



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15293 (TP306/2023)

Our File Reference Number: Erf 3491, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR DEPARTURE, PERMISSION & REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERF 3491, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following applications in terms of Section 15 (2) of the Stellenbosch Municipality Land Use Planning By-law, 2023 on Erf 3491 Stellenbosch:
 - 2.1.1 Permanent Departure in terms of Section 15 (2) (b) of the said by-law, for the following: -
 - a) To allow for a bulk of 97% in lieu of 75% in order to accommodate new block of flats.
 - b) In order to relax the common building line as follows: -
 - i. North building line from 4.5m to 2.467m (ground, first & second)
 - ii. Eastern building line from 4.5m to 2m (ground floor) to 1.641m (first & second floor) and to 2.640m (third floor)
 - iii. Rear building line from 4.5m to 2m (ground floor) to 3.506m (first, second & third)
 - iv. Southern building line from 4.5m to 1.860m (ground floor) and to 3.5m (first and second floor)
 - 2.1.2 Permission in terms of Section 15 (2)(g) of the said By-law as required in terms of the zoning scheme to allow for 3x motor vehicle parking bays to be substituted with 8 x

motorcycle bays (equal to 2 motor vehicle bays) and 6 bicycle bays (equal to 1 motor vehicle bay).

2.1.3 Removal of Restrictive Title Conditions in terms of Section 15(2)(f) of the said by-law, in order to facilitate the proposed block of flats. The restrictive title deed conditions (as held in the Title Deed No. T059059/2022) to be removed are condition 1 C. (1) & (5) and condition II E. (1) & (5) which reads as follows:

- a) 1 C. (1) – The lot shall be utilized for residential purposes only and one residence shall be erected on the said lot, provided, however, that a semi- detached residence may be erected thereon subject to the conditions of clause 4 thereof.
- b) 1 C. (5) – All buildings shall be erected not less than 6.30m from the front or street boundary line of the lot and not less than 3.15 metres from the side and back boundary of the lot.
- c) II E. (1) - The lot shall be utilized for residential purposes only and one residence shall be erected on the said lot, provided, however, that a semi- detached residence may be erected thereon subject to the conditions of clause 4 thereof.
- d) II E. (5) - All buildings shall be erected not less than 6.30m from the front or street boundary line of the lot and not less than 3.15 metres from the side and back boundary of the lot.

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

3. Conditions of approval

3.1 The approval applies only to the application under consideration as indicated on Drawings referenced as Ground Floor Plan, First Floor Plan, Second Floor Plan, Third Floor Plan and Roof Plan, dated 2023.01.31 & drawn by Piet Dekker Architects, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

3.2 The development shall be implemented substantially in accordance with the Drawings referenced as Ground Floor Plan, First Floor Plan, Second Floor Plan, Third Floor Plan and Roof Plan, dated 2023.01.31 & drawn by Piet Dekker Architects, and attached as **Annexure C**.

3.3 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.

- 3.4 Building plans must be generally in accordance with the layout plans as referenced Drawings referenced as Ground Floor Plan, First Floor Plan, Second Floor Plan, Third Floor Plan and Roof Plan, dated 2023.01.31 & drawn by Piet Dekker Architects and attached as **Annexure C**.
- 3.5 The conditions imposed by the Director: Infrastructure Services as contained in their memo dated 16 August 2023, attached as **Annexure F**, be complied with.
- 3.6 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the submission of any building plans, or as may be agreed on in writing with the Director Infrastructure Services attached as **Annexure F**.
- 3.7 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charge will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development charges 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 approval of any building plans, whichever occurs first.
- 3.8 The applicant, after publication of a notice in Provincial Gazette to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions.

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

- 4.1 The proposed application would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.

5. Matters to be noted:

- 5.1 The applicant, after publication of a notice in the Provincial Gazette to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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:

7.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

7.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.

7.3 The grounds of the appeal which may include the following grounds:

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

7.4 Whether the appeal is lodged against the whole decision or a part of the decision.

7.5 If the appeal is lodged against a part of the decision, a description of the part.

7.6 If the appeal is lodged against a condition of approval, a description of the condition.

7.7 The factual or legal findings that the appellant relies on.

7.8 The relief sought by the appellant.

7.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

7.10 That the appeal includes the following declaration by the Appellant:

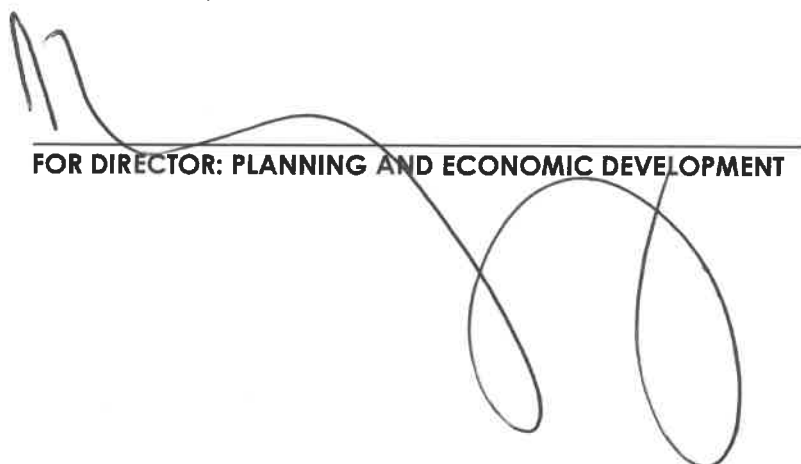
- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- b) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in 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 and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za
11. An applicant who lodges 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 in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

15/1/2024
DATE

ANNEXURE C: SITE DEVELOPMENT PLAN

ERF 3491 - 1 287m²

Coverage - 643,37m² (48,98%)

Green Area - 286m² (31%)

Flower Boxes - 78m² (all floors)

Total Green - 472m² (37%)

Build - 1 255,17m² (87,55%)

Ground - 46,15m²

First - 504,54m²

Second - 418,78m²

Third - 285,70m²

Parking

18 Units at 1,5 bays / unit = 27 bays

Excluded - 27 bays

- 24 car bays

- 8 motorcycle bays (2 car bays)

- 6 bicycle bays (1 car bay)

Construction Areas - 2 420,86m²

Ground - 723,70m²

First - 630,70m²

Second - 548,86m²

Third - 530,52m²



02 - Ground Floor Plan
1 1:100

STREET
SIDE NORTH
SIDE EAST
REAR
SIDE SOUTH

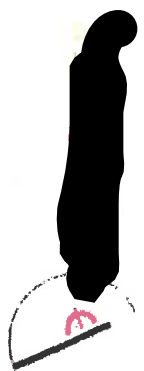
Current Building Lines
6300mm
4800mm
4500mm
4500mm
4500mm

Proposed Building Lines
6300mm
2467mm
2000mm
2000mm
1860mm



ERF 3491 - 20 Verreweide - Stellenbosch

DATE: 17/01/14



ERF 3491 - 1 287m²

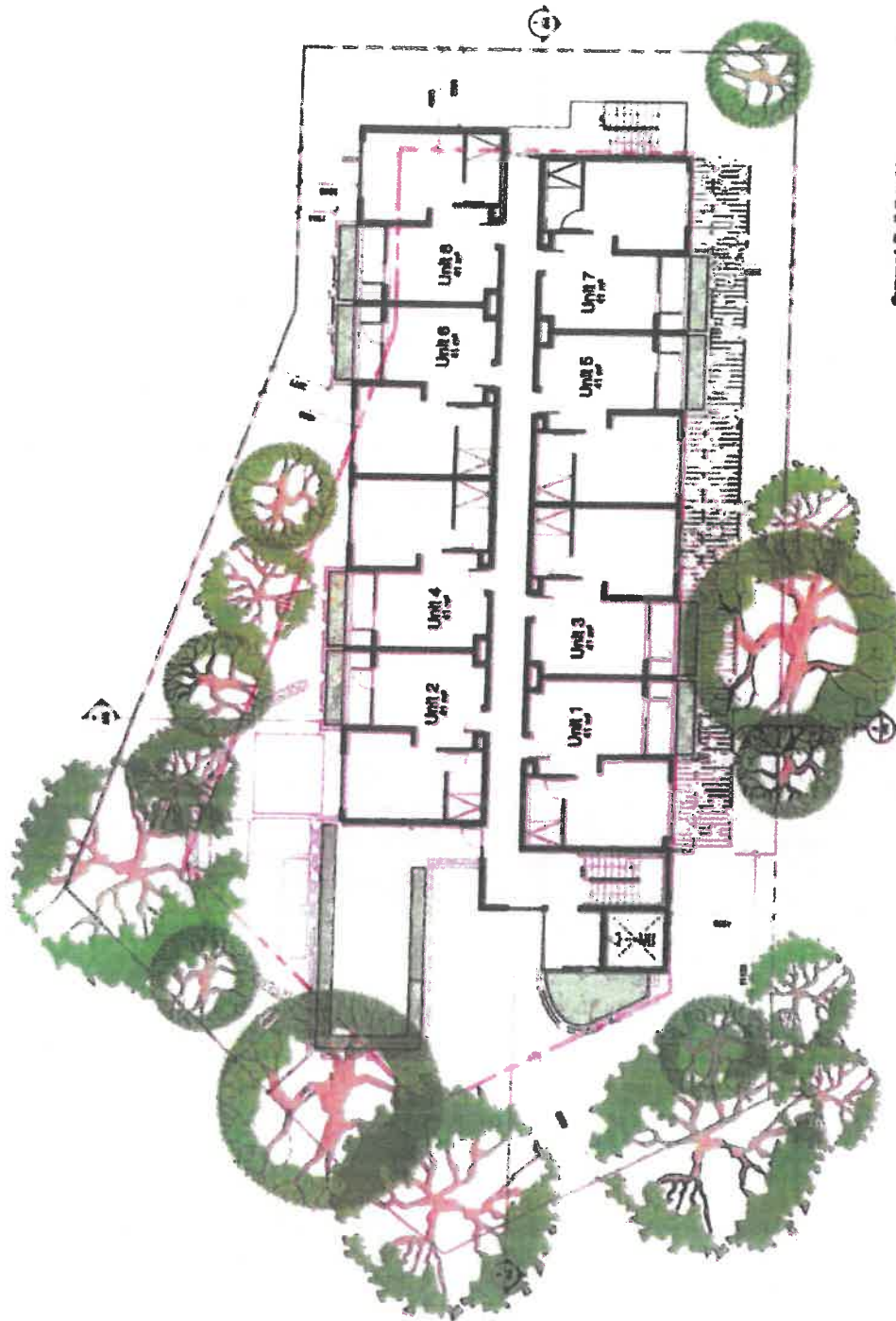
Coverage - 643.37m² (49.98%)

Green Area - 388m² (31%)
Flower Boxes - 73m² (all floors)
Total Green - 473m² (37%)

Build - 1 296.17m² (87.53%)
Ground - 46.15m²
First - 504.54m²
Second - 418.78m²
Third - 285.70m²

Parking
16 Units at 1.5 bays / unit = 27 bays
Provided - 27 bays
- 24 car bays
- 6 motorcycle bays (2 car bays)
- 6 bicycle bays (1 car bay)

Construction Areas - 2 420.86m²
Ground - 723.78m²
First - 820.70m²
Second - 545.85m²
Third - 530.52m²



03 - First Floor Plan
1 : 100

STREET
SIDE NORTH
SIDE EAST
REAR
SIDE SOUTH

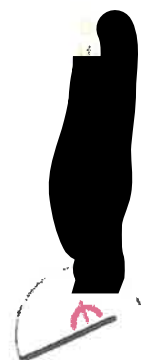
Concrete Building Lines
6300mm
4900mm
4500mm
4500mm
4800mm

Processed Building Lines
6500mm
2487mm
1841mm
3506mm
5900mm



ERF 3491 - 20 Verreweide - Stellenbosch

DATE: 07/2011



ERF 3491 - 1 287m²

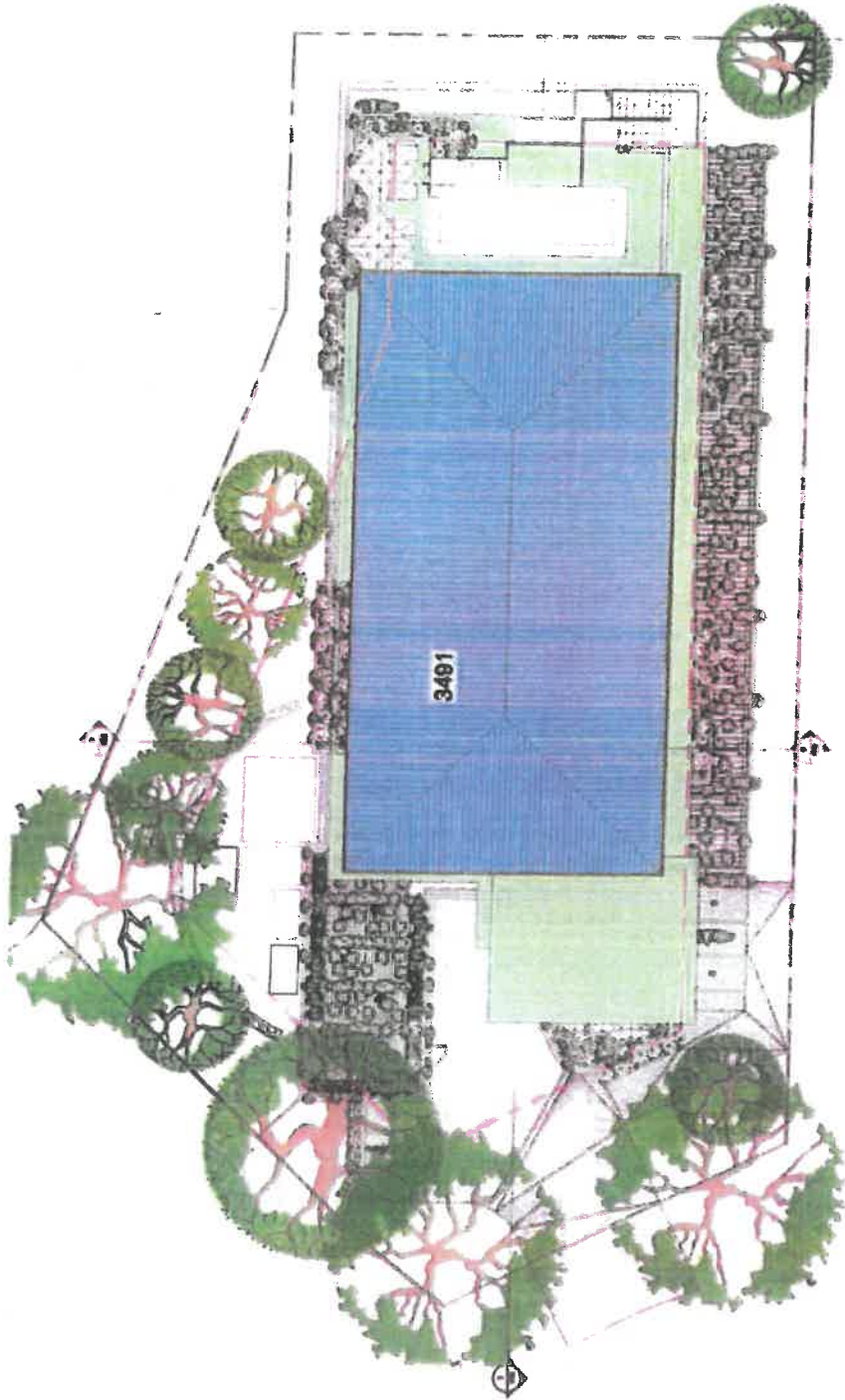
Coverage - 943,57m² (89,85%)

Green Area - 286m² (31%)
Pioneer Species - 726m² (all floors)
Total Green - 479m² (37%)

Build - 1 288,17m² (97,83%)
Ground - 46,16m²
First - 504,54m²
Second - 418,70m²
Third - 285,70m²

Parking
18 Units at 1,5 bays / unit = 27 bays
Provided - 27 bays
- 24 car bays
- 8 motorcycle bays (2 car bays)
- 8 bicycle bays (1 car bay)

Construction Areas - 2 430,86m²
Ground - 722,79m²
First - 620,70m²
Second - 545,85m²
Third - 530,52m²



1 Roof Plan
1:100



ERF 3491 - 20 Verreweide - Stellenbosch

DATE 10/05/17



ARGITEKE ARCHITECTS

**ANNEXURE F: COMMENT FROM THE DIRECTOR:
INFRASTRUCTURE SERVICES**



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development

Att Aandag: Nolusindiso Momoti

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

Author ▫ Skrywer: Kurt Titus

Date ▫ Datum: 16 August 2023

Our Ref ▫ Ons Verw: Civil LU 2533

Town Planning Ref: LU/15293

Re ▫ Insake: Erf 3491, Stellenbosch: 1. Applications made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Erf 3491, Stellenbosch, for the following: - 1. Removal of restrictive title deed conditions in terms of Section 15(2)(f) of the said by-law in order to facilitate the proposed block of flats, 2. Permission in terms of section 15(2)(g) of the said by-law as required in terms of the zoning scheme to allow for 3 x motor vehicle parking bays to be substituted with 8 x motorcycle bays (equal to 2 motor vehicle bay) and 6 bicycle bays (equal to 1 motor vehicle bay), 3. Permanent Departure in terms of section 15 (2) (b) of the said by-law to allow for a bulk of 97% in lieu of 75% in order to accommodate new block of flats, 4. Permanent Departure in terms of Section 15 (2) (b) of the said by-law to relax the common building line as follows: - (a) North building line from 4.5m to 2.467m (ground, first & second floor) (b) Eastern building line from 4.5m to 2m (ground floor) to 1.641m (first & second floor) and to 2.640m (third floor) (c) Rear building line from 4.5m to 2m (ground floor) to 3.506m (first, second & third)

(d) Southern building line from 4.5m to 1.860m (ground floor) and to 3.5m (first and second floor)

The application is **supported**, with the following conditions:

- 1. Civil Engineering Services**
 - 1.1 Civil engineering design drawings for internal services, to be submitted for approval before any building plan approval can be obtained.
 - 1.2 The engineering layout plan must include the existing water(meter) and sewer erf connections locations for erf 3491. Also indicate all municipal service pipe lines and or servitudes running in and around the development.
 - 1.3 An engineering stormwater and parking layout design plan must be included as part of the engineering drawings submission for approval. This should include main entrance gate with dimensions, parking bays with dimensions, stacking distance (if applicable) and solid waste disposal area, embayment and the like.
 - 1.4 **No construction of any civil engineering services may commence before approval of internal – civil engineering services drawings.**
 - 1.5 No changes to the current layout plan/SDP are permitted after the approval of this application all engineering or building plans submitted for approval must be in line with the approved layout/SDP. Consideration may be given in the event where the proposed changes have **no significant bearing** on the municipal services or the usage of the proposed development change completely. There could be other reasons why changes to the layout/SDP would possibly be considered for approval but will be dealt with when and if needed.
 - 1.6 The owner/developer is responsible to submit engineer drawings in line with the municipal engineering guidelines to obtain approval by Stellenbosch Municipality, Infrastructure Services. This approval would be for the sewer and water connections

required to service the new development. Please liaise with Mr. Leandro Hendricks, Manager (Water Services Department) on 021 808 8725, to obtain a quote on the cost for the particular connections needed. All cost for the above connections made to municipal infrastructure is for the account of the owner, and the owner/developer would be held liable for any damages to municipal infrastructure while busy working on site.

2. Development Charges (DCs)

- 2.1 Please note development charges (DC's) are applicable: Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on subsequent applications ie building plans.
- 2.2 The DC's were calculated by using the 2022/2023 tariff structure. If DC's are paid after 30 June 2024 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.
- 2.3 Please insure that all the relevant information is included into the application to calculate the development charges.
- 2.4 The appropriate DC's are payable before building plan approval.

K Titus

Kurt Titus: Principal Technician Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2533 (Ku) Erf 3491 Stellenbosch (LU-15293)\Memo 2\2533 () Erf 3491 Stellenbosch (LU-15293).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	LU2533
Development Name:	Proposed Apartments_ 20 Verrawelde Street, Stellenbosch
Date:	16-Aug-23
Financial Year:	2023/2024
Erf Location (Select from 2 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	ERF 5491
DC Parameters Reference:	Provisional DC_LU2533_Proposed Apartments Stellenbosch ERF 3491_Drawing no 1 Roof Plan_Plat Oekoor Architec_31-01-23

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Chnl Eng Services)	Community	Totals	
Utility:	M/day	lit/day	lit/s	lit/day	lit/day		persons		
Total Increased Services Usage:	7.38	6.6	0.128	0.06	44.5		66		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	7.38	6.60	0.12800	0.060	44.5		66		
Charges before adjusting for positive only, before Deductions	R 231 272.77	R 227 636.10	R 26 617.26	R 64 556.67	R 266 566.06	R 616 662.06	R 262 315.21	R 1 000 666.07	
Charges adjusted for positive only, before Deductions	R 231 272.77	R 227 636.10	R 26 617.26	R 64 556.67	R 266 566.06	R 616 662.06	R 262 315.21	R 1 000 666.07	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 231 272.77	R 227 636.10	R 26 617.26	R 64 556.67	R 266 566.06	R 616 662.06	R 262 315.21	R 1 000 666.07	
VAT:	R 34 690.92	R 34 146.67	R 3 977.59	R 9 663.36	R 40 285.21	R 122 782.03	R 39 347.28	R 162 130.21	
Total Development Charges Payable (including VAT):	R 265 963.69	R 261 782.77	R 30 494.85	R 74 220.02	R 306 851.26	R 744 236.79	R 301 662.49	R 1 242 806.28	

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	<i>Kurt Titus</i>
Notes:	<p>Credit for development charges are based on the following: - Current landuse confirmed via email, dated 13 October 2023 by Ernie van der Merwe (Town Planner Consultant, UDS)</p> <p>- Property Zoning rights</p> <p>Development Charges payable before building plan approval.</p>

Stonewatch Town

Use Category	Use Type	Existing Usage		Proposed New Usage		Increased Usage	Community		Special Precinct		Waters & Transport		Sub-Totals (Including Services)	Community	Total
		Area (sq ft)	Unit Amount	Area (sq ft)	Unit Amount		Area (sq ft)	Unit Amount	Area (sq ft)	Unit Amount	Area (sq ft)	Unit Amount			
Residential	Single Residential - 1/2000R2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Single Residential - 1/2000S2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Single Residential - 1/2000L2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Single Residential - 1/2000M2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Single Residential - 1/2000N2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Single Residential - 1/2000O2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Single Residential - 1/2000P2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Single Residential - 1/2000Q2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Single Residential - 1/2000R2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Single Residential - 1/2000S2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
Community	Community - 1/2000C2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Community - 1/2000D2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Community - 1/2000E2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Community - 1/2000F2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Community - 1/2000G2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Community - 1/2000H2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Community - 1/2000I2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Community - 1/2000J2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Community - 1/2000K2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Community - 1/2000L2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
Industrial	Industrial - 1/2000I2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Industrial - 1/2000J2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Industrial - 1/2000K2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Industrial - 1/2000L2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Industrial - 1/2000M2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Industrial - 1/2000N2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Industrial - 1/2000O2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Industrial - 1/2000P2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Industrial - 1/2000Q2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Industrial - 1/2000R2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
Other	Other - 1/2000O2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Other - 1/2000P2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Other - 1/2000Q2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Other - 1/2000R2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Other - 1/2000S2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Other - 1/2000T2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Other - 1/2000U2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Other - 1/2000V2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Other - 1/2000W2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
	Other - 1/2000X2	0	0	0	0	0	0	R	R	R	R	R	R	R	R
Total Area: 0															

Category	Area (sq ft)	Unit Amount	Value	Area (sq ft)	Unit Amount	Value	Area (sq ft)	Unit Amount	Value	Area (sq ft)	Unit Amount	Value	Area (sq ft)	Unit Amount	Value
Charges before adjusting for positive only, before Deductions	291,272.77	R	277,039.10	26,517.26	R	64,555.87	268,960.06	R	618,532.80	262,315.21	R	1,090,968.87	262,315.21	R	1,090,968.87
Charges adjusted for positive only, before Deductions	231,272.77	R	227,039.10	26,517.26	R	64,555.87	268,960.06	R	618,532.80	262,315.21	R	1,090,968.87	262,315.21	R	1,090,968.87
Deductions per service (from usage reductions)	0	R	0	0	R	0	0	R	0	0	R	0	0	R	0
Discount Deduction (%)	0	R	0	0	R	0	0	R	0	0	R	0	0	R	0
Adjusted Deduction per service - from Service Agreement (sum)	0	R	0	0	R	0	0	R	0	0	R	0	0	R	0
Sub Total after Adjustments and Deductions (excluding VAT)	231,272.77	R	227,039.10	26,517.26	R	64,555.87	268,960.06	R	618,532.80	262,315.21	R	1,090,968.87	262,315.21	R	1,090,968.87
VAT	34,000.00	R	34,000.00	3,977.00	R	9,693.35	49,252.21	R	122,782.80	38,347.26	R	102,130.21	38,347.26	R	102,130.21
Total Development Charges	305,000.00	R	291,039.10	30,494.26	R	74,249.22	308,212.27	R	741,315.60	300,662.47	R	1,243,101.08	300,662.47	R	1,243,101.08

**ELETRICITY SERVICES: CONDITIONS OF APPROVAL
ERVEN 3491 STELLENBOSCH**

GENERAL COMMENT:

1. Recommended for approval

CONDITIONS

2. The electrical consulting engineer responsible for the development shall schedule an appointment with Manager Electricity Services (Infrastructure Services) before commencing with the construction of the development. As well as to discuss new power requirements if required.

3. The development's specifications must be submitted to Stellenbosch Municipality (Infrastructure Services) for approval. i.e.

- a) The design of the electrical distribution system
- b) The location of substations(s) and related equipment.

4. A separate distribution board/s shall be provided for municipal switchgear and metering. (Shall be accessible & lockable).

5. 24-hour access to the location of the substation, metering panel and main distribution board is required by Electrical Services.

6. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity, should damage occur, the applicant will be liable for the cost involved for repairing damages.

7. On completion of the development, Stellenbosch Municipality (Electrical Services) together with the electrical consulting engineer and electrical contractor will conduct a take-over inspection.

8. No electricity supply will be switched on (energised) if the Development contributions, take-over Inspection and Certificate(s) of Compliance are outstanding.

9. All new developments and upgrades of supplies to existing projects are subject to SANS 10400-XA energy savings and efficiency implementations such as:

- Solar water Heating or Heat Pumps in building
- Energy efficient lighting systems
- Roof insulation with right R-value.
- In large building developments;
- Control Air condition equipment tied to alternative efficiency systems
- Preheat at least 50% of hot water with alternative energy saving sources
- All new hot water pipes to be clad with insulation with R-value of 1
- Provide a professional engineer's certificate to proof that energy saving measures is not feasible.

10. If connecting a generator or solar panels for backup, the generator or solar panels needs to comply to SANS10142



Signature

13/10/2023

Date