



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12632

Our File Reference Number: Farm 1202/54, Johannesdal

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR REZONING TO SUBDIVISIONAL AREA AND SUBDIVISION OF FARM NO. 1202/54, JOHANNESDAL, PAARL DIVISION

1. The above application refers.
2. The Municipal Planning Tribunal on 18 March 2022 resolved 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 Farm No. 1202/54, Johannesdal, Paarl Division namely:
 - 2.1.1 The **rezoning** of the subject property from Agricultural and Rural Zone to Subdivisional Area in terms of Section 15(2)(a) of the said Bylaw to allow for the following uses:
 - a) Thirty (30) x **Conventional Residential Zone** erven (erven 1 – 30) and approximately 1,4370ha in extent, for dwelling houses;
 - b) Three (3) x **Public Open Space Zone** erven (31-33) and approximately 0,0919ha in extent, for open space purposes and detention pond; and
 - c) Two (2) x **Public Roads & Parking Zone** erven (34-35) and approximately 0,5042ha for public road purpose.

d) The phasing of the development into two (2) phases.

2.1.2 The **subdivision** in terms of Section 15(2)(d) of the said Bylaw of said property in accordance with Subdivision Plan H 10-150 SUB1 REV 6, dated July 2021, and drawn by PJ Le Roux Town and Regional Planner; to allow for a residential development in accordance with the subdivisional zone above; and the registration of a 3m wide services servitude on portion 3 to facilitate stormwater run-off.

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 rezoning and subdivision under consideration, as indicated on the referenced, H 10-150 SUB1 REV 6, dated July 2021 Subdivision and Phasing plan, attached as **ANNEXURE C** and 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 subdivision and phasing plan as referenced H 10-150 SUB1 REV 6, dated July 2021 and attached as **ANNEXURE C**.

3.3 New erf diagrams or general plans for the newly created land units be submitted to the municipality for clearance and record purposes.

3.4 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
- d) Street names (if approved by Council)

3.5 The servitude rights for a water pipeline be registered in the title deeds of the applicable property on registration.

3.6 The common property be formally transferred to the Municipality upon transfer of the first erf in the subdivision, of which the cost for the surveying and transfer of such public land will be for the account of the applicant/developer.

3.7 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 Directorate Infrastructure Services.

3.8 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 includes and comply with the conditions as imposed by the **Directorate Infrastructure Services** in their memo dated 19 July 2021, and attached as **ANNEXURE M**.

3.9 The conditions imposed by the **Manager: Electrical Services** as contained in their memo dated 13 August 2021, attached as **ANNEXURE N**, be complied with.

3.10 A detailed landscape plan including a comprehensive plant list be submitted and that the landscaping be implemented prior to the first property being transferred.

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

4.1 The proposed development aims to densify the area in accordance with municipal policy and guidelines.

4.2 The proposed residential development constitutes infill development and is therefore in line with the principles of the SDF.

4.3 The subject property is located within the urban edge and will strengthen the nodal character of Johannesdal, once developed.

4.4 There will be no negative impact on existing infrastructure and additional traffic can be accommodated on the local road network.

4.5 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

4.6 The proposal will result in more efficient utilization of the subject property which cannot be viably utilized in terms of its current zoning.

4.7 The proposed development is integrated with the surrounding urban structure.

5. **Matters to be noted:**

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

5.2 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with (per phase).

5.3 The rates clearances will only be granted once the conditions of approval (per phase) have been complied with.

- 5.4 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 relevant authority prior to the issuing of a Section 28 Certification.
 - 5.5 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.
 - 5.6 That the approval for the naming and numbering of streets as per the proposed subdivision plan, **BE OBTAINED**.
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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.
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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.

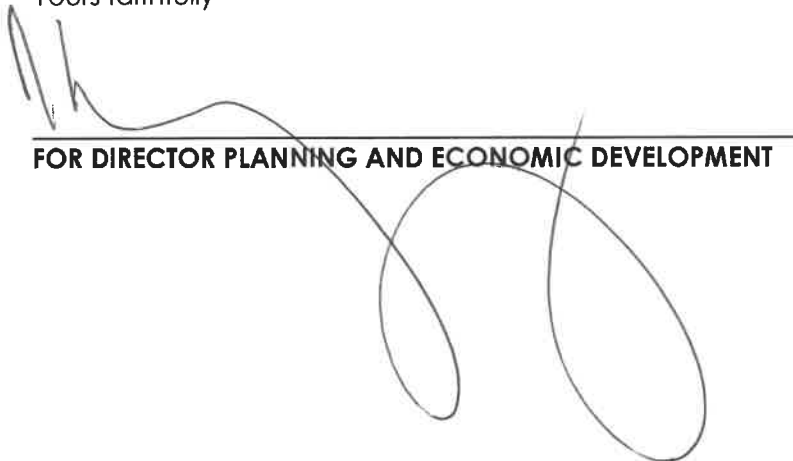
8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za
9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal 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



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

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

8/4/2023.
DATE:

[REDACTED]

[REDACTED]

ANNEXURE C

**APPLICATION FOR REZONING TO
SUBDIVISIONAL AREA &
SUBDIVISION OF FARM NO. 1202/54,
JOHANNESDAL, PAARL DIVISION**

**SUBDIVISIONAL AND
PHASING PLAN**

Notes:

All distances and areas are provisional and subject to verification by cadastral survey

1) figure abcd represents a services servitude 3m wide

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 8/4/2022

AUTHORISED EMPLOYER/MPT

Survey information:
FRIEDLAENDER, BURGER & VOLKMANN
 Professional Land Surveyors Section 56 of the Constitution's Regulating Conditions
 Professional Land Surveyors Section 56 of the Constitution's Regulating Conditions
 27 Durck Street / Kersichweg 101 Dur / P.O. Box 54, Stellenbosch, 7799
 TOLL FREE 0800 444 111 27 21 800 000 1111 Fax 021 885 1111



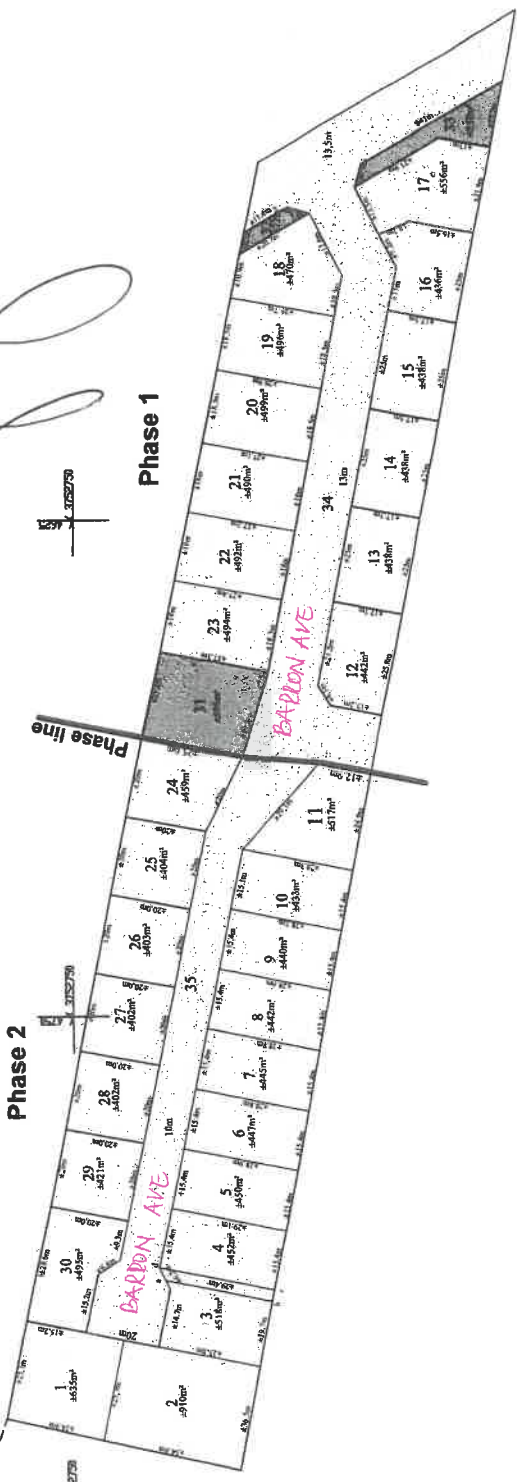
Project:
 Application for
 Rezoning, Subdivision
 Prt 54 of Farm No.
 1202 Paarl

Description:

Subdivision Plan

BARRON

Drawn	NT.S.	Checked	JULY 2021
Typed	PJLR	Revised	
Exam	PJLR	Project No.	N10-150 SUB1 REV 06



Prop. No.	No. of Units	Extent	%	Zoning	Proposed Zoning	Land Use	Note
1-30	30	1,4370ha	71	Conventional Residential Zone		Dwelling house	
31-33	3	0,0919ha	4	Public Open Spaces Zone		Open Space & Detention pond	
34-35	2	0,5042ha	25	Public Roads & Parking Zone		Public Road	
Total	35	2,0331ha	100				

ANNEXURE M

**APPLICATION FOR REZONING TO
SUBDIVISIONAL AREA &
SUBDIVISION OF FARM NO. 1202/54,
JOHANNESDAL, PAARL DIVISION**

**COMMENT FROM THE
DIRECTOR: ENGINEERING
SERVICES**



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

TO : The Director: Planning and Development

FOR ATTENTION : Salome Newman

FROM : Manager: Development (Infrastructure Services)

AUTHOR : Tyrone King

DATE : 19 July 2021

RE. : Farm 1202/54, Johannesdal: Subdivision for 30 residential erven (public roads and services)

YOUR REF : LU/12632

OUR REF : 2182 CIVIL LU

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

- Proposed Subdivision Plan No H 10-150 SUB1 REV 06 dated July 2021, by PJ Le Roux;
- Transport Impact Assessment by ITS dated 26 March 2021;
- Engineering Services Report dated 27 March 2021 by Bart Senekal Inc;
- Concept Civil Engineering Services Layout Drawing No 1441/1A by Bart Senekal Inc (Annexure: Services)

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

- Total Units > 250m²: 25 No
- Total Units > 500m²: 5 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:

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

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;
 - (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

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)**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. **Priel WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Priel WWTW (Waste Water Treatment Works). There is currently insufficient capacity at the WWTW for the proposed development. However, the Municipality is currently busy with the upgrading of the WWTW to create spare capacity. Subdivision clearance will only be given when the required spare capacity is available at the WWTW, as confirmed by our Water Services department.
 - b. **Water Network:** There is sufficient capacity in the bulk water reticulation network to accommodate the proposed development. However, additional network upgrades may be identified when detail engineering drawings are scrutinized.
 - i. The development may connect to either the 160mm diameter municipal water network on the Farm 1202/23 development (Mentoor development) and/or the water line along the eastern boundary of the development as conceptually indicated on **Annexure: Services**. Details of these connections and the number of connections allowed will be decided at detail design stage.
 - c. **Sewer Network:** There is sufficient capacity in the bulk sewer reticulation network to accommodate the proposed development. However, additional network upgrades may be identified when detail engineering drawings are scrutinized.
 - i. The Development may connect to the 150 mm dia municipal sewer pipeline along the eastern boundary of the development, as conceptually indicated on **Annexure: Services**.

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

- ii. The Developer will be responsible for any link sewer pipelines between the development and the municipal network.
- d. **Roads Network:** There is sufficient capacity in the external road network to accommodate the proposed development. However, additional road/NMT upgrades may be identified when detail engineering drawings are scrutinized.
 - i. The road and sidewalk layout must be generally in accordance with the conceptual engineering drawing (**Annexure: Services**).
- 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;
 - 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), 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.

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)**Development Charges**

5. 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;
6. 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;
7. 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;
8. 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;
9. that the Development Charges levy to the amount of R 1 980 792. 71 (Excluding VAT) as reflected on the DC calculation sheet, and 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.
10. 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;
11. 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 30 units, or which might lead to an increase in the Gross Leasable Area i.e. a GLA of more than 00m², will result in the recalculation of the Development Charges;

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

12. 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;
13. The Municipality may approach the Developer at any stage, before completion of the Development, to implement any infrastructure / community facilities, in lieu of DCs payable, should the need for such infrastructure / facilities be identified;
14. 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;

Ownership and Responsibility of services

15. that it be noted that as per Subdivisional Plan, the roads are reflected as public roads. Therefor all internal services on the said erf will be regarded as public services and will be maintained by the Municipality;

Internal- and Link Services

16. 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;
17. Any alterations to existing services necessitated by the new development will be for the Developer's cost;

Servitudes

18. The water line servitude on erf 3 (Annexure: Services) must be indicated on all eng drawings and building plans. The servitude must be registered prior to subdivision clearance.

Electricity

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

Damage to municipal infrastructure and assets

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

20. 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:

21. 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;
22. 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.
23. that the "Developer" must ensure that he / she has an acceptable public liability insurance policy in place;
24. 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;

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-64, JOHANNESDAL (30 RESIDENTIAL ERVEN)

25. 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;
26. 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 3rd Edition (2015);
27. 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;
28. 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;
 - 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;

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

- 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

- 29. 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";
- 30. 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;
- 31. 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;
- 32. 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;

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)**Internal- and Link Services**

33. 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;
34. 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;
35. 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;
36. 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;
37. that construction of services may only commence after municipal approval has been obtained;
38. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
39. 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 shall be generally in accordance with this document, unless otherwise agreed with the Engineer. The said document is available in electronic format on request;
40. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
41. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

42. 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;
43. 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);
44. 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;
45. 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;
46. that the "Developer" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
47. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
48. 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;
49. 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".
50. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

51. 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

52. 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;
53. 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;
54. 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

55. 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 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.

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

56. 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;
57. 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;
58. 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;
59. 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;
60. 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;
61. 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.
62. 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;
63. 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.

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

64. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² 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

65. 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;
66. that no access control will be allowed in public roads;
67. 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;
68. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
69. 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;
70. 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;
71. 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;
72. 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;

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

73. 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;
74. that no parking be allowed in the road reserve;

Wayleaves

75. 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;
76. that wayleaves will only be issued after approval of relevant engineering design drawings;
77. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

Solid Waste

78. 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)
79. 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;
80. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
81. 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;

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

82. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
83. Road foundation shall be designed to carry a single axle load of 8.2 tons;

AS-BUILTs

84. 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;
85. 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*";
86. 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;

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

87. 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;
88. 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

89. 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;
90. 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;
91. that clearance will only be given per phase and the onus is on the "Developer" to phase his development accordingly;
92. 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;
93. 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".

Avoidance of waste, nuisance and risk

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

94. 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 falling 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

95. 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";
96. 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;
97. 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;
98. 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";
99. 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.

PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\00 Developments\2182 (TK) Farm 1202-54 Johannesdal\LU-12632\2182 (TK) Farm 1202-54 Johannesdal\LU-12632.dwg

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.

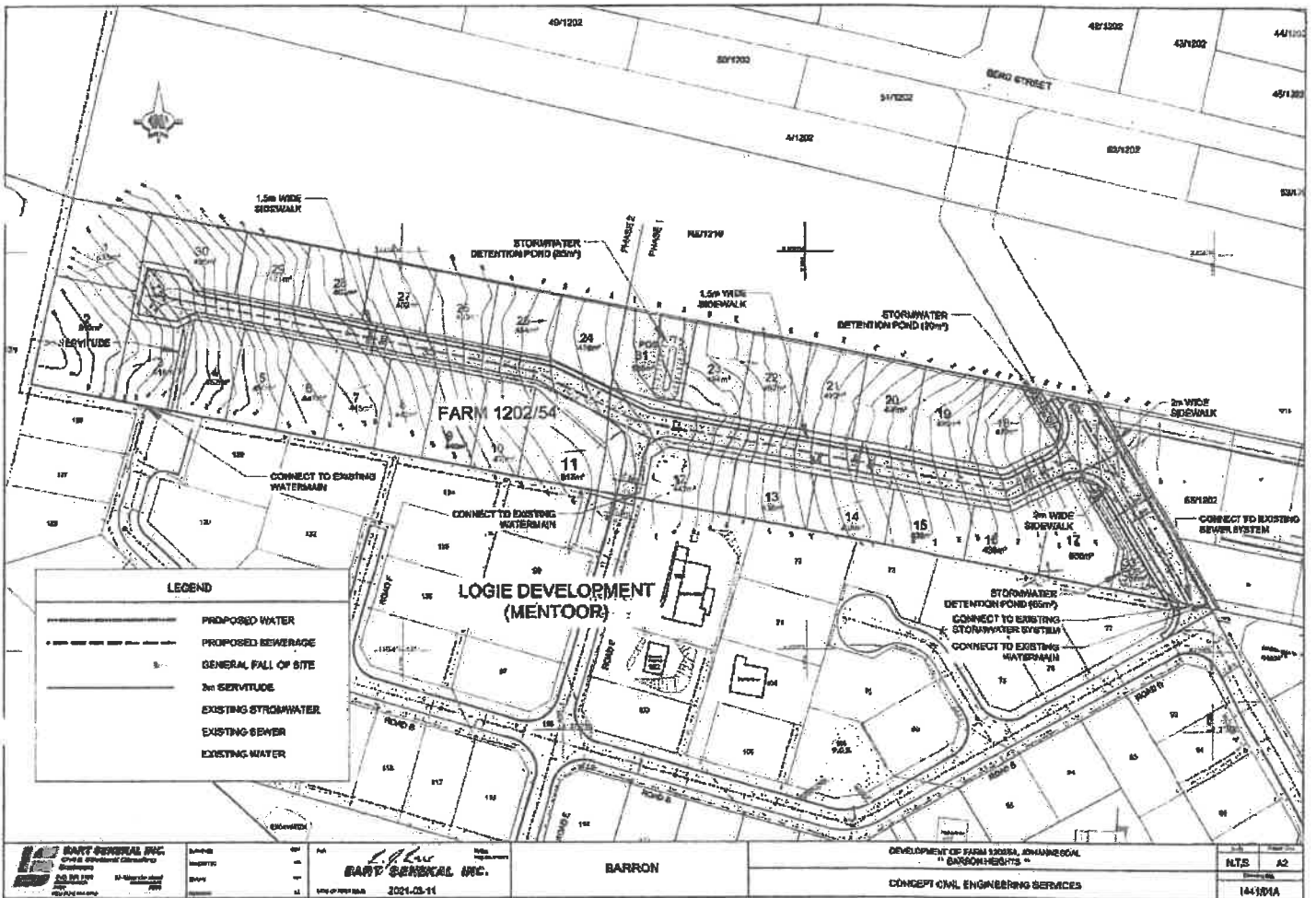
PROPOSED REZONING AND SUBDIVISION OF FARM 1202-54, JOHANNESDAL (30 RESIDENTIAL ERVEN)

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 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



LEGEND

- PROPOSED WATER
- - - PROPOSED SEWERAGE
- GENERAL FALL OF SITE
- 2m SERVITUDE
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER

BARRY GENERAL INC. CIVIL & SURVEYING CONSULTANTS 1000 10th Street Saskatoon, Saskatchewan S7N 3K1 Tel: 306-975-1111 Fax: 306-975-1112 www.barrygeneral.com	SHEET NO. 144181A DATE 2021-05-11	BARRON	DEVELOPMENT OF FARM 1202A, JMWANEECOL "BARRONHEIGHTS"	N.T.S. A2
			CONCEPT CIVIL ENGINEERING SERVICES	144181A

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	2382 (T1) Form 1202-54 Johannesburg/LU-12632
Date	Tuesday, 04/Jul/2021
Financial Year	2021/22
Erf Location	Stellenbosch
Erf No	X202-54
Erf Size (m ²)	
Suburb	
Applicant	
Approved Building Plan No.	Proposed Subdivision Plan No R 10-188 SUB3 REV 04 dated March 2021, by 29 La Roca

SUMMARY OF DC CALCULATION

Utilities	Water lit/day	Sewer lit/day	Storm-water ha/c	Solid-Waste bags/week	Roads trips/day	Community Facilities person	Total
Total Increased Services Usage	21,000	16,250	0,715	1,200	120,00	120,6	
Total Development Charges before Deductions	R 457 438,36	R 553 905,63	R 66 734,00	R 95 135,37	R 442 434,47	R 402 544,09	R 1 980 782,71
Total Deductions							
Total Payable (excluding VAT)	R 457 438,36	R 553 905,63	R 66 734,00	R 95 135,37	R 442 434,47	R 402 544,09	R 1 980 782,71
VAT	R 68 615,75	R 83 025,64	R 10 460,50	R 8 270,31	R 66 365,17	R 60 381,73	R 297 719,91
Total Payable (including VAT)	R 526 054,12	R 636 931,27	R 77 194,50	R 103 405,68	R 508 799,64	R 462 925,82	R 2 278 502,62

APPLICANT INFORMATION

Application Processed by:	Tyros Mtsh
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

Description										Development Charge Rates (per V&V)									
Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Residential Usage			High Density		Medium Density		Low Density		Community Facilities	Total	
		du	sq ft	sq ft/du	du	sq ft	sq ft/du	du	sq ft	sq ft/du	yes	no	yes	no	yes	no			
Infrastructure Type applicable? (yes/no)										yes	no	yes	no	yes	no	yes	no	yes	no
du	sq ft	du	sq ft	du	sq ft	du	sq ft	du	sq ft	du	sq ft	du	sq ft	du	sq ft	du	sq ft	du	sq ft
Single Residential <100m2	du	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Single Residential >100m2	du	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Single Residential >200m2	du	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Low Density Residential <100m2	du	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Low Density Residential >100m2	du	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Density Residential <200m2	du	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Density Residential >200m2	du	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
High Density Residential - town	du	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
High Density Residential - medium density	du	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Business - office	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Local Business - retail	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Business - office	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Business - retail	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Community	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Industrial	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Light Industrial	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Industrial - light	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Manufacturing	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Industrial - heavy	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Special Industrial - heavy	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Research	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Public Open Space	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Private Open Space	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Historical Development	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Utility Services	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Multi-Store and Parking	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Transport Facility	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Landfill	sq ft	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Not to be calculated based on equivalent demands																			

* complete per cent/total costs

Development Charges before Deductions	\$57,436.34	\$51,506.61	\$59,794.00	\$55,185.57	\$44,434.47	\$41,544.86	\$1,880,782.71
Development per service (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deductions per service (per cent)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Net Total Development (including V&V)	\$57,436.34	\$51,506.61	\$59,794.00	\$55,185.57	\$44,434.47	\$41,544.86	\$1,880,782.71
Total	\$57,436.34	\$51,506.61	\$59,794.00	\$55,185.57	\$44,434.47	\$41,544.86	\$1,880,782.71

ANNEXURE N

**APPLICATION FOR REZONING TO
SUBDIVISIONAL AREA &
SUBDIVISION OF FARM NO. 1202/54,
JOHANNESDAL, PAARL DIVISION**

**COMMENT FROM THE
MANAGER: ELECTRICAL
SERVICES**

ELETRICITY SERVICES: CONDITIONS OF APPROVAL
Farm 1202-54

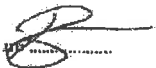
GENERAL COMMENT:

1. Development Bulk Levy Contributions are payable.
2. Please note that the Stellenbosch Municipality Electrical Department is the supply authority for the new development.

CONDITIONS

1. 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.
2. The development's specifications must be submitted to Stellenbosch Municipality (Electrical Services) for approval. i.e.
 - a) The design of the electrical distribution system
 - b) The location of substations(s) and related equipment.
3. A separate distribution board/s shall be provided for municipal switchgear and metering. (Shall be accessible & lockable). Pre-paid metering systems shall be installed in domestic dwellings.
4. 24-hour access to the location of the substation, metering panel and main distribution board is required by Electrical Services. (On street boundary)
5. 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.
6. On completion of the development, Stellenbosch Municipality (Technical Services) together with the electrical consulting engineer and electrical contractor will conduct a take-over inspection.
7. No electricity supply will be switched on (energised) if the Development contributions, take-over Inspection and Certificate(s) of Compliance are outstanding.
8. All new developments and upgrades of supplies to existing projects are subject to SANS 10400-XA energy savings and efficiency implementations such as:
 - Solar water Heating or Heat Pumps in Dwellings
 - Energy efficient lighting systems
 - Roof insulation with right R-value calculations.
 - In large building developments;
 - Control Air condition equipment tied to alternative efficiency systems
 - Preheat at least 50% of hot water with alternative energy saving sources (Solar, Heat pump or Gas)
 - All hot water pipes to be clad with insulation with R-value of 1
 - Provide a professional engineer's certificate to proof that energy saving measures is not feasible.
9. All electrical wiring should be accordance with SANS 10142 and Municipal by-laws.

Bradley Williams
021 808 8336



13/08/2021
Date