



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13487

Our File Reference Number: Erf 2121, 2154 & 2156, Klapmuts

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [REDACTED]

Sir/Madam

## **APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURES ON ERF 2121, 2154 AND 2156, KLAPMUTS**

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 2121, 2154 & 2156 Klapmuts, namely:
    - 2.1.1 **Rezoning** of Erf 2121 & 2156 Klapmuts in terms of Section 15 (2)(a) of the said by-law from Conventional Residential Zone to Subdivisional area in order to allow for the following uses:
      - a) 138 Multi-Unit Residential Zone (Group housing) erven (21115 m<sup>2</sup>)
      - b) 2 Private Open Space Zone (private road) erven (10690 m<sup>2</sup>)
      - c) 1 Private Open Space Zone (private Open Space) erven (± 6593 m<sup>2</sup>)
    - 2.1.2 **Subdivision** of Erf 2121, Klapmuts in terms of Section 15 (2)(d) of the said by-law in accordance with the Subdivisional Plan No: 5 (Project No: 3170-P), drawn by AP (TV3 Architects and Town Planners) dated 30/05/2022 to allow the development of 138 group houses, 3 Private Open Space and the registration of various access and service servitudes in accordance with subdivisional plan (See **Annexure C**).

2.1.3 **Permanent Departure** in terms of Section 15 (2)(b) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for to relax the external common building lines from 3m to 0m on Erven 1,2,3,6,7,9 to 48 on Erf 2121, Klapmuts.

2.1.4 **Permanent Departure** in terms of Section 15 (2)(b) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for Permanent Departure to relax the eastern common building line on Erf 2154 from 5m to 0m in order to accommodate the shared refuse building.

**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 proposed development under consideration as indicated on Subdivisional Plan No: 5 (Project No: 3170-P) + Phasing Plan No: 7, drawn by AP (TV3 Architects and Town Planners) dated 30/05/2022 & 19/05/2022 respectively attached as **Annexure C** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable;

3.2 The development be undertaken in accordance with the Subdivisional Plan No: 5 (Project No: 3170-P) + Phasing Plan No: 7, drawn by AP (TV3 Architects and Town Planners) dated 30/05/2022 & 19/05/2022 respectively attached as **Annexure C**, to this report;

3.3 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:

- a) Newly allocated erf numbers
- b) Co-ordinates
- c) Survey dimensions
- d) Street names and numbering

3.4 An owner's association for the subject development be established in terms of section 29(1) of the subject Bylaw.

3.5 The to be established Stellengate Village owner's association be subject to the Stellengate Property Owners Association constitution dated 2022/09 attached as **Annexure Q**.

- 3.6 Access servitude be registered over Erf 2154 in favour of Erf 2122 & 2123. The servitude rights (access servitude) be registered in the title deeds of the applicable property/ies on registration.
- 3.7 All common property, inclusive of private road/s and open space/s and land required for services by the owners association, be transferred at his cost by the applicant to the owners' association, prior to or simultaneously with the transfer or registration of the first land unit or prior to the first building plan approval, whichever occurs first.
- 3.8 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- 3.9 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charges will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development contributions will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- 3.10 A refuse storage and collection area that will sufficiently accommodate the refuse generated by the development and to be located nearest to an access road to the development to facilitate access for the refuse truck at all times, must be approved in terms of the Subdivisional Plan and constructed to the satisfaction of the municipality prior to occupation.
- 3.11 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any Engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement must include and comply with the conditions as imposed by the Directorate Infrastructure Services in their letter with reference 2260 CIVIL LU and dated 04 April and attached as **Annexure J**.
- 3.12 All building structures of the development be designed and undertaken to the satisfaction of the Municipality in accordance with the Architectural Guidelines (Stellengate Village) and attached as **Annexure Q**.

**4. Matters to be noted:**

- 4.1 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.
- 4.2 All engineering services and infrastructure as required in terms of the conditions and services agreement must be complied with to the satisfaction of the municipality and/or the relevant authority prior to the issuing of a Section 28 Certification.
- 4.3 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with (per phase).
- 4.4 Building plans must 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.
- 4.5 That the approval for the naming and numbering of streets as per the proposed subdivision plan, be obtained from the delegated functionary as a separated decision.

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

- 5.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape considering that it will in fact offer residential opportunities in the area.
  - 5.2 The proposed development constitutes infill development and is therefore in line with the principles of the SDF.
  - 5.3 There will be no negative impact on existing infrastructure and additional traffic can be accommodated on the local road network.
  - 5.4 The proposal is a result of development proposal of mother Erf 1336, Klapmuts approved on the 18/09/2008 (See **Annexure S**).
  - 5.5 The Exemption of Subdivional and Consolidation for the registration of private right of way and boundary adjustment in terms of Section 24(1)(e) and Section 24(1)(d) of the said Bylaw will be decided by the authorised employee.
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

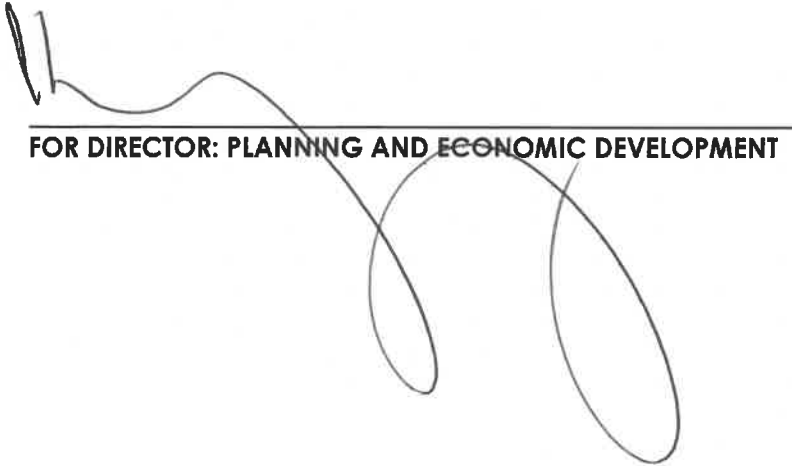
(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(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: [landuse.appeals@stellenbosch.gov.za](mailto:landuse.appeals@stellenbosch.gov.za)
9. 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.
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



A handwritten signature in black ink, consisting of a series of loops and curves, is written over a horizontal line. The signature is positioned to the left of the date.

**FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**

18/10/2022  
DATE:

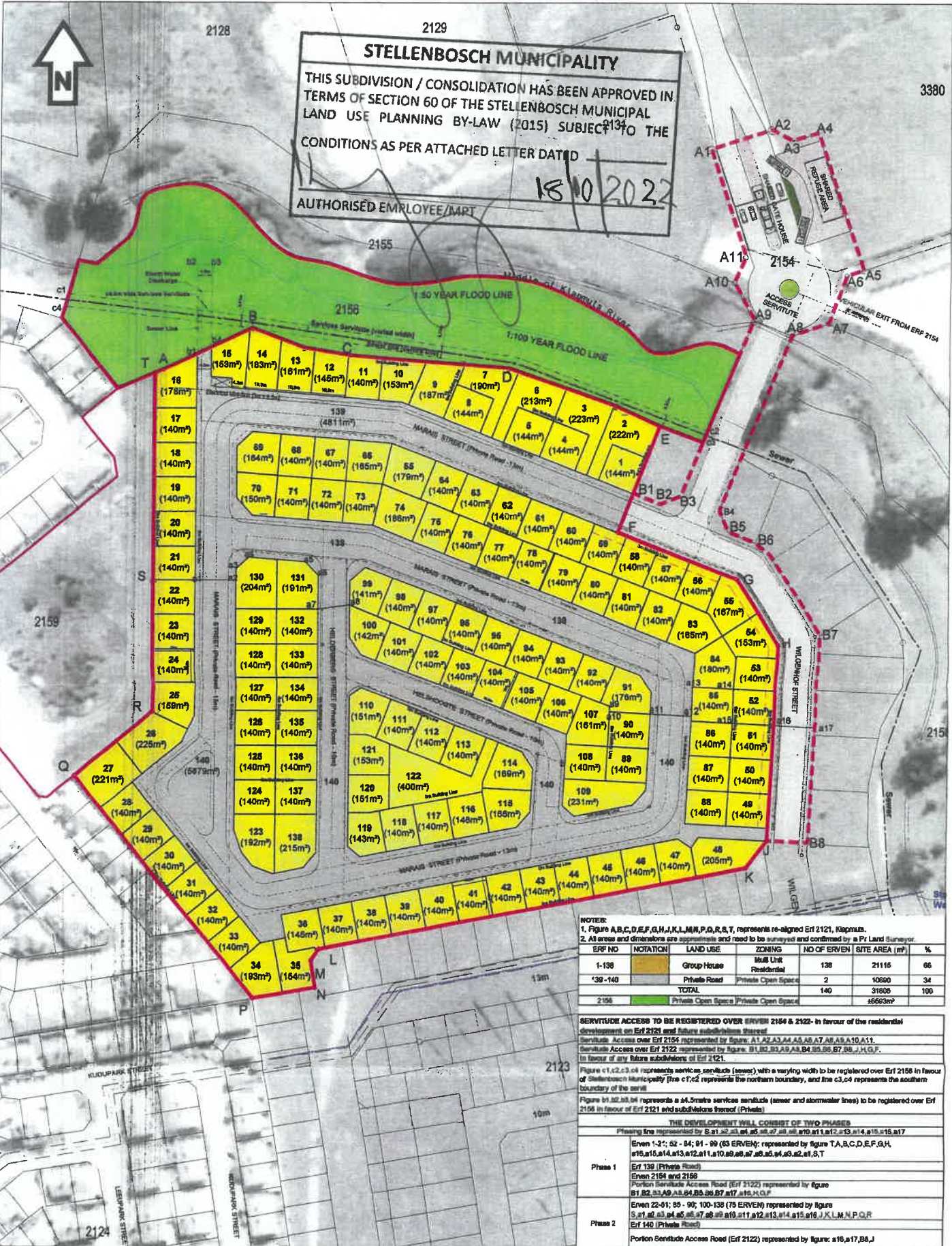
**COPIES TO:**

1) [REDACTED]  
[REDACTED]

2) [REDACTED]  
[REDACTED]



**ANNEXURE C: PROPOSED SUBDIVISIONAL PLAN WITH PHASING PLAN**



**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

18/10/2022

AUTHORISED EMPLOYEE/MPT

**NOTES:**

1. Figure A,B,C,D,E,F,G,H,I,J,K,L,M,N,P,Q,R,S,T, represents re-aligned Erf 2121, Klappmuts.

2. All areas and dimensions are approximate and need to be surveyed and confirmed by a Pr Land Surveyor.

ERF NO	NOTATION	LAND USE	ZONING	NO OF ERVEN	SITE AREA (m²)	%
1-138		Group House	Mull Unit Residential	138	21116	66
'39-140		Private Road	Private Open Space	2	10690	34
		<b>TOTAL</b>		<b>140</b>	<b>31806</b>	<b>100</b>
2156		Private Open Space (Private Open Space)			4663m²	

**SERVITUDE ACCESS TO BE REGISTERED OVER ERVEN 2156 & 2122- in favour of the residential development on Erf 2121 and future subdivisions thereof**

Servitude Access over Erf 2156 represented by figure: A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11.

Servitude Access over Erf 2122 represented by figure: B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B115, B116, B117, B118, B119, B120, B121, B122, B123, B124, B125, B126, B127, B128, B129, B130, B131, B132, B133, B134, B135, B136, B137, B138, B139, B140.

Figure c1,c2,c3,c4 represents services servitudes (sewer) with a varying width to be registered over Erf 2156 in favour of Stellenbosch Municipality [line c1,c2 represents the northern boundary, and line c3,c4 represents the southern boundary of the servit].

Figure b1,b2,b3,b4 represents a 4.5metre services servitude (sewer and stormwater lines) to be registered over Erf 2156 in favour of Erf 2121 and subdivisions thereof (Private).

**THE DEVELOPMENT WILL CONSIST OF TWO PHASES**

Phasing line represented by S, a1, a2, a3, a4, a5, a6, a7, a8, a9, a10, a11, a12, a13, a14, a15, a16, a17

**Phase 1**

Erven 1-21; 32 - 94; 81 - 99 (63 ERVEN); represented by figure T,A,B,C,D,E,F,G,H, a16,a15,a14,a13,a12,a11,a10,a9,a8,a7,a6,a5,a4,a3,a2,a1,S,T

Erf 139 (Private Road)

Erven 2154 and 2156

Portion Servitude Access Road (Erf 2122) represented by figure b1, b2, b3, b4, b5, b6, b7, b8, b9, b10, b11, b12, b13, b14, b15, b16, b17, b18, b19, b20, b21, b22, b23, b24, b25, b26, b27, b28, b29, b30, b31, b32, b33, b34, b35, b36, b37, b38, b39, b40, b41, b42, b43, b44, b45, b46, b47, b48, b49, b50, b51, b52, b53, b54, b55, b56, b57, b58, b59, b60, b61, b62, b63, b64, b65, b66, b67, b68, b69, b70, b71, b72, b73, b74, b75, b76, b77, b78, b79, b80, b81, b82, b83, b84, b85, b86, b87, b88, b89, b90, b91, b92, b93, b94, b95, b96, b97, b98, b99, b100, b101, b102, b103, b104, b105, b106, b107, b108, b109, b110, b111, b112, b113, b114, b115, b116, b117, b118, b119, b120, b121, b122, b123, b124, b125, b126, b127, b128, b129, b130, b131, b132, b133, b134, b135, b136, b137, b138, b139, b140 (Private Road)

**Phase 2**

Portion Servitude Access Road (Erf 2122) represented by figure: a16,a17,B8,J



**Subdivision & Zoning**  
**Erf 2121 and 2156, Klappmuts**  
**[Amended Subdivision Plan]**

Drawing:	Plan no.:
<b>Subdivision &amp; Zoning</b>	<b>5</b>
Date:	Scale:
30/05/2022 [rev. 13]	1:###
Project no.:	Drawn: Checked:
3170-P	AP MW

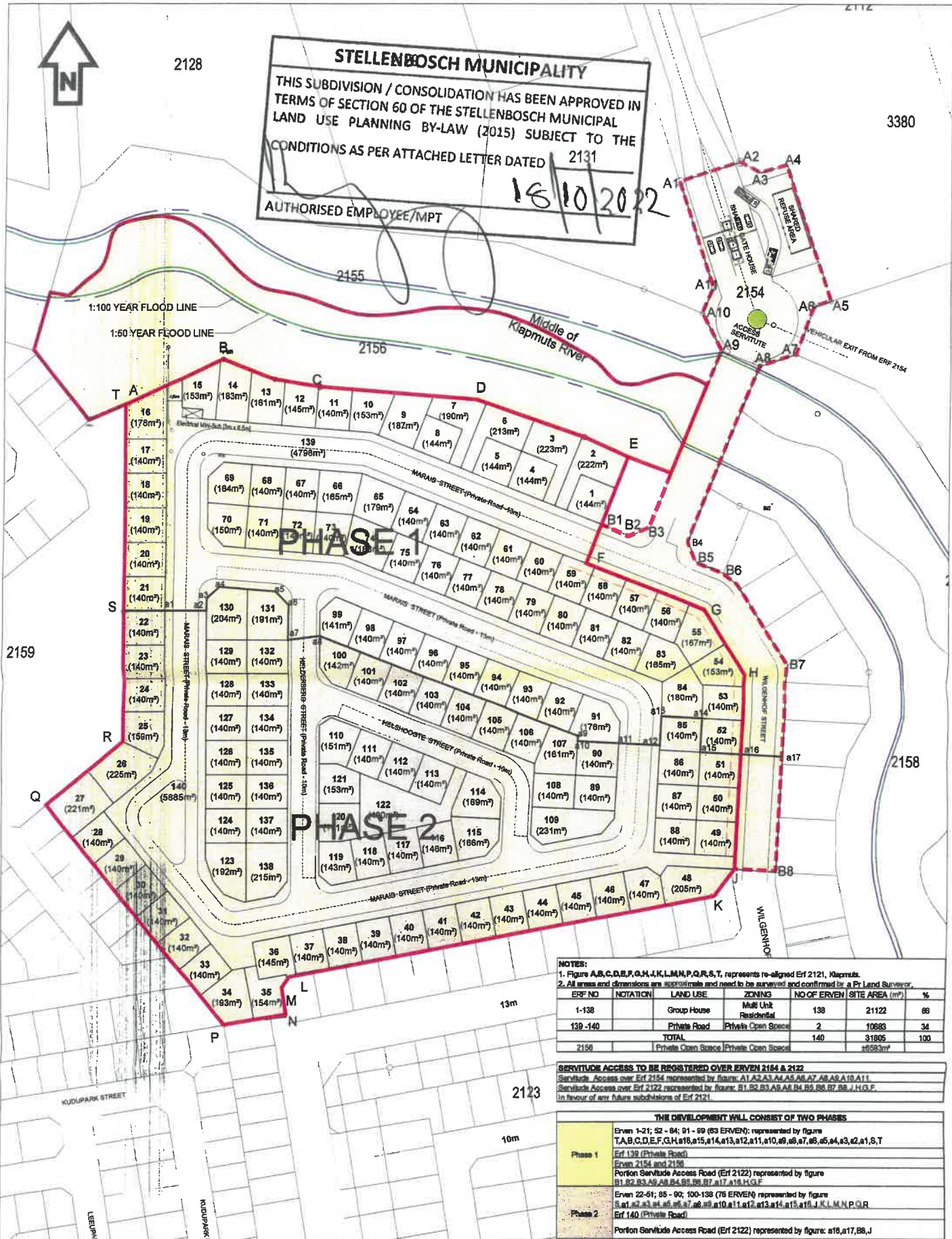
Property Description:  
**Erven 2121 and 2156, Klappmuts**



2128

3380

**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 2131  
 18/10/2022  
 AUTHORISED EMPLOYEE/MPT



**NOTES:**

- Figure A,B,C,D,E,F,G,H,I,K,L,M,N,P,Q,R,S,T, represents re-aligned Erf 2121, Klappmuts.
- All areas and dimensions are approximate and need to be surveyed and confirmed by a Pr Land Surveyor.

ERF NO	NOTATION	LAND USE	ZONING	NO OF ERVEN	SITE AREA (m²)	%
1-138		Group House	Mult Unit Residential	138	21122	66
139-140		Private Road	Private Open Space	2	10680	34
	<b>TOTAL</b>			<b>140</b>	<b>31805</b>	<b>100</b>
2156		Private Open Space	Private Open Space		49593m²	

**SERVITUDE ACCESS TO BE REGISTERED OVER ERVEN 2164 & 2122**  
 Servitude Access over Erf 2154 represented by figure: A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11  
 Servitude Access over Erf 2122 represented by figure: B1, B2, B3, B4, B5, B6, B7, B8, J, H, G, F  
 in favour of any future subdivisions of Erf 2121.

**THE DEVELOPMENT WILL CONSIST OF TWO PHASES**

Phase 1	Erven 1-21; 52 - 64; 91 - 99 (83 ERVEN); represented by figure: T, A, B, C, D, E, F, G, H, a16, a15, a14, a13, a12, a11, a10, a8, a7, a6, a5, a4, a3, a2, a1, S, T Erf 139 (Private Road) From 2154 and 2156 Portion Servitude Access Road (Erf 2122) represented by figure: B1, B2, B3, B4, B5, B6, B7, a17, a16, H, G, F
Phase 2	Erven 22-51; 85 - 90; 100-138 (76 ERVEN) represented by figure: S, a1, a2, a3, a4, a5, a6, a7, a8, a9, a10, a11, a12, a13, a14, a15, a16, J, K, L, M, N, P, Q, R Erf 140 (Private Road) Portion Servitude Access Road (Erf 2122) represented by figure: a16, a17, B8, J

**tv3** ARCHITECTS  
 TOWN PLANNERS  
 URBAN DESIGNERS

**Subdivision & Zoning (Phasing Plan) Erf 2121, 2156, 2122-Klappmuts**  
 Property Description:  
 Erven 2121 and 2156, Klappmuts

Drawing:	Plan no.:
<b>Phasing</b>	<b>7</b>
Date: 19/05/2022 [rev. 11]	Scale: 1:###
Project no.:	Drawn: MW
3170-P	Checked: MW

**ANNEXURE J:** COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES



# MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES  
DIREKTORAAT: INFRASTRUKTUURDIENSTE

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**TO** : **The Director: Planning and Development**

**FOR ATTENTION** : **Nicole Katts**

**FROM** : **Manager: Development (Infrastructure Services)**

**AUTHOR** : **Tyrone King**

**DATE** : **4 Apr 2022**

**RE.** :

a) **Exemption in terms of Section 24 (1)(c) of the Stellenbosch Municipality Land Use Planning By-Law for minor amendment to common boundary that will result in 87 sqm of Erf 2159 be subdivided and be consolidated with Erf 2121 as indicated on plan 3B and 3C.**

b) **Exemption in terms of Section 24 (1)(f) of the Stellenbosch Municipality Land Use Planning By-Law for the registration of a private servitude access right of way, 13 metres wide over erven 2122 and 2154 in favour of Erf 2121 as indicated on plan 4B.**

c) **An application is made in terms of Section 15 (2)(a) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the Rezoning of Erf 2121 Klapmuts from Conventional Residential zone to Subdivisional area in order to allow for the proposed following uses: a) 138 Multi-Unit Residential Zone (Group housing) b) Private Open Space (Private Road)**

d) **An application is made in terms of Section 15 (2)(d) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the Subdivision of Erf 2121 , Klapmuts in accordance with the proposed Subdivisional plan.**

e) **An application is made in terms of Section 15 (2)(b) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for Permanent Departure to relax the external common building lines from 3m to 0m on Erven 1,2,3,6,7,9 to 48 on Erf 2121, Klapmuts.**

f) **An application is made in terms of Section 15 (2)(b) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for Permanent Departure to relax the eastern common building line on Erf 2154 from 5m to 0m to accommodate the shared Refuse building.**

g) **Other applications: a) Approval of Home Owners Association and Constitution. b) Approval of the name of the development (Stellengate Village), street names and street numbers. c) Approval of Architectural guidelines, plans and Landscaping plan. d) Approval of the Site Development plan.**

**YOUR REF** : **LU/13487**

**OUR REF** : **2260 CIVIL LU**

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Details, specifications and information reflected in the following documents refer:

## Erf 2121 Klapmuts

- Engineering report dated May 2019 by WEC
- TIA dated 3 June 2021 by Deca
- SDP by TV3 dated 10/10/2021 Rev 8

These comments and conditions are based on the following proposed development parameters:

- Total Units: 138 No

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

This document consists of the following sections:

### A. Definitions

### B. Recommendation to decision making authority

C. Specific conditions of approval: These conditions must be complied with before clearance certificate, building plan or occupation certificate approval; whichever is applicable to the development in question.

D. General conditions of approval: These conditions must be adhered to during implementation of the development to ensure responsible development takes place. If there is a contradiction between the specific and general conditions, the specific conditions will prevail:

### **A. Definitions**

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:
  - (a) *"Municipality"* means the STELLENBOSCH MUNICIPALITY; a Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act 117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;
  - (b) *"Developer"* means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;

**Erf 2121 Klapmuts**

- (c) *“Engineer”* means an engineer employed by the *“Municipality”* or any person appointed by the *“Municipality”* from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;
2. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the *“Engineer”*;

**B. Recommendation:**

3. **The development is recommended for approval, subject to the conditions as stated below**

**C. Specific conditions of approval**

4. **that the following upgrades are required to accommodate the development. No taking up of proposed rights including Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates (whichever comes first) will be allowed until the following upgrades have been completed and/or conditions have been complied with:**
- a. **Klapmuts WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Klapmuts WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the already approved 63 units, but no clearance will be given in excess of the 63 until the WWTW is upgraded. There is currently a total of R16m budgeted for 2022/23 and 2023/24 to perform upgrades at the WWTW. Therefore, the dated that capacity could possibly be available is June 2024. This is subject to funding not being cut.
  - b. **Water Network:** There is sufficient capacity in the bulk water reticulation network to accommodate the proposed development.
    - i. The Developer will be responsible for any link water pipelines between the development and the municipal network.
    - ii. The development will connect to the existing water network on erf 2122. Details will be agreed at detail design stage.

**Erf 2121 Klappmuts**

c. **Sewer Network:** There is sufficient capacity in the bulk sewer reticulation network to accommodate the proposed development

i. The Developer will be responsible for any link water pipelines between the development and the municipal network.

ii. The development will connect to the existing 200mm diameter sewer line located on the northern boundary of erf 2121 along the Klappmuts river.

d. **Roads Network::**

i. Exclusive left turn lane should be added on both R44 approaches at the R44 / Stellengate Boulevard intersection

Funding: Only the left turn lane onto Stellengate boulevard can be offset from DCs, as this is a municipal road

ii. A sidewalk should be provided from erf 2121 boundary along the road crossing the stream and along industrial access road up to Stellengate Boulevard.

Funding: Can be offset from DCs

e. **Stormwater Network:**

i. that the consulting engineer, appointed by the "*Developer*", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "*Developer*" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval;

f. **Solid Waste:**

i. The Municipality will provide a solid waste removal service, unless agreed otherwise in writing the Solid Waste Department;



**Erf 2121 Klapmuts**

- ii. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (021 808 8241; [clayton.hendricks@stellenbosch.gov.za](mailto:clayton.hendricks@stellenbosch.gov.za)), before building plan approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.
5. that the upgrades mentioned above be met by the "Developer" before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates (whichever comes first) will be given or on discretion of the Directorate: Infrastructure Services, the "Developer" furnish the Council with a bank guarantee equal to the value of the outstanding construction work as certified by an independent engineering professional, prior to a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law being given;

**Development Charges**

6. that the "Developer" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy;
7. that the "Developer" hereby acknowledges that the development charges levy as determined by the "Municipality" and or the applicable scheme tariffs will be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
8. that the "Developer" accepts that the Development Charges will be subject to annual adjustment up to date of payment. The amount payable will therefore be the amount as calculated according to the applicable tariff structure at the time that payment is made;

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9. that the "*Developer*" may enter into an engineering services agreement with the "*Municipality*" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;
10. that the Development Charges levy to the amount as attached herewith as **Annexure DC**, be paid by the "*Developer*" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy.
11. that the Development Charges levy be paid by the "*Developer*" per phase –
  - prior to the approval of Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or;
12. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site Development Plan, once approved, which might lead to an increase in the number of units i.e. more than 138 units, will result in the recalculation of the Development Charges;
13. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;
14. The Municipality may approach the Developer at any stage, before completion of the Developemnt, to implement any infrastructure / community facilities, in lieu of DCs payable, should the need for such infrastructure / facilities be identified;
15. that the "*Developer*" will enter into an Engineering Services Agreement with the "*Municipality*" in respect of the implementation of any infrastructure or community facilities to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;

**Site Development Plan**

16. the site development plan is acceptable.

**Ownership and Responsibility of services**

17. that it be noted that all internal services on the said erf will be regarded as private services and will be maintained by the "*Developer*" and or Owner's Association;

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**Internal- and Link Services**

18. that the "*Developer*", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
19. Any alterations to existing services necessitated by the new development will be for the Developer's cost;

**Bulk Water Meter**

20. that the "*Developer*" shall install a bulk water meter conforming to the specifications of the Directorate: Engineering Services at his cost at the entrance gate and that clearance will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;

**Servitudes**

21. A servitude must be registered over erf 2156 for the stormwater discharge pipe and sewer outfall pipe.
22. Provide more detail of servitude if required: The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The "*Developer*" will be responsible for the registration of the required servitude(s), as well as the cost thereof;

**Floodplain Management**

23. that the 1:50 and 1:100 year flood lines of the Klapmuts River be shown on all plans submitted. The flood lines are to be verified by a suitably qualified registered engineering professional. Where flood lines have not previously been determined, the "*Developer*" must procure the services of a suitably qualified registered engineering professional to undertake such determinations at his/her own cost. No new development will be allowed under the 1:100 year flood line;
24. that the floor level of all buildings be at least 100 mm above the 1:100 year flood level. These levels must be indicated on all building plans submitted and must be certified by a Registered Professional Engineer;

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25. that all perimeter fencing below the 1:50 year flood line be visually permeable from ground level and not adversely affect the free flow of water (e.g. palisade fencing). No fences will be allowed across the watercourse;

**Electricity**

26. Please refer to the conditions attached as **Annexure: Electrical Engineering;**

**Damage to municipal infrastructure and assets**

27. that 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 any clearance (or occupation certificate where clearance is not applicable) being given;

**D. General conditions of approval: The following general development conditions are applicable. If there is a contradiction between the specific and general development conditions, the specific conditions will prevail:**

28. that should the "*Developer*" not take up his rights for whatever reason within two years from the date of this memo, a revised Engineering report addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the "*Developer*" for further comment and conditions. Should this revised Engineering report confirm that available services capacities is not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services as any clearances for the development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available upon occupation or taking up of proposed rights;
29. that the "*Developer*" indemnifies and keep the "*Municipality*" indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise) arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

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30. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
31. that, if applicable, the "*Developer*" approach the Provincial Administration: Western Cape (District Roads Engineer) for their input and that the conditions as set by the Provincial Administration: Western Cape be adhered to before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued;
32. that the "*Developer*" informs the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;
33. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3<sup>rd</sup> Edition (2015);
34. Should the "*Developer*" wish to discuss the possibility of proceeding with construction work parallel with the provision of the bulk services listed above, he must present a motivation and an implementation plan to the "*Engineer*" for his consideration and approval. The implementation plan should include items like programmes for the construction of the internal services and the building construction. Only if the programme clearly indicates that occupation is planned after completion of the bulk services, will approval be considered. If such proposal is approved, it must still be noted that no occupation certificate will be issued prior to the completion and commissioning of the bulk services. Therefore should the proposal for proceeding with the development's construction work parallel with the provision of the bulk services be agreed to, the onus is on the "*Developer*" to keep up to date with the status in respect of capacity at infrastructure listed above in order for the "*Developer*" to programme the construction of his/her development and make necessary adjustments if and when required. **The Developer is also responsible for stipulating this condition in any purchase contracts with buyers of the properties;**
35. that the "*Developer*" takes cognizance and accepts the following:
  - a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;

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- b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and or SDP approval is obtained;
- c.) that no approval of internal – and external civil engineering services drawings will be given before the “Developer” obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;
- d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;
- e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;
- f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law is issued unless the “Developer” obtains the approval of the “Engineer” for construction work of his development parallel with the provision of the bulk services.

#### **Site Development Plan**

- 36. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the “Developer”;
- 37. that even if a Site Development Plan is approved by this letter of approval, a further fully detailed site plan be submitted for approval prior to the approval of engineering services plans and or building- and/or services plans to allow for the setting of requirements, specifications and conditions related to civil engineering services. Such Plan is to be substantially in accordance with the approved application and or subdivision plan and or precinct plan and or site plan, etc. and is to include a layout plan showing the position of all roads, road reserve widths, sidewalks, parking areas with dimensions, loading areas, access points, stacking distances at gates, refuse removal arrangements, allocation of uses, position and orientation of all buildings, the allocation of public and private open spaces, building development parameters, the required number of parking bays, stormwater detention facilities, connection points to municipal water- and sewer services, updated land-use diagram and possible servitudes;

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38. that if the fully detailed Site Development Plan, as mentioned in the above item, contradicts the approved Site Development Plan, the "Developer" will be responsible for the amendment thereof and any costs associated therewith;
39. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

**Internal- and Link Services**

40. that the "Developer", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
41. that the Directorate: Infrastructure Services may require the "Developer" to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development Charges payable in respect of bulk civil engineering services if approved by the Directorate: Infrastructure Services;
42. that the detailed design and location of access points, circulation, parking, loading - and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;
43. that plans of all the internal civil services and such municipal link services as required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
44. that construction of services may only commence after municipal approval has been obtained;
45. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
46. that the "Developer" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (as amended) and that the design and construction/alteration of all civil engineering infrastructure

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shall be generally in accordance with this document, unless otherwise agreed with the Engineer. The said document is available in electronic format on request;

47. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
48. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
49. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal - and link services be inspected for approval by the "Engineer" on request by the "Developer's" Consulting Engineer;
50. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued (prior to transfer of individual units or utilization of buildings);
51. that Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;
52. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on request;
53. that the "Developer" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
54. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
55. that the "Developer" be liable for all damages caused to existing civil and electrical services of the "Municipality" relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the "Developer" to determine the location of existing civil and electrical services;



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56. that all connections to the existing services be made by the "*Developer*" under direct supervision of the "*Engineer*" or as otherwise agreed and all cost will be for the account of the "*Developer*".
57. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;
58. that the "*Developer*", at his/her cost, will be responsible for the maintenance of all the internal (on-site) municipal – and private civil engineering services constructed for this development until at least 80% of the development units (i.e. houses, flats or GLA) is constructed and occupied whereafter the services will be formally handed over to the Owner's Association, in respect of private services, and to the Municipality in respect of public services;

#### **Servitudes**

59. that the "*Developer*" ensures that all main services including roads to be taken over by the Directorate: Infrastructure Services, all existing municipal – and or private services including roads, crossing private - and or other institutional property and any other services/roads crossing future private land/erven are protected by a registered servitude before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be given;
60. The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The "*Developer*" will be responsible for the registration of the required servitude(s), as well as the cost thereof;
61. that the "*Developer*" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party before final approval of engineering drawings be obtained.

#### **Stormwater Management**

62. Taking into account the recent water crisis, and associated increase in borehole usage, it is important that the groundwater be recharged as much as possible. One way of achieving the above is to consider using Sustainable Drainage Systems (SuDS) approach wrt SW management. From Red Book: "SuDS constitute an approach towards managing stormwater runoff that aims to reduce downstream flooding, allow infiltration into the ground, minimise pollution, improve the quality of stormwater, reduce pollution in water bodies, and enhance biodiversity. Rather than merely collecting and discarding stormwater through a system of pipes and culverts, this approach recognises that stormwater could be a resource." The

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Developer is encouraged to implement SuDS principles that are practical and easily implementable. Details of such systems can be discussed and agreed with the Municipality and must be indicated on the engineering drawings.

63. that the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;
64. that overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;
65. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;
66. that no disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;
67. that the consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans;
68. that for larger developments, industrial developments or developments near water courses a stormwater management plan for the proposed development area, for both the minor and major storm events, be compiled and submitted for approval to the Directorate: Infrastructure Services.

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69. that the approved management plan be implemented by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services. The management plan, which is to include an attenuation facility, is to be submitted concurrent with the detail services plans;
70. that in the case of a sectional title development, the internal stormwater layout be indicated on the necessary building plans to be submitted for approval.
71. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m<sup>2</sup> and for which it is agreed that no detention facilities are required. The "*Developer*" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

#### **Roads**

72. that, where applicable, the application must be submitted to the District Roads Engineer for comment and conditions . Any conditions set by the District Roads Engineer will be applicable;
73. that no access control will be allowed in public roads;
74. that the layout must make provision for all deliveries to take place on-site. Movement of delivery vehicles may not have a negative impact on vehicular – and pedestrian movement on public roads and or public sidewalks;
75. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
76. that, prior to commencement of any demolition / construction work, a traffic accommodation plan for the surrounding roads must be submitted to the Directorate: Infrastructure Services for approval, and that the approved plan be implemented by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services;
77. that visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;

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78. that each erf has its own access (drive-way), *(the new access(es) (dropped kerb(s)) to the proposed parking bays be)* constructed to standards as set out by the the Directorate: Infrastructure Services and in line with the Road Access Guideline;
79. that the access road to the existing facility be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;
80. that the parking area be provided with a permanent surface and be clearly demarcated and accessible. Plans of the parking layout, pavement layerworks and stormwater drainage are to be approved by the Directorate: Infrastructure Services before commencement of construction and that the construction of the parking area be to the standards of the Directorate: Infrastructure Services;
81. that no parking be allowed in the road reserve;

**Bridge Requirement:**

82. that any bridge(s) in the proposed road lay-out be designed and constructed to not impact on the natural flow of water, and to be able to accommodate the 1:50 year flood. The underside of the bridge(s) must be above the 1:100 year flood level;
83. that the bridge(s) be constructed by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services. An adequate level of supervision by a suitably qualified Registered Engineering Professional must be provided for the full duration of the works. The Registered Engineering Professional shall arrange for any tests that may be necessary to determine whether the workmanship and materials conform to the required standards;
84. that a certificate stating that all work has been carried out in accordance with the Directorate: Infrastructure Services's specifications and requirements, signed by the Registered Engineering Professional, must be submitted with the "As Built" drawings on completion of the bridge(s). The certificate must make reference to all material testing, and confirm that the test results meet or exceed the requirements of the specifications;

**Culvert Requirement:**

85. that the proposed culvert under rail in the proposed road lay-out be designed and constructed by a professional engineer and to the satisfaction of all affected institutions i.e. Provincial Government, Stellenbosch Municipality, Metrorail, PRASA, etc;

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86. that the culvert be constructed by the "*Developer*", to the standards of the Directorate: Infrastructure Services. An adequate level of supervision by a suitably qualified Registered Engineering Professional must be provided for the full duration of the works. The Registered Engineering Professional shall arrange for any tests that may be necessary to determine whether the workmanship and materials conform to the required standards;
87. that a certificate stating that all work has been carried out in accordance with the Directorate: Infrastructure Services's specifications and requirements, signed by the Registered Engineering Professional, must be submitted with the "As Built" drawings on completion of the culvert. The certificate must make reference to all material testing, and confirm that the test results meet or exceed the requirements of the specifications;
88. that stormwater in the culvert be addressed without utilizing mechanical pumps to the satisfaction of the "*Engineer*";

### **Wayleaves**

89. that way-leaves / work permits be obtained from the Directorate: Infrastructure Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;
90. that wayleaves will only be issued after approval of relevant engineering design drawings;
91. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

### **Owner's Association (Home Owner's Association or Body Corporate)**

92. that an Owner's Association be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law and shall come into being upon the separate registration or transfer of the first deducted land unit arising from this subdivision;
93. that the Owner's Association take transfer of the private roads simultaneously with the transfer or separate registration of the first deducted land portion in such phase;
94. that in addition to the responsibilities set out in **section 29** of the Stellenbosch Municipal Land Use Planning By-law, the Owner's Association also be responsible for the maintenance of the private roads, street lighting, open spaces, retention facilities and all internal civil services;

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95. that the Constitution of the Owner's Association specifically empower the Association to deal with the maintenance of the roads, street lighting, open spaces, retention facilities and all internal civil services;
96. that the Constitution of the Owner's Association specifically describes the responsibility of the Owner's Association to deal with refuse removal as described in the "Solid Waste" section of this document;

**Solid Waste**

97. The reduction, reuse and recycle approach should be considered to waste management:
- Households to reduce waste produced
  - Re-use resources wherever possible
  - Recycle appropriately

To give effect to the above, the following are some typical waste minimization measures that should be implemented by the Developer, to the satisfaction of the Stellenbosch Municipality:

- Procedures should be stipulated for the collection and sorting of recyclable materials;
- Provision should be made for centralized containers for recyclable materials including cardboard, glass, metal, and plastic and green waste;
- A service provider should be appointed to collect recyclable waste. Such service provider must be legally compliant in terms of all Environmental Legislation and/or approved by the Municipality's Solid Waste Management Department;
- Procedures for removal of waste (materials that cannot be reused or recycled) from the site should be stipulated;
- General visual monitoring should be undertaken to identify if these measures are being adhered to;
- Record shall be kept of any steps taken to address reports of dumping or poor waste management within the Development;

Where an Owner's Association is to be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law, the Constitution of the Owner's Association shall incorporate the above in the Constitution and:

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- Each party's (Developer/Owner's Association/Home Owner) responsibilities w.r.t. waste management and waste minimization should be clearly defined in such constitution
  - A set of penalties for non-compliance should be stipulated in the Constitution
98. that it be noted that the Solid Waste Branch will not enter private property, private roads or any access controlled properties for the removal of solid waste;
99. that the "Developer" must apply and get approval from the Municipality's Solid Waste Department for a waste removal service prior to clearance certificate or occupation certificate (where clearance not applicable). Contact person: Senior Manager: Solid Waste (021 808 8241; clayton.hendricks@stellenbosch.gov.za)
100. that should it not be an option for the "Municipality" to enter into an agreement with the "Developer" due to capacity constraints, the "Developer" will have to enter into a service agreement with a service provider approved by the "Municipality" prior to clearance certificate or occupation certificate (where clearance not applicable);
101. that if the "Developer" removes the waste by private service provider, provision must still be made for a refuse room should this function in future revert back to the "Municipality";
102. Access to all properties via public roads shall be provided in such a way that collection vehicles can complete the beats with a continuous forward movement;
103. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
104. Maximum depth of cul-de-sac shall be 20 meters or 3 erven, whichever is the lesser. Where this requirement is exceeded, it will be necessary to construct a turning circle with a minimum turning circle radius of 11m or, alternatively – a turning shunt as per the Directorate: Infrastructure Services' specifications. With respect to the latter, on street parking are to be prohibited by way of "red lines" painted on the road surface as well as "no parking" signboards as a single parked vehicle can render these latter circles and shunts useless;
105. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;

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106. Road foundation shall be designed to carry a single axle load of 8.2 tons;
107. Refuse storage areas are to be provided for all premises other than single residential erven;
108. Refuse storage areas shall be designed in accordance with the requirements as specified by the Solid Waste Branch. Minimum size and building specifications is available from the Solid Waste Branch;
109. A single, centralized, refuse storage area which is accessible for collection is required for each complete development. The only exception is the case of a single residential dwelling, where a refuse storage area is not required;
110. The refuse storage area shall be large enough to store all receptacles needed for refuse disposal on the premises, including all material intended to recycling. No household waste is allowed to be disposed / stored without a proper 240 l Municipal wheelie bin;
111. The size of the refuse storage area depends on the rate of refuse generation and the frequency of the collection service. For design purposes, sufficient space should be available to store two weeks' refuse;
112. Where the premises might be utilized by tenants for purposes other than those originally foreseen by the building owner, the area shall be sufficiently large to store all refuse generated, no matter what the tenant's business may be;
113. All black 85 l refuse bins or black refuse bags is in the process of being replaced with 240 l black municipal wheeled containers engraved with WC024 in front, and consequently refuse storage areas should be designed to cater for these containers. The dimensions of these containers are:
- Commercial and Domestic : 585 mm wide x 730 mm deep x 1100 mm high
114. With regard to flats and townhouses, a minimum of 50 litres of storage capacity per person, working or living on the premises, is to be provided at a "once a week" collection frequency;
115. Should designers be in any doubt regarding a suitable size for the refuse storage area, advice should be sought from the Solid Waste Department : Tel 021 808-8224



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### **116. Building specifications for refuse storage area:**

#### **Floor**

The floor shall be concrete, screened to a smooth surface and rounded to a height of 75mm around the perimeter. The floor shall be graded and drained to a floor trap (See: Water Supply and Drainage).

#### **Walls and Roof**

The Refuse Storage Area shall be roofed to prevent any rainwater from entering. The walls shall be constructed of brick, concrete or similar and painted with light color high gloss enamel. The height of the room to the ceiling shall be not less than 2.21 meters.

#### **Ventilation and Lighting**

The refuse storage area shall be adequately lit and ventilated. The room shall be provided with a lockable door which shall be fitted with an efficient self-closing devise. The door and ventilated area shall be at least 3 metres from any door or window of a habitable room. Adequate artificial lighting is required in the storage area.

#### **Water Supply and Drainage**

A tap shall be provided in the refuse storage area for washing containers and cleaning spillage. The floor should be drained towards a 100 mm floor trap linked to a drainage pipe which discharges to a sewer gully outside the building. In some cases a grease gully may be required.

117. Should the refuse storage area be located at a level different from the level of the street entrance to the property, access ramps are to be provided as stairs are not allowed. The maximum permissible gradient of these ramps is 1:7;
118. A refuse bay with minimum dimensions of 15 meters in length x 2, 5 meters in width plus 45 degrees splay entrance, on a public street, must be provided where either traffic flows or traffic sight lines are affected. The refuse bays must be positioned such that the rear of the parked refuse vehicle is closest to the refuse collection area;
119. Any containers or compaction equipment acquired by the building owner must be approved by the Directorate: Infrastructure Services, to ensure their compatibility with the servicing equipment and lifting attachments;

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120. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
121. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
122. All refuse storage areas shall be approved by the Directorate: Infrastructure Services, to ensure that the Council is able to service all installations, irrespective of whether these are currently serviced by Council or other companies;

### **AS-BUILTs**

123. The "*Developer*" shall provide the "*Municipality*" with:
  - a. a complete set of as-built paper plans, signed by a professional registered engineer;
  - b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "*Engineer*" and is reflected herewith as Annexure X;
  - c. a completed Asset Verification Sheet in Excell format, reflecting the componentization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "*Engineer*", and is to be verified as correct by a professional registered engineer;
  - d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
  - e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "*Municipality*" are fully paid;
124. All relevant as-built detail, as reflected in the item above, of civil engineering services constructed for the development, must be submitted to the "*Engineer*" and approved by the "*Engineer*" before any application for Certificate of Clearance will be supported by the "*Engineer*";

**Erf 2121 Klapmuts**

125. The Consulting Civil Engineer of the "*Developer*" shall certify that the location and position of the installed services are in accordance with the plans submitted for each of the services detailed below;
126. All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;
127. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law shall not be issued unless said services have been inspected by the "*Engineer*" and written clearance given, by the "*Engineer*";

**Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law**

128. It is specifically agreed that the "*Developer*" undertakes to comply with all conditions of approval as laid down by the "*Municipality*" before clearance certificates shall be issued, unless otherwise agreed herein;
129. that the "*Municipality*" reserves the right to withhold any clearance certificate until such time as the "*Developer*" has complied with conditions set out in this contract with which he/she is in default. Any failure to pay monies payable in terms of this contract within 30 (thirty) days after an account has been rendered shall be regarded as a breach of this agreement and the "*Municipality*" reserves the right to withhold any clearance certificate until such time as the amount owing has been paid;
130. that clearance will only be given per phase and the onus is on the "*Developer*" to phase his development accordingly;
131. **The onus will be on the "*Developer*" and or his professional team to ensure that all land-use conditions have been complied with before submitting an application for a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law. Verifying documentation (proof of payment in respect of Development Charges, services installation, etc.) must be submitted as part of the application before an application will be accepted by this Directorate;**
132. that any application for Certificate of Clearance will only be supported by the "*Engineer*" once all relevant as-built detail, as reflected in the item "AS-BUILT's" of this document, is submitted to the "*Engineer*" and approved by the "*Engineer*".

**Erf 2121 Klappmuts**

**Avoidance of waste, nuisance and risk**

133. Where in the opinion of the "Municipality" a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the "Municipality" may give the "Developer" and or OWNER'S ASSOCIATION written notice to remedy the defect failing which the "Municipality" may carry out the work itself or have it carried out, at the cost of the "Developer" and or OWNER'S ASSOCIATION.

**Streetlighting**

134. The "Developer" will be responsible for the design and construction at his own expense of all internal street lighting services and street lighting on link roads leading to his development (excluding Class 1, 2 and 3 Roads) according to specifications determined by the municipality's Manager: Electrical Services and under the supervision of the consulting engineer, appointed by the "Developer";

135. Prior to commencing with the design of street lighting services, the consulting electrical engineer, as appointed by the "Developer" must acquaint himself with, and clarify with the municipality's Manager: Electrical Engineering, the standards of materials and design requirements to be complied with and possible cost of connections to existing services;

136. The final design of the complete internal street lighting network of the development must be submitted by the consulting electrical engineer, as appointed by the "Developer", to the municipality's Manager: Electrical Engineering for approval before any construction work commences;

137. Any defect with the street lighting services constructed by the "Developer" which may occur during the defects liability period of 12 (TWELVE) months and which occurs as a result of defective workmanship and/or materials must be rectified immediately / on the same day the defect was brought to the attention of the consulting electrical engineer, appointed by the "Developer". Should the necessary repair work not be done within the said time the "Municipality" reserves the right to carry out the repair work at the cost of the "Developer";

**Erf 2121 Klappmuts**

138. The maintenance and servicing of all private internal street lighting shall be the responsibility and to the cost of the "Developer" and or Home Owner's Association.

A handwritten signature in black ink, appearing to read 'Tyrone King', written in a cursive style.

**TYRONE KING Pr Tech Eng**

**MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

W:\2.0 DEVELOPMENT\00 Developments\2260 (TK) Erf 2121 Klappmuts (LU-13487)\2260 (TK) Erf 2121 Klappmuts (LU-13487).doc

**ATTACHMENT X**

**Geographic Information System (GIS) data capturing standards**

In drawing up the As-build Plans relating to this development, the consultant must create the following separate layers in ESRI .shp, electronic file format in order for the data to reflect spatially correct.

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT PROPLINES	Parent property lines
PARENT PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET NAMES	Road centre lines with street names
STREET NUMBERS	Points with street numbers
COMPLEX BOUNDARIES	Where applicable, polygon with complex name (mention whether gated or not and if so, where gates are)
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

When data is provided in a .shp format it is mandatory that the .shx, .dbf, files should accompany the shapefile. The prj file containing the projection information must also accompany the shapefile.

It is important that different geographical elements for the GIS capture process remains separate. That means that political boundaries like wards or suburbs be kept separate from something like rivers. The same applies for engineering data types like water lines, sewer lines, electricity etc. that it is kept separate from one another. When new properties are added as part of a development, a list of erf numbers with its associated SG numbers must be provided in an electronic format like .txt, .xls or .csv format.

For road layer shapefiles; the road name, the from\_street and to\_street where applicable

### **Erf 2121 Klapmuts**

as well as the start en end street numbers needs to be included as part of the attributes. A rotation field needs to be added to give the street name the correct angle on the map.

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the Stellenbosch Municipality standard as follows:

- Datum : Hartebeeshoek WGS 84
- Projection : Transverse Mercator
- Central Longitude/Meridian 19
- False easting : 0.00000000
- False northing : 0.00000000
- Central meridian : 19.00000000
- Scale factor : 1.00000000
- Origin latitude : 0.00000000
- Linear unit : Meter

# Stellenbosch Municipality - Development Charge Calculation



## APPLICATION INFORMATION

Application Number DC 2260 (TK) Erf 2121 Klappmuts (LU-13487)

Date Monday, 28/Feb/2022

Financial Year 2021/22

Erf Location Klappmuts

Erf No 2121

Erf Size (m<sup>2</sup>)

Suburb

Applicant

Approved Building Plan No. •SDP by TV3 dated 10/10/2021 Rev 8

## SUMMARY OF DC CALCULATION

Unit(s)	Water kl/day	Sewer kl/day	Storm-water ha°C	Solid-Waste t/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	82.800	69.000	2.484	5.520	448.50	448.5	
Total Development Charges before Deductions	R 919 520.08	R 1 538 577.19	R 335 039.16	R 373 992.33	R 3 463 935.18	R 1 851 706.47	R 8 482 770.42
Total Deductions							
Total Payable (excluding VAT)	R 919 520.08	R 1 538 577.19	R 335 039.16	R 373 992.33	R 3 463 935.18	R 1 851 706.47	R 8 482 770.42
VAT	R 137 928.01	R 230 786.58	R 50 255.87	R 56 098.85	R 519 590.28	R 277 755.97	R 1 272 415.56
Total Payable (including VAT)	R 1 057 448.10	R 1 769 363.77	R 385 295.03	R 430 091.18	R 3 983 525.46	R 2 129 462.44	R 9 755 185.98

## APPLICANT INFORMATION

Application Processed by:

Tyrone King

Signature

Date

28 Feb 2022

Amount Paid:

Date Payment Received

Receipt Number



**Maps/prints**

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Water	Sewer	Stormwater		Roads	Community Facilities	Total		
		du	m <sup>2</sup> GLA	du	m <sup>2</sup> GLA				du	m <sup>2</sup> GLA				Yes	No
Infrastructure Type applicable? (yes/no)															
		du	m <sup>2</sup> GLA	du	m <sup>2</sup> GLA	du	m <sup>2</sup> GLA	du	m <sup>2</sup> GLA	du	m <sup>2</sup> GLA	du	m <sup>2</sup> GLA	du	
Residential	Single Residential >1000m <sup>2</sup>	0	0	0	0	0	0	R	R	R	R	R	R	R	
	Single Residential >500m <sup>2</sup>	0	0	0	0	0	0	R	R	R	R	R	R	R	
	Single Residential <250m <sup>2</sup>	0	0	0	0	0	0	R	R	R	R	R	R	R	
	Less Formal Residential >250m <sup>2</sup>	0	0	0	0	0	0	R	R	R	R	R	R	R	
	Less Formal Residential <250m <sup>2</sup>	0	0	0	0	0	0	R	R	R	R	R	R	R	
	Group Residential >250m <sup>2</sup>	0	0	0	0	0	0	R	R	R	R	R	R	R	
	Group Residential <250m <sup>2</sup>	0	0	0	0	0	0	R	R	R	R	R	R	R	
	Medium Density Residential >250m <sup>2</sup>	0	0	0	0	0	0	R	R	R	R	R	R	R	
	Medium Density Residential <250m <sup>2</sup>	0	0	0	0	0	0	R	R	R	R	R	R	R	
	High Density Residential - flats	0	0	0	0	0	0	R	R	R	R	R	R	R	
	High Density Residential - student rooms	0	0	0	0	0	0	R	R	R	R	R	R	R	
	Commercial	Local Business - office	0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R
Local Business - retail		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
General Business - office		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
General Business - retail		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
Community		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
Education		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
Light Industrial		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
General Industrial - light		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
Warehousing		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
General Industrial - heavy		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
Noxious Industrial - heavy		0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
Industrial		Resort	0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R
	Public Open Space	0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
	Private Open Space	0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
	Natural Environment	0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
	Utility Services	0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
	Public Roads and Parking	0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
	Transport Facility	0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
	Limited Use	0%	0%	0%	0%	0%	0%	R	R	R	R	R	R	R	
	To be calculated based on equivalent demands														
	Special														

Water	Sewer	Stormwater	Roads	Community Facilities	Total
R919 520.08	R1 538 577.19	R335 039.16	R373 992.33	R3 463 935.18	R8 482 770.42
R0.00	R0.00	R0.00	R0.00	R0.00	R0.00
R919 520.08	R1 538 577.19	R335 039.16	R373 992.33	R3 463 935.18	R8 482 770.42
R137 978.01	R230 786.58	R50 255.67	R56 098.85	R519 590.28	R1 272 415.56
R1 057 448.10	R1 769 393.77	R385 255.03	R480 091.18	R3 983 525.46	R9 755 185.98

\* Complete yellow/green cells.  
 \*\* du = dwelling unit, GLA=Gross lettable area.  
 Total Development Charges before Deductions  
 % Deductions per service (%)  
 Additional Deduction per service - from Service Agreement (sum)  
 Sub Total after Deductions (excluding VAT)  
 VAT  
 Total

ANNEXURE: ELECTRICAL  
ENGINEERING

Klap 2159,2156,2121

**GENERAL COMMENT:**

1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to Eskom.

**CONDITIONS**

3. No conditions.

SIGNATURE

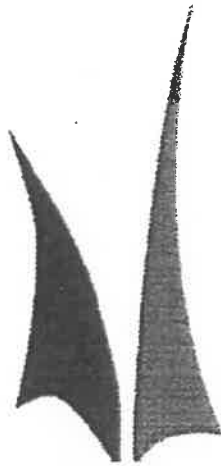


.....

DATE...1/04//2022.....

**ANNEXURE Q: STELLENGATE VILLAGE ARCHITECTURAL GUIDELINES+  
STELLENGATE PROPERTY OWNERS ASSOCIATION  
CONSTITUTION**

**PROPOSED STELLENGATE VILLAGE ON  
ERF NR 2121:  
KLAPMUTS**



**2021**

**ARCHITECTURAL DESIGN MANUAL**

<b>CONTENTS</b>	<b>PAGE NO'S</b>
1. INTRODUCTION	2
2. LANDUSE	2
<ul style="list-style-type: none"> <li>▪ Erf numbers + Subdivision LG Plan</li> <li>▪ Site Development plan + Zoning</li> </ul>	
3. SCOPE OF THE ARCHITECTURAL DESIGN MANUAL	2
4. BUILDING ENVELOPE	2
5. BUILT FORM:	3
6. SCHEDULE OF FINISHES:	3 - 6
<ul style="list-style-type: none"> <li>▪ Roofs: <i>form/material/colour/furniture</i></li> <li>▪ Façade &amp; walls: <i>gables/eaves/parapets/gutters material/colour</i></li> <li>▪ Windows &amp; doors: <i>form/material/colour/type</i></li> <li>▪ Verandas &amp; pergolas: <i>form/material/colour/support types</i></li> </ul>	
7. BOUNDARY WALLS & FENCES	6 - 8
<ul style="list-style-type: none"> <li>▪ General</li> <li>▪ Street &amp; side boundary walls</li> <li>▪ Piers</li> <li>▪ Vibracrete fences</li> </ul>	

## **TOWNSHIP DEVELOPMENT OF STELLENGATE VILLAGE**

### **1. INTRODUCTION**

- 1.1 The intention is to develop a unique cohesive architectural character for the total development as an appropriate response to its sensitive environment. To this end the combination of traditional Cape architectural elements and the use of natural building materials will be encouraged.
- 1.2 This design manual has therefore been developed for certain forms, massing of buildings, materials and colours.
- 1.3 These guidelines should not be seen as restrictive measures but as an instrument to maintain an overall design sensitivity, whilst allowing flexibility for individual expression.
- 1.4 The manual is supplementary to the National Building Regulations and requirements of the Local Authority.
- 1.5 All building designs are to be presented in sketch plan format and working drawings to the Design Review Committee. The procedure and requirements will be part of the purchase documents.
- 1.6 All plans must be approved by the Design Review Committee prior to submission to council as a condition of title.  
Note: These guidelines will be subject to periodical Revision.

### **2. LAND USE**

- 2.1 The land use will be as per the approved subdivision diagrams for the erven within the estate.
- 2.2. Erven included in this guideline are Erf 2121, 2122, 2123, 2154, 2155, 2156, 2157 and 2158.
- 2.3. The only access for the Estate will be via erf 2154 from Stellenberg Street.

### **3. SCOPE OF THE ARCHITECTURAL DESIGN MANUAL**

3. It is the intention of the developer to adhere to the overall unique character of the various uses of each individual site & respond to the public open spaces, green belts, pedestrian friendly walkways, building height controls and provide for easy accessibility not only from the main traffic route R44 but also from all pedestrian vehicular accesses by the current and future of the Stellengate Village residents.

The zoning of all individual erven and or public open space will be as per the Town Planning scheme:

#### 4. **BUILDING ENVELOPE**

To be according to the building lines and final site development plans.

#### 5. **BUILT FORM:**

To be according to the building lines and final site development plans.

#### 6. **SCHEDULE OF FINISHES:**

- Roofs: *form/material/colour/furniture*

##### ***FORM:***

- The major plan forms are individually and connected with minor form such as lean-to-roof or veranda.
- Pitched roofs are permitted.
- Pitched & double pitched at 20-35 degrees with a max span of 20m.
- Lean-to-roofs/ Veranda roofs max width of 3,5m wide.
- Lean-to-roofs are pitched at 2-5 degrees.
- The minimum height of 450mm is when the lean-to-roof is connected to the underside of the fascia of the main roof .

##### ***MATERIAL:***

- The material of the roof must not be non-reflective.
- Material: Double Roman Concrete Roof Tile roofing.
- No corrugated, IBR, clip lock will not be permitted

##### ***COLOUR:***

- 'Slate grey'.
- The colour of the gutters to match the colour of the roof.

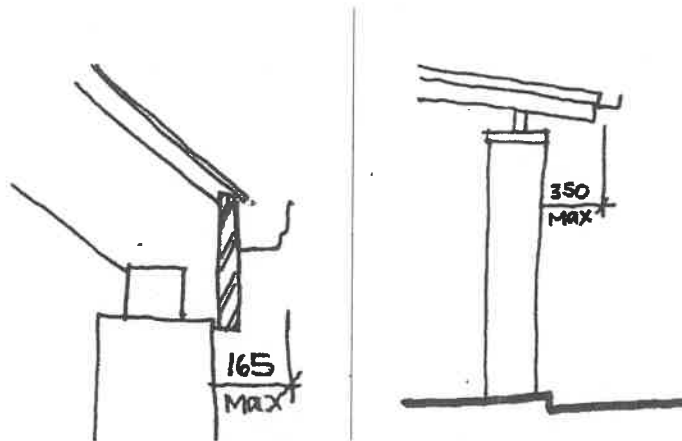
##### ***ROOF FURNITURE:***

- Ventilators, extracts & roof lights must be incorporated in the design of the structure and must match the colour of the roof.

- Façade & walls: *gables/eaves/parapets/gutters material/colour*

**GABLES, EAVES, PARAPETS, GUTTERS**

- Gables will be permitted. The major plan form with pitched roof can have gable wall with pitched roof.
- No hipped ends are permitted.
- The main roof and the lean-to-roof must have no overhang. The fascia and the gutter have a max overhang of 165mm.
- Verandah eaves may have a max overhang of 350mm, beyond column or post.
- The gutters must be pre-painted, pre-formed galvanised steel or aluminium.
- Diameter of the gutter to be 75dia. The down pipes to be painted PVC or pre-painted aluminium down pipes or 75x50mm rectangular aluminium down pipes must match the colour of the gutter.
- The fascia boards to be painted and must match the colour of the roof.  
(Refer to sketch 6a & b)



SKETCH A &amp; B

**MATERIAL**

- External walls to plastered & painted.
- Facebrick will not be permitted.
- Smartstone cladding or similar approved cladding on wall. The cladding is optional. Cladding must be 900mm high max.
- Plaster bands around doors & windows will be permitted on the elevations.
- Window cills to be plastered.
- Nutec 'handy planks' will not be permitted.

**COLOUR:**

- The walls and the plastered details to be one colour only.
- Plastered walls to be painted the following colours:  
Plascon code:  
Plascon code:
- No other colours will be used other than mentioned above.
  - Windows & doors: *form/material/colour*



**FORM:**

- Square and vertical window proportions will be used (1:1/1:2).
- Windows & doors must align on the elevation.
- Windows behind verandahs or pergolas may have larger openings.
- The windows must be side/top hung casements or vertical sliding type.
- No cottage pane & bay windows will be allowed.
- 'WINBLOCK TYPE' concrete window frames will be permitted.
- Traditional glazed French doors & sliding doors are permitted. Shutters are optional.
- External doors to be solid with vertical or horizontal boarding.
- No ornate carved & trellidoors are not permitted (external).
- Front doors exposed to the street must only have:
  - Double panelled timber door
  - Vertical panelled boarding
  - Double or single panelled glazed

**MATERIAL:**

- Timber: natural (no stained finishes permitted) or painted.
- Aluminium: powder coated, natural anodized
- All glass standards must be according to the National building regulations. No mirror glass will be permitted.
- NOTE: only one window/ door colour per building.
- No glass bricks to be used.
- No external burglar proofing to be used.

**COLOURS:**

- Colours for painted timber window/ doors: 'Plascon'
- 'Plascon'
- Colours for pre painted aluminium windows/ doors: 'Plascon'
- 'Plascon'
- Verandas & pergolas: *form/material/colour/  
support types*

**FORM:**

- The openings/ spacing between the supports must not be larger than 2 times the height of the Verandah support.
- No IBR profiles to be used on verandahs only on the lean-to-roof structure.

**MATERIAL:**

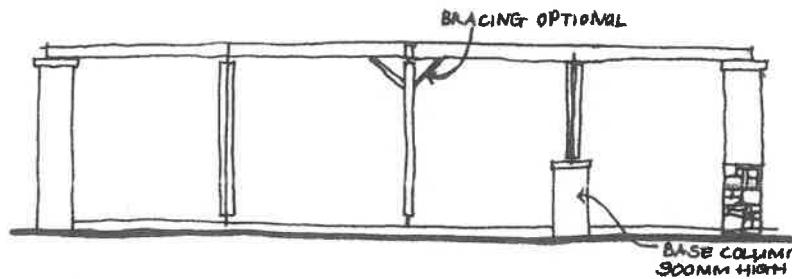
- The brick piers to be masonry with smart stone cladding which is optional.
- Steel or timber posts to be painted or pre painted.

**COLOURS:**

- Verandah posts and pergolas must be the following colour:
  - 'Plascon':
  - 'Plascon':
- The posts can be natural timber or can have only one colour finish.

**SUPPORT TYPES:**

- Smart stone or equally approved cladding onto columns (350-500mm square).
- Double steel or timber posts without 45deg bracing detail.
- Single steel or timber post with 45deg bracing detail.  
(refer to sketch 6c)

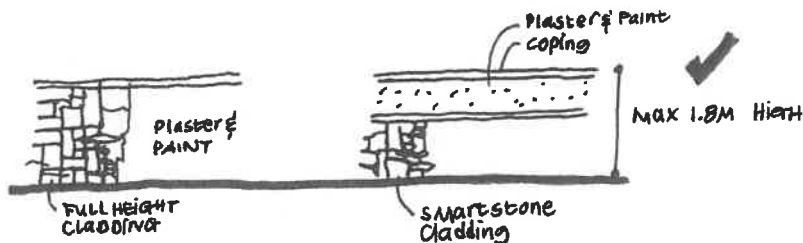
**SKETCH C****7. □ BOUNDARY WALLS & FENCES**

- General

Boundary walls and fences should form part of the structure that is build on the site. The walls & fences must create continuity and connection between buildings. This will create outdoor courts, yards and divided parking areas.

- Street & side boundary walls

Walls on streetscapes are permitted. The maximum height of the front walls to be 1.2m. The maximum height of the rear and side walls to be 1.8m high and may be used between boundaries and side/ back boundaries. The wall can be built on the boundary (no setbacks) to create the 'werf concept'.



SKETCH D

**THE CLADDING/COPING IS OPTIONAL – PLASTER & PAINT FINISH IS COMPULSORY.**

**Side, back & front walls may be enclosed with:**

**Side 1,8m high - Front 1,2m high**

- Wall with stone cladding (smart stone or similar approved)
- The boundary wall (masonry, timber, steel)
- Precast concrete panelled walls
- Coated metal mesh fence such as Betafence/Clearvu

- Piers

The piers will be used at the gate openings and structural supports. Stone cladding or plinth/ plaster moulding detail to be used on wall. Piers to be equally spaced when used as structural support.

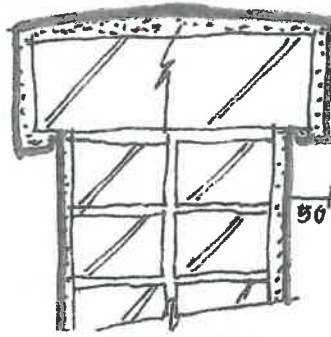
**NOT PERMITTED:**

Diamond mesh fences will not be permitted.

- Finishes & Paint Schedule

**Plinth:** 1/3 to be clad with similar approved cladding (Smart stone) or fully clad. The max height of the wall to be 1.8m high. The cladding on wall is optional.

**Masonry:** Plaster finish with coping on top of wall. The plastered or concrete coping is optional. The colour of the wall to match the colour of the building. (Colour codes refer to walls & facades).



SKETCH E

**230mm THICK/WIDE WALL WITH 50mm OVERHANG  
WALL FINISH TO MATCH COLOUR OF BUILDING**

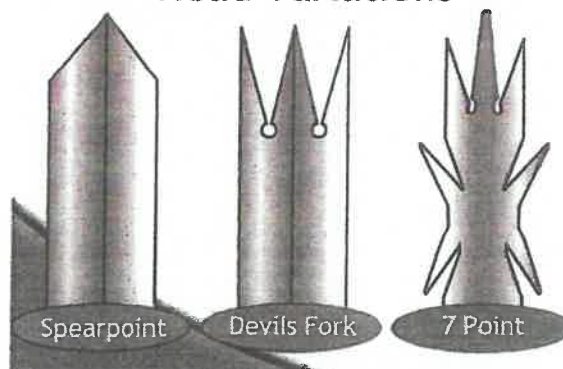
**Aluminium:** Powder coated to match window colour.

**Solid Timber:** Natural timber or painted to match the colour of the windows.

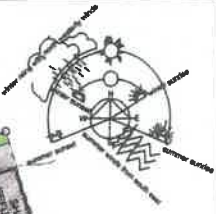
**Palisade Fence:** Steel

76x76 Square tube posts. All steel components to be galvanised/  
hot dipped and painted. The fence to be 1.8m high. Different  
'head variations' to be used on the steel palisade fence.

### Head Variations



SKETCH G



- Notes:**
- Landscaping shall be implemented by and at the cost of the developer in accordance with the approved Master Landscape Plan.
  - Implementation of the landscaping shall be in accordance with the landscape plans and to the satisfaction of the Regional Manager, Environmental & Heritage Management Branch. An on-site meeting must be arranged with the Environmental and Heritage Management Branch on completion of such landscaping.
  - Final position of trees to be adjusted on site, once the on-site underground services positions are established. Root barriers must be installed around the trees where any tree is planted in a line if less than 1m x 1m to safeguard the services.



**Proposed Planting Palette**

Trees: 100x1

Tree to be minimum of 1.8m high from NGL after planted and a girth diameter of not less than 80mm, plus double staked with cross member.

- |                   |                          |
|-------------------|--------------------------|
| Fever Tree        | Acacia xanthophloea      |
| River Bush Willow | Combretum erythrophyllum |
| Viper             | Nuclea foetida           |
| Water Pear        | Syzgium guineense        |
| Cape Ash          | Ekebergia capensis       |

**Rehabilitation:**

**Rehabilitation Plant: Klappmuts River September 2015**

- Zone 1 - river margin (sedges and rushes)**
- Isopogon digitatus (sedge)
  - Juncus effusus (rush)
  - Ficinia nodosa (dubuis)
- Zone 2 - transitional zone (sedges, restios, rushes and shrubs)**
- Bertralis lanuginosa (Vahltopfhanter)
  - Juncus effusus (rush)
  - Cliffortia graminea
  - Cliffortia ferruginea
  - Restio spp. (restios)
  - Laucoedon salicola
  - Mitrocarpus angustifolia
  - Cappia glomerata (Vielbesel)
- Zone 3 - dry bank (shrubs and trees)**
- Arbutum stellatolium (wild almond)
  - Maytenus oleoides (keshoud)
  - Metrosideros angustifolius (smalhaar)
  - Agavea africana (wild peach)
  - Podocarpus elongatus (yellowwood)
  - Cliffortia graminea
  - Cliffortia ferruginea
  - Virgilia crochoides
  - Olea europaea subsp. africana
  - Scaevola taccada
  - Scaevola africana
  - Scaevola lanata

**Lawn:**

- Cynodon dactylon - Instant lawn
- Groundcover Plants: 6 plants/m<sup>2</sup>
- Azorella spp.
- Asystasia gangetica
- Bulbine spp.
- Helictotrysum spp.
- Lampranthus spp.
- Plectranthus spp.
- Sutera
- Carphobrotus spp.
- Othonna spp.
- Crasula spp.

**LEGEND:**

- NEW TREES
- LAWN
- PLANTING
- REHABILITATION (PRIVATE GREEN SPACE)
- ELECTRICAL SUB STATION
- PAVED WALKWAY
- UNDERGROUND SERVICES
- BOUNDARY LINE
- ACCESS SERVITUDE
- JUNGLE GYM
- KLAPPMUTS RIVER

**Project:** STELLENGATE VILLAGE

**Drawing 1.0:** - 02/09/2021

**LANDSCAPE SDP**

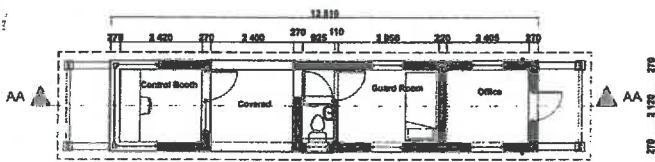
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**Location:** KLAPPMUTS

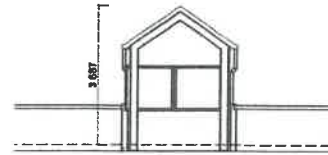


# GH

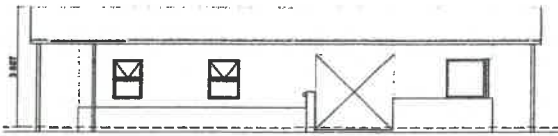
## GATE HOUSE



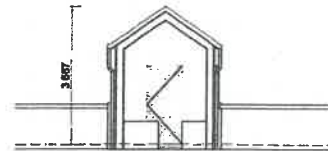
Ground Floor Plan  
Scale 1:75



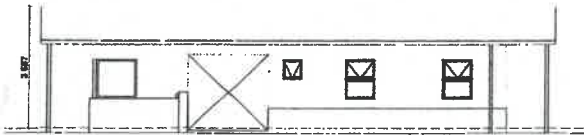
Elevation C  
Scale 1:75



Elevation A  
Scale 1:75



Elevation D  
Scale 1:75



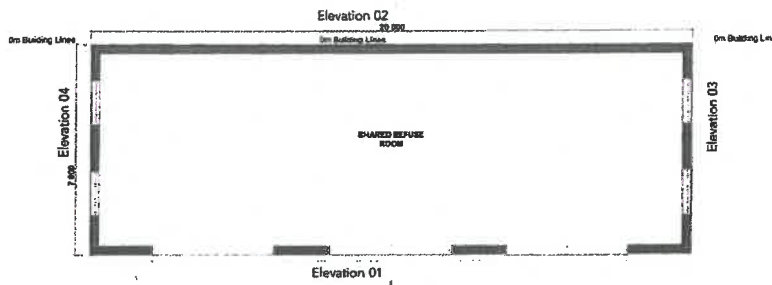
Elevation B  
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Diagrammatic Section  
Scale 1:75

# RR

## REFUSE ROOM



Ground Floor Plan  
Scale 1:75



Elevation A  
Scale 1:75



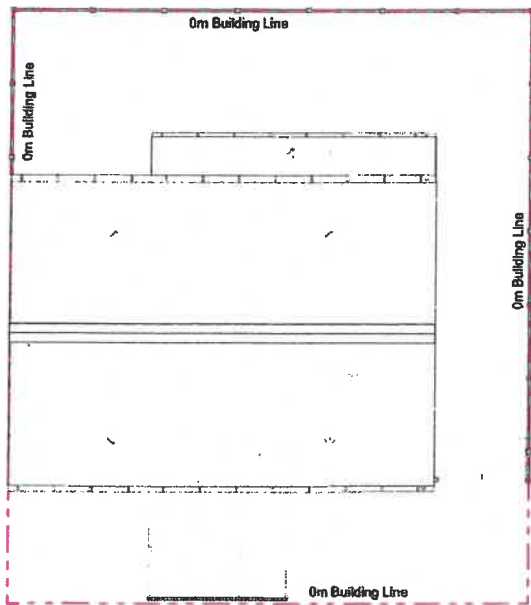
Elevation B  
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Elevation C  
Scale 1:75



Elevation D  
Scale 1:75



Roof Floor Plan  
Scale 1:75

# A

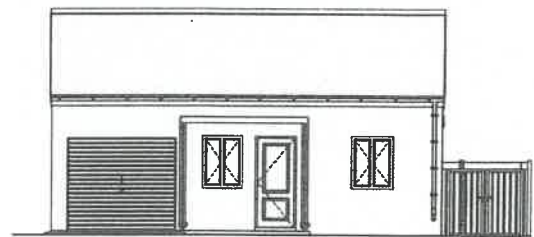
TYPE A UNIT



3D View

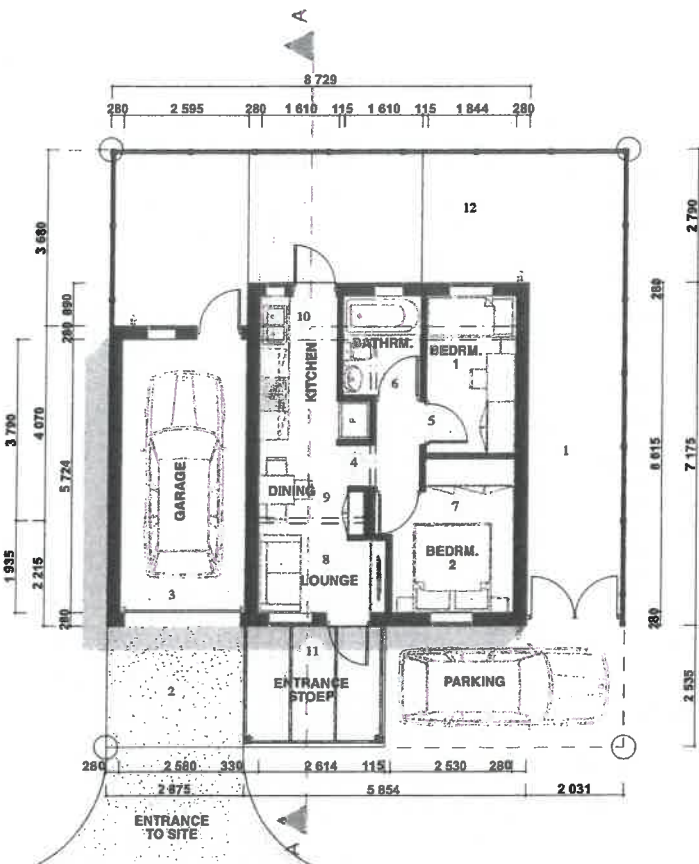


3D View

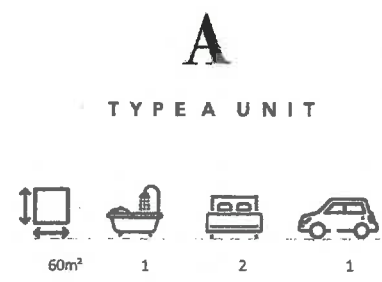


Typical Elevation  
Scale 1:75





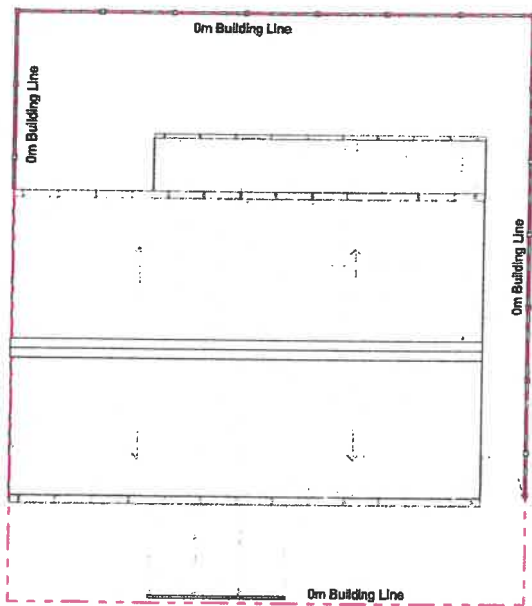
Ground Floor Plan  
Scale 1:75



- 1.Sidewalk
- 2.Driveway
- 3.Single Garage
- 4.Passage
- 5.Bedroom 1
- 6.Bathroom
- 7.Bedroom 2
- 8.Lounge
- 9.Dining
- 10.Kitchen
- 11.Patio/Stoop
- 12.Yard



Diagrammatic Section AA  
Scale 1:75



Roof Floor Plan  
Scale 1:75



**B**

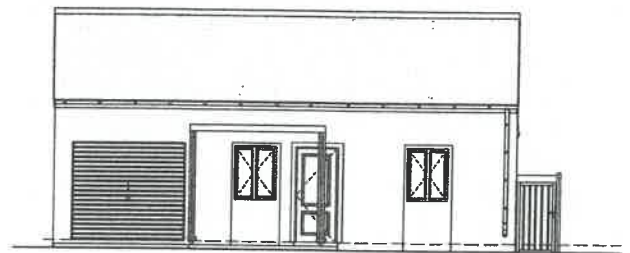
**TYPE B UNIT**



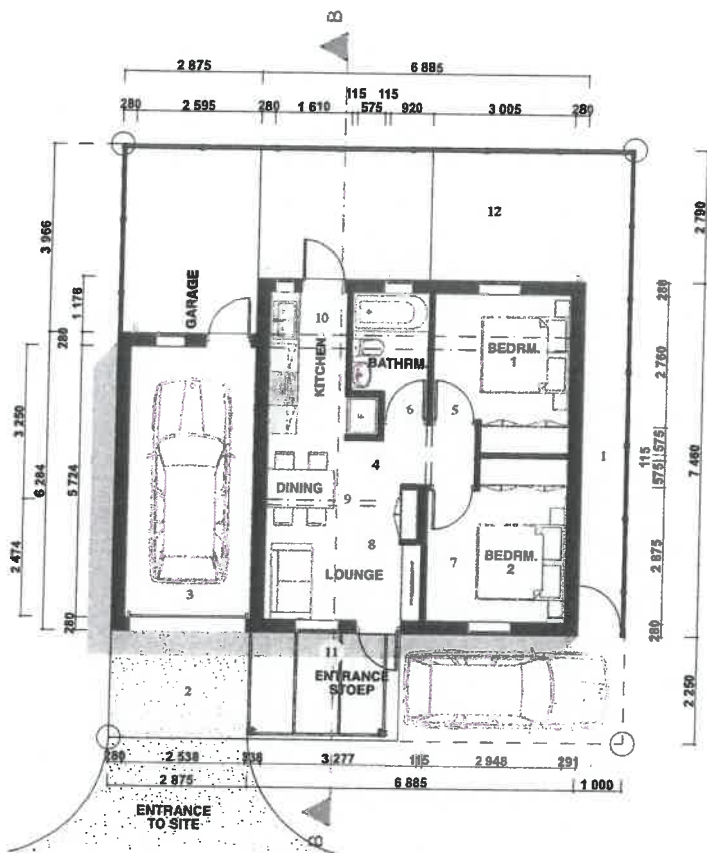
3D View



3D View



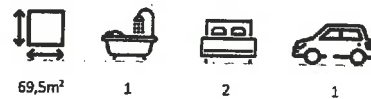
Typical Elevation  
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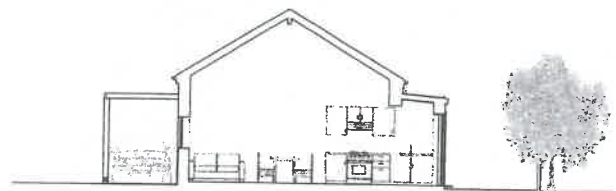
Ground Floor Plan  
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# B

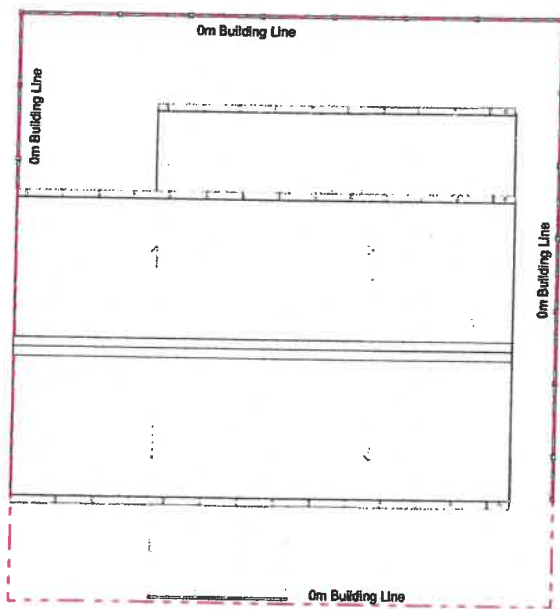
## TYPE B UNIT



- 1. Sidewalk
- 2. Driveway
- 3. Single Garage
- 4. Passage
- 5. Bedroom 1
- 6. Bathroom
- 7. Bedroom 2
- 8. Lounge
- 9. Dining
- 10. Kitchen
- 11. Patio/Stoep
- 12. Yard



Diagrammatic Section AA  
Scale 1:75



Roof Floor Plan  
Scale 1:75



C

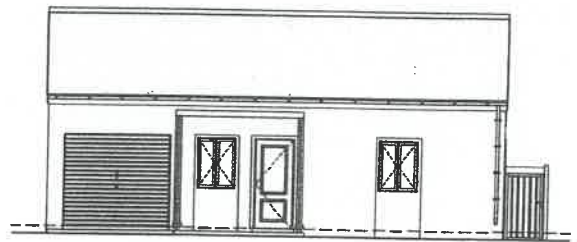
TYPE C UNIT



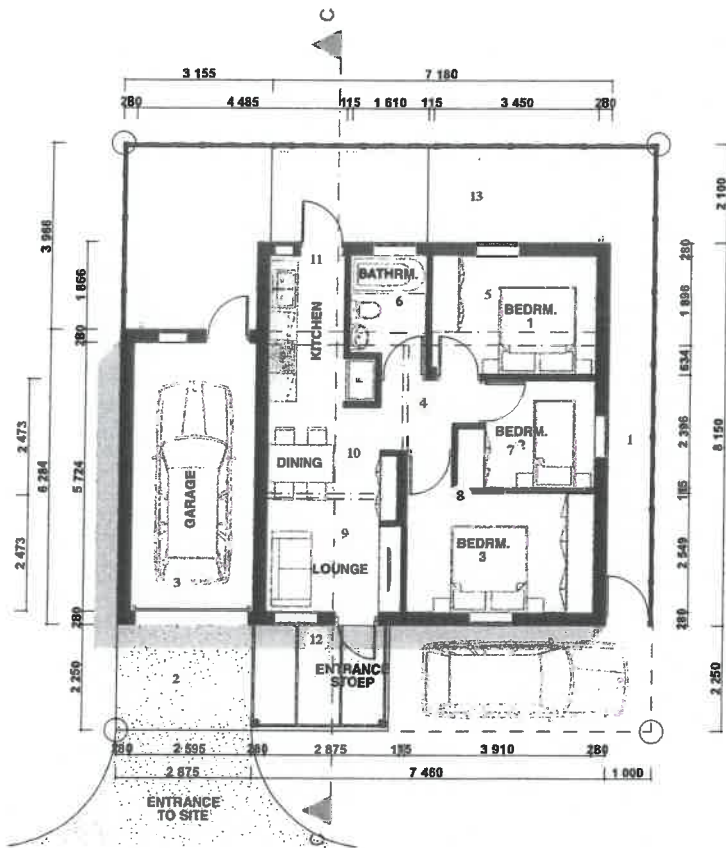
3D View



3D View



Typical Elevation  
Scale 1:75

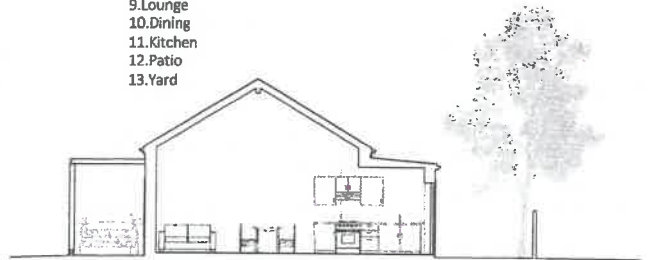


Ground Floor Plan  
Scale 1:75

### C TYPE C UNIT



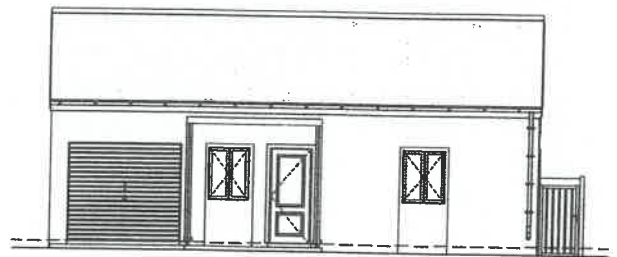
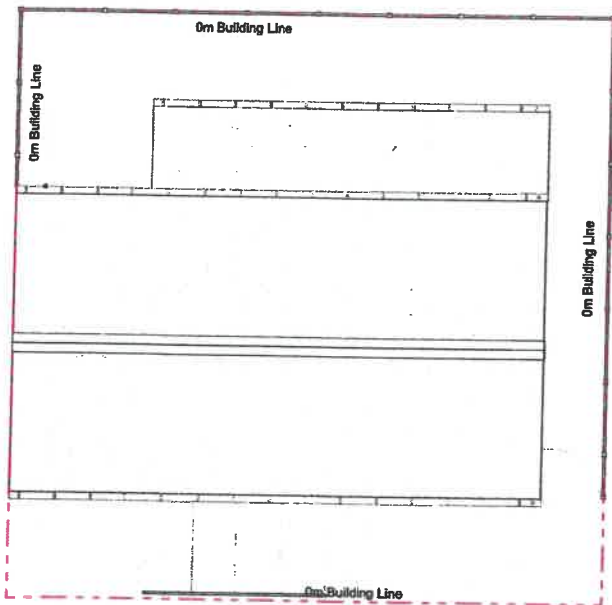
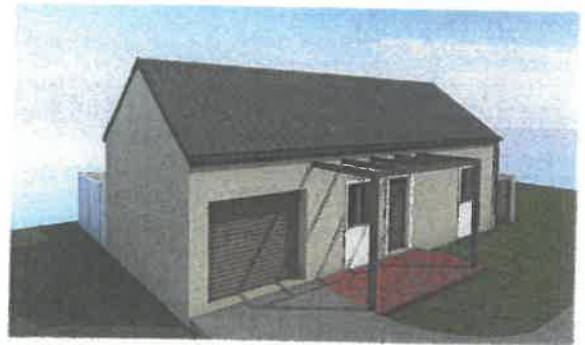
- 1.Sidewalk
- 2.Driveway
- 3.Single Garage
- 4.Passage
- 5.Bedroom 1
- 6.Bathroom
- 7.Bedroom 2
- 8.Bedroom 3
- 9.Lounge
- 10.Dining
- 11.Kitchen
- 12.Patio
- 13.Yard

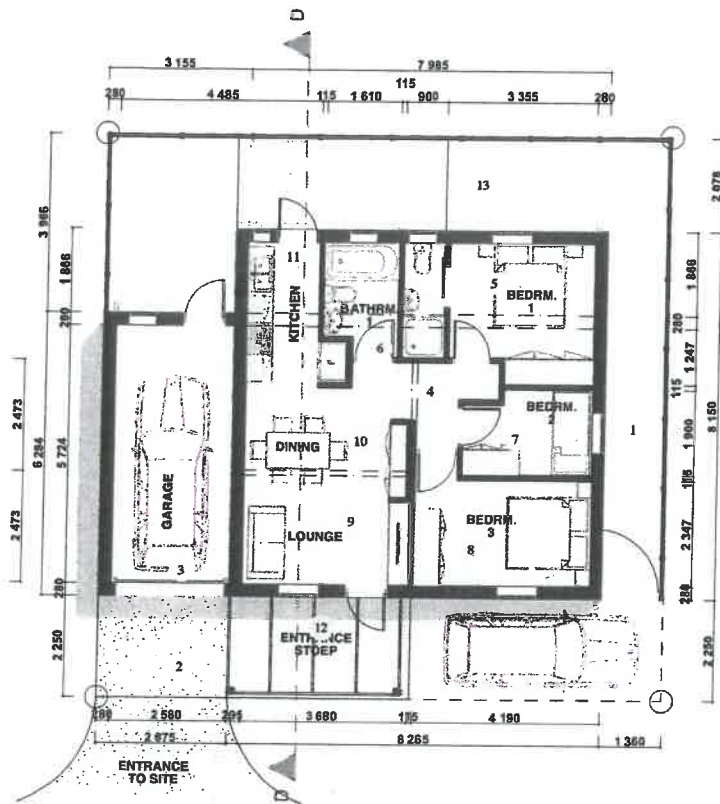


Diagrammatic Section AA  
Scale 1:75

# D

TYPED UNIT





Ground Floor Plan  
Scale 1:75

D

TYPED UNIT

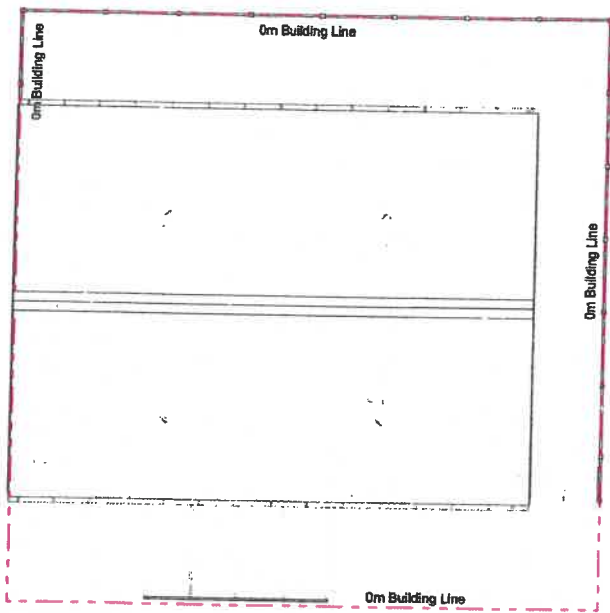


85,5m<sup>2</sup>    1    2    1

- 1. Sidewalk
- 2. Driveway
- 3. Single Garage
- 4. Passage
- 5. Bedroom 1
- 6. Bathroom
- 7. Bedroom 2
- 8. Bedroom 3
- 9. Lounge
- 10. Dining
- 11. Kitchen
- 12. Patio
- 13. Yard



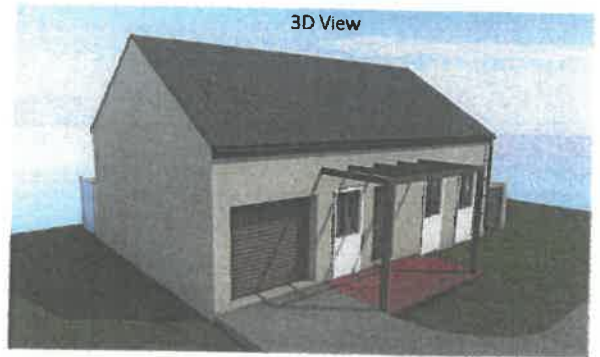
Diagrammatic Section AA  
Scale 1:75



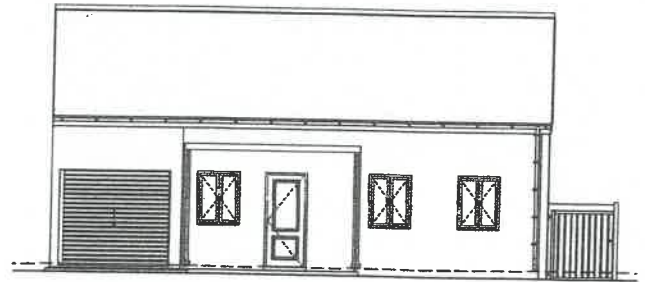
Roof Floor Plan  
Scale 1:75

**E**

TYPE UNIT

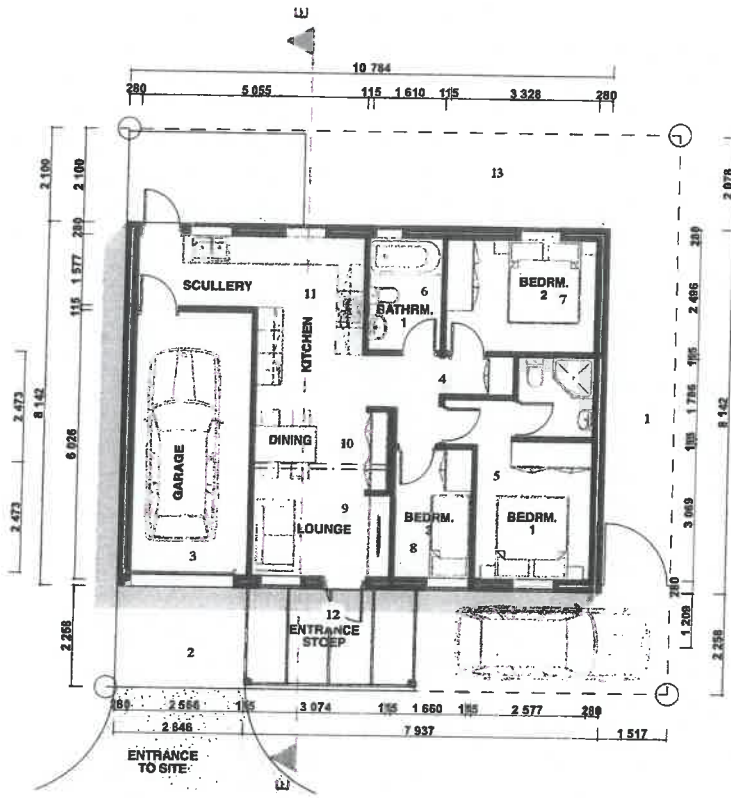


3D View



Typical Elevation  
Scale 1:75

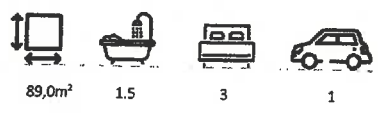




Ground Floor Plan  
Scale 1:75

# E

TYPE E UNIT



- 1.Sidewalk
- 2.Driveway
- 3.Single Garage
- 4.Passage
- 5.Bedroom 1
- 6.Bathroom
- 7.Bedroom 2
- 8.Bedroom 3
- 9.Lounge
- 10.Dining
- 11.Kitchen
- 12.Patio
- 13.Yard



Diagrammatic Section AA  
Scale 1:75

# CONSTITUTION OF THE STELLENGATE PROPERTY OWNERS ASSOCIATION 2022/09

## 1. NAME

The name of the Association is:

THE STELLENGATE VILLAGE PROPERTY OWNERS ASSOCIATION

## 1.1 PRELIMINARY

1.1.1 The provisions hereof shall not be added to, amended or replaced without the consent in writing of the Local Authority;

1.1.2 the Association shall consist of all registered owners.

## 2. DEFINITIONS

In this Constitution, unless the context indicates the contrary :

2.1 "the Association" shall mean the STELLENGATE VILLAGE PROPERTY OWNERS ASSOCIATION;

2.2 "person" shall include a Company, Club, Partnership, Trust, Closed Corporation or other Association of persons entitled in law to hold title to immovable property;

2.3 "property" shall mean one or more of the subdivisions of ERF 1336 KLAPMUTS, namely ERVEN 2121, 2156 and 2159 KLAPMUTS;

2.4 "member" shall mean a member as defined in Clause 5 hereof;

2.5 "site" shall mean the STELLENGATE VILLAGE ;

2.6 words importing the singular shall include the plural and the converse shall also apply; the masculine gender shall include feminine and neuter genders and the neuter gender shall include the masculine and feminine genders.

## 3. HEADNOTES

The headnotes to the Clauses in this Constitution are inserted for reference purposes only and shall not affect the interpretation of any of the provisions to which they relate.

## 4. OBJECTS OF THE ASSOCIATION

The objects of the Association are :

4.1 Through its Executive Committee (EXCOM), to promote and enforce standards for community living in such a way that members may derive the maximum collective

STELLENGATE VILLAGE PROPERTY OWNERS ASSOCIATION

benefit therefrom;

- 4.2 to control, develop and maintain the STELLENGATE VILLAGE for the mutual benefit of members;
- 4.3 to control, develop and maintain the roads and access in the STELLENGATE VILLAGE for the mutual benefit of members;
- 4.3 that the Association, through its said EXCOM, shall have the power to do such acts as are necessary and reasonably required to give effect to the provisions of the Constitution;
- 4.4 to decide on future actions of mutual benefit regarding for instance, security, maintenance etc.;
- 4.5 to ensure that all building plans and specifications in respect of proposed improvements as well as the actual improvements are in accordance with and comply to the Design Guidelines applicable to the STELLENGATE VILLAGE (see Annexure B).

## **5. MEMBERS**

- 5.1 The Association shall be organised without capital and membership thereof shall be evidenced by registered ownership in the Deed's Registry in Cape Town of one or more erven in the STELLENGATE VILLAGE. Upon registration of ownership, membership of the Association shall be automatic and members shall be obliged to comply with the provisions of this Constitution. No persons shall be entitled to cease to be a member of the Association while remaining the registered owner of a unit in the STELLENGATE VILLAGE;
- 5.2 each member shall be entitled to ONE (1) vote for each unit owned in the STELLENGATE VILLAGE, which consists of ? erven;
- 5.3 ownership of a unit in undivided shares shall constitute only one membership, which membership shall be represented by one individual in terms of the provisions of Clause 8.10 hereof;
- 5.4 membership shall be transferred by the registration of a Deed of Transfer in the Deed's Registry at Cape Town, passing transfer of one or more erven in the STELLENGATE VILLAGE to the new member;
- 5.5 every member shall pay an annual equal levy/subscription to the Association, in respect of each unit owned by a member, the amount of which shall be determined by EXCOM in terms of Clause 10 hereof.

## **6. POWERS EXERCISED BY EXCOM**

The powers of the Association other than those to be exercised by the members in General Meeting, shall be exercised by EXCOM.

## **7. EXECUTIVE COMMITTEE (EXCOM)**

**7.1 COMPOSITION**

The number of EXCOM members shall be determined from time to time by the members of the Association in General Meeting, provided that there shall not be less than 5 (FIVE) nor more than 10 (TEN) EXCOM members;

**7.2 ELECTION AT ANNUAL GENERAL MEETING**

7.2.1 EXCOM members shall be elected annually at the Annual General Meeting and shall, subject to the provisions herein contained, remain in office until the following Annual General Meeting;

7.2.2 nominations of candidates for election to EXCOM at any meeting shall be in writing, signed by TWO (2) members and accompanied by the written consent of the candidate nominated, so as to be received at the domicilium of the Association not later than FORTY EIGHT (48) hours before the meeting;

7.2.3 EXCOM members may fill any vacancy in their number or co-opt any additional member, provided that the number of EXCOM members shall not exceed 10 (TEN). Any EXCOM member so appointed or co-opted shall hold office until the next Annual General Meeting when he shall retire and be eligible for re-election as though he had been elected at the previous Annual General Meeting;

**7.3 VACATION OF OFFICE**

An EXCOM member shall cease to hold office as such if :

7.3.1 By notice in writing to EXCOM, he resigns his office;

7.3.2 he is or becomes of unsound mind;

7.3.3 he surrenders his estate as insolvent or his estate is sequestrated;

7.3.4 he is convicted of an offence which involves dishonesty;

7.3.5 he absents himself from 3 (THREE) consecutive meetings of EXCOM without special leave of absence from EXCOM;

7.3.6 by resolution of a General Meeting of the Association, he is removed from his office;

7.3.7 if the members property is sold.

**7.4 MEETINGS AND PROCEDURES THEREAT**

7.4.1 EXCOM members may give notice convening meetings, meet together for the dispatch of business, adjourn or otherwise regulate their meetings as they think fit. It shall not be necessary to give notice of a meeting to any EXCOM member currently absent from the Republic;

7.4.2 an EXCOM member may at any time convene a meeting of EXCOM by giving to the other EXCOM members no less than 10 (TEN) days written notice of a meeting proposed by him, which notice shall specify the reason for calling such a

STELLENGATE VILLAGE PROPERTY OWNERS ASSOCIATION

- 7.6.7 if deemed necessary appoint professional advisors, eg. an architect to scrutinise all plans to ensure that the architectural controls have been met;
- 7.6.8 no storage of any sort will be allowed in front of the building on any site, and storage in the "back yard" must be suitably screened. All storage areas must have a paved floor and a storm water system.

#### **7.7 VALIDITY OF ACTS OF EXCOM MEMBERS**

Any act performed by EXCOM members shall, notwithstanding that it is after the performance of the act discovered that there was some defect in the appointment or continuance in office of any EXCOM member, be as valid as if such EXCOM member has been duly appointed in office.

#### **7.8 REMUNERATION**

EXCOM members shall be entitled to be repaid all reasonable and bona fide expenses incurred by them in connection with and incidental to the performance of their duties as EXCOM members but save as aforesaid, shall not be entitled to any other remuneration, fees or salary in respect of the performance of such duties.

#### **7.9 INDEMNITY**

No EXCOM member shall be liable to the Association or any member thereof, or to any other person whomsoever for any act or omission by himself, by the Association or by its servants or agents. An EXCOM member shall be indemnified by the Association against any loss or damage suffered by him in consequence of any purported liability, provided that such member has, upon the basis of information known to him, or which should reasonably have been known to him, acted in good faith and without gross negligence.

### **8. GENERAL MEETINGS**

8.1 Annual General Meetings shall be held once every year at such time and place as may be determined by EXCOM, but so that no more than 15 (FIFTEEN) months shall be allowed to elapse between any 2 (TWO) such successive meetings. The business to be done at the Annual General Meeting shall include :

- 8.1.1 The receipt of a report on the affairs of the Association;
- 8.1.2 the election of members to EXCOM;
- 8.1.3 the adoption of the Balance Sheet and accounts;
- 8.1.4 the consideration of any Resolutions concerning the affairs of the Association of which due notice has been given;
- 8.1.5 any other business.

#### **8.2 ORDINARY GENERAL MEETINGS**

EXCOM may call an Ordinary General Meeting whenever it thinks fit. Ordinary General Meetings shall also be called upon the written request of not less than 10 (TEN) members, directed to the Chairman of EXCOM.

**8.3 NOTICE RE MEETINGS**

An Annual General Meeting shall be convened by a minimum of 21 (TWENTY ONE ) days notice in writing and the Minutes of the previous Annual General Meeting shall be sent to members together with the notice convening the meeting. An Ordinary General Meeting shall be called by a minimum of 14 (FOURTEEN) days notice in writing. The notice shall specify the place, the day and the hour of the meeting and the general nature of the matter to be discussed, provided that any meeting shall, notwithstanding that it is called by shorter notice than that specified, be deemed to have been correctly called if it is agreed by NINETY PER CENT (90%) of the members present.

**8.4 VALIDITY OF MEETINGS**

The accidental omission of giving notice of a meeting to, or the non-receipt of a notice of a meeting by any person entitled to receive such notice, shall not invalidate the proceedings of that meeting. The provisions of this Clause shall not apply to EXCOM meetings.

**8.5 QUORUM**

No matters shall be discussed at any meeting unless a quorum is present when the meeting commences. For ordinary and annual general meetings, the quorum shall be not less than 10 (TEN) or half of the total number of members, whichever shall be the lesser, and consisting of members present in person or represented by proxy.

**8.6 ADJOURNMENT**

If within half an hour from the time appointed for the holding of the meeting, a quorum is not present, the meeting, if convened on the request of members, shall be dissolved. It shall stand adjourned to the same day in the next week at the same time and place.

If a quorum is not present at the adjourned meeting within half an hour from the time appointed for holding the meeting, the members present shall constitute a quorum.

All members of the Association shall be given notice of such an adjourned meeting.

**8.7 CHAIRMAN**

The Chairman of EXCOM shall preside at every General Meeting, but if there be no such Chairman, the members present shall choose a Chairman from the members of EXCOM, or if no such EXCOM members are present, they shall choose some other member present to be Chairman of the meeting.

**8.8 VOTES**

At all General Meetings a Resolution put to the vote of the meeting shall be decided on a poll which shall be taken immediately in accordance with the following provisions:

- 8.8.1 Each member present in person shall have 1 (ONE) vote for every unit registered in his name;
- 8.8.2 each person present as proxy for a member shall have 1 (ONE) vote for every unit registered in the name of the member for whom he is proxy;
- 8.8.3 each member and person present as proxy for a member shall verbally announce how he cast each vote to which he is entitled as aforesaid;
- 8.8.4 all Resolutions shall be by simple majority of those members present in person or proxy at the meeting and voting;
- 8.8.5 the Chairman of the meeting shall count the votes cast for and against the Resolution and shall declare it carried or lost as the case may be;
- 8.8.6 a declaration by the Chairman of the result of the poll and entry thereof in the Minute book of the Association shall be conclusive evidence of that fact.

#### **8.9 INCAPACITY**

Should any member be declared incapable of managing his own affairs, or a prodigal or insolvent, or in the case of a Company, placed under Judicial Management, or into liquidation, such member shall be represented by his **Curator Bonis**, Trustee, Judicial Manager or Liquidator as the case may be, who shall be entitled to vote on his behalf, either personally or by proxy.

#### **8.10 CO-OWNERSHIP**

If two or more persons are jointly registered owners of a unit, then in voting upon any question, the vote of the senior, who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other registered owners of the unit, and for this purpose, seniority shall be determined by the dates of birth of the joint owners as recorded in the Deed's Registry, Cape Town. In the event of a unit being jointly owned by a natural person and a Company, then in such event the natural person shall cast a vote on behalf of such membership.

#### **8.11 PROXY**

- 8.11.1 Votes may be given either personally or by proxy;
- 8.11.2 the instrument appointing a proxy shall be in writing in the common form, or any form approved by EXCOM under the hand of the appointed, or his Attorney or agent, duly authorised in writing, or if such appointee is a Company, under the hand of an Officer duly authorised in that behalf;
- 8.11.3 the instrument of appointing a proxy, together with the Power of Attorney (if any) under which it is signed or a notarially certified copy thereof shall be deposited at

the **domicilium citandi** of the Association at least 24 (TWENTY FOUR) hours before the time appointed for holding the meeting, or adjourned meeting, at which the person named in such instrument proposed to vote, otherwise the person so named shall not be entitled to vote in respect thereof.

#### **8.12 COMPANIES / TRUSTS / CLOSED CORPORATIONS, ETC**

Any of the above owners which is a member of the Association may, through Resolutions of its' Directors, Trustees, Members, etc or other governing body, authorises such person as it thinks fit to act as its' representative at any meeting of the Association and the person so authorised shall be entitled to exercise the same power on behalf of the Company which such person, as a representative of that Company, could exercise as if it were an individual member of the Association. The foregoing provisions shall apply mutatis mutandis in the case of a Trust.

#### **9. THE STATUS OF THE ASSOCIATION**

The Association shall be an Association :

- 9.1 With legal personality, capable of suing and being sued in its own name;
- 9.2 none of whose members in their personal capacities shall have any right, title or interest to or in the property, funds or assets of the Association, which shall vest in and be controlled by EXCOM in terms hereof;
- 9.3 not for profit, but for the benefit of the owners and occupants of immovable property situate in the STELENGATE VILLAGE.

#### **10. ANNUAL SUBSCRIPTIONS**

- 10.1 The Association, through EXCOM, shall be entitled to levy an annual subscription to defray the costs of managing and administering the Association. Such subscriptions may be fixed and collected annually in advance;
- 10.2 each member will be responsible for ? percent of the costs for the managing and administration of the association;
- 10.3 the amount of the annual subscription shall be determined by EXCOM and may be increased or decreased by vote of the members of the Association in General Meeting. Approval of such increases or decreases in the amount of the annual subscription shall be given by 75% (SEVENTY FIVE PER CENT) of the members of the Association present in General Meeting;
- 10.4 the annual subscription shall commence on the date fixed by EXCOM. The first annual subscription shall be made for the balance of the year and shall become due and payable by the day fixed for commencement. The subscription for any year after the first year shall become due and payable on the 1st of March of the said year;
- 10.5 if the annual subscription is not paid within 10 (TEN) days of due date, same shall bear interest from the date of delinquency at a rate per annum equivalent to the prime overdraft rate charged from time to time by the Association's Bankers plus

STELLENGATE VILLAGE PROPERTY OWNERS ASSOCIATION



2% (TWO PER CENT) and the ASSOCIATION may institute legal proceedings against the member for the recovery thereof and the costs of such proceedings shall be added to the subscription and interest.

A member whose subscription together with any interest and costs is unpaid shall not be entitled to vote at any General Meeting;

## 11. ACCOUNTS

- 11.1 EXCOM shall cause proper books of account of administration and finance of the Association to be kept at the **domicilium** of the Association, or such other place or places as it may think fit, and shall produce an annual Balance Sheet;
- 11.2 EXCOM shall cause to be laid before the Association in Annual General Meeting, the annual Balance Sheet.

## 12. DOMICILIUM

- 12.1 For all purposes arising out of this Agreement, including the giving of notices and the serving of legal process, the Association and each member choose **domicilium citandi et executandi** as follows:

- 12.1.1 The Association : THE STELLENGATE VILLAGE PROPERTY OWNERS ASSOCIATION

- 12.1.2 Each Member : Respective physical address according to the Deed of Sale

provided that the Association or any member may at any time by notice change his **domicilium citandi et executandi** to some other address, which new address shall be in the Republic of South Africa and shall not be a Post Office box or post restante; and provided further that such change shall become effective only 14 (FOURTEEN) days after receipt of the notice in question;

- 12.2 Any written notice which may be required to be given in terms of this Constitution may be delivered by hand or may be given by the dispatch of such notice in writing by pre-paid registered post, in which event, such notice shall be deemed to have been received 5 (FIVE) days after the posting thereof from any Post Office within the Republic of South Africa, the exhibition of the certificate of registered item shall be full and complete proof of the date of dispatch of the said notice.

## 13. WINDING UP

- 13.1 The Association may be wound up by a Resolution of the members in General Meeting provided that :

- 13.1.1 At least 90% (NINETY PER CENT) of members present or represented at the meeting, duly convened, vote in favour thereof; and

- 13.1.2 the Local Authority consent thereto;

- 13.2 in the event of such winding up, it shall be the duty of EXCOM, or a Receiver to be appointed by it, to convert the Association's assets into cash, pay all the liabilities

STELLENGATE VILLAGE PROPERTY OWNERS ASSOCIATION

of the Association and thereafter distribute the rest to all the members in accordance with the number of units registered in the name of each member. If, within a period of 12 (TWELVE) months from such distribution, EXCOM or the Receiver is unable to find, locate or trace any member, such member's share shall then be paid to the Guardians' Fund.

#### **14. RULES AND REGULATIONS AND AMENDMENTS TO THE CONSTITUTION**

- 14.1 Any proposed rule or regulations or any proposed repeal of, or amendment or addition to, any rule or regulations by EXCOM and amendment or addition to the Constitution, may be effected by a Resolution passed by at least a 2/3 (TWO-THIRD) majority at a General Meeting, after written notice thereof setting out such amendment or addition in full, has been given in the notice calling the meeting.
- 14.2 The terms and conditions of this constitution, with specific reference to those conditions imposed by the Local Authority on subdivision of the land, may not be amended without the prior written approval of the Local Authority or its successors in title, be obtained thereto.

#### **15. INTERPRETATION / DISPUTES**

- 15.1 Any other dispute whatsoever between members shall, subject to the provisions of Clause 15.4, be referred for decision to a practising Senior Advocate of the Cape Bar of not less than 5 (FIVE) years standing or, in the event of a dispute in the case of Clauses 7.6 to an Architect who shall then, acting as an expert and not as an Arbitrator, determine the outcome of the dispute and his decision shall be final and binding upon the parties and capable of being enforced in a Court of Law;
- 15.2 in the event of the parties being unable to agree upon the Senior Advocate who should be appointed to determine the dispute, then he shall be nominated by the President of the Cape Bar Council;
- 15.3 in the event of the parties being unable to agree upon the Architect who should be appointed, he shall be nominated by the President of the Cape Provincial Institute of Architects;
- 15.4 notwithstanding anything to the contrary herein contained, EXCOM shall at its sole option be entitled to institute proceedings in the Court having jurisdiction for any relief to which it is entitled under the provisions of this Constitution, including subscriptions which are in arrears.
- 15.5 notwithstanding the above sub clauses, both parties in dispute will attempt resolving the dispute on a majority vote of the members of the Association. If this majority vote is not achieved, this matter will go for arbitration.

#### **16. SUBMISSION OF PLANS**

- 16.1 Members shall be obliged to submit all building and sewage plans for new construction, renovations, alterations or additions to EXCOM (who is bound by the applicable Development and Design Manual (see Addendum) for examination and approval prior to the submission of such plan to the Local Authority for approval and the committee shall make known its decision to the applicant within TWO (2)

weeks of the plan being submitted to it;

16.2 if any one member is dissatisfied with the decision of the EXCOM, he shall have the right to call for a meeting of all members and put his case to the vote. In this instance each member shall have a number of votes equal to the number of erven registered in his name.

16.3 All building plans must be in accordance with the approved Landscaping plan and planting programme for Stellengate.

**17. CONSENT TO SALE**

17.1 No land unit may be sold or alienated in any way nor shall any transfer thereof be registered without the prior written consent of EXCOM. The provision of this clause is solely to ensure that there are no monies owed to the Association by any previous owner. This provision will always be contained in the Title Deed of the land unit.

**ANNEXURE S: PREVIOUS APPROVAL**



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Navrae / Enquiries	C Alexander
U verwysing / Your ref.	-
Ons verwysing / Our Ref .	Erf 1336, Klapmuts
Datum / Date	2008-09-18
Telefoon / Telephone	021-808 8656
Faks / Fax	021-808 8651

## REGISTERED POST

TV3  
37 Market Street  
Van Der Bijhuis  
Stellenbosch  
7600

Sir

## APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE ON ERF 1336, KKLAPMUTS

Your application submitted on 15 May 2007, refers.

The Director: Planning and Environment at a recent meeting resolved as follows:

1. That approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985) for the rezoning of Erf No.1336, Klapmuts from Agricultural Zone I to Subdivisional Area to accommodate the zonings for Transport Zone II, Institutional Zone I, Informal Residential Zone, Open Space Zone I, Residential Zone I, Residential Zone II, Residential Zone IV, Residential Zone V, Business Zone II, Business Zone III, Business Zone V, Institutional Zone III, Open Space Zone II and Transport Zone III as per drawing No. M2356 – Klapmuts compiled by TV3 dated 04 April 2007 attached as Annexure C.
2. That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance No.15 of 1985) for the subdivision of Erf No.1336, Klapmuts into the 56 erven as per drawing No. M2356 – Klapmuts compiled by TV3 dated 04 April 2007 attached as Annexure D.
3. That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance No.15 of 1985) for the approval of the proposed development on Erf 1336, Klapmuts into four (4) phases as per plan No.9 of drawing No. M2356 – Klapmuts compiled by TV3 dated 04 April 2008 attached as Annexure E.
4. That approval be granted in terms of 15(1)(b) of the Land Use Planning Ordinance, 1985 (Ordinance No.15 of 1985) for the departure from the prescribed maximum extent of 2ha for a group housing site as per site plan layout No.2007/2A dated 30 April 2007 drawn by Arc Architects attached as Annexure F.

5. That approval be granted in terms of Section 15(1)(b) of the Land Use Planning Ordinance, 1985(Ordinance No. 15 of 1985) for the departure from the prescribed maximum gross density of 20 units/ha for Residential Zone II. To allow for a proposed gross density of 25 units/ha as per site plan layout No.2007/2A dated 30 April 2007 drawn by Arc Architects attached as Annexure F.
6. That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985(Ordinance No. 15 of 1985) for the subdivision of the proposed Portion 2 of Erf 1336, Klapmuts into 304 erven with the following zonings:
  - 296 residential erven with zonings of Informal Residential Zone
  - 1 crèche with a zoning of Institutional Zone I
  - 6 public open space erven with zonings of Open Space Zone I
  - A public road with the zoning of Transport Zone II

1. This approval is subject in terms of section 42(1) of Ordinance 15 of 1985 to the conditions as set out in the attached Annexure A.
2. The requirements as stated in the attached regulations 3.5 and 3.6 of the scheme regulations which have been promulgated in terms of section 7(2) of Ordinance 15 of 1985 (PN.1047/1988) must be complied with.
3. Services must be provided to the subdivision in accordance with regulation 39 of the regulations promulgated in terms of section 47(1) of Ordinance 15 of 1985 (PN.1050/1988). In this regard your attention is invited to the Provincial Administration's Circulars LG/PB.15/1986 dated 1986-06-20 and LG/PB.17/1986 dated 1986-07-09.

Your attention is also invited to the following:-

1. Section 26, 27 and 28 of Ordinance 15 of 1985. In terms of section 27(2) this approval lapses within a period of five years from the date of this letter (or such extended period which the Council may approve) if the owner fails to provide the Registrar of Deeds with the documents and information he requires, to meet the requirements of the latter in connection with the cancellation of the existing title conditions, to supply services in accordance with a condition imposed in terms of section 42(1) in respect of the subdivision and to obtain the registration of at least one fundamental unit.

It must be noted that the Surveyor-General, when he approves the diagrams or general plan of the newly created erven, will endorse on the reverse side of the diagram with a rubberstamp the date and reference number of this approval. The Registrar of Deeds will not register the separate erven until my Council has endorsed the Certificate of registered Title or Power of Attorney.

This endorsement will be given at the submission of proof that the establishment conditions, as stated in this letter, have been complied with. Furthermore the title conditions which were imposed, must be mentioned in the power of Attorney or the Certificate of Registered Title, which document, together with the diagrams, must be submitted to my Council for endorsement.

In terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal to the Municipal Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal, in which case you may upon request be given the opportunity to appear in person before the Appeal authority to state your case. A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, as well as payment of the appeal fee to the amount of R270,00, should be directed to and received by the Municipal Manager, Stellenbosch Municipality, P O Box 17, Stellenbosch, 7599, or if hand delivered, to Town Planning, ground floor, municipal building, Plein Street, Stellenbosch, within 21 days of the date of registration at the Post office of this notification letter (with such registration day not included in the appeal period), provided where the last day for lodging an appeal falls either on a Sunday or public holiday, it shall be deemed to be the next working day thereafter.

Please note, appellants are not permitted to canvass the Municipal Manager or members of Council's Appeals Committee before or after the matter is heard. Should no appeal be received within such appeal period, or upon conclusion of this appeal process, you (as well as any objectors, if any) will be advised of a further right of appeal in terms of Section 44 of Land Use Planning Ordinance, No 15 of 1985 in due course.

Kindly note the above Council decision 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

  
A for **DIRECTOR: PLANNING AND ENVIRONMENT**

Endorsements:  
The Surveyor-General  
Private Bag X 9028  
CAPE TOWN  
8000

**PN 1047/1988**

After a subdivision has been approved in terms of section 25(1) of the Ordinance, the person who at any stage is the owner of any land unit which is directly involved with the subdivision, must without compensation:

Allows that main gas pipes, electrical, telephones and television cables and/or wires, main and/or other water pipes and sewers and stormwater pipes, channels and furrows of any other fundamental unit or units may be transported over the land, and that surface installations, such as mini-substations, meter switchboxes and services pillars be erected thereon, if it is considered necessary by the Council, in the manner and place which from time to time will be reasonably expected, it includes the right of access to the land unit at any reasonable time with the purposes to erect any works in connection with the above-mentioned, to alter, remove or investigate; and

To receive the material or allow the excavations on the land unit which may be necessary to allow the use of the full width of an adjoining street and to provide the road embankment of a safe and proper slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period as determined by the Council.

In terms of section 31(2) of the Ordinance the Council may permit a building or structure to be erected on a land unit forming part of a subdivision which has not been confirmed.

**PN.1050/1988**

**Subdivision: Land and Services**

Whenever an application for the subdivision of land is granted in terms of section 25 of the Ordinance the standard of the services which must be provided in connection with such an application and the distribution of the cost of such services between the developer and the local authority must be in accordance with guidelines which is formulated from time to time by the Chief Director and which will form the conditions to which such subdivision is subject to.



**ANNEXURE A**  
**FILE NO: KL1336**

In this approval document:

"Council" means the Stellenbosch Municipality

"the owner" means the registered owner of the property.

"the site" means Erf No. 1336, KLAPMUTS

"scheme regulation" has the meaning assigned thereto by Ordinance 15 of 1985.

**EXTENT OF APPROVAL:** Rezoning of Erf No.1336, Klapmuts from Agricultural Zone I to Subdivisional Area to accommodate the zonings for Transport Zone II, Institutional Zone I, Informal Residential Zone, Open Space Zone I, Residential Zone I, Residential Zone II, Residential Zone IV, Residential Zone V, Business Zone II, Business Zone III, Business Zone V, Institutional Zone III, Open Space Zone II and Transport Zone III as per drawing No. M2356 – Klapmuts compiled by TV3 dated 04 April 2007 attached as Annexure C.

Subdivision of Erf No.1336, Klapmuts into the 56 erven as per drawing No. M2356 – Klapmuts compiled by TV3 dated 04 April 2007 attached as Annexure D.

Approval of the proposed development on Erf 1336, Klapmuts into four (4) phases as per plan No.9 of drawing No. M2356 – Klapmuts compiled by TV3 dated 04 April 2008.

Departure from the prescribed maximum extent of 2ha for a group housing site as per site plan layout No.2007/2A dated 30 April 2007 drawn by Arc Architects attached as Annexure F.

Departure from the prescribed maximum gross density of 20 units/ha for Residential Zone II to allow for a proposed gross density of 25 units/ha as per site plan layout No.2007/2A dated 30 April 2007 drawn by Arc Architects attached as Annexure F.

Subdivision of the proposed Portion 2 of Erf 1336, Klapmuts into 304 erven with the following zonings:

- 296 residential erven with zonings of Informal Residential Zone
- 1 crèche with a zoning of Institutional Zone I
- 6 public open space erven with zonings of Open Space Zone I
- A public road with the zoning of Transport Zone II

**VALIDITY OF APPROVAL:** The approval is valid for five (5) years from date of final notification.

**CONDITIONS IMPOSED: Rezoning, Subdivision & Departure Conditions**

**CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING ORDINANCE NO 15 OF 1985:**

- (a) The approval applies only to rezoning, subdivision & departures as per Plan compiled by TV3 and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- (b) That the conditions as set out in Annexure K by the Department of Environmental Affairs and Development Planning in the Record of Decision must be complied with.
- (c) That authorization is obtained from the Department of Environmental Affairs and Development Planning prior to the commencement of any further activities that is not included in the Record of Decision attached as Annexure K.
- (d) That the conditions as set out in Annexure M by the Department: Water Affairs and Forestry must be complied with.
- (e) That the conditions as set out in Annexure H by the Eskom must be complied with.
- (f) That the development must remain an integrated part of the bigger Klapmuts Development as managed by the consultants Alwyn Laubscher & Associates.
- (g) That all bulk services and connecting services must be installed at the cost of the developer.
- (h) That the traffic circle at the intersection of Main Road 27 (to Stellenbosch) and Main Road 205 (to Franschhoek) must be completed.
- (i) That the access road through the development, from the traffic circle mentioned in above through Merchant Street must be completed.
- (j) That bulk infrastructure contribution levies as per municipal policy must be paid to the municipality.
- (k) That a final reconciliation concerning the pro rata contribution by each development to the bulk infrastructure of the greater Klapmuts development will be prepared by Alwyn Laubscher & Associates. Any additional costs over and above the levies will be payable retrospectively.
- (l) That a development contract must be entered into with the municipality.
- (m) That all services must comply with the requirements of the Director: Civil Engineering Services.

STELLENBOSCH MUNICIPALITY  
STELLENBOSCH • PSEK • FRANSCHHOEK

- (n) That the applicant / developer make a contribution to the upgrading of bulk infrastructure over and above the normal contributions for bulk infrastructure, due to the size of the proposed development.
- (o) That the conditions as set out in Annexure J by the Department of Transport and Public Works must be complied with.
- (p) That detailed site development plans for each portion authorized in the Record of Decision from the Department of Environmental Affairs & Development Planning must be submitted to Council for consideration, prior to the submission of building plans.
- (q) That a Home Owner's Association be established on the portions of the development where applicable.
- (r) That the Architectural Guidelines and the Constitution of the Home Owners Association be formally submitted to Council for consideration, where applicable.
- (s) That a formal application for the closure of Merchant Street at the intersection with the R44 be submitted to Council for consideration.
- (t) Building plans for the proposed building work must be submitted to this Council for approval.

Recommended by the Manager: Land Use Planning

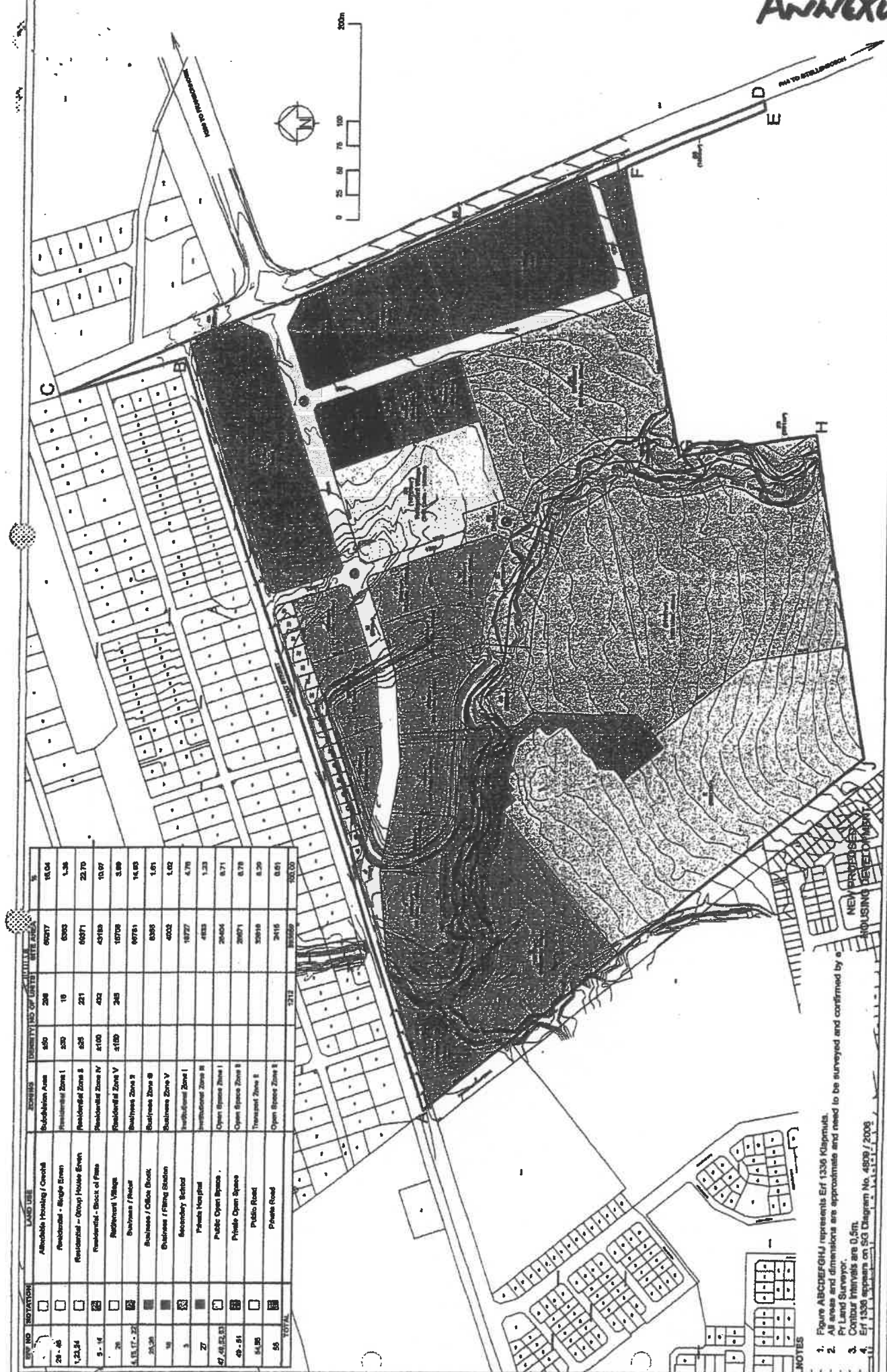
  
.....  
N Duze

12/09/2008  
.....  
Date

Resolved by Director: Planning and Environment

  
.....  
M Mupariwa

12/09/2008  
.....  
Date



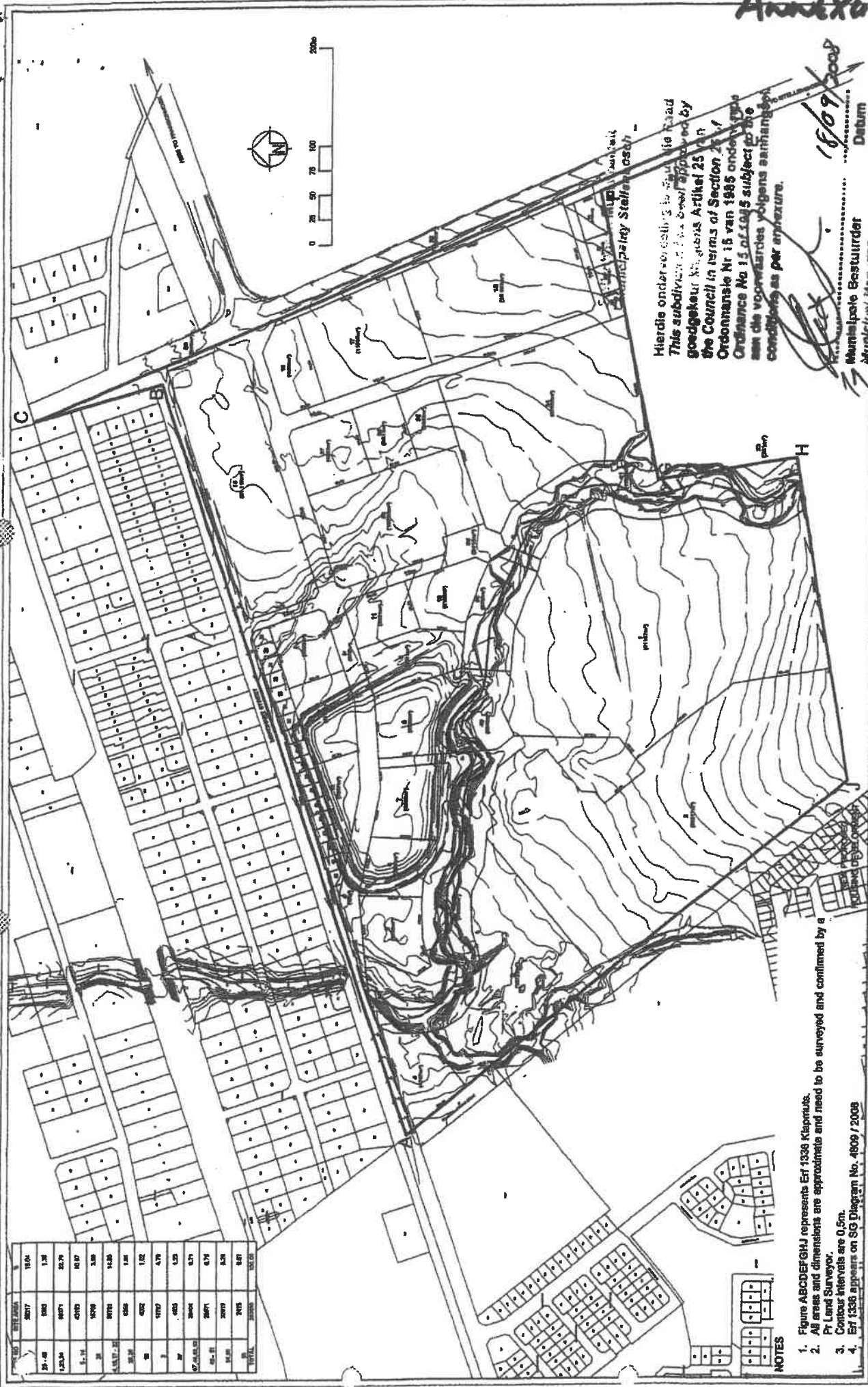
ERF NO	REPRESENTATION	LAND USE	EXISTING ZONES	QUANTITY (NO. OF UNITS)	PERCENTAGE OF UNITS	PERCENTAGE OF SITE AREA
28-46	□	Attainable Housing / Overlet	Residential Area	450	208	18.04
1, 23, 24	□	Residential - Single Entry	Residential Zone I	530	18	6.93
9-14	□	Residential - Group House Entry	Residential Zone II	625	221	6.67
15, 17, 22	□	Residential - Block of Flats	Residential Zone IV	4100	432	42.18
25, 26	□	Residential Village	Residential Zone V	4100	245	10.07
27	□	Business / Office Block	Business Zone I	6675	14	3.49
28	□	Business / Office Block	Business Zone II	6335	14	14.85
29	□	Business / Office Block	Business Zone III	4002	1	1.61
30	□	Business / Office Block	Business Zone IV	4002	1	1.62
31	□	Business / Office Block	Business Zone V	18727	4	4.76
32	□	Business / Office Block	Business Zone VI	4883	1	1.33
33	□	Business / Office Block	Business Zone VII	26456	1	6.71
34	□	Business / Office Block	Business Zone VIII	26671	1	8.29
35	□	Business / Office Block	Business Zone IX	32910	1	8.29
36	□	Business / Office Block	Business Zone X	2415	1	0.61
TOTAL				1211		100.00

- NOTES
1. Figure ABCDEFGH represents Erf 1336 Klappmuts.
  2. All areas and dimensions are approximate and need to be surveyed and confirmed by a Professional Surveyor.
  3. Contour Intervals are 0.5m.
  4. Erf 1336 appears on SG Diagram No. 4609 / 2003

**TV3**  
 Taylor I van Rensburg I van der Spuy  
 ARGITEKTE EN BEPLANNERS • ARCHITECTS AND PLANNERS

**PROPOSED ZONING PLAN**  
**ERF 1336 KLAPMUTS**

Annexure 0



Hierdie onderwysgebou is op 'n hielik Road  
 This subdivision has been approved by  
 goedgekeur volgens Artikel 25 van  
 the Council in terms of Section 21 of  
 Ordinance No 15 of 1985 onder tydelik  
 aan die voorwaarde volgens aangeleide  
 conditions as per annexure.

16/09/2008  
 Datum  
 Municipal Bestuurder  
 Municipal Manager

NO. OF SHEETS	1
SHEET NO.	1
DATE	04-10-2008
PROJECT NO.	ME356 - KLAPMUTS

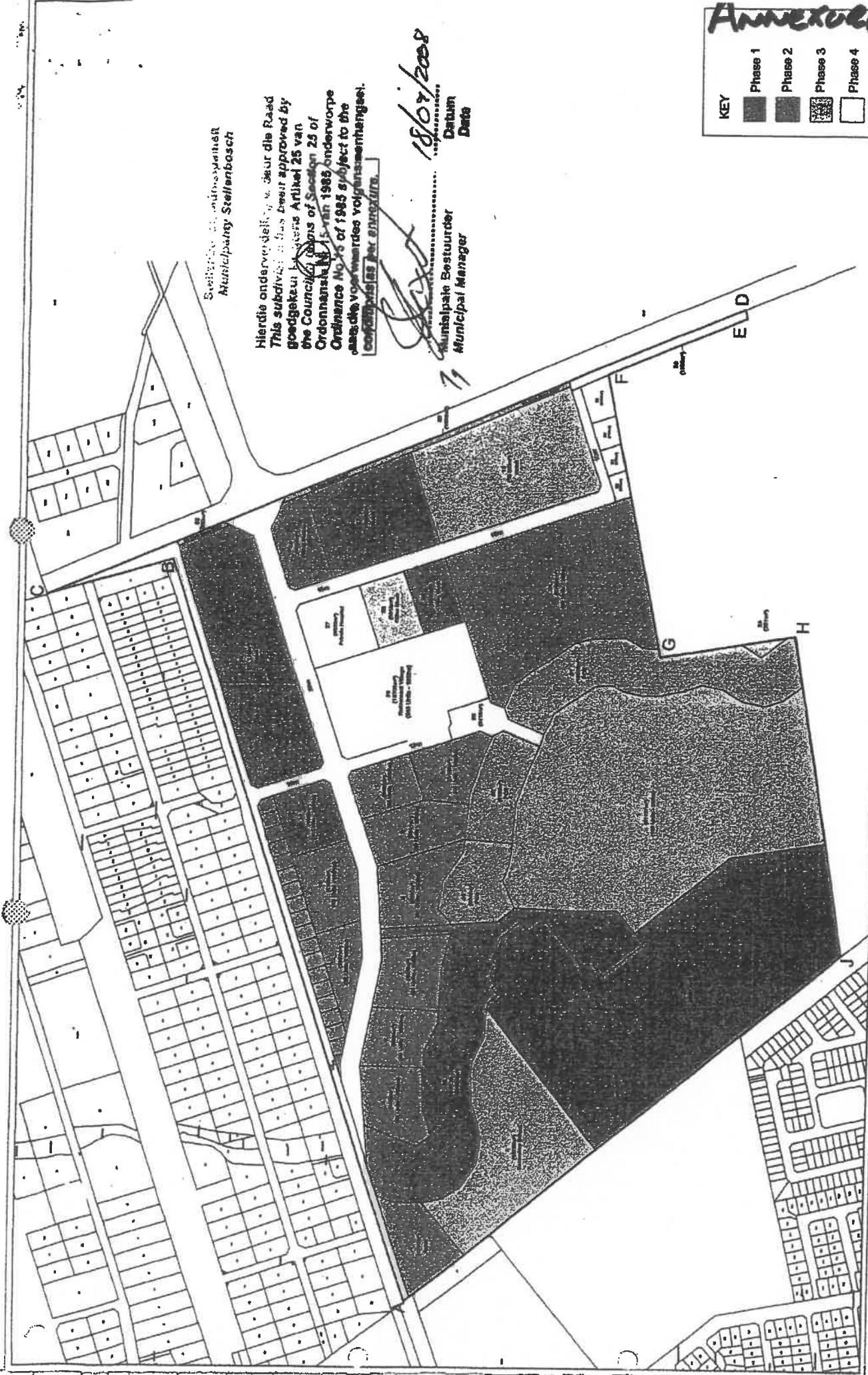
**PROPOSED SUBDIVISION PLAN**  
**ERF 1336 KLAPMUTS**

AREA	10.04
PERCENTAGE	1.38
TOTAL AREA	727.26
TOTAL PERCENTAGE	100.00
AREA	14.85
PERCENTAGE	2.04
AREA	1.82
PERCENTAGE	0.25
AREA	1.53
PERCENTAGE	0.21
AREA	0.79
PERCENTAGE	0.11
AREA	0.87
PERCENTAGE	0.12
TOTAL	727.26

NOTES

1. Figure ABCDEFGH represents Erf 1336 Klappmuts.
2. All areas and dimensions are approximations and need to be surveyed and confirmed by a Professional Land Surveyor.
3. Contour intervals are 0.5m.
4. Erf 1336 appears on SG Diagram No. 4806 / 2008

**TV3**  
 Taylor I van Rensburg I van der Spuy  
 ARGITEKE EN BEPLANNERS • ARCHITECTS AND PLANNERS



Stellenbosch  
Municipality Stellenbosch

Hierdie onderverdeling is deur die Raad  
This subdivision has been approved by  
goedgekeur het deur die Raad  
the Council in terms of Artikel 25 van  
Ordinance No. 15 van 1985 onderworpe  
Ordinance No. 15 of 1985 subject to the  
voorwaardes van die Ordinance.  
conditions per annexure.

*18/01/2008*  
Municipal Bestuurder  
Municipal Manager  
Datum  
Date

**Annexure E**

**KEY**

- Phase 1
- Phase 2
- Phase 3
- Phase 4

MUNICIPALITY	STELLENBOSCH
PROJECT NO./INDENT	M2356 - ERF 1336 KLAPMUTS
DATE	18/01/2008
BY	[Signature]
FOR	MUNICIPAL MANAGER
SCALE	AS SHOWN
PROJECT NO./INDENT	M2356 - ERF 1336 KLAPMUTS
DATE	18/01/2008
BY	[Signature]
FOR	MUNICIPAL MANAGER

**PROPOSED PHASING PLAN**  
**ERF 1336 KLAPMUTS**

**TV3**  
**Taylor I van Rensburg I van der Spuy**  
ARGITEKTE EN BEPLANNERS • ARCHITECTS AND PLANNERS

**GENERAL NOTES**  
 Any discrepancies / contradictions must immediately be reported to the Architect. Dimensions take preference to notched drawings.

**POLYLINE DRAWINGS**  
 NOTE:-  
 1. Location Plan.  
 2. Engineers / Civils Plan.  
 3. All Other Types Of Units for the development.

1. 20000	20000	20000	20000	20000	20000
2. 20000	20000	20000	20000	20000	20000
3. 20000	20000	20000	20000	20000	20000
4. 20000	20000	20000	20000	20000	20000
5. 20000	20000	20000	20000	20000	20000
6. 20000	20000	20000	20000	20000	20000
7. 20000	20000	20000	20000	20000	20000
8. 20000	20000	20000	20000	20000	20000
9. 20000	20000	20000	20000	20000	20000
10. 20000	20000	20000	20000	20000	20000

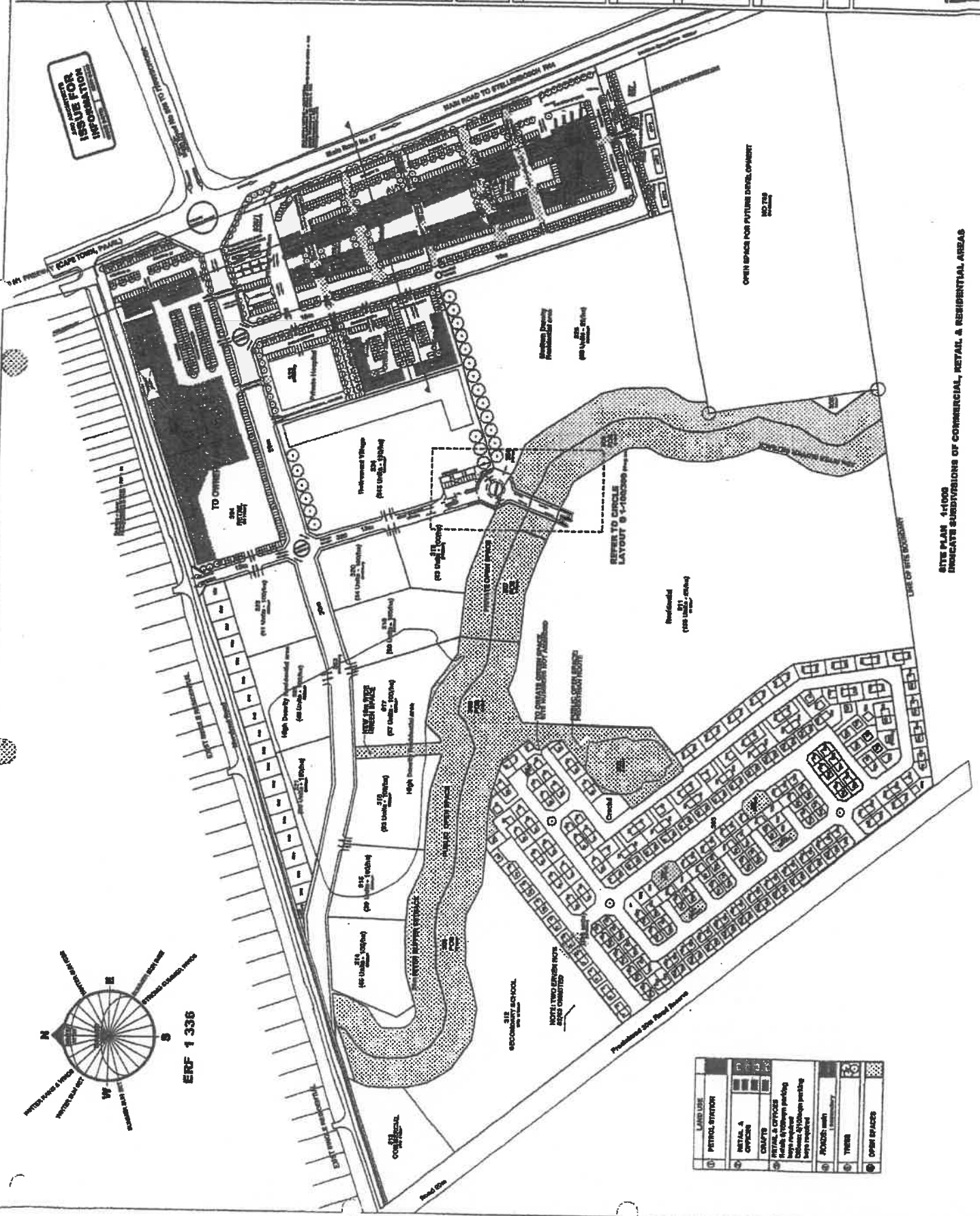
REV. DATE | REVISIONS | BY  
 OTHER SIGNATURE  
 DEVELOPER SIGNATURE  
 ARCHITECT SIGNATURE

COMPASS DIRECTION  
 NORTH POINT COULD VARY  
 North & Specifications

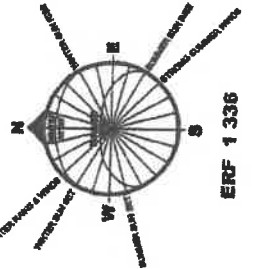
F. KLONIP  
 TOWNSHIP DEVELOPMENT  
 OF PAVILION, CHANDERGHATA  
 KILAPATTI

SITE PLAN LAYOUT  
 SKETCH DESIGN

DATE	1/20/2024
TIME	08:30
SCALE	1:500
PROJECT	TOWNSHIP DEVELOPMENT OF PAVILION, CHANDERGHATA, KILAPATTI
DESIGNER	F. KLONIP
CHECKER	
DATE	1/20/2024

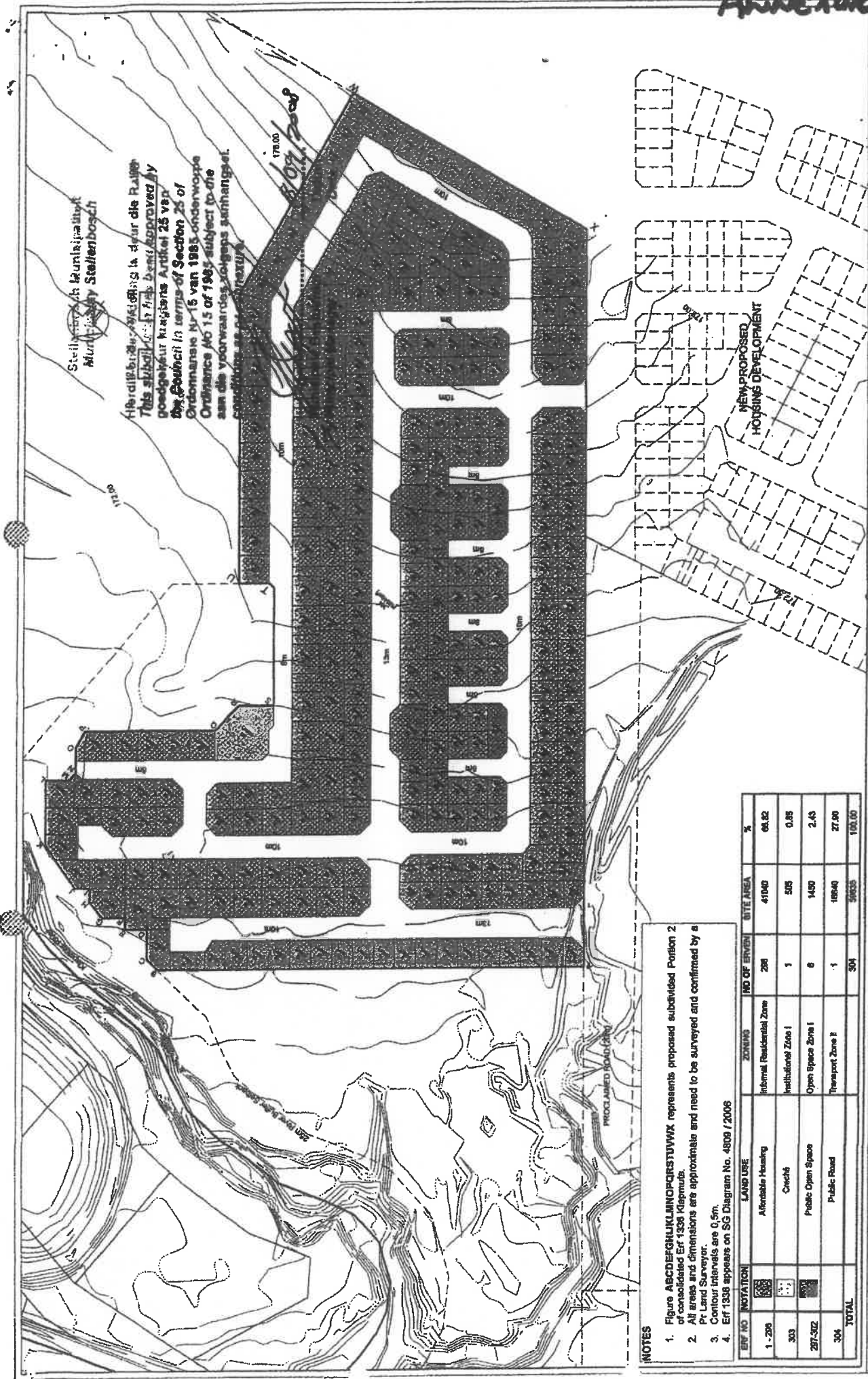
ISSUE FOR INFORMATION



LAND USE	SYMBOL
PETROL STATION	[Symbol]
RETAIL A	[Symbol]
RETAIL B	[Symbol]
OFFICE	[Symbol]
COMMERCIAL	[Symbol]
INDUSTRIAL	[Symbol]
RECREATION	[Symbol]
RESIDENTIAL	[Symbol]
OPEN SPACES	[Symbol]

SITE PLAN 1:1000  
 INDICATE SUBDIVISIONS OF COMMERCIAL, RETAIL & RESIDENTIAL AREAS

ANNEXURE G



Stadsreël van gemeenskaplikheid  
Municipality Stellenbosch

Hierdie plan is deur die Raad van die stad Stellenbosch goedgekeur en is goedgekeur volgens Artikel 25 van die Grondwet in terms of Section 25 of the Constitution of 1996 subject to the conditions of the relevant legislation.

8092508

- NOTES**
1. Figure ABCDEFGHIJKLMNOPQRSTUVWXYZ represents proposed subdivided Portion 2 of consolidated Erf 1336 Klappmuts.
  2. All areas and dimensions are approximate and need to be surveyed and confirmed by a P/Land Surveyor.
  3. Contour intervals are 0,5m.
  4. Erf 1338 appears on SG Diagram No. 4808 / 2006

ERF NO	NOTATION	LAND USE	ZONING	NO OF ERVEN	GROSS AREA	%
1-206		Affordable Housing	Internal Residential Zone	208	41040	68,82
303		Church	Institutional Zone I	1	505	0,85
287-302		Public Open Space	Open Space Zone I	6	1450	2,45
304		Public Road	Transport Zone II	1	18540	27,90
<b>TOTAL</b>					<b>59835</b>	<b>100,00</b>



**TV3**  
Taylor I van Rensburg I van der Spuy  
ARGITEKTE EN DEPLANNERS • ARCHITECTS AND PLANNERS

**SUBDIVISION PLAN  
PROPOSED SUBDIVIDED PORTION 2**

SCALE	1:1000
DATE	28-04-2007
PROJECT NO	M2356 SUB PORTION 2
PROJECT NO / PROJECT NAME	M2356 - KLAPMUTS
PAGE NO	7