



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14066

Our File Reference Number: Erf 288, Kayamandi

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

PER E-MAIL: martini@plan4sa.co.za

Sir/Madam

APPLICATION FOR SUBDIVISION, CLOSURE OF A PUBLIC SPACE, REZONING, AMENDMENT OF GENERAL PLAN & DEPARTURES: REMAINDER OF ERF 288, KAYAMANDI (ALSO KNOWN AS PROJECT 8: MPELAZWE)

1. The above application refers.
2. The Municipal Planning Tribunal on 27 January 2023 resolved as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Remainder Erf 288, Kayamandi (Project 8), namely:
 - 2.1.1 **Amendment of General Plan** GP L149/1987 in terms of section 15(2)(k) of the said bylaw in order to facilitate the proposed development.
 - 2.1.2 The **Subdivision** in terms of Section 15(2)(d) of the said Bylaw to subdivide Remainder Erf 288, Kayamandi in two portions, namely Portion A ($\pm 7\ 158\text{m}^2$ in extent) and the Remainder of Erf 288, Kayamandi ($\pm 33,5828\text{ha}$ in extent).
 - 2.1.3 **Closure of a public place** in terms of section 15(2)(n) of the said bylaw of subdivided Portion A ($\pm 7\ 158\text{m}^2$ in extent) of Remainder Erf 288, Kayamandi.
 - 2.1.4 **Rezoning** in terms of section 15(2)(a) of the said bylaw of Portion A ($\pm 7\ 158\text{m}^2$ in extent) from **Public Road and Public Parking** to **Subdivisional Area** to allow for following uses (and in accordance with the land use framework plan as depicted in plan referenced **Zoning Plan**

21P004(8)-TRP-ZP-20220130Rev D01, Plan Nr. 4, drawn by Plan4SA Professional Planners & Project Managers):

- 2.1.4.1 54 x **Less Formal Residential Zone** erven and ±4 448,79m² in extent for less formal housing purposes.
- 2.1.4.2 1 x **Public Road and Parking Zone** and ±2 709,15m² in extent for road and parking area.
- 2.1.5 **Subdivision** in terms of section 15(2)(d) of the said bylaw of closed Portion A (±7 158m²) into 55 erven and in accordance with **Zoning Plan 21P004(8)-TRP-ZP-20220130Rev D01, Plan Nr. 4, drawn by Plan4SA Professional Planners & Project Managers**, to allow for the residential development in accordance with the subdivisional zone above.
- 2.1.6 **Departure** in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows:
 - a) on unregistered Erf 2415 from **80% to 80,1%**;
 - b) on unregistered Erf 2432 and Erf 2443 from **80% to 81%**;
 - c) on unregistered Erf 2414 from **80% to 83%**;
 - d) on unregistered Erf 2420 from **80% to 85%**;
 - e) on unregistered Erf 2440 from **80% to 87%**;
 - f) on unregistered Erf 2426 from **80% to 88%**;
 - g) on unregistered Erf 2418 from **80% to 89%**;
 - h) on unregistered Erf 2408 from **80% to 92%**;
 - i) on unregistered Erf 2428 from **80% to 95%**;
 - j) on unregistered Erven 2403, 2407, 2410, 2422, 2424, 2429 & 2435 from **80% to 100%**.
- 2.1.7 **Departure** in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from **one** (1) parking bay per dwelling house to **0** bays per dwelling house on all residential erven.
- 2.1.8 **Departure** in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows:
 - a) the street building line from **1,0m to 0m** on one of the streets for the following unregistered erven: 2394, 2395, 2400, 2402, 2407, 2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446;
 - b) the street building line from 1,0m to 0m on two of the streets for the following unregistered erven: 2396, 2406, 2413, 2414, 2420, 2433, 2434;

- c) the common building lines from 1,0m to 0m on the following unregistered erven: 2393-2395, 2398, 2399, 2403, 2406, 2409, 2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2431, 2436, 2437, 2443-2445.

2.1.9 **Departure** in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows:

- a) the street building lines from **1,0** to **0m** on one street building line for the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445;
- b) the street building line from **1,0m** to **0m** on two streets for the following erven: 2396, 2408, 2415, 2428, 2432, 2435;
- c) the street building line from **1,0** to **0m** on three streets for unregistered Erf 2429;
- d) the common building line from **1,0m** to **0m** for the following unregistered erven: 2392, 2396, 2403, 2404, 2418-2420, 2423, 2428, 2435, 2436, 2438-2440, 2442, 2445;
- e) the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429, 2430, 2443-2444;
- f) the common building lines from **1,0m** to **0m** on three common building lines for the following unregistered erven: 2395, 2410, 2412.

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

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

3.1 The approval only applies to the proposed development under consideration and not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

3.2 The approval granted does not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.3 The development be implemented in accordance with the Subdivisional Plans and Zoning Plan with reference:

- 3.3.1 Subdivisional Cadastral Plan - **21P004(8)-TRP-ECP-20220130-Rev D01 – Plan Nr 2;**
- 3.3.2 Zoning Plan - **21P004(8)-TRP-ZP-20220130-Rev D01- Plan Nr 4**
- 3.3.3 Subdivisional Plan - **21P004(8)-TRP-SUB-20220130-Rev D01 – Plan Nr 3;**
attached as **ANNEXURE C1, C2 & C3.**

- 3.4 New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes
- 3.5 The applicant submits an electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG. The following information be indicated:
 - a) Newly allocated Erf Numbers
 - b) Co-ordinates
 - c) Survey Dimensions
- 3.6 The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 18 November 2022, attached as **ANNEXURE H**, be complied with to the satisfaction of the said Department.

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

- 4.1 The proposal will not have a negative impact on the surrounding properties and their rights as it is in keeping with the character of the area.
- 4.2 The development is compatible with the surrounding land uses and built environment.
- 4.3 The proposal will provide for security of tenure and give effect to the existing situation.
- 4.4 The properties are located in an established urban area within the urban edge of Kayamandi.

5. Matters to be noted:

- 5.1 Building plans of all structures within the erf boundaries of the new residential erven, to be submitted to the Municipality for approval.
- 5.2 A **Street Name and Numbering Plan** to be submitted to the delegated official for approval.

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;

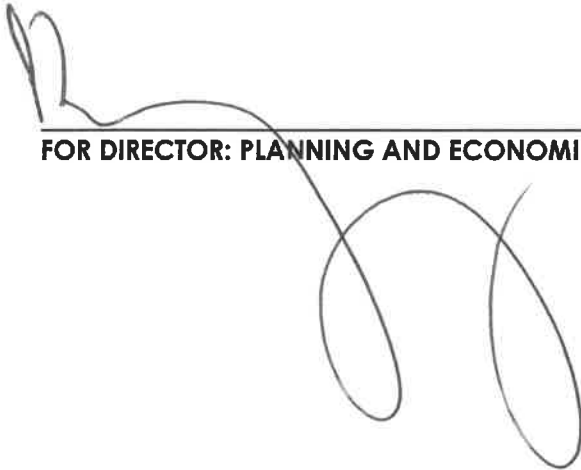
(j) That the appeal includes the following declaration by the Appellant:

- (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
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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

8/3/2023
DATE:

ANNEXURE C

**APPLICATION FOR SUDIVISION, CLOSURE OF A
PUBLIC PLACE, REZONING, AMENDMENT OF
GENERAL PLAN & DEPARTURES: REMAINDER
ERF 288, KAYAMANDI (ALSO KNOWN AS
PROJECT 8: MPELAZWE)**

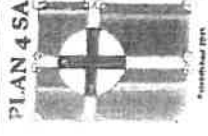
SUBDIVISIONAL & ZONING PLANS

EXISTING CADASTRAL PLAN
Kayamandji Housing Project 8

DESCRIPTION	COMMENTS
Remainder of Erf 288 Kaya Mandji	34,2106 ha
Proposed portion of Erf 288 to be subdivided and closed as a public place	40,7108 ha
Current Number of Erf	1 Erf
Current Erf Number	Remainder of Erf 288
Proposed Number of Erf	88 erf
Proposed Number of Residential Erf	84 erf
Proposed Number of Public Space Erf	1 Erf
Proposed Unregistered Roadfront Erf	2292-2402; 2403-2448
Proposed Unregistered Public Space Erf	2401
General Plans / S/D Diagrams	8039/188 & L14887
Current Owner	Stellenbosch Municipality
Current Owner	743392000

Notes:

- Project 8 (88-erfs) is located between Luyolo, Nzwawind and Soboleys Road in Ward 13, in the Old Township Area of Koppies, Stellenbosch.
- The project formed part of the formal upgrading programme and consists of 84 residential units and 1 public space. However, it will form part of the Remainder of Erf 288, Kayamandji. New erf numbers have been allocated but the formal subdivision and closure of a public place have not been completed to date.
- The intention is to:
 - Subdivide the Remainder of Erf 288 into two portions, namely proposed "Portion A" and the Remainder of Erf 288.
 - Close the proposed "Portion A" as a public place.
 - Subdivide and rezone the proposed "Portion A" into 84 residential erf (unregistered erf 2392-2402 & 2403-2448) and 1 public place erf (unregistered erf 2401).
- Existing Number of Dwelling Units:
 - The existing property contain 84 formal dwelling units.
 - In addition to the 84 formal dwelling units, there are approximately 59 informal structures on the existing properties. This was counted from an updated aerial image obtained from Messrs TV2. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.
- Any areas and dimensions are provided and will be finalised by the Land Surveyor at the time of the subdivision survey.
- Dimensions are given in meters (m).
- Cadastral information was provided by Messrs FSV Professional Land Surveyors



PROFESSIONAL PLANNERS & PROJECT MANAGERS
MARTIN JONKER
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 Fax: 089-224-8738
 Email: martin@plan4sa.co.za
 Web: www.plan4sa.co.za

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DRAWING DISCIPLINE CODES	TRP: Town & Regional Planning TP: Transportation Planning
DRAWING STATUS CODES	D: Draft F: Final
DRAWING NUMBER	21P004 (8)-TRP-ECP-20220130-Rev D01

DRAWING TITLE CODES	CP: Consolidation Plan DF: Development Framework ECP: Existing Cadastral Plan LP: Locality Plan LUP: Land Use Plan SOP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan
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DRAWING TITLE			
EXISTING CADASTRAL PLAN (8)			
PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
2	NTS	A3	1 of 1
PROJECT NAME			
LAND USE RIGHTS: KAYAMANDJI HOUSING PROJECTS			

CLIENT / OWNER INFORMATION
 STELLENBOSCH MUNICIPALITY
 Contact: Mr Lester van Stavel
 Position: Manager, Housing Development
 Tel: 021-509-6462
 Cell: 082-442-7709
 Email: lester.vanstavel@stellenbosch.gov.za
 Web: www.stellenbosch.gov.za

SUBDIVISION PLAN
Kayamandi Housing Project 8

DESCRIPTION		COMMENTS
Proposed (Close) "Portion A"	1 of 1	1 of 1
Current Number of Erven	1	1
Current Erf Number	2400	2400
Proposed Number of Erven	54	54
Proposed Number of Residential Erven	54	54
Proposed Number of Public Spaces (Erven)	0	0
Proposed Unplanned Residential Erven Numbers	0	0
Proposed Unplanned Public Spaces Erf Number	0	0
Existing Residential Units	54	54

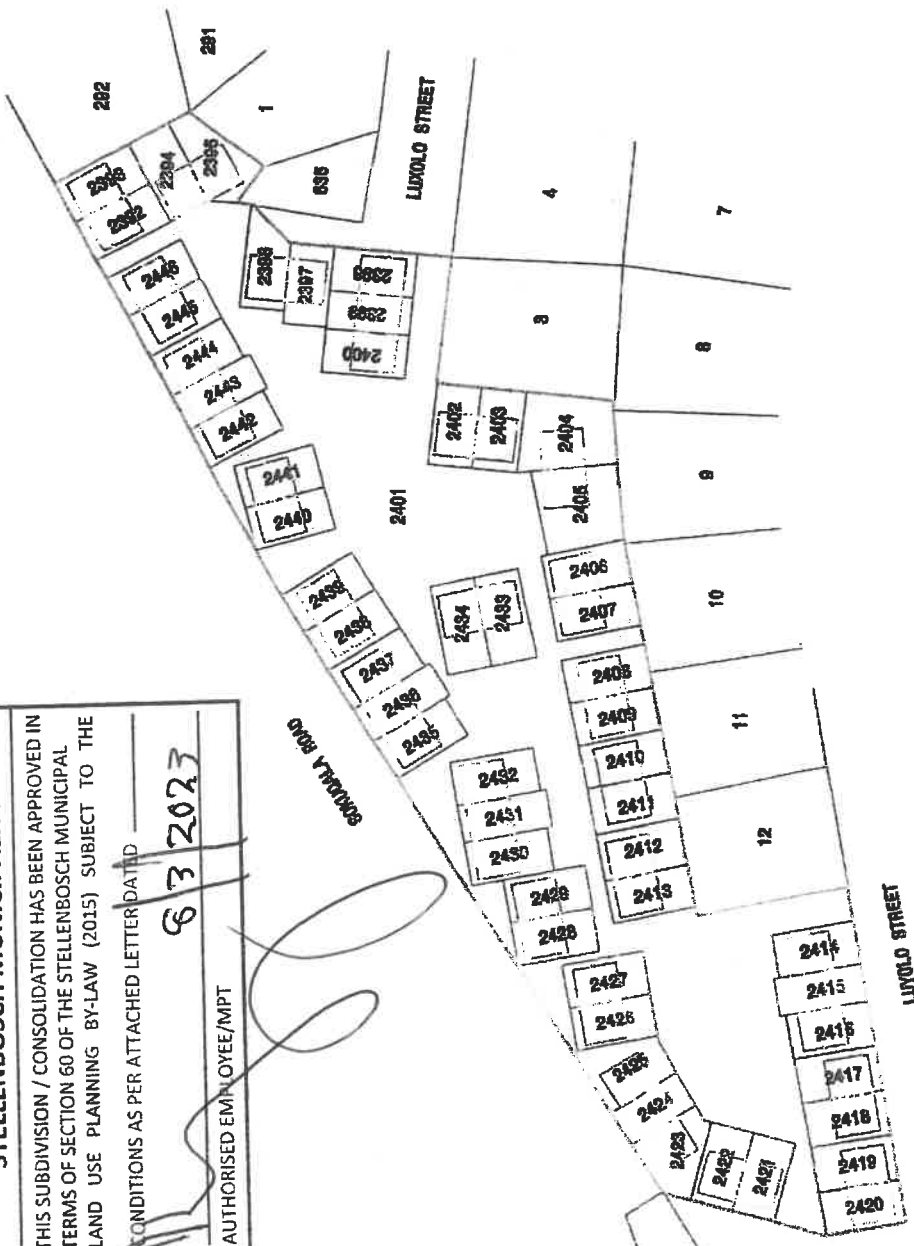
Notes:

1. Part of the proposed subdivision is located within the Kayamandi Housing Project 8, which is a residential area.
2. The subdivision is in accordance with the provisions of the Town and Country Planning Act, 1976 (Act No. 107 of 1976).
3. The subdivision is in accordance with the provisions of the Land Use Management Act, 2013 (Act No. 13 of 2013).
4. The subdivision is in accordance with the provisions of the Subdivision Act, 1981 (Act No. 107 of 1981).
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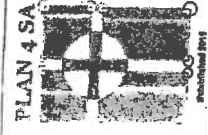
STELLENBOSCH MUNICIPALITY

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 6 3 2023

AUTHORISED EMPLOYEE/MPT



CLIENT / OWNER INFORMATION		DRAWING TITLE		DRAWING DISCIPLINE CODES		DRAWING STATUS CODES		DRAWING NUMBER	
STELLENBOSCH MUNICIPALITY Contact: Mr. Lester van Stavel Position: Manager, Housing Development Tel: 021-808-8482 Cell: 082-442-7788 Email: lester.vanstavel@stellenbosch.gov.za Web: www.stellenbosch.gov.za		SUBDIVISION PLAN (8)		TRP: Town & Regional Planning	TP: Transportation Planning	D: Draft	F: Final	21P004 (8)-TRP-SUB-20220130-Rev	DD1
STELLENBOSCH MUNICIPALITY Contact: Mr. Lester van Stavel Position: Manager, Housing Development Tel: 021-808-8482 Cell: 082-442-7788 Email: lester.vanstavel@stellenbosch.gov.za Web: www.stellenbosch.gov.za		PLAN NUMBER	3	SHEET SIZE	A3	SHEET NUMBER	1 of 1	21P004 (8)-TRP-SUB-20220130-Rev	
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PROFESSIONAL PLANNERS & PROJECT MANAGERS

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ANNEXURE H

**APPLICATION FOR SUDIVISION, CLOSURE OF A
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GENERAL PLAN & DEPARTURES: REMAINDER
ERF 288, KAYAMANDI (ALSO KNOWN AS
PROJECT 8: MPELAZWE)**

**COMMENT FROM THE DIRECTOR:
ENGINEERING SERVICES**



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development

Att Aandag Salome Newman

From ▫ Van: Principal Technician: Development (Infrastructure Services)

Author ▫ Skrywer: Colin Taylor

Date ▫ Datum: 18 November 2022

Our Ref ▫ Ons Verw: Civil LU 2342

Your Ref: LU/14066

Re ▫ Insake: Erf 288, Kayamandi: The application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following: 1. Subdivision in terms of section 15(2)(d) of the said bylaw to subdivide Remainder Erf 288, Kayamandi in two portions, namely Portion A (± 7 158m² in extent) and the Remainder of Erf 288, Kayamandi (±33,5828ha in extent). 2. Closure of a public place in terms of section 15(2)(n) of the said bylaw of subdivided Portion A (±7 158m² in extent) of Remainder Erf 288, Kayamandi. 3. Rezoning in terms of section 15(2)(a) of the said bylaw of Portion A (±7 158m² in extent) from Public Road and Public Parking to Subdivisional Area to accommodate "Less Formal Residential Zone" erven and "Public Road and a Public Parking" erf. 4. Subdivision in terms of section 15(2)(d) of the said bylaw of closed Portion A (±7 158m²) into the following: a) 54 x Less Formal Residential Zone erven; b) 1 x Public Road and Parking area. 5. Amendment of General Plan GP L149/1987 in terms of section 15(2)(k) of the said bylaw.

6. Departure in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows: a) on unregistered Erf 2415 from 80% to 80,1%; b) on unregistered Erf 2432 and Erf 2443 from 80% to 81%; c) on unregistered Erf 2414 from 80% to 83%; d) on unregistered Erf 2420 from 80% to 85%; e) on unregistered Erf 2440 from 80% to 87%; f) on unregistered Erf 2426 from 80% to 88%; g) on unregistered Erf 2418 from 80% to 89%; h) on unregistered Erf 2408 from 80% to 92%; i) on unregistered Erf 2428 from 80% to 95%; j) on unregistered Erven 2403, 2407, 2410, 2422, 2424, 2429 & 2435 from 80% to 100%.

7. Departure in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from one (1) parking bay per dwelling house to 0 bays per dwelling house on all residential erven.

8. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows: a) the street building line from 1,0m to 0m on one of the streets for the following unregistered erven: 2394, 2395, 2400, 2402, 2407, 2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446; b) the street building line from 1,0m to 0m on two of the streets for the following unregistered erven: 2396, 2406, 2413, 2414, 2420, 2433, 2434; c) the common building lines from 1,0m to 0m on the following unregistered erven: 2393-2395, 2398, 2399, 2403, 2406, 2409, 2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2431, 2436, 2437, 2443-2445.

9. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows: a) the street building lines from 1,0 to 0m on one street building line for the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445; b) the street building line from 1,0m to 0m on two streets for the following erven: 2396, 2408, 2415, 2428, 2432, 2435; c) the street building line from 1,0 to 0m on three streets for unregistered Erf 2429;

d) the common building line from 1,0m to 0m for the following unregistered erven: 2392, 2396, 2403, 2404, 2418-2420, 2423, 2428, 2435, 2436, 2438-2440, 2442, 2445; e) the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413, 2422, 2424, 2426, 2429, 2430, 2443-2444; f) the common building lines from 1,0m to 0m on three common building lines for the following unregistered erven: 2395, 2410, 2412.

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

1. **Water Connections**
 - 1.1 Each erf must have its own water connection and water meter installed.
2. **Sewer Connections**
 - 2.1 Each erf must have its own sewer connection.
3. **Electrical Engineering**
 - 3.1 Refer to Annexure: Electrical



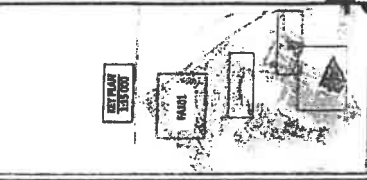
Colin Taylor Pr Tech Eng

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\2347 (CT) Erf 288 Kayamandi (LU-14066) Project 8\2342 (CT) Erf 288 Kayamandi (LU-14066) - approved.doc

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE	10/15/2010
DESIGNED BY	J. J. JONES
CHECKED BY	J. J. JONES
PROJECT NO.	1010101010
PROJECT NAME	SEWER AS-BUILT SERVICES PHASE 0
CLIENT NAME	STELLAR ENERGY



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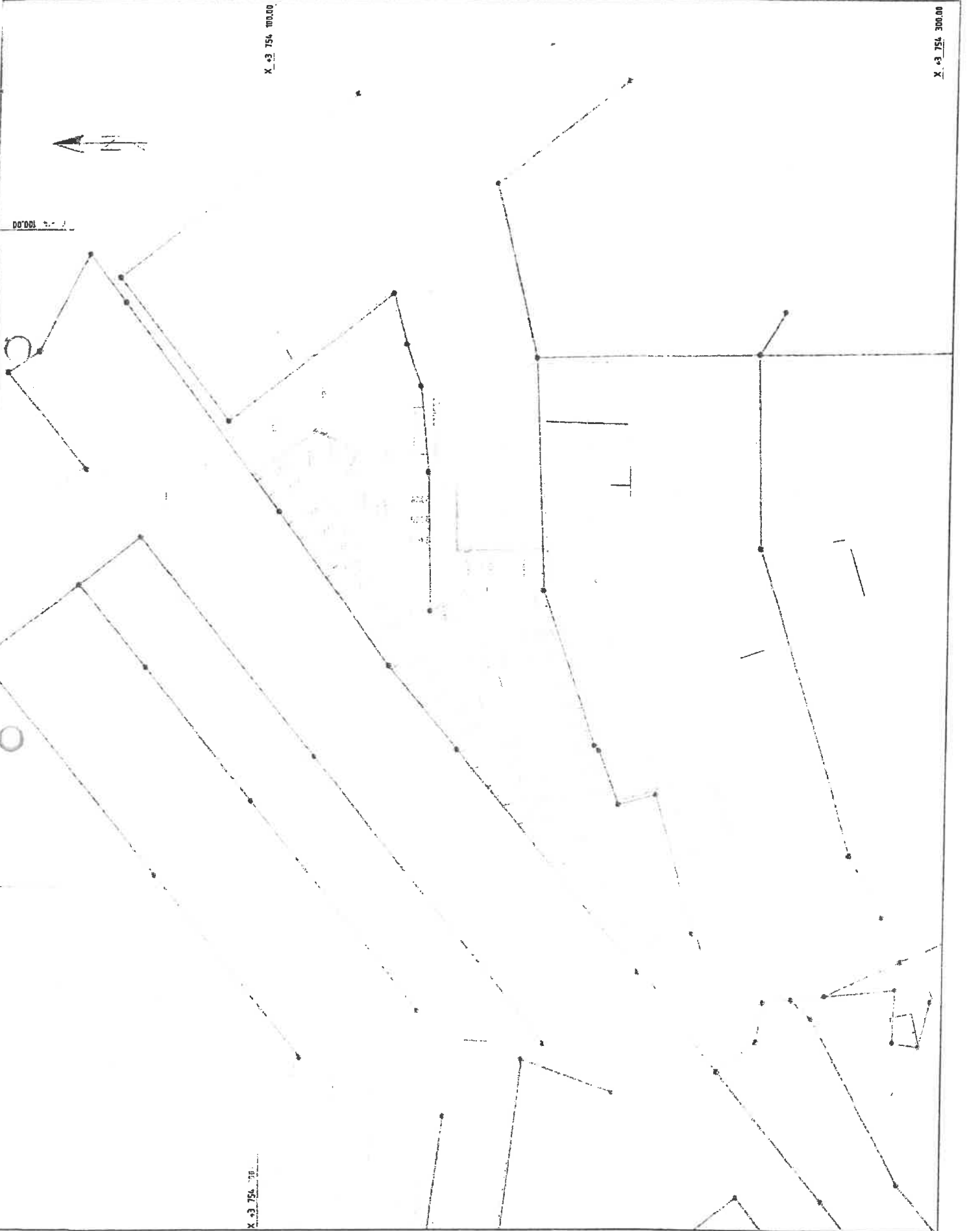
STELLAR ENERGY
1010101010

PROJECT
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CLIENT NAME	STELLAR ENERGY



X +3 754 100.00

X +3 754 300.00

00.00

X +3 754 700.00

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WASHINGTON WATER AND SEWER DEPARTMENT SPECIFICATIONS AND STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF WASHINGTON WATER AND SEWER DEPARTMENT SPECIFICATIONS AND STANDARDS.

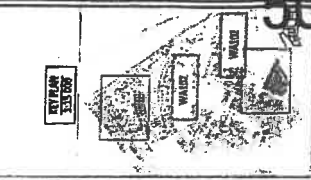
WATER LEAD

CONNECTIONS

EXISTING CONNECTIONS

CONNECTIONS TO BE MADE

CONNECTIONS TO BE REMOVED



NO.	DATE	DESCRIPTION

DATE: 05/11/2011

PROJECT: WATER AND SEWER

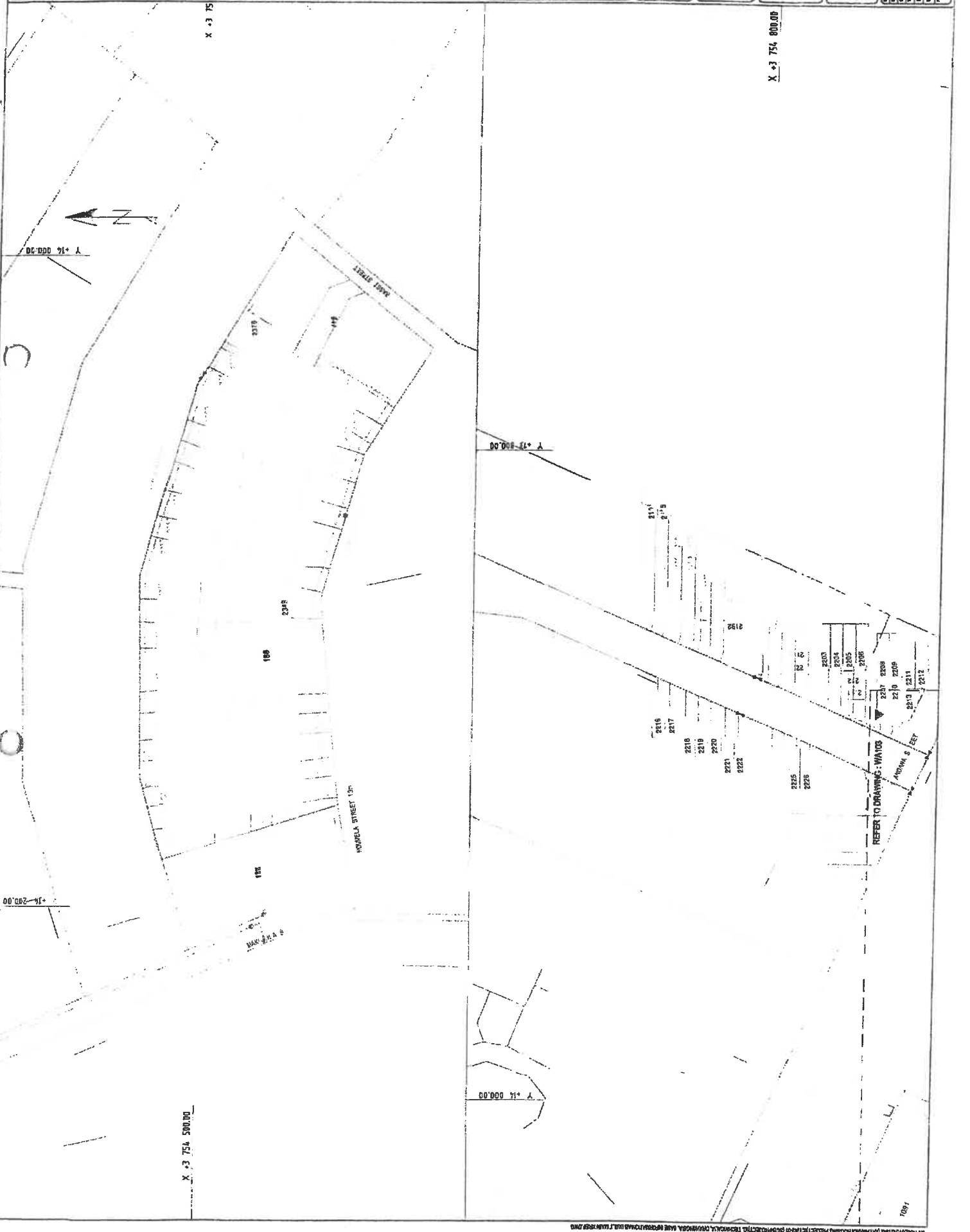
WATER AND SEWER SERVICES

PAGE 46 OF 58

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ENGINEERING

NO.	DATE	DESCRIPTION



X 3 754 500.00

X 3 754 800.00

REFER TO DRAWING - W4103



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Salome Newman
From ▫ Van: Principal Technician-Development (Infrastructure Services)
Author ▫ Skrywer: Colin Taylor
Date ▫ Datum: 27 October 2022
Our Ref ▫ Ons Verw: Civil LU 2342
Your Ref: LU/14066
Re ▫ Insake: Erf 288, Kayamandi: The application is made in terms of the

FILE NR:	STELLENBOSCH MUNICIPALITY
SCAN NR:	PLANNING AND DEVELOPMENT SERVICES
COLLABORATOR NR:	31 OCT 2021
RECEIVED	

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 promulgated by notice number 354/2015, dated 20 October 2015,
 for the following: 1. Subdivision in terms of section 15(2)(d) of the
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 Closure of a public place in terms of section 15(2)(n) of the said
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 Erf 288, Kayamandi. 3. Rezoning in terms of section 15(2)(a) of
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 a) 54 x Less Formal Residential Zone erven; b) 1 x Public Road
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The application is not recommended for approval, the following information is required in order to fully assess the application:

1.1 A conceptual reticulation and erf connection layout for water and sewer must be provided to indicate how each erf is serviced. Drawing must indicate if there are any clashes of structures with the sewer/water and how it will be addressed. If sewer/water runs across a proposed erf, then a servitude must be indicated and registered, or it must be relocated if possible. The engineering layouts are therefore required in order to determine the way forward and if the application can be approved or not.



Colin Taylor Pr Tech Eng

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

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