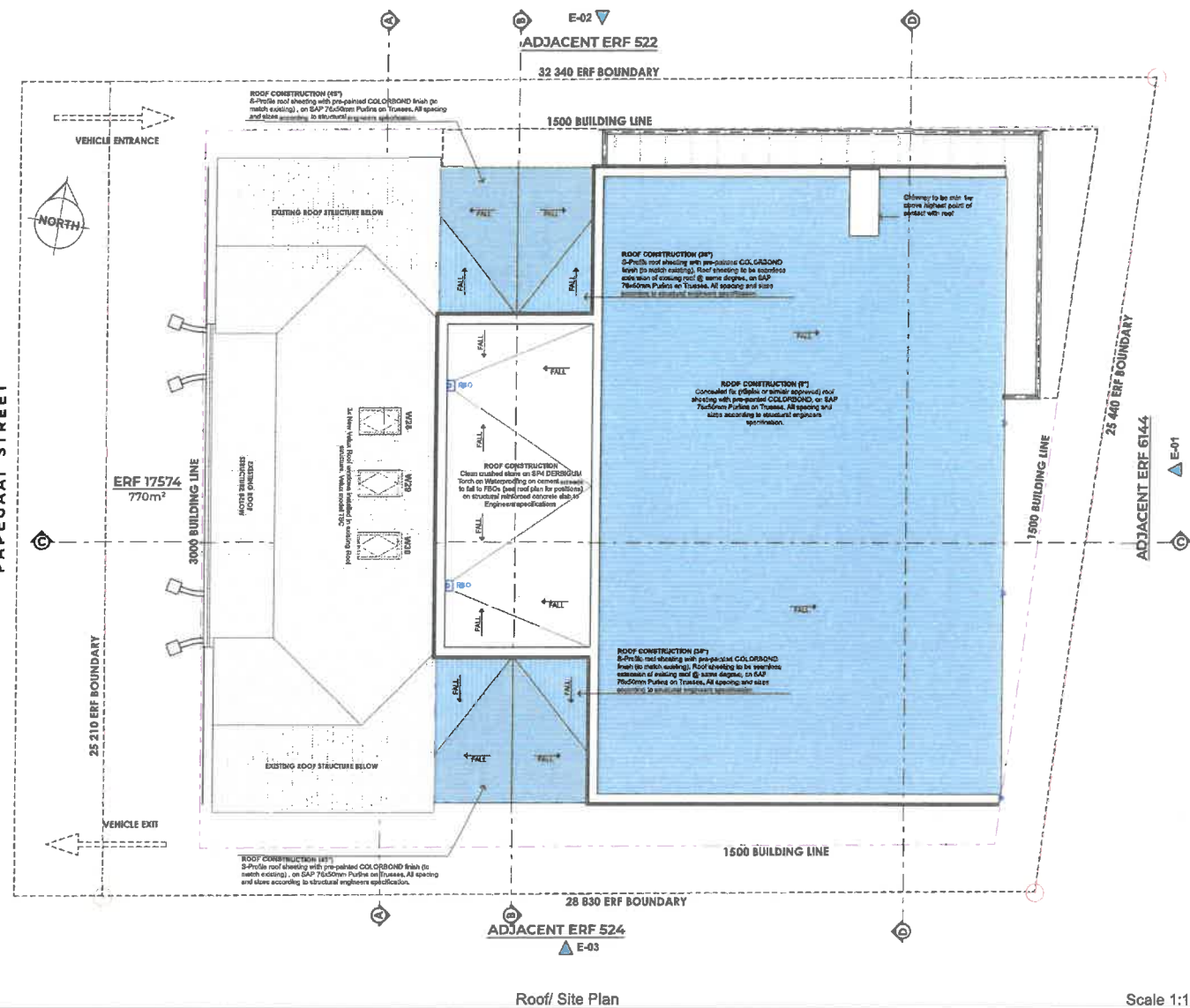


Table 1 - Daily water demand for different premises (excluding garden use)

Premises	Water demand (excluding hot water)
Boarding schools, children's homes and residential nurseries	150 L to 200 L per capita
Educational institutions	40 L to 50 L per capita
Kitchens (full meal preparation)	8 L to 12 L per meal prepared
Restaurants, dining rooms, hotels and catering premises	300 L to 400 L per dwelling
Hotels, boarding houses, motels and nursing homes:	
with resident staff	200 L to 300 L per bed
without resident staff	300 L to 250 L per bed
Commercial premises:	
shops (staff only)	14 L to 16 L per 10 m ² gross floor area
supermarkets, such as hypermarkets and warehouses	125 L per WC per 600 mm width of shop unit
offices with canteens	10 L to 15 L per 10 m ² gross floor area
offices without canteens	7 L to 10 L per 10 m ² gross floor area
Cinemas, hospitals, nursing homes and old-age homes	450 L to 550 L per capita
Factory buildings	100 L to 200 L per capita

Table 2 - Average water consumption (hot and cold) of appliances

Appliance	Consumption (litres)
Bath	80 - 90
Shower	8 - 9
Washing machine	60 - 180
Dishwashing machine	3 - 7
Domestic waste disposal unit	10 - 15
Shower	5 - 6
Wash-basin	4 - 8
WC flushing valve (normal flush)	8 - 10

Table 3 - Hot water demand, storage and heater power requirements

Premises	Total hot water demand (litres) At 40 °C	Storage volume at 60 °C	Heater power*
Cinemas	(120 to 150) Litres/day	(20 to 25) Litres/day	1,5 kW/bed
Colleges and schools:			
Day school	(10 to 12) Litres/day	(5 to 6) Litres/day	0,1 MW/teacher
Boarding school	(20 to 100) Litres/day	(10 to 50) Litres/day	(0,5 to 0,8) MW/capita
Dwelling houses:			
Low rental	(60 to 100) Litres/day	(30 to 50) Litres/day	(2 to 3) MW/flat
Medium to high rental	(110 to 140) Litres/day	(40 to 50) Litres/day	(3 to 4) MW/flat
Factories:			
Small	(10 to 20) Litres/day	(5 to 7) Litres/day	0,1 MW/worker
Medium	(20 to 80) Litres/day	(10 to 20) Litres/day	(1,5 to 2) MW/worker
Large	(100 to 200) Litres/day	(50 to 100) Litres/day	(5 to 10) MW/worker
Hospitals:			
General	(180 to 140) Litres/day	(25 to 30) Litres/day	(1 to 1,5) MW/bed
Infectious	(200 to 280) Litres/day	(40 to 60) Litres/day	(1,5 to 2) MW/bed
Intensive	(80 to 70) Litres/day	(20 to 25) Litres/day	(0,5 to 1,2) MW/bed
Intensive with laundry	(80 to 85) Litres/day	(20 to 25) Litres/day	(1 to 1,5) MW/bed
Maternity	(220 to 280) Litres/day	(50 to 55) Litres/day	(1,5 to 2) MW/bed
Maternity	(80 to 80) Litres/day	(20 to 20) Litres/day	(1 to 1,5) MW/bed
Nurses' homes	(120 to 130) Litres/day	(40 to 50) Litres/day	(1 to 1,5) MW/bed
Hotels:			
with resident staff	(120 to 140) Litres/day	(50 to 70) Litres/day	(0,9 to 1,3) MW/bed
without resident staff	(100 to 120) Litres/day	(40 to 50) Litres/day	(0,8 to 1,1) MW/bed
Kitchens:			
Full meal preparation	(5 to 7) Litres/day	(5 to 7) Litres/day	0,1 MW/meal
Offices:			
with canteens	(25 to 28) Litres/day	(20 to 25) Litres/day	0,5 MW/worker
without canteens	(10 to 12) Litres/day	(5 to 7) Litres/day	0,1 MW/worker
Shops (staff only)	(10 to 12) Litres/day	(5 to 7) Litres/day	0,1 MW/worker
Sports pavilions (staff only)	(30 to 40) Litres/day	(30 to 40) Litres/day	(1,8 to 2) MW/worker

AREAS:
ERF 17574: 770m²

EXISTING AREAS:
Reduced Ground floor: 164m²
Existing Covered Steep: 24,2m²

NEW ADDITIONAL AREAS:
NEW GF Covered Parking: 295,7m²
NEW First Floor: 370m² (excluding Non-Hab. Retail Store Rooms)
NEW FF Covered Balcony: 21,3m²

NEW TOTAL BUILDING AREA: 534m² (excluding Non-Hab. Retail Store Rooms & Covered Steep/balconies)

NEW Coverage: 483,9m² =62,8%

GENERAL NOTES & SPECIFICATION:

ARCHITECTURAL SPECIFICATIONS:

- 1. All buildings shall be constructed in accordance with the Building Regulations and the Building Standards Act of 2012.
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ENERGY CONSUMPTION TABLE

Category	Consumption (kWh)
Electricity	10000
Gas	5000
Water	1000
Other	500

ENERGY CONSUMPTION TABLE

Category	Consumption (kWh)
Electricity	10000
Gas	5000
Water	1000
Other	500

DOCUMENT VARIATIONS REGISTER:

REV	DATE	DESCRIPTION
01	2021-08-12	MUNICIPAL SUBMISSION DRAWINGS

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LOCALITY PLAN
n.t.s

Date: 20200823, GSD: 0.5m | City of Cape Town, Stellenbosch | Esri South Africa, ...

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

9/11/2021

MUNICIPAL MANAGER

ARCHITECTS SIGNATURE:

SCALE: 1:100, 1:1,11, 1:0.982021-08-12

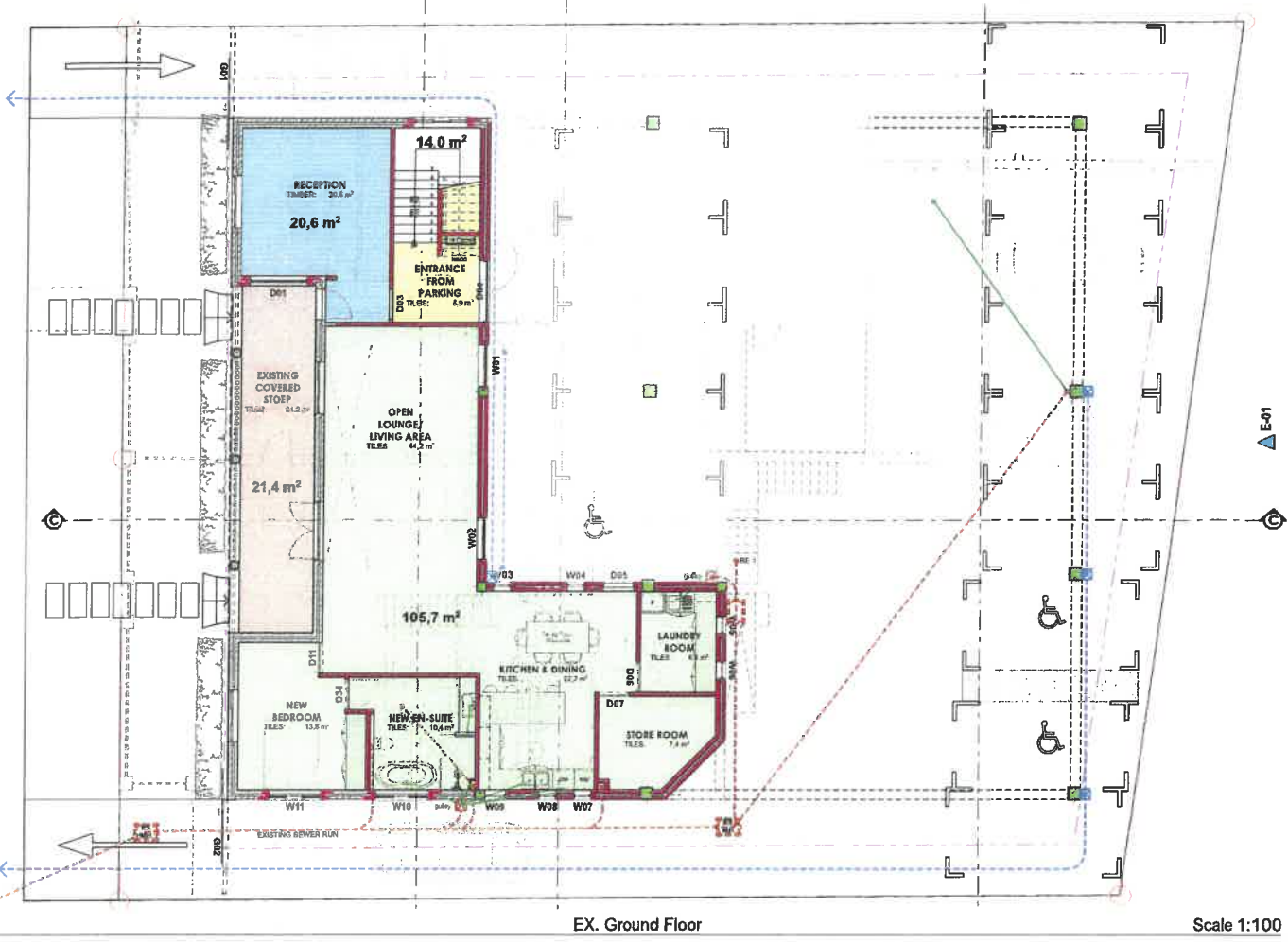
PROJECT NUMBER: TZ - 1303

LOCALITY & SITE/ ROOF PLAN

PROJECT: CAPITAL HARVEST
ERF: 17574, PAPEGAI STREET,
STELLENBOSCH, WESTERN CAPE

MUNICIPAL SUBMISSION

tim ziehl
ARCHITECTS



AREA CALCULATIONS:

- TOTAL OFFICE SPACE - 351,1m²
GF - 20,6m²
FF - 330,5m²
- TOTAL COVERED BALCONY/STOEP - 42,5m²
GF - 21,4m²
- TOTAL RESIDENTIAL UNIT - 105,7m²
GF - 105,7m²
- TOTAL CIRCULATION - 37,9m²
GF - 14m²
FF - 23,9m²
- TOTAL NON-HABITABLE STORE ROOMS - 41,3m²
FF - 17,9m²
FF - 23,4m²

PARKING CALCULATIONS:

Residential Parking Requirements = 1,5 Bays per residential Unit
1 Disabled size Parking Bay provided

Office Parking Requirements = 1 Bay per 25m²

Total Lettable Office space = 351,1m² (Reception + 1st Floor Office space)
Therefore 14 Bays required

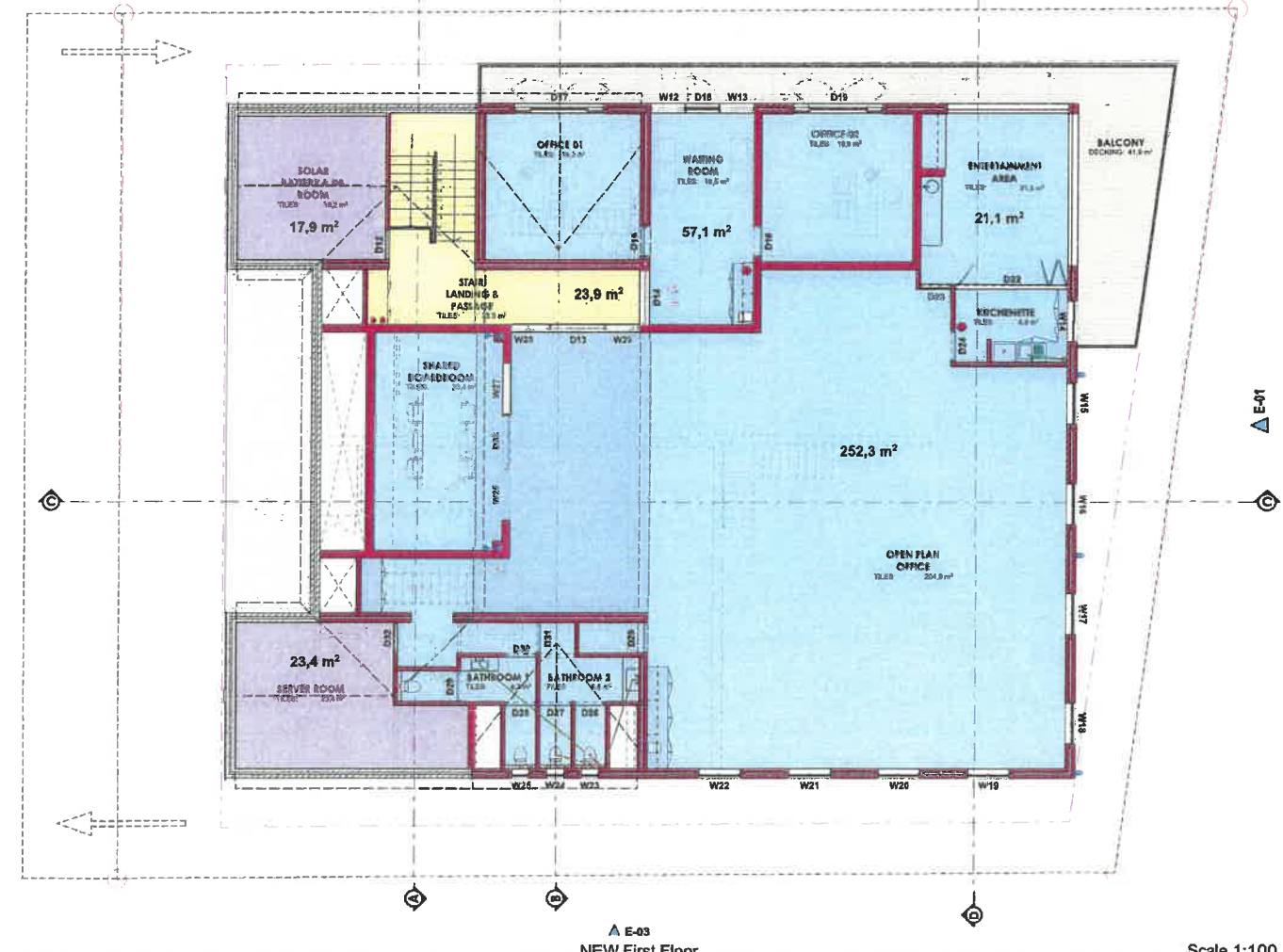
TOTAL PARKING BAYS PROVIDED = 14 Bays (3x disabled bays)

REV	DATE	DESCRIPTION
1	2021-08-12	MUNICIPAL SUBMISSION DRAWINGS

GENERAL NOTES & SPECIFICATION:

1. All building work shall comply with the applicable regulations and standards (as amended) and be subject to the approval of the relevant authorities.
2. The design shall be in accordance with the applicable regulations and standards (as amended) and be subject to the approval of the relevant authorities.
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EX. Ground Floor Scale 1:100



NEW First Floor Scale 1:100

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW (2015),
SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER DATE

9/11/2021

ARCHITECT SIGNATURE: _____

SCALE: 1:100 **DATE:** 2021-08-12

PROJECT NUMBER: TZ - 1303 **DRAWN BY:** _____ **REVISION:** _____

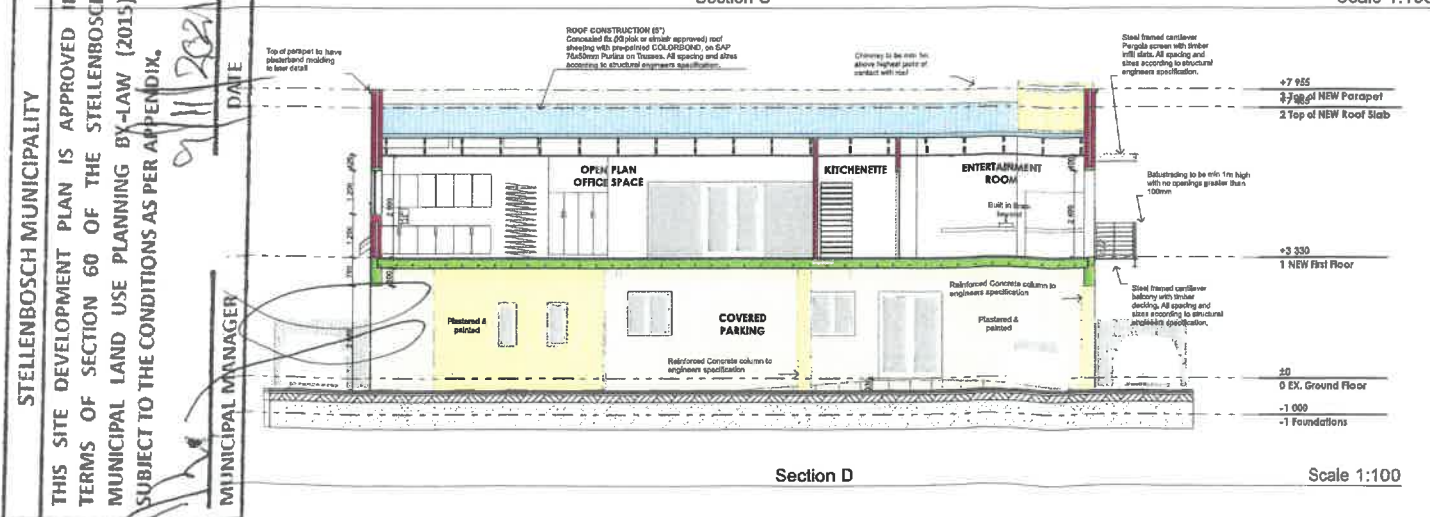
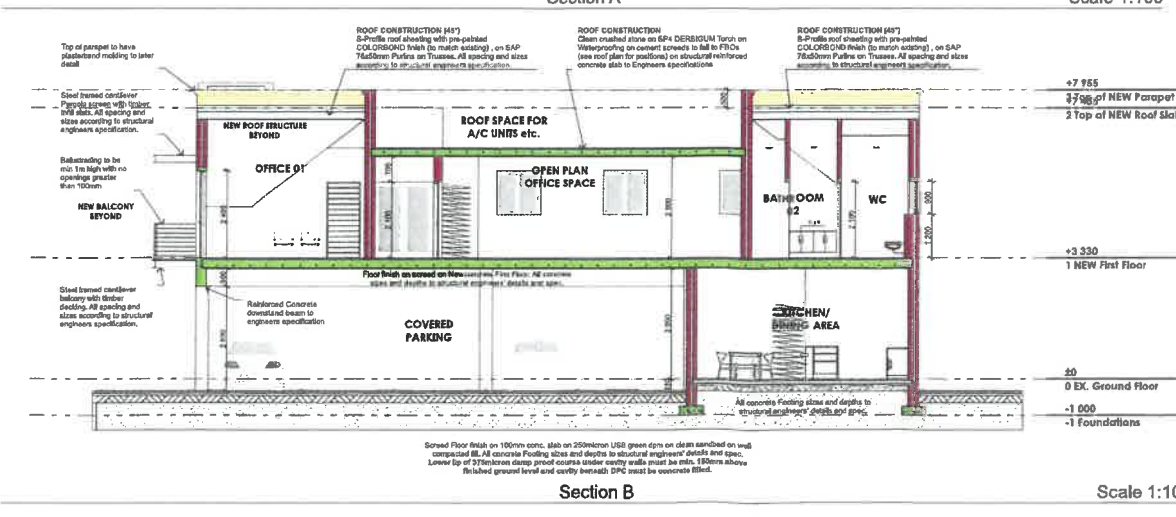
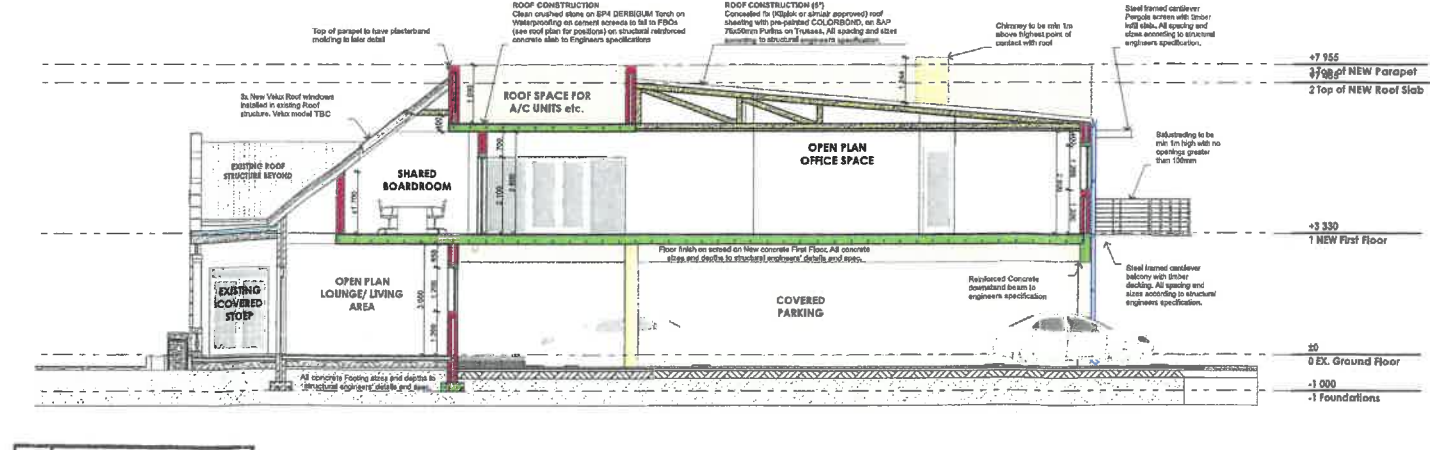
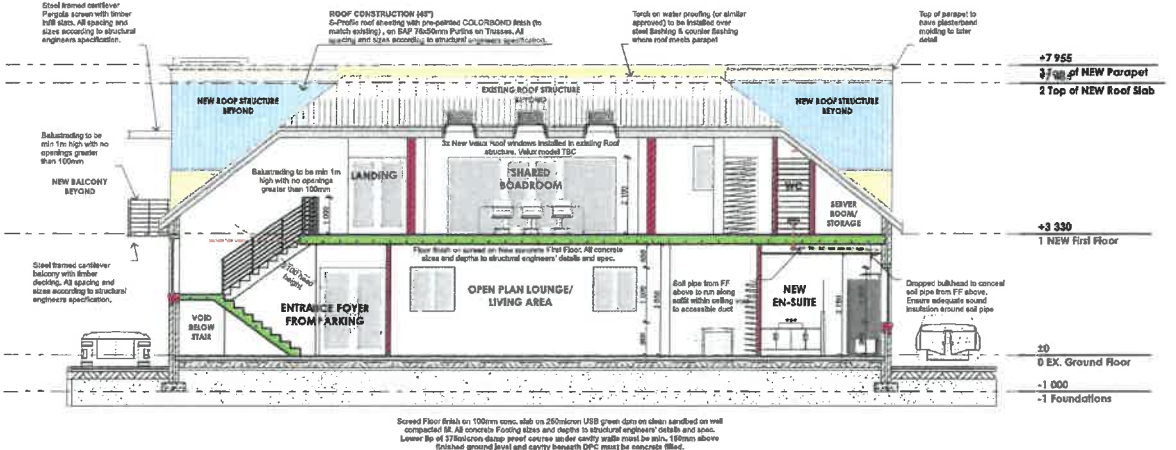
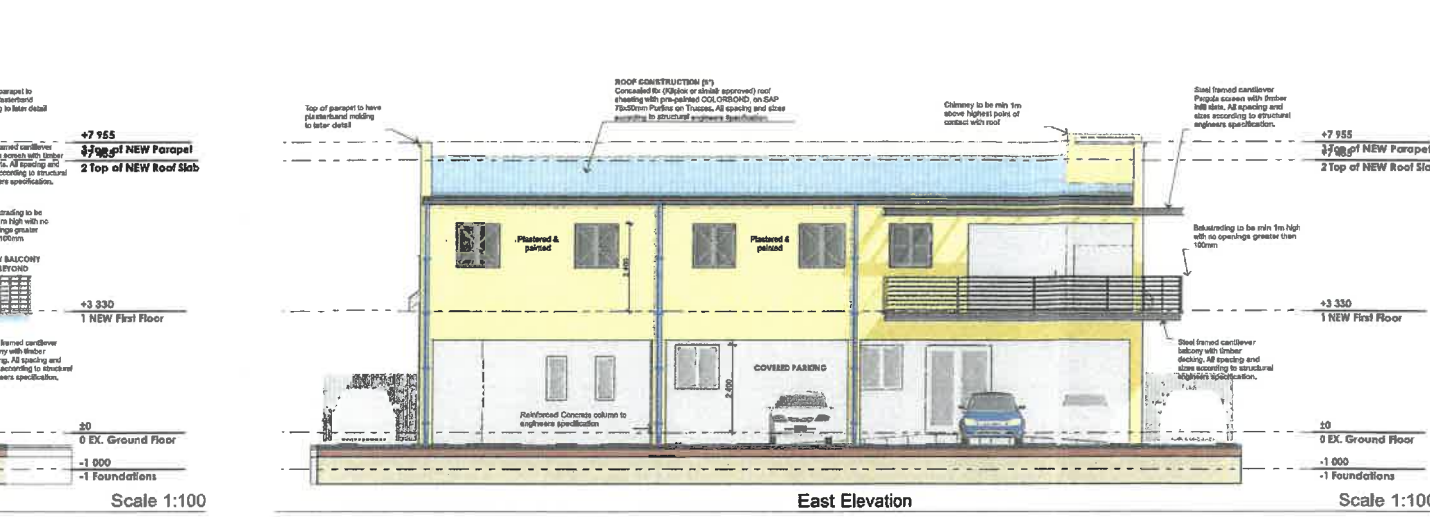
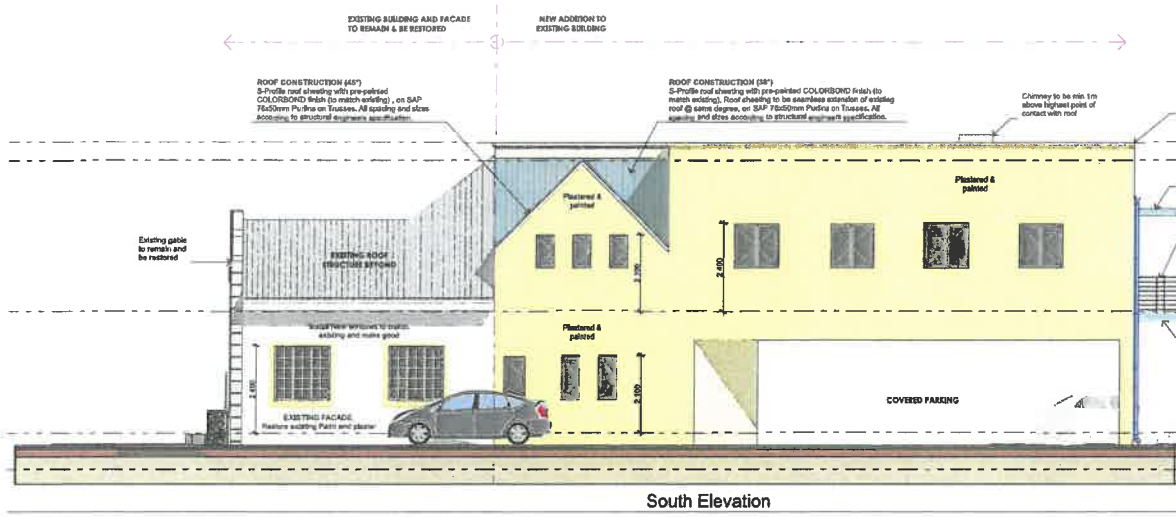
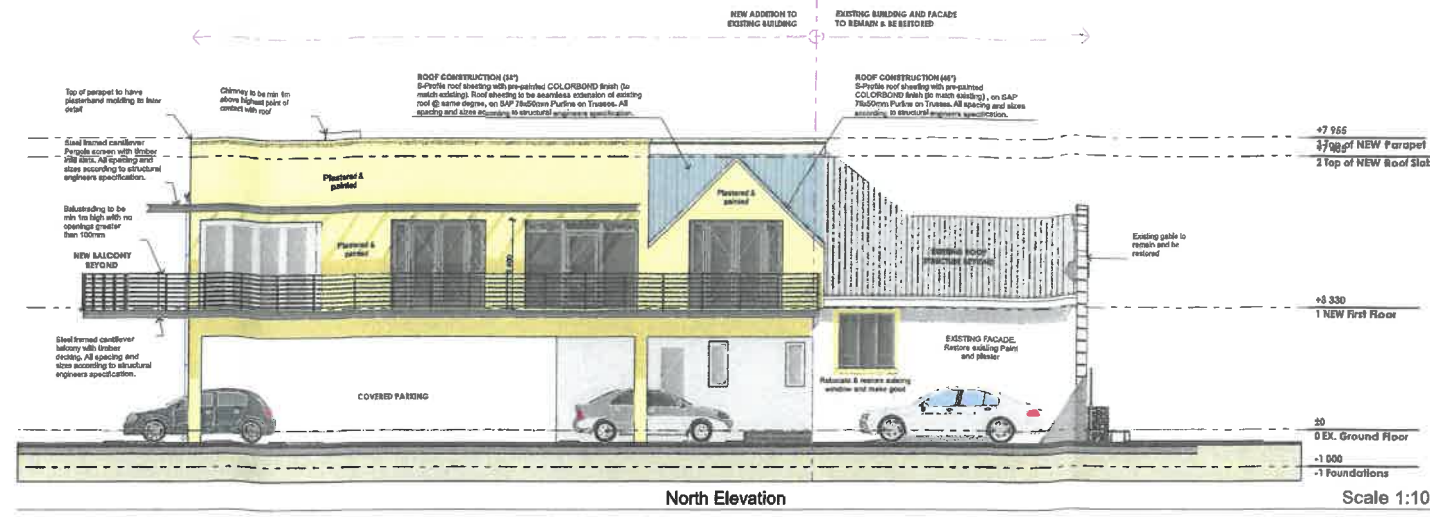
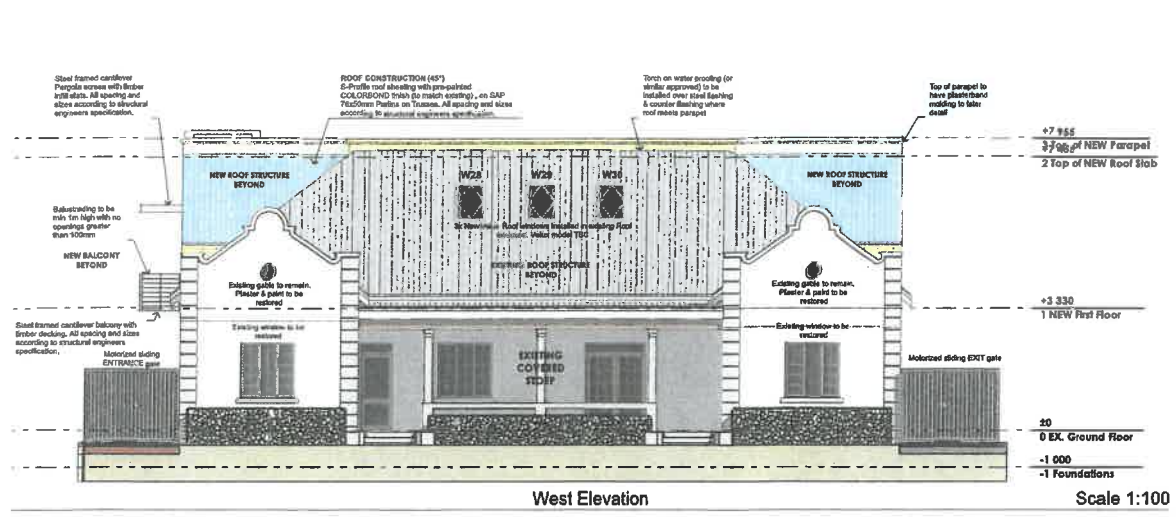
DRAWING: FLOOR PLAN AREA CALCS

PROJECT: CAPITAL HARVEST
ERF: 17574, PAPEGAAL STREET,
STELLENBOSCH, WESTERN CAPE

MUNICIPAL SUBMISSION

tim ziehl
ARCHITECTS

GENERAL NOTES & SPECIFICATION:
 1. All dimensions to be in millimeters unless otherwise stated.
 2. All work to be in accordance with the latest editions of the SANS 10400 series of standards.
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 4. All work to be in accordance with the latest editions of the SANS 10400 series of standards.
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 MUNICIPAL MANAGER

ANNEXURE C

Approval of the Site Development Plan to comply with Condition 3(f) as stipulated in the letter of approval, dated 26 January 2021 for Erf 17574 (consolidation of Erven 523 & 6174), Stellenbosch.

PREVIOUS APPROVAL



INITIAL APPROVAL

Application Number: LU/9904

Our File Reference Number: Erf 523 & 6174, Stellenbosch Division

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR REZONING, CONSOLIDATION AND DEPARTURES: ERF 523 & ERF 6174, PAPEGAAI STREET, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Erf 523 and 6174, Papegaaï Street, Stellenbosch, namely:
 - 2.1.1 The **rezoning** from Single Residential to Restricted Business to allow for the development of offices in terms of Section 15(2)(a) of the said bylaw;
 - 2.1.2 The **Consolidation** of the subject properties to form a land unit of $\pm 771\text{m}^2$ in terms of Section 15(2)(e) of the said By-Law.
 - 2.1.3 A **departure** to allow for the use of a portion of the ground floor for a residential unit in terms of Section of Section 15(2)(b) of the said By-Law.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to the conditions of approval in terms of Section 66 of the said Bylaw:

3. **CONDITIONS OF APPROVAL:**

- (a) The approval only applies only to the rezoning, consolidation and departure in question, and shall not construed as authority to depart from any other legal prescriptions or requirements from Council;
- (b) The approval granted does not exempt the applicant/operator from complying with any other legal prescriptions or requirements that might have a bearing on the activity;
- (c) The approval shall lapse if not exercised within 5 years from date of final notification;
- (d) The Surveyor General approved diagram/s of the newly created unit must be submitted to this local Authority (Stellenbosch Municipality) for clearance and record purposes;
- (e) This approval may not be acted upon prior to the issuing of a certificate of consolidated title;
- (f) A **revised Site Development Plan** which illustrates the overall proposed development to be submitted for approval to the Director of Planning and Economic Development: The Site Development Plan must also include the following:
 - (i) Fourteen (14) on-site parking bays;
 - (ii) Total floor area/s of building (new and old);
 - (iii) Total coverage;
 - (iv) Land use table with clear indication of which uses and areas (m²) are included and which uses and areas (m²) are excluded from parking calculations.
- (g) The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 29 October 2020 and stipulated below, be complied with (See **ANNEXURE J**):
 - (1) Water
 - (i) The number of connections must be reduced to only one (1) connection per erf.
 - (ii) The sealing off of the remaining one water connection must be undertaken by Stellenbosch Municipality at the developer's cost.
 - (2) Sewer
 - (i) The existing sewer connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by the Water Services Department.

(3) Roads

- (i) Sufficient parking must be provide and indicated on the Site Development Plan at building plan submission stage.

(4) Development Charges (DCs)

- (i) Based on the information provided, the Development Charges payable by the developer is R235 413, 74 (Vat incl.) as per development charges calculation.
- (ii) The DC's were calculated for the 2020/2021 financial year. If the account is paid after 30 June 2021 it has to be recalculated using the then applicable tariffs.
- (iii) The appropriate DC's are payable prior to building plan approval.

(5) Municipal Infrastructure (Civil Engineering)

- (i) Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the developer.

(h) The conditions imposed by the Manager: Electrical Services as contained in their memo dated 18 February 2020 and stipulated below, be complied with (see **ANNEXURE M**):

- (1) If upgrade is needed, bulk levy contributions are payable.
- (2) Installation cost for the new electrical service cable is the responsibility of the applicant.
- (3) Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved in repairing damages.
- (4) All new developments and upgrades of supplies to existing projects are subject to SANS 10400 – XA energy savings and efficiency implementations such as:
 - (i) Solar water heating or heat pumps in dwellings.
 - (ii) Energy efficient lighting systems
 - (iii) Roof insulation with right R-value calculations
 - (iv) In large building developments:
 - (v) Control air condition equipment tied to alternative efficiency systems
 - (vi) Preheat at least 50% of hotwater with alternative energy saving source
 - (vii) All hot water pipes to be clad with insulation with R-value of 1
 - (viii) Provide a professional engineer's certificate to proof that energy saving measures is not feasible; and
 - (ix) All electrical wiring should be accordance with SANS 10142 and Municipal Bylaws.

- (i) No parking is allowed in front of the dwelling on the side walk.

(j) The building may not exceed 8,4m in height measured from the mean ground level to the new roof parapet;

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

(a) The proposed land use will not detract from the character of the area as offices were already approved in the area.

(b) The general welfare and safety of the area will not be affected by the proposal.

(c) The proposal will not have an impact on the streetscape as parking will be proposed at the back of the property and will not be visible from the street.

(d) The proposal would also be of an appropriate scale that would relate to the surrounding townscape and land use character of the area.

5. **Matters on the application TO BE NOTED**

(a) That the necessary authorization/permission need to BE OBTAINED from Heritage Western Cape.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted 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. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

(I) First names and surname;

(II) ID number;

(III) Company of Legal person's name (if applicable)

(IV) Physical Address;

(V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

(i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

(ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: Lenacia.Kamineth@ Stellenbosch.gov.za.

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

10. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
11. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

26/1/2021
DATE:

COPIES:

Stellenbosch Interest Group

Email: info@stellenboschinterestgroup.org

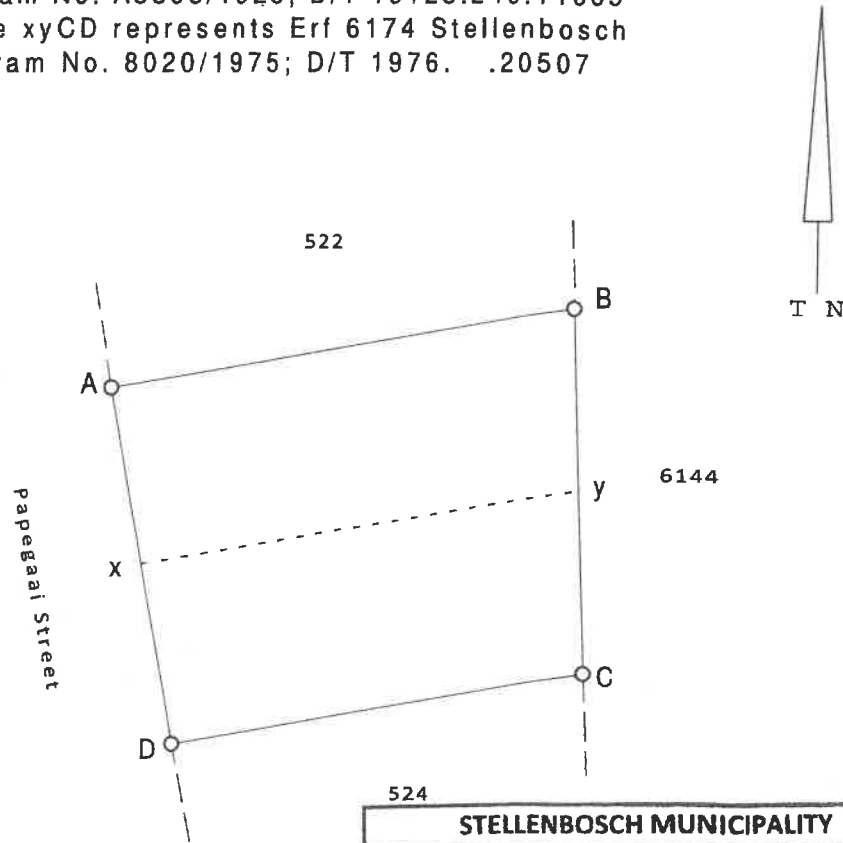
Stellenbosch Ratepayers Association

Email: info@stellenboschratedpayers.org

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 27° X		S.G. No		
		Constants	0.00		+3 700 000.00	
A B	32.34	260.03.50	A	+13 547.64	+56 904.89	Approved Surveyor-General
B C	25.44	358.11.50	B	+13 515.79	+56 899.31	
C D	28.83	80.00.40	C	+13 514.99	+56 924.74	
D A	25.21	170.16.20	D	+13 543.38	+56 929.74	
Town Survey Marks						
		O31E	⊕	+13 414.79	+56 787.50	
		O32A	⊕	+13 441.22	+57 000.92	

Components:

1. The figure AByx represents Rem. Erf 523 Stellenbosch
Vide Diagram No. A3898/1928; D/T 19+28.240.11665
2. The figure xyCD represents Erf 6174 Stellenbosch
Vide Diagram No. 8020/1975; D/T 1976. .20507



Scale: 1/500

524

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED

[Signature] 26/1/2021

AUTHORISED EMPLOYEE/MPT

The figure A B C D represents 771 square metres of land being

Erf 17574 Stellenbosch, and comprises 1. to 2. above

situate in the City of Cape Town
Administrative District of Stellenbosch
Province of the Western Cape
Surveyed in May 2019

by me **SJ DUNCAN PLS 1441 Professional Land Surveyor**

This diagram is annexed to	The original diagrams are as indicated above	File No. S.2641/70 S.R. No. Comp. BHSZ-1443 (M2759)
No. dated i.f.o. Registrar of Deeds		LPI C0670000

ANNEXURE J

**REZONING, CONSOLIDATION AND
DEPARTURES: ERF 523 & ERF 6174,
PAPEGAAI STREET, STELLENBOSCH**

**COMMENT FROM THE DIRECTOR:
ENGINEERING SERVICES**

48



STELLENBOSCH MUNICIPALITY
STELLENBOSCH-PNIEL-FRANSCHHOEK

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

RECEIVED

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To - Aan: Director: Planning + Economic Development

Att Aandag: S Newman

From - Van: Colin Taylor (Development)

Date - Datum: 29/10/2020

Our Ref - Ons Verw: Civil LU 1940

Your Ref: LU/9904

Re - Insake: Erf 523 & Erf 6174 Stellenbosch: Rezoning, consolidation and departure

FILE NR:	
SCAN NR:	E 523 a 6174 S
COLLABORATOR NR:	6969 14

The above mentioned application for the following refers.

- 1) Rezoning of the subject properties from Single Residential to Restricted Business for the development of offices;
- 2) Consolidation of the subject properties to form a land unit of ±771m²; and
- 3) Allow for the use of a portion of the ground floor for a residential unit.

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

- 1. Water**
 - 1.1 The number of connections must be reduced to only one (1) connection per erf.
 - 1.2 The sealing off of the remaining one water connection must be undertaken by Stellenbosch Municipality at the developer's cost.
- 2. Sewer**
 - 2.1 The existing sewer connection must be utilized for the proposed development: no upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.
- 3. Roads**
 - 3.1 Sufficient parking must be provided and indicated on the SDP at building plan submission stage.

4. Development Charges (DCs)

- 4.1 Based on the information provided, the Development Charges payable by the developer is R235 413.74 (Vat incl.) as per attached Development Charges calculation (Annexure A).
- 4.2 The DC's were calculated for the 2020/2021 financial year. If the account is paid after 30 June 2021 it has to be recalculated using the then applicable tariffs.
- 4.3 The appropriate DC's are payable prior to building plan approval.

5. Municipal Infrastructure (Civil Engineering Services)

- 5.1 Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the developer.

6. Electrical

- 6.1 See annexure B for electrical comments.



COLIN TAYLOR Pr Technl Eng

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

[https://stellenbosch.gov.za/sites/DevServices/Shared Documents/2.0 DEVELOPMENT/00 Developments/1940 \(CT\) Erf 523 Stellenbosch/1940 \(CT\) Erf 523, Stellenbosch_2.doc](https://stellenbosch.gov.za/sites/DevServices/Shared%20Documents/2.0%20DEVELOPMENT/00%20Developments/1940%20(CT)%20Erf%20523%20Stellenbosch/1940%20(CT)%20Erf%20523%20Stellenbosch_2.doc)

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number: _____
 Date: Thursday, 29-Oct-2020
 Financial Year: 2020/21
 Erf Location: _____
 Erf No: Erf 523 & Erf 6174 Stellenbosch
 Erf Size (m²): 771
 Suburb: _____
 Applicant: Dupre Lombard
 Approved Building Plan No.: _____

SUMMARY OF DC CALCULATION

Units	Water	Sewer	Storm-water	he°C	Solid-Waste	Roads	Community Facilities	Totals
	kl/day	kl/day	kl/day	kl/day	kl/week	trip/day	Person	
Total Increased Services Usage	0,393	0,375	0,000		0,094	24,98	25,0	
Total Development Charges before Deductions	R 10 360,54	R 9 485,16			R 4 886,94	R 179 994,96		R 204 707,60
Total Deductions								
Total Payable (excluding VAT)	R 10 360,54	R 9 485,16			R 4 886,94	R 179 994,96		R 204 707,60
VAT	R 1 654,08	R 1 422,77			R 730,04	R 28 989,24		R 30 706,14
Total Payable (including VAT)	R 11 914,62	R 10 907,94			R 5 616,98	R 206 984,21		R 235 413,74

APPLICANT INFORMATION

Application Processed by: Colin Taylor
 Signature: _____
 Date: _____
 Amount Paid: As above
 Date Payment Received: _____
 Receipt Number: _____

Annexure A

Infrastructure Type applicable? (yes/no)	du		area (m ²)		du/ha		% GLA		du/ha		% GLA		yes		no		yes		no	
	m2	du	m2	du	m2	du	m2	du	m2	du	m2	du	R		R		R		R	
Residential	Single Residential >100m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R	
	Single Residential >50m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R	
	Single Residential >25m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R	
	Single Residential <25m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R	
	Less Formal Residential >250m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R	
	Less Formal Residential <250m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R	
	Group Residential >250m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R	
	Group Residential <250m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R	
	Medium Density Residential >250m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R	
Medium Density Residential <250m ²	du			0%	0	0%	0	0	0	0%	0	R		R		R		R		
High Density Residential - flats	du				0%	0	0%	0	0	0%	0	R		R		R		R		
High Density Residential - student rooms	du				0%	0	0%	0	0	0%	0	R		R		R		R		
Local Business - office	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
Local Business - retail	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
General Business - office	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
General Business - retail	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
Community Education	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
Education	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
Light Industrial	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
General Industrial - light	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
General Industrial - heavy	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
Roadside Industrial - heavy	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
Resort	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
Public Open Space	m2				0%	0	0%	0	0	0%	0	R		R		R		R		
Precinct Open Space	m2				0%	0	0%	0	0	0%	0	R		R		R		R		
Natural Environment	m2				0%	0	0%	0	0	0%	0	R		R		R		R		
Neighborhood Environment	m2				0%	0	0%	0	0	0%	0	R		R		R		R		
Utility Services	m2 GLA				0%	0	0%	0	0	0%	0	R		R		R		R		
Public Roads and Parking	m2				0%	0	0%	0	0	0%	0	R		R		R		R		
Transport Facility	m2				0%	0	0%	0	0	0%	0	R		R		R		R		
Limit Use	m2				0%	0	0%	0	0	0%	0	R		R		R		R		
Special																				
To be calculated based on equivalent demands																				

* Complete yellow/green cells.

du	area (m ²)	% GLA	area (m ²)	% GLA	du/ha	% GLA	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
R10 360.54	0.00	0.00					R10 360.54		R9 485.16		R10 360.54		R179 954.96		R204 707.60		R0.00		R0.00	
R10 360.54							R10 360.54		R9 485.16		R10 360.54		R179 954.96		R204 707.60		R0.00		R0.00	
R11 554.08							R11 554.08		R4 422.77		R11 554.08		R26 999.24		R30 706.14		R0.00		R0.00	
R11 914.62							R11 914.62		R10 907.94		R11 914.62		R26 955.98		R26 955.98		R0.00		R0.00	
Total			0																	

** display red if not equal to existing area.

Total Development Changes before Deductions: R0.00
 % Deductions per service (R): R0.00
 Additional Deduction per service - from Service Agreement (Rum): R0.00
 Sub Total after Deductions (excluding VAT): R204 707.60
 VAT: R0.00
 Total: R204 707.60



MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag S Newman
From ▫ Van: Colin Taylor (Development)
Date ▫ Datum: 17/08/2020
Our Ref ▫ Ons Verw: Civil Lu 1940
Your Ref: LU/9904
Re ▫ Insaake: Erf 523, Stellenbosch: Rezoning, Consolidation and Departure

1. The application cannot yet be recommended for approval, please address the following

Comments from Manager: Traffic Engineering, Mr Nigell Winter:

2. The required parking bays 1-5 are indicated within the road reserve. Please note that no parking bays will be allowed to encroach onto the municipal sidewalk and that all required parking bays as per applicable zoning scheme must be accommodated on the said erf.
3. Indicated all dimensions in terms of parking bays, aisle width for vehicle movements including entrance and exit.

COLIN TAYLOR
PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)
V:\2.0 DEVELOPMENT\00 Developments\1940 (CT) Erf 523 Stellenbosch\1940 (CT) Erf 523, Stellenbosch.doc

INTERDEPARTMENTAL CIRCULATION FORM

36

LEER VERW/ FILE REF	Erf 523, Stellenbosch	Date: 22 January 2020
AANSOEKNUMMER/APPLICATION NUMBER	LU/9904	
MEMO AAN/ TO:	Director Infrastructure Services Manager: Electrical Services Manager: Building Development Management Manager: Fire Services Manager: Spatial Planning/ Heritage / Environment / Signage (Schalk) Manager: Health Department (Wineands Health) Manager: Community Services (Parks): Albert Van Der Merwe Manager: Property Management (P. Smit) Manager: Local Economic Development	

LU/Civil 1910
24/1/2020

Application
 Application is made in terms of Section 15(2)(a) and (e) of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for:

- Rezoning of Erf 523 and Erf 6174, Stellenbosch from single Residential to Restricted Business for the development of offices;
- Consolidation of Erf 523 & Erf 6174, Stellenbosch to form a land unit of ±77m²;
- Departure to allow for the use of a portion of the ground floor for residential unit.

Adres / Address	16 Papegaai Street, Stellenbosch
Aansoek Datum / Application Date	26 June 2019
Aansoeker / Applicant	Viridis Works (Pty) Ltd

Aangeheg vind u tersaaklike dokumentasie in verband met bogenoemde aansoek. Ten einde my in staat te stel om die aansoek aan die besluitnemingsowerheid vir oorweging voor te lê, word u versoek om my skriftelik van u kommentaar, indien enige, te voorsien. Onderskei asseblief tussen algemene kommentaar op die meriete van die aansoek en enige voorwaardes wat u departement wil oplei indien die aansoek goedgekeur word.

Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your written comment, if any, in order to enable me to submit the application to the decision making authority for consideration. Please differentiate between general comment on the merits of the application and any conditions that your department wishes to impose should the application be approved.

Geliewe die memorandum per hand aan my terug te besorg voor die 22 Februarie 2020.
 Please hand deliver the memorandum to me on or before 22 February 2020.

STELLENBOSCH MUNICIPALITY
 PLANNING AND DEVELOPMENT SERVICES
 16 MAR 2020

ALGEMENE KOMMENTAAR / GENERAL COMMENT:
 This application is NOT approved. The applicant must submit a separate application for each even GLT and must comply with the appropriate zoning scheme regulations. (Schalk)

RECEIVED

VOORWAARDES / CONDITIONS	Not recommended for approval	FILE NR.	
HANDTEKENING / SIGNATURE	24/2/20	SCAN NR.	65235
DATUM / DATE		CO-LABORATOR NR.	682463

ANNEXURE M

**REZONING, CONSOLIDATION AND
DEPARTURES: ERF 523 & ERF 6174,
PAPEGAAI STREET, STELLENBOSCH**

**COMMENT FROM THE MANAGER:
ELECTRICAL SERVICES**

Annexure B

CT

INTERDEPARTMENTAL CIRCULATION FORM

LEER VERW/ FILE REF	Eri 523, Stellenbosch	Date: 22 January 2020
AANSOEK NUMMER/ APPLICATION NUMBER		LI/5904
MEMO AAN/ TO:	Director: Infrastructure Services (Traffic Engineer / Engineering Services)	
	Manager: Building Development Management	
	Manager: Fire Services	
	Manager: Spatial Planning / Heritage / Environment / Signage (Schalk)	
	Manager: Health Department (Winklands Health)	
	Manager: Community Services (Parks): Albert Van Der Merwe	
	Manager: Property Management (P-Smit)	
	Manager: Local Economic Development	

Application Application is made in terms of Section 15(2)(a) and (e) of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for:

- Rezoning of Eri 523 and Eri 4174, Stellenbosch from single Residential to Restricted Business for the development of offices.
- Consolidation of Eri 523 & Eri 4174, Stellenbosch to form a land unit of 477m².
- Departure to allow for the use of a portion of the ground floor for residential unit.

Adres / Address 14 Papegaaie Street, Stellenbosch

Aansoek Datum / Application Date 26 June 2019

Aansoeker / Applicant Viridus Works (Pty) Ltd

Aangeneem vind u versoeklike dokumentasie in verband met bogenoemde aansoek. Ten einde my in staat te stel om die aansoek aan die besluitnemingsowerheid vir oorweging voor te lê, word u versoek om my skriftelik van u kommentaar, indien enige, te voorsien. Onderskei asseblief tussen algemene kommentaar op die meriete van die aansoek en enige voorwaardes wat u departement wil opleë. Indien die aansoek goedgekeur

1. No Objection

CONDITIONS

- If upgrade is needed Bulk Levy Contributions are payable.
- Installation cost for the new electrical service cable is the responsibility of the applicant.
- Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages?
- All new developments and upgrades of supplies to existing projects are subject to SANS 10400-XA energy savings and efficiency implementations such as:
 - Solar water Heating or Heat Pumps in Dwellings
 - Energy efficient lighting systems.
 - Roof insulation with right R-value calculations .
 - In large building developments;
 - Control Air condition equipment tied to alternative efficiency systems
 - Preheat at least 50% of hotwater with alternative energy saving source
 - All hot water pipes to be clad with insulation with R-value of 1
 - Provide a professional engineer's certificate to proof that energy saving measures is not feasible.
- All electrical wiring should be accordance with SANS 10142 and Municipal by-laws.

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HANDTEKENING / SIGNATURE	18/2/2020
	DATUM / DATE