



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11601

Our File Reference Number: Farm 1307/2&3, 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 IN TERMS OF SECTION 15(2)(L) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015 TO COMPLY WITH A CONDITION OF APPROVAL: FARM 1307/2 & 3 STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of section 15(2)(l) of the bylaw for a permission required in terms of a condition of approval, to comply with Conditions C as stipulated in the letter of approval, dated 17 November 2020 for the approval of the Site Development and Landscaping Plan on Farm No. 1307/2 & 3, Stellenbosch;

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

- 2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 2.2.1 The approval only applies to the proposal under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 2.2.2 The development must be undertaken generally in accordance with the site development plan as referenced (Drawing Nr. C_100, dated 24 June 2021 and Drawing Nr. LA001_2021_001, dated 24 March 2021) and attached as **ANNEXURE B**.

2.2.3 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.

2.2.4 The remaining conditions imposed by council in its approval letter dated 17 November 2020, are still applicable (see **ANNEXURE D**);

2.2.5 The conditions imposed by the **Director: Engineering Services** in their memo dated 18 August 2021; attached as **ANNEXURE E** be adhered to;

2.3 The **reasons** for the above decision are as follows:

2.3.1 The Site Development Plan will not result in any additional rights being granted.

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

2.3.3 The submission of the site development plan and landscaping plan is to comply with some of the conditions of approval as indicated in the letter dated 17 November 2020.

3. 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.

4. 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.

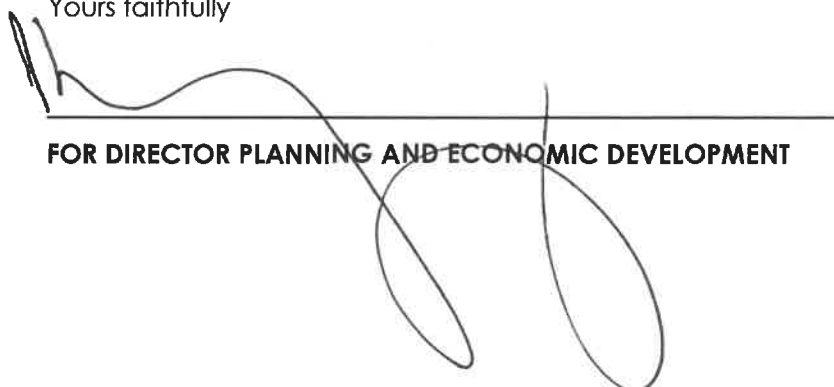
- (c) The grounds of the appeal which may include the following grounds:
 - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
 - (ii) grounds relating to the merits of the land development or land use application 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.

5. 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

6. 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.

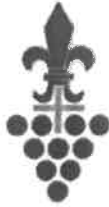
7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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

22/3/2022
DATE



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11601

Our File Reference Number: Farm 1307/2&3 Stellenbosch

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 AMENDMENT OF A CONDITION OF APPROVAL, AMENDMENT OF THE APPROVED SUBDIVISIONAL AND SITE DEVELOPMENT PLAN, REGISTRATION OF A PRIVATE RIGHT OF WAY SERVITUDE: FARM 1307/2 & 3 STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Farm No. 1307/ 2 and Farm No. 1307/3, Stellenbosch Division, namely:
 - 2.2 The **amendment of a condition of approval** (condition 5 in the letter of approval dated 17/12/2015) in order to provide access to the estate development (portion A – 54 residential erven) via the proposed 10m and 15m wide servitude right of way to be registered over Remainder of Portion 14 of Farm No. 390, Stellenbosch Division, Portion 16 of Farm No. 390, Stellenbosch Division and Portion 22 of Farm No. 390, Stellenbosch Division in lieu of the approved access through the existing Digteby Estate in terms of Section 15(2)(h) of the said Bylaw;
 - 2.3 The **amendment of the approved subdivisional plan and site development plan** to allow for the new main access to the Estate and minor amendments to the internal layout of the approved erven in terms of Section 15(2)(k) of the said Bylaw as indicated on "**Revised Subdivisional Plan No.5**", dated November 2018 and drawn by **Stephen Old Land Surveyors**.

an extension of time for the submission of appeals are permitted in terms of Section 80(1) (a) of the said By-Law.

4. 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

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

- (a) The approval applies only to the applications for the amendment of the subject condition of approval, the site development plans and subdivisional plan in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- (b) The approval will lapse if not implemented within the timeframe stipulated in the subject Bylaw.
- (c) A new Site Development & Landscaping Plan based on the approvals granted in this application be submitted to the authorized employee for endorsement.
- (d) The developer must implement, in consultation with the Digteby Estate, adequate screening similar to the existing vegetation on the south western boundary (\pm 60 meter) of the Digteby Estate (opposite erven 37 and 38) to mitigate the possible impact of the entrance gate.
- (e) All previous conditions of approval remain applicable unless it has been replaced by this approval.
- (f) All conditions imposed by the **Director: Engineering Services** be complied with, as per **Appendix J**;
- (g) The new erf diagrams and general plans of the newly created land units be submitted to this municipality for clearance and record purposes;
- (h) The number of erven in Portion A be limited to 54;
- (i) The servitude access road over Farm No. 387, Stellenbosch only be used for construction/service road purposes and the developer agrees to a development contribution with our applicable municipal departments for the construction of the applicable servitude access road;
- (j) The right of way servitude for the access road to Portion A is registered and constructed before the 1st erf is transferred, excluding Portion B, which will be transferred to Stellenbosch Municipality;

- (k) The proposed 10m and 15m wide servitude over Remainder of Portion 14 of Farm No 390, Stellenbosch, Portion 16 of Farm No. 390, Stellenbosch and Portion 22 of Farm No. 390, Stellenbosch will serve as the only permanent access to Portion A;
- (l) Portion B is transferred to the Stellenbosch Municipality free of charge;
- (m) It will be the responsibility of the developer to put all necessary safety measures in place during the construction period of the access road to the development;
- (n) Building plans be submitted to this municipality for approval.

2.4 The Reasons for the Above Decision are as follows:

- (a) The proposal remains within the Urban Edge.
- (b) Is in keeping with the relevant prescriptions, policies and guidelines of the municipality and provincial department.
- (c) All services could be provided and upgraded to the satisfaction of the relevant departments if needed.
- (d) The amendment of the relevant conditions of approval and the Site Development Plan only entails the relocation of the access point to the development.
- (e) The amendment of the subdivisional plan only entails minor amendments with no impact on the surrounding interested and affected parties.
- (f) The original rezoning and subdivision of the subject properties has been approved by the Municipality during 2016. The merits of the proposed development have therefore already been assessed and decided upon.

2.5 Matters on the application TO BE NOTED:

- (a) The requirements stated in letter, reference 16/9/6/1-25/212 (Job 19505) by the Department of Transport and Public Works **BE NOTED (see Appendix H)**.

3. 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

- (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.
5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: Lenacia.Kamineth@stellenbosch.gov.za
6. An applicant who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
7. 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>).
8. 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.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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

17/11/20

DATE:

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STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Bulelwa
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 18 Aug 2021
Our Ref ▫ Ons Verw: Civil LU 2202
Your Ref: LU/11601
Re ▫ Insake: Farm 1307/2-3: approval of the Site Development Plan

The consulting town planner has confirmed via e-mail dated 20 Aug 2021 that this SDP does not deviate in any way from the previously approved SDP. Our previous conditions:

- Memo dated 2014-10-13 and
- Memo dated 3 June 2019

therefore remain the valid, with the following conditions added:

1. Civil Engineering Services

- 1.1 Due to other developments occurring in the area since the original approval of Chentecler, there is no longer sufficient capacity in the Digtebij sewer pumpsation to accommodate this development. The municipality is investigating options of how to create additional capacity for this development node, with the preferred option a new gravity sewer that will connect to the Blaauwklippen pumpstation in the south, but at the moment no budget is approved for such a project and funding must therefore still be secured. No subdivision clearance certificates will be issued before the required capacity is available.
- 1.2 There is currently insufficient capacity in the bulk water network to accommodate the proposed development. Boreholes will be allowed as an interim water supply, as

stated in the previous conditions of approval (Vincent Harris Memo dated 2014-10-13). Once the municipal bulk water network has been upgraded, the Development will have to connect to the municipal system, at their cost.

- 1.3 The route of the link pipelines (water, sewer, stormwater) to the municipal network must be workshopped with the municipality when engineering construction drawings are submitted for approval. Link pipelines should preferably not cross another private property but where unavoidable, a servitude must be registered. If this is the case, proof must be provided that the owner is willing to allow the crossing of his erf and in principle agreement to register as servitude, before the municipality approves any further application i.e. engineering drawing approval.

As a starting point, the preferred route for the water would be via the Chantecler new access road. For the sewer, it should be investigated which route will allow a connection directly to the municipal network. A connection to the Digtebij private network is not desirable.

No further approvals for this development will be granted unless the municipality is satisfied with the route of the link services.

2. Electrical Engineering

- 2.1 Refer to Annexure: Electrical Engineering.



Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\00 Developments\2202 (LU11601) 1024 and 1842 (TK) Farm 1307-2 and 3, Chantecler\2202 SDP approval (LU-11601)\2202 (LU11601) Farm 1307-2 and 3, Chantecler.doc

**ANNEXURE
ELECTRICAL**

Farm 1307-(LU11601)

GENERAL COMMENT:

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

CONDITIONS:

3. All electrical work to comply with SANS142 and Municipal electrical by-laws

Bradley Williams

Date.....30/07/2021



Signature.



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag B Mdoda
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 3 June 2019
Our Ref ▫ Ons Verw: Civil 1842
Your Ref: LU/8130
Re ▫ Insake: Farm 1307 2&3: Chantecler: Amendemnt of SDP in order to provide the main access over the existing 5m servitude right of way and proposed 6.3m extensions thereto; amendment of the approved subdivisional plan and to allow for the main access to the estate and minor amendments to the internal layout of the approved subdivisional plan.

Details, specifications and information reflected in the following documentation refers:

- Application i.t.o. Stellenbosch Municipality Land Use Planning By-law, dated 8 July 2018
- Revised consolidation and subdivisional plan Digteby Phase 2 Portion 2&3 of Farm 1307 Stellenbosch, dated November 2018 by Stephen old Land surveyors;
- Letter by WCG: Road Network Management dated 12 March 2019 stating development conditions;

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

This recommendation for approval is based on the following parameters:

- 54 residential erven

Any development beyond these parameters would require a further approval from this Directorate as well as a revised DC calculation.

1. General

- 1.1 All previous conditions of approval as per Memo from Vincent Harris dated 2014-10-13 remain valid (**Annexure A**). The revised development charges are attached.
- 1.2 Water provision shall be via borehole, as per the aforementioned Memo condition #32. This will be a temporary measure and once the capacity has been created in the bulk network, the Developer will be responsible for connecting the development to the municipal network at the Developer's cost.
- 1.3 Capacity at the Digteby sewer pumpstation is limited. The status of the pumpstation must be investigated prior to the approval of engineering drawings. The sewer run-off of the adjacent Longlands development must also be taken into account. It should be determined how many housing units can still be accommodated by the pumpstation and if any upgrades are required, a service agreement must be entered into between the Developer and the Municipality. Such upgrades may be offset against DCs.
- 1.4 All conditions by the WCG: Road Network Management must be adhered to before clearance.

2. Development Charges (DCs)

- 2.1 The following DC's are payable: See **Annexure DCs** attached.
- 2.2 The DC's were calculated by using the 2018/2019 tariff structure. If DC's are paid after 30 June 2019 it will have to be recalculated by using the tariff structure applicable at date of payment.

2.3 The appropriate DC's are payable before a Section 28 Clearance certificate can be issued.

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

**TYRONE KING Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

W:\2.0 DEVELOPMENT\00 Developments\1024 and 1842 (TK) - Farm 1307-2 and 3, Chantecler\1842 - revised SDP\1842 (TK) - Farm 1307-2 and 3.doc

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION	
Application Number	Civil 1842
Date	Monday, 05/June/2019
Financial Year	2018-19
Erf Location	Stellenbosch Town
Erf No	1307 2&3
Erf Size (m ²)	
Suburb	
Applicant	
Approved Building Plan No.	Revised consolidation and subdivisional plan Digelby Phase 2 Portion 2&3 of Farm 1307 Stellenbosch, dated November 2018 by Stephen old Land surveyors

SUMMARY OF DC CALCULATION							
Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
Total Increased Services Usage	kl/day 44,600	kl/day 36,325	ha°C 1,411	t/week 2,300	trips/day 223,00	person 223,0	
Total Development Charges before Deductions	R 1 062 456,22	R 829 931,62	R 210 908,72	R 107 233,16	R 1 297 939,01		R 3 508 466,73
Total Deductions							
Total Payable (excluding VAT)	R 1 062 456,22	R 829 931,62	R 210 908,72	R 107 233,16	R 1 297 939,01		R 3 508 466,73
VAT	R 159 368,43	R 124 489,74	R 31 636,31	R 16 084,97	R 194 690,85		R 526 270,31
Total Payable (including VAT)	R 1 221 824,65	R 954 421,36	R 242 545,03	R 123 318,13	R 1 492 629,86		R 4 034 739,03

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Notes	DCs calculated for Portion A only - Portion B to be transferred to Municipality for subsidised housing.
Date	3 June 2019
Amount Paid:	
Date Payment Received	
Receipt Number	



MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

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

FOR ATTENTION : **Land-use Admin**

FROM : **Vincent Harris**

DATE : **2014-10-13**

RE. : **PROPOSED REZONING AND SUBDIVISION OF PORTIONS 2 & 3 OF THE FARM 1307, DIGTEBY PHASE 2**

Reference : **PL 1307/2 and PL 1307/3**

Details, specifications and information reflected in the abovementioned application, dated June 2011, as well as the Subdivisional Plan C9473-03 by Dekker Papendorf Architects, dated 06 July 2011, refers.

Comments from the Directorate: Engineering Services i.e. Roads & Stormwater, Water Services, Traffic Engineering and Development Services will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval. It must be noted that Electrical Services will comment in a separate memo.

Background

The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). The current capacity of the existing Stellenbosch WWTW does not allow for any new developments at this stage.

However, planning and sourcing of funding for the upgrade of the Stellenbosch WWTW with a design capacity of 20, 4ML/day, to a 35 ML/day treatment works has commenced two years ago.

The approved 3 year municipal capital budget reflects a financial commitment towards the upgrade of the Stellenbosch WWTW which will lead to additional capacity to accommodate this development.

With the above mentioned commitments in place it is anticipated that the commissioning of the first

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

phase of the upgraded WWTW to accommodate sewage from new developments will be by the end of the 2016/2017 financial year.

This development will be recommended for approval but occupation will only be allowed once capacity at the waste water treatment works is created.

After long negotiations between the professional team of the Developer and the Directorate: Engineering Services it was agreed that the source of potable water for the development could be borehole water as a temporary source until the Stellenbosch Municipality's water system is upgraded.

The above-mentioned land-use application is supported, subject to the following conditions:

General

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 metropolitan municipality, 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: Engineering Services, to perform the duties envisaged in terms of this land-use approval;
2. that no occupation certificates will be issued or taking up of proposed rights will be allowed until sufficient capacity at the Stellenbosch Waste Water Treatment Works is confirmed by the "Engineer". In order to accommodate the development, the "Developer" will be allowed to agree with the "Engineer" on an implementation plan that will reflect development processes by the "Developer", like construction of internal services, parallel to the upgrade of the waste water treatment works;

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

3. 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: Engineering Services by the "*Developer*" for further comment and conditions. Should this revised Engineering report confirms 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 rate clearance in terms of Section 31 of LUPO will not be supported by the Directorate: Engineering Services for this development if bulk services are not available upon occupation or taking up of proposed rights;
4. 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.
5. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
6. that the conditions as set by the Provincial Administration: Western Cape be adhered to before Section 31 Clearance Certificate will be issued;
7. 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;
8. 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 2nd Edition of 2010;
9. that the "*Developer*" takes cognizance and accepts the following:

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

- 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: Engineering Services before land-use and or SDP approval is obtained;
- e.) that no building plans will be recommended for approval by the Directorate: Engineering 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: Engineering Services before a Clearance Certificate in terms of Section 31 of the Land-use Planning Ordinance is issued.

Site Development Plan

- 10. 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*”;

Internal- and Link Services

- 11. that it be noted that as per Subdivisional Plan C9473-03 by Dekker Papendorf Architects, dated 06 July 2011, the roads are reflected as private roads. Therefor all internal services on the said erf will be regarded as private services and will be maintained by the “*Developer*” and or HOA;
- 12. that the “*Developer*”, at his/her cost, construct the internal (on-site) private 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;

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

13. 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;
14. that plans of all the internal civil services and such municipal link services as required by the Directorate: Engineering Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
15. that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with the Standard Conditions imposed by the Directorate: Engineering Services in this respect or as otherwise agreed. The Standard Conditions is available in electronic format and available on request;
16. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
17. that the "Developer" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (BS1028) and that his/her design engineer will comply to the mentioned document or as otherwise agreed in writing with the Directorate: Engineering Services;
18. that engineering design drawings will only be approved once Final Notice of LUPO approval is issued;
19. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Engineering Services;
20. that all internal - and link services be inspected by the "Engineer" on request by the "Developer" or his Consulting Engineer;
21. that a practical completion certificate be issued prior to transfer of individual units or utilization of buildings;
22. 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

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on a monthly basis;

23. that the "Developer" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider. Copies of all correspondence with Telkom shall be handed over to the "Engineer";
24. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
25. 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;
26. 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".
27. That, if not connected to Phase1, the "Developer" shall install a bulk water meter conforming to the specifications of the Directorate: Engineering Services at his cost at the entrance gate of all private developments before the practical completion inspection is carried out;
28. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;
29. that Section 31 Clearance will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;
30. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
31. 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

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

occupied whereafter the services will be formally handed over to the HOA, in respect of private services, and to the Municipality in respect of public services;

Water Provision

32. that it is agreed that the source of potable water for the development could be borehole water as a temporary source until the Stellenbosch Municipality's water system is upgraded;
33. that the onus will be on the "Developer" and or the HOA to ensure that the connection to the municipal water reticulation system be made as and when such a system is available and to the cost of the "Developer" and or HOA;
34. that the onus is on the "Developer" to ensure a sustainable water source to the said development and that the "Municipality" be exempted from any claims whatsoever should the natural water source not be sufficient;
35. that a complete SANS 241 analysis by an accredited laboratory be done before any Section 31 Clearance will be given for any erven;
36. that the "Developer" needs to comply with all relevant legislation required by DWA when using borehole water and that proof thereof be submitted to the "Municipality" before any Section 31 Clearance will be given for any erven;
37. that a complete geo-hydrology report be submitted to the "Municipality" before any Section 31 Clearance will be given for any erven;

Servitudes

38. that the "*Developer*" ensures that all main services to be taken over by the Directorate: Engineering Services, all existing municipal – and or private services crossing private - and or other institutional property and any other services crossing future private land/erven are protected by a registered servitude before final Section 31 Clearance will be given;
39. 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;

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

40. 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

41. 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;
42. 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;
43. 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;
44. 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: Engineering Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans;

Floodplain Management

45. that the 1:50 and 1:100 year flood lines of the stream adjacent to Phase 2 B be shown on all plans submitted. The flood lines are to be verified by a suitably qualified registered engineering professional. Where flood lines have not previously been determined, the "*Developer*" must procure the services of a suitably qualified registered engineering professional to undertake such determinations at his/her own cost. No new development will be allowed under the 1:100 year flood line;

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

46. that the floor level of all buildings be at least 100 mm above the 1:100 year flood level. These levels must be indicated on all building plans submitted and must be certified by a Registered Professional Engineer;
47. that all perimeter fencing below the 1:50 year flood line be visually permeable from ground level and not adversely effects the free flow of water (e.g. palisade fencing). No fences will be allowed across the watercourse;

Development Contributions

48. that the "*Developer*" hereby acknowledges that development contributions are payable towards the following civil services: water, sewerage, roads, stormwater and solid waste as per Council's Policy;
49. that the "*Developer*" hereby acknowledges that the development contribution 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;
50. that the "*Developer*" immediately familiarise himself with the latest development contributions applicable to his/her development;
51. that the "*Developer*" accepts that the development contributions will be subject to annual escalation up to date of payment. The amount payable will therefore be the amount as calculated at the time that payment is made;
52. that the "*Developer*" may enter into a services agreement with the "*Municipality*" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Contributions payable in respect of bulk civil engineering services;
53. that the "*Developer*" is aware that a contribution is required for municipal services to permit the development at this stage;

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

54. that the "Developer" accepts the average amount, as reflected in this document as the amount required for the provision of municipal services in the event that the development is approved;
55. that the Development Contribution levy as reflected below and attached herewith, 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.

Based on the 2014/2015 tariff structure and the approved lay-out, the following amounts are payable:

Phase 2A

<u>Service</u>	<u>Contribution</u>	<u>VAT</u>	<u>TOTALS</u>
Roads	R 467 758	R 65 486	R 533 244
Solid Waste	R 17 536	R 2 455	R 19 991
Stormwater	R 306 549	R 42 916	R 349 465
Sewerage	R 271 011	R 37 942	R 308 953
Water	R 546 617	R 76 526	R 623 143
	R1 609 471	R225 325	R1 834 796

56. that the Development Contribution levy be paid by the "Developer" per phase –
- prior to the approval of a Certificate in terms of Section 31 in the case of Phase A
 - prior to the erf or portion thereof being put to the approved use;
57. that it be noted that the Development Contributions as reflected on the BICLS Contribution calculation sheet will be subject to annual escalation up to date of payment. The final amount payable will therefore be the amount as calculated at the time that payment is made;
58. 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 will result in the recalculation of the Development Contributions;
59. Bulk infrastructure contribution levies 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;

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

Home Owners Association

60. that a Home Owners Association (HOA) be established in accordance with the provisions of section 29 of the Land Use Planning Ordinance no 15 of 1985 and shall come into being upon the separate registration or transfer of the first deducted land unit arising from this subdivision;
61. that the HOA take transfer of the private roads simultaneously with the transfer or separate registration of the first deducted land portion in such phase;
62. that in addition to the responsibilities set out in section 29, the HOA also be responsible for the maintenance of the private roads, street lighting, open spaces, retention facilities and all internal civil services;
63. that the Constitution of the HOA specifically empower the Association to deal with the maintenance of the roads, street lighting, open spaces, retention facilities and all internal civil services;

Green Technologies

64. Peak water demand should be accommodated with supplementary storage and recycling (e.g. rainwater tanks, grey water recycling) of water so that municipal water only be used to satisfy the base demand;
65. Technologies that facilitate the efficient use of irrigation water must be used;
66. Planting of waterwise flora is encouraged;
67. In accordance with the new SANS 10400-XA standard, all new housing should install solar water heating devices;
68. All non-subsidy housing is encouraged to meet the portion of their electrical demand that exceeds 300 kWh per month by generators such as solar photovoltaic panels and solar hot water heating devices;
69. SANS 10400-XA energy efficiency standards should be adhered to in all planning applications

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

for new buildings, major renovations and usage changes;

Solid Waste

70. that it be noted that the Solid Waste Branch will not enter private property, private roads or any access controlled properties for the removal of solid waste unless otherwise agreed with the Phase 1 HOA;
71. that the "*Developer*" will enter into a service agreement with the "*Municipality*" for the removal of refuse;
72. that should it not be an option for the "*Municipality*" to enter into an agreement with the "*Developer*" due to capacity constraints, the "*Developer*" will have to enter into a service agreement with a service provider approved by the "*Municipality*";
73. that if the "*Developer*" wishes to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "*Municipality*";
74. All refuse storage areas shall be approved by the Directorate: Engineering Services, to ensure that the Council is able to service all installations, irrespective of whether these are currently serviced by Council or other companies;

AS-BUILTs

75. 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 componitization 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;

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

- 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;
- 76. 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*";
- 77. 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;
- 78. 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;
- 79. Section 31 Clearance certificates shall not be issued unless said services have been inspected by the "*Engineer*" and written clearance given, by the "*Engineer*";

Section 31 Clearance Certificate

- 80. It is specifically agreed that the "*Developer*" undertakes to comply with all conditions of subdivision and rezoning as laid down by the "*Municipality*" before clearance certificates shall be issued, unless otherwise agreed herein;
- 81. It is specifically agreed that the "*Developer*" undertakes to ensure that ALL applicable development conditions and requirements are met before submitting an application for the issuing of a Clearance Certificate in terms of Section 31. A list stipulating ALL conditions must be attached to the application and ALL conditions to the list must be ticked, indicating that it has been complied to, and evidence of such compliance also needs to be attached;
- 82. 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

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

"Municipality" reserves the right to withhold any clearance certificate until such time as the amount owing has been paid;

83. that clearance will only be given per phase and the onus is on the "Developer" to phase his development accordingly;
84. 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 31 Certificate;
85. 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

86. Where in the opinion of the "Municipality" a lack of maintenance of any service constitutes a nuisance, health or other risk to the public the "Municipality" may give the "Developer" and or HOA written notice to remedy the defect failing which the "Municipality" may carry out the work itself or have it carried out, at the cost of the "Developer" and or HOA.

Streetlighting

87. 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 electrotechnical engineer and under the supervision of the consulting engineer, appointed by the "Developer";
88. 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 electrotechnical engineer, the standards of materials and design requirements to be complied with and possible cost of connections to existing services;
89. 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

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

municipality's electrotechnical engineer for approval before any construction work commences;

90. 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*";
91. The maintenance and servicing of all private internal street lighting shall be the responsibility and to the cost of the "*Developer*" and or Home Owners Association.



V.R. HARRIS

MANAGER: DEVELOPMENT SERVICES

Geographic Information System (GIS) data capturing standards

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

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

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

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

For road layer shapefiles; the road name, the from_street and to_street where applicable 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

PROPOSED REZONING AND SUBDIVISION OF PTN 2 & 3 OF FARM 1307

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

Longlands residential estate



- GENERAL NOTES:**
- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
 - Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
 - All work to be done in accordance National Building Regulations SABS 0400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
 - Natural light and ventilation area of all openings in accordance of floor area and SABS 0400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
 - All glass areas bigger than 1sqm and at a height of less than 300mm from finished floor level to be 6mm safety glass.
 - All cavities below floor level to be filled with concrete and dpc's to be stepped.
 - Copy write reserved by Niemann Architects

REVISIONS:

No.	Date	Description
1	18.03.21	SDP tables updated, Gatehouse plan added to drawing layout
2	25.03.21	Access @ east border of site updated
3	24.08.21	Building lines removed

- Conventional Residential zone
- Agricultural / Rural zone
- Private Open Space (Open space)
- Private Open Space (Road)
- Additional Use (Agricultural industry)
- Multi-unit Residential zone

SITE DEVELOPMENT PLAN 1:1000

Digteby residential development

STELLENBOSCH MUNICIPALITY
 THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.
 MUNICIPAL MANAGER [Signature]
 DATE 22/3/2022

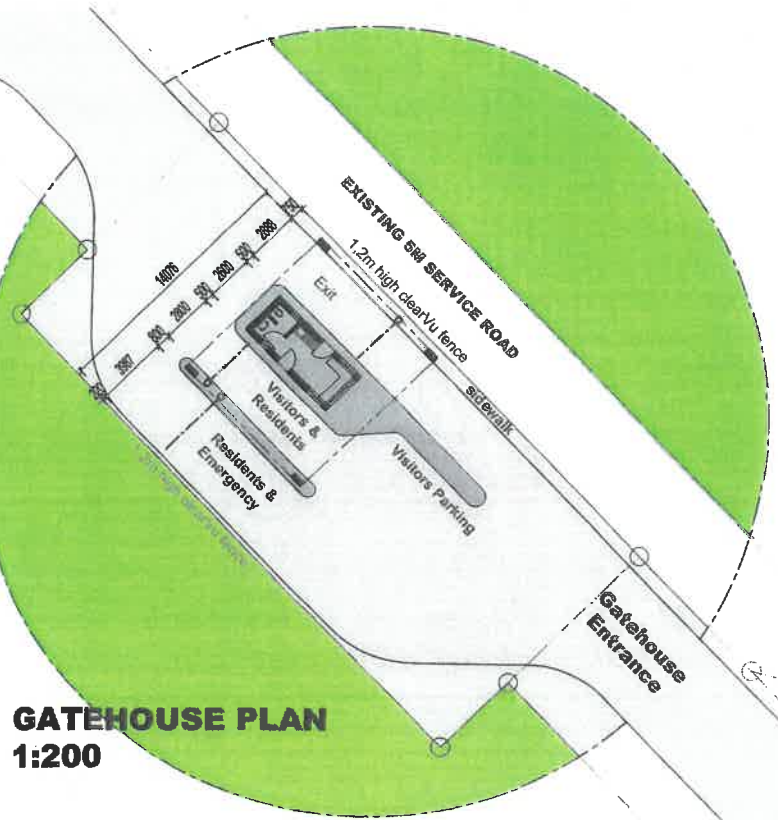


LOCALITY DIAGRAM

NIEMANN ARCHITECTS AND ASSOCIATES
 REGISTRATION: 2020/036992/07 DIRECTOR: PI NIEMANN SACAP: 3524
 CLIENT: CHANTECLER

PROJECT TITLE: CHANTECLER RESIDENTIAL ESTATE
 DRAWING TITLE: SITE DEVELOPMENT PLAN
 PROJECT NUMBER: 14-20 DRAWING NUMBER: C_100
 SCALE: As Indicated DATE: 24.06.2021
 REV: 03 SHEET: 1 OF 1 DRAWN BY: WO CHECKED BY: JN

CONCEPT



GATEHOUSE PLAN 1:200

3/387

4/1559

Longlands Residential Estate



STELLENBOSCH MUNICIPALITY
 DEVELOPMENT PLAN IS APPROVED IN
 SECTION 60 OF THE STELLENBOSCH
 MUNICIPAL LAND USE PLANNING BY-LAW (2015),
 SUBJECT TO THE CONDITIONS AS PER APPENDIX.
 MUNICIPAL MANAGER
 22/3/2022
 DATE

PROJECT STAGE
 Landscape Site Development Plan

REVISION	DESCRIPTION	ISSUED DATE
0	SUB FOR APPROVAL	

NOTES:
 The landscape will be shaped to assist with water drainage. All dimensions and levels to be checked on the ground. Any discrepancies to be cross-referenced to the landscape architect before work commences. Do not scale off the drawing.

- LANDSCAPE LEGEND
- Trees:
 - Existing small trees (to be removed)
 - Focal trees: Deciduous (Ficus acapulcensis, London Plane tree), Quercus palustris (Pine Oak), Quercus nigra (Water Oak)
 - Shrub layer:
 - Calla citrana (White Shrubwood)
 - Ligularia pinnatifida (Ligularia)
 - Syringia cadorta (Water Lily)
 - Open space trees:
 - Buddleja saligna (Frost Olive)
 - Salix mucronata (Cape Willow)
 - Combretum erythrorhizon (River Bush)
 - Secoia (White pendulous (White Trees))
 - Orchard layer:
 - Olive spp (Olive)
 - Not tree species
 - Sidewalk landscaping
 - Natural areas:
 - rehabilitated veld
 - rehabilitated agriculture
 - Item landscaping:
 - Low maintenance & waterwise cuttings
 - Main Entrance Landscaping:
 - Focal area planting
 - Lawn area
 - Roads: 80 mm grey interlocking paver or similar approved
 - Intersections:
 - Checked double cobble edging or similar approved
 - Intersections:
 - Di Hoop Red paver or similar approved
 - Detention facility:
 - Dry/Wet planting mix to engineer's specification
 - Screening hedge
 - Irrigation source for Development:
 - Borehole



PROJECT
 CHANTECLER DEVELOPMENT

DRAWING
 SITE DEVELOPMENT PLAN:
 LANDSCAPE PLAN

PROJECT	DATE	PHASE	SCALE
LA001	A1	DESIGN	1:1000

DRAWN BY: VC
 CHECKED BY: JN
 DATE: 2021.03.24

LANDSCAPE ARCHITECT:
 VIKKI CROWLEY - SACLAP no: 20199

DRAWING NO.
 LA001_2021_001

REVISION
 1

FOR APPROVAL