



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10807

Our File Reference Number: Farm 373/7, Stellenbosch Division

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

**PER E-MAIL:** [clifford@tv3.co.za](mailto:clifford@tv3.co.za)

Sir

## **APPLICATION FOR REZONING AND SUBDIVISION ON REMAINDER PORTION 7 OF FARM 373, STELLENBOSCH DIVISION**

1. The above application refers.
2. The Municipal Planning Tribunal on 19 March 2021 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 the Remainder of Portion 7 of Farm 373, Stellenbosch Division, namely:
    - 2.1.1 The Rezoning from Agriculture and Rural Zone to Subdivisional Area in terms of Section 15 (2)(a) of the Stellenbosch Municipality Land Use Planning By-law, in order to allow for the following uses:
      - i. 11 Conventional Residential Zone erven (dwelling house) (11 904 m<sup>2</sup>)
      - ii. 1 Transport Facilities Zone erven (private road) (1 820 m<sup>2</sup>)
    - 2.1.2 The Subdivision of Remainder Portion 7 of Farm 373 in terms of Section 15 (2)(d) of the Stellenbosch Municipality Land Use Planning By-law, in accordance with the Subdivisional Plan No: 3, Project No: 3645-P, drawn by WH (TV3 Architects and Town Planners), dated 21/11/2019 (See **Annexure F**);

**BE APPROVED** in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw:

3. Conditions of Approval:

- 3.1 The approval applies only to the proposed development under consideration as indicated on Subdivisional Plan No: 3, Project No:3645-P, drawn by WH (TV3 Architects and Town Planners), dated 21/11/2019 and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
- 3.2 The development be undertaken in accordance with the Subdivisional Plan No: 3, Project No:3645-P, drawn by WH (TV3 Architects and Town Planners), dated 21/11/2019, attached as **Annexure F**;
- 3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use;
- 3.4 A service agreement be entered into with the municipality prior to the construction of any services or infrastructure in terms of Section 66(3) and Section 82(4) of the said bylaw;
- 3.5 The development contributions are payable before the transfer of the first property or submission of the first building plans and which amount will be calculated in accordance with the council tariffs in force at the time of payment;
- 3.6 The proposed development and the new erven / owners shall either be incorporated as part of the existing L'Hermitage residential estate Home Owners' Association and for which purpose written agreement from the existing L'Hermitage HOA needs to be submitted together with the necessary amendments to this effect to the existing constitution for the Municipality's approval in terms of Section 29(6) of the said Bylaw prior to the transfer of the first land unit; or alternatively, if no agreement is reached with the existing L'Hermitage HOA, a new Home Owners Association for the subject development will come into force by virtue of Section 29(1) of the said Bylaw, and for which purpose a new constitution in accordance with Section 29(3) of the said Bylaw be submitted to the Municipality for approval prior to the transfer of the first land unit;

- 3.7 The approved Architectural guidelines of the existing L'Hermitage Estate will apply to the subject development and all building plan applications must adhere to the subject Architectural guidelines;
- 3.8 A formal application be submitted for the erection of advertising signs and that all signage be in line with the signage policy of the municipality and be approved by the Municipality prior to any signage being erected;
- 3.9 Building plans be submitted for approval by the Municipality for the external boundary walls prior to the first property being transferred;
- 3.10 Consent be obtained from the Municipality for the temporary access before the development's construction period commence;
- 3.11 The proposed development's refuse wheelie bins be placed on Houtkapper Street for collection by the Municipality.
- 3.12 The conditions imposed by the Director: Engineering Services as contained in their memo dated 28 July 2020, attached as **Annexure M**, be complied with;
- 3.13 The conditions imposed by the Manager: Electrical Services as contained in their memo dated 28 October 2020, attached as **Annexure L**, be complied with;
- 3.14 The approval on the name of the development and the naming and number of streets as per proposed subdivision plan, with reference to Annexure F, be obtained from the duly authorised decision maker on such matters;
- 3.15 Building plans for any houses only be approved when all conditions of subdivision have been complied with;
- 3.16 The approval will lapse if not confirmed within 5 years from date of final notification of approval of the application.

#### 4. REASONS FOR THE DECISION

- 4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape considering that it will offer residential opportunities in the area.
- 4.2 The proposed development will contribute to the sensible infill densification and the efficient use of available resources.

- 4.3 There will be limited negative impact on existing infrastructure and additional traffic can be accommodated.
- 4.4 The road which will provide access to the development is a public road.
5. 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.
6. 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.

7. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: [Landuse.appeals@stellenbosch.gov.za](mailto:Landuse.appeals@stellenbosch.gov.za)
8. 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.
9. 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>).
10. 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.

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

12. 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**

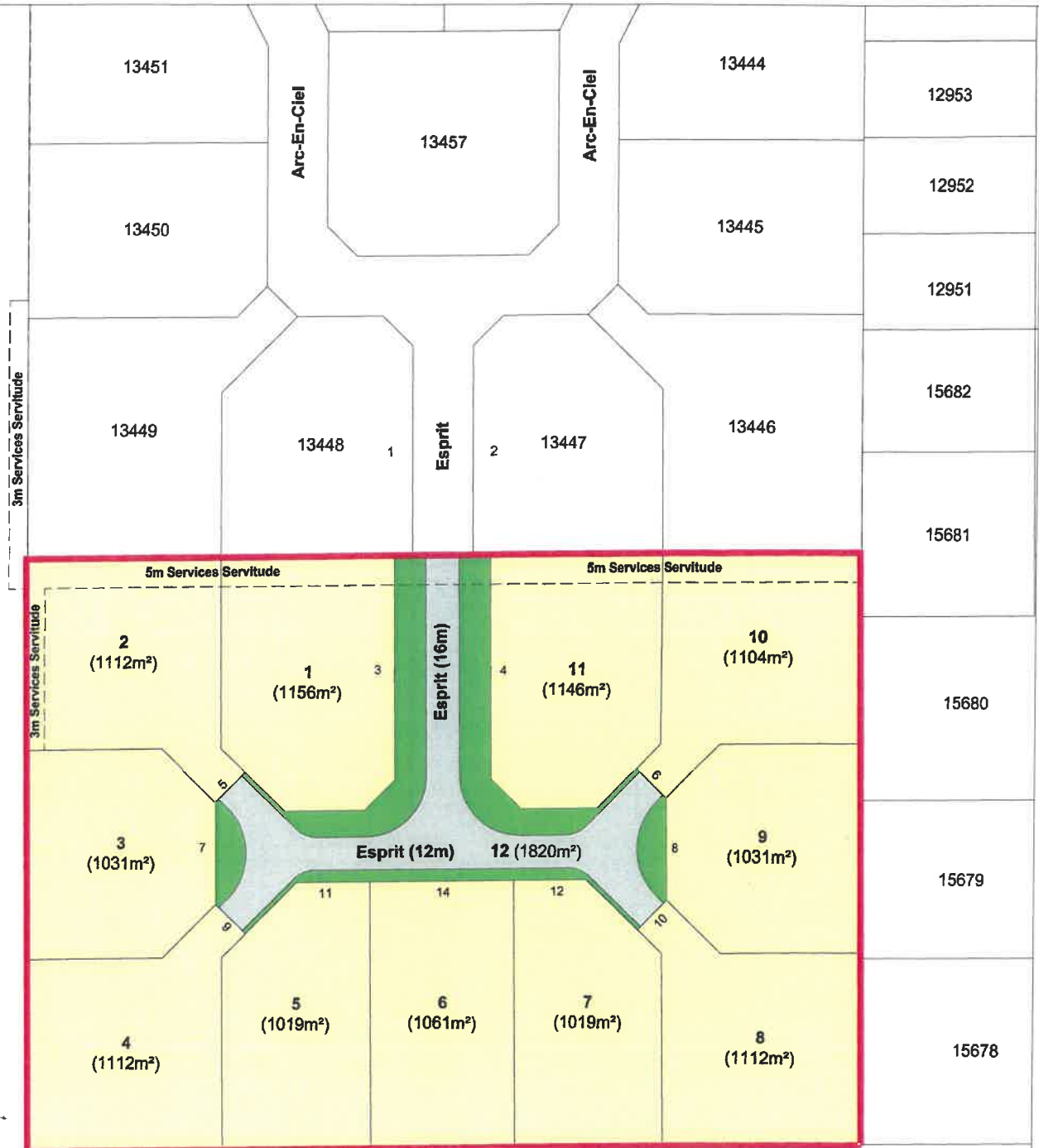
15/4/2021  
DATE: \_\_\_\_\_

**COPIES TO:**

- 1) Stellenbosch Interest Group  
Email: [info@stellenboschinterestgroup.org](mailto:info@stellenboschinterestgroup.org)
- 2) L'Hermitage HOA  
Email: [anton@vosmaree.co.za](mailto:anton@vosmaree.co.za) / [Jacqueline@jpstrust.co.za](mailto:Jacqueline@jpstrust.co.za)
- 3) Westruther HOA  
Email: [andyallman222@gmail.com](mailto:andyallman222@gmail.com)

**ANNEXURE F: PROPOSED SUBDIVISIONAL PLAN**





17/369

1/1091

**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 \_\_\_\_\_

15/4/2021

\_\_\_\_\_  
AUTHORISED EMPLOYEE / MPT

Erf No.	Zoning	Land Use	No. of Erven	Area (m <sup>2</sup> )	%
1-11	Conventional Residential	Dwelling House	11	11904	86.74
12	Transport Facilities	Private Road	1	1820	13.26
<b>Total</b>			<b>12</b>	<b>13724</b>	<b>100.00</b>

**tv3**  
ARCHITECTS AND TOWN PLANNERS

First Floor • La Gratitude Office Building  
87 Dorp Street • Stellenbosch 7600  
tel (021) 861 3800  
tel (021) 882 6025  
e-mail: stel@tv3.co.za  
web: www.tv3.co.za

**L' Hermitage II**

Property Description:  
Protion 7 of Farm 373, Stellenbosch

Drawing: Subdivision Plan		Plan no.: 3
Date: 21/11/2019	Scale: 1:1000 (A4)	
Project no.: 3645-P	Drawn: WH	Checked: CH

**ANNEXURE M: 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** : **28 July 2020**

**RE.** : **Farm 373/7, Paradyskloof: Subdivision and rezoning for the development of 11 residential erven (L'Ermitage 2)**

**YOUR REF** : **LU/10807**

**OUR REF** : **1995 CIVIL LU**

---

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

- Town Planning motivation report by TV3 (no date specified), received via e-mail (Salome Newman) Tue 2020/07/14 09:32;
- Proposed Subdivision Plan No. 3: 3645-P, by TV3, dated 21/11/2019;
- Transport Impact Assessment by Deca Consulting Engineers dated 31 May 2018;
- Traffic Impact Statement ICE Group, dated 16 October 2019;
- Report on Civil Engineering Services, by Bart Senekal Inc, dated 12 Nov 2019;

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

- Total Units: 11 No (residential)

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 373 PT 3**

- 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

**C. Specific conditions of approval**

**PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

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. **Stellenbosch WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.
  - b. **Water Network:** There is sufficient capacity in the bulk water reticulation network to accommodate the proposed development.
    - i. The Development can connect to the adjacent Hermitage I development, which is a municipal network according to the engineering services report and town planning motivation report.
    - ii. A bulk water meter must be installed at the entrance to the development.
    - iii. It is stated in the engineering services report that pressure boosting is required at the highest erf when it is built on. Any pressure boosting will be for the Developer's/new owners account.
  - c. **Sewer Network:** There is sufficient capacity in the bulk sewer reticulation network to accommodate the proposed development
    - i. The Development can connect to the adjacent Hermitage I development, which is a municipal network according to the engineering services report and town planning motivation report.
  - d. **Roads Network:** No external road upgrades are required.
  - e. **Stormwater Network:**
    - i. The engineering reports proposes that stormwater attenuation of  $45\text{m}^3$  is required. This may be achieved by way of narrow, open, stormwater attenuation features inside a 5m wide services servitude along the north-

## PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

western boundary of the development site. Details must be indicated on the detail engineering drawings.

### f. Solid Waste:

- i. The Municipality will provide a solid waste removal service.
  - ii. The Municipal waste collection vehicles will not enter private developments. It is noted that there is a security gate at the entrance of Hermitage I – the Developer must reach agreement with Hermitage I to utilize their refuse storage facility to place the bins so that the Municipality has one collection point to collect solid waste from.
5. that the upgrades mentioned above be met by the "Developer" before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates (whichever comes first) will be given or on discretion of the Directorate: Infrastructure Services, the "Developer" furnish the Council with a bank guarantee equal to the value of the outstanding construction work as certified by an independent engineering professional, prior to a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law being given;

### Development Charges

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

### PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

10. that the Development Charges levy to the amount of R 1 041 188. 26 (Excluding VAT) as reflected on the DC calculation sheet, dated 14 July 2020 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.
11. that the Development Charges levy be paid by the "Developer" per phase –
  - prior to the approval of Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or;
12. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site Development Plan, once approved, which might lead to an increase in the number of units i.e. more than 11 units, will result in the recalculation of the Development Charges;
13. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;

#### Ownership and Responsibility of services

14. that it be noted that as per Proposed Subdivision Plan No. 3: 3645-P, by TV3, dated 21/11/, 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 Owner's Association;

#### Internal- and Link Services

15. 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;

#### Bulk Water Meter

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

## PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

### Solid Waste

17. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (021 808 8241; [clayton.hendricks@stellenbosch.gov.za](mailto:clayton.hendricks@stellenbosch.gov.za)), before building plan approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.

### Servitudes

18. The 3m and 5m servitudes indicated on the subdivision plan and conceptual engineering layout drawings must be registered prior to clearance of the erven.

### Roads

19. that access to the property concerned shall be via public roads Arc-en-Ciel and Esprit Streets, as stated in 3.5 of the planning motivation report;
20. that during the construction stage, it should be considered to have access to the site via the Paradyskloof tennis club gravel road (south of the subject property) – with the Stellenbosch Municipality's necessary consent. Such consent to be obtained from Mr Piet Smit – Property Management;
21. 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;

### Electricity

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



PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

**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:**

23. that the "*Developer*" will enter into an Engineering Services Agreement with the "*Municipality*" in respect of the implementation of the infrastructure to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;
24. 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;
25. 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.
26. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
27. 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;
28. 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;

**PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

29. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3<sup>rd</sup> Edition (2015);
30. 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;**
31. 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;
  - 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

## PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

approval of the "Engineer" for construction work of his development parallel with the provision of the bulk services.

### Site Development Plan

32. 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";
33. 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;
34. 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;
35. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

### Internal- and Link Services

36. 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;

**PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

37. 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;
38. 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;
39. 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;
40. that construction of services may only commence after municipal approval has been obtained;
41. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
42. 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;
43. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal - and external services;
44. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
45. 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;

**PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

46. 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);
47. 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;
48. 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;
49. that the "Developer" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
50. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
51. 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;
52. 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".
53. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;
54. 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;

## PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

### Servitudes

55. 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;
56. 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;
57. 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

58. 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.
59. 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;
60. 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;

## PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

61. 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;
62. 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;
63. 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;
64. 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;
65. 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;
66. 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;
67. that no overland discharge of stormwater will be allowed into a public road for even with catchment areas of more than 1 500m<sup>2</sup> and for which it is agreed that no detention facilities are required. The "Developer" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

### Roads

### **PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

68. 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;
69. that no access control will be allowed in public roads;
70. 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;
71. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
72. 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;
73. 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;
74. 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;
75. that no parking be allowed in the road reserve;

#### **Wayleaves**

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

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



### PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

79. that an Owner's Association be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law and shall come into being upon the separate registration or transfer of the first deducted land unit arising from this subdivision;
80. that the Owner's Association take transfer of the private roads simultaneously with the transfer or separate registration of the first deducted land portion in such phase;
81. that in addition to the responsibilities set out in section 29 of the Stellenbosch Municipal Land Use Planning By-law, the Owner's Association also be responsible for the maintenance of the private roads, street lighting, open spaces, retention facilities and all internal civil services;
82. that the Constitution of the Owner's Association specifically empower the Association to deal with the maintenance of the roads, street lighting, open spaces, retention facilities and all internal civil services;
83. that the Constitution of the Owner's Association specifically describes the responsibility of the Owner's Association to deal with refuse removal as described in the "Solid Waste" section of this document;

#### **Solid Waste**

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

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

- Procedures should be stipulated for the collection and sorting of recyclable materials;
- Provision should be made for centralized containers for recyclable materials including cardboard, glass, metal, and plastic and green waste;
- A service provider should be appointed to collect recyclable waste. Such service provider must be legally compliant in terms of all Environmental Legislation and/or approved by the Municipality's Solid Waste Management Department;

### PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

- Procedures for removal of waste (materials that cannot be reused or recycled) from the site should be stipulated;
- General visual monitoring should be undertaken to identify if these measures are being adhered to;
- Record shall be kept of any steps taken to address reports of dumping or poor waste management within the Development;

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

- Each party's (Developer/Owner's Association/Home Owner) responsibilities w.r.t. waste management and waste minimization should be clearly defined in such constitution
  - A set of penalties for non-compliance should be stipulated in the Constitution
85. 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;
86. 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)
87. that should it not be an option for the "Municipality" to enter into an agreement with the "Developer" due to capacity constraints, the "Developer" will have to enter into a service agreement with a service provider approved by the "Municipality" prior to clearance certificate or occupation certificate (where clearance not applicable);
88. that if the "Developer" removes the waste by private service provider, provision must still be made for a refuse room should this function in future revert back to the "Municipality";
89. 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;
90. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;

**PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

91. 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;
92. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
93. Road foundation shall be designed to carry a single axle load of 8.2 tons;
94. Refuse storage areas are to be provided for all premises other than single residential erven;
95. Refuse storage areas shall be designed in accordance with the requirements as specified by the Solid Waste Branch. Minimum size and building specifications is available from the Solid Waste Branch;
96. A single, centralized, refuse storage area which is accessible for collection is required for each complete development. The only exception is the case of a single residential dwelling, where a refuse storage area is not required;
97. The refuse storage area shall be large enough to store all receptacles needed for refuse disposal on the premises, including all material intended to recycling. No household waste is allowed to be disposed / stored without a proper 240 l Municipal wheelie bin;
98. The size of the refuse storage area depends on the rate of refuse generation and the frequency of the collection service. For design purposes, sufficient space should be available to store two weeks' refuse;
99. Where the premises might be utilized by tenants for purposes other than those originally foreseen by the building owner, the area shall be sufficiently large to store all refuse generated, no matter what the tenant's business may be;
100. All black 85 l refuse bins or black refuse bags is in the process of being replaced with 240 l black municipal wheeled containers engraved with WC024 in front, and consequently refuse

## PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

storage areas should be designed to cater for these containers. The dimensions of these containers are:

Commercial and Domestic : 585 mm wide x 730 mm deep x 1100 mm high

101. With regard to flats and townhouses, a minimum of 50 litres of storage capacity per person, working or living on the premises, is to be provided at a "once a week" collection frequency;
102. Should designers be in any doubt regarding a suitable size for the refuse storage area, advice should be sought from the Solid Waste Department : Tel 021 808-8224

103. Building specifications for refuse storage area:

### **Floor**

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

### **Walls and Roof**

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

### **Ventilation and Lighting**

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

### **Water Supply and Drainage**

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

104. Should the refuse storage area be located at a level different from the level of the street entrance to the property, access ramps are to be provided as stairs are not allowed. The maximum permissible gradient of these ramps is 1:7;

**PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

105. A refuse bay with minimum dimensions of 15 meters in length x 2, 5 meters in width plus 45 degrees splay entrance, on a public street, must be provided where either traffic flows or traffic sight lines are affected. The refuse bays must be positioned such that the rear of the parked refuse vehicle is closest to the refuse collection area;
106. Any containers or compaction equipment acquired by the building owner must be approved by the Directorate: Infrastructure Services, to ensure their compatibility with the servicing equipment and lifting attachments;
107. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
108. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
109. All refuse storage areas shall be approved by the Directorate: Infrastructure Services, to ensure that the Council is able to service all installations, irrespective of whether these are currently serviced by Council or other companies;

**AS-BUILTs**

110. 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;

**PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

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;

111. 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";

112. 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;

113. 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;

114. 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**

115. 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;

116. 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;

117. that clearance will only be given per phase and the onus is on the "Developer" to phase his development accordingly;

**PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

118. 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;
119. 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**

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

**Streetlighting**

121. 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";
122. 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;
123. 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;

**PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3**

124. 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";
125. 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.



**TYRONE KING Pr Tech Eng**

**MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

W:\2 DEVELOPMENT\N11\0 Development\1995 (TK) Farm 373 Pt 7 Stellenbosch (LU - 1080)\1995 (TK) Farm 373 Pt 7 Stellenbosch (LU - 10807).doc

**ATTACHMENT X**

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

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

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons



### PROPOSED REZONING AND SUBDIVISION OF FARM 373 PT 3

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 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

**APPLICATION INFORMATION**

Civil LU 1195 (LU/10807)

Tuesday, 14/Jul/2020

2020/21

Salisbury Town

Farm 373/7

Paradyskloof

o. Subdivisional Plan, Plan No 3 dated 21/11/2019, by TV3

**SUMMARY OF DC CALCULATION**

Usage	Water		Sewer		Storm-water		Solid-Waste		Roads		Community Facilities	
	kl/day	kl/day	kl/day	kl/day	ha°C	t/week	t/week	trips/day	trips/day	person	person	person
as before Deductions	R 348 164.78	13.200	R 194 787.97	7.700	0.528	0.440	0.440	44.00	44.00	44.00	44.00	44.00
VAT)	R 348 164.78		R 194 787.97		R 52 443.18	R 22 713.74	R 22 713.74	R 279 653.19	R 279 653.19	R 143 425.40	R 143 425.40	R 143 425.40
(AT)	R 52 224.72		R 29 218.20		R 7 866.48	R 3 407.06	R 3 407.06	R 41 947.98	R 41 947.98	R 21 513.81	R 21 513.81	R 21 513.81
	R 400 389.50		R 224 006.17		R 60 309.65	R 26 120.80	R 26 120.80	R 321 601.17	R 321 601.17	R 164 939.20	R 164 939.20	R 164 939.20

**APPLICANT INFORMATION**

Tyrone King

As above

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage	Proposed Usage	Increased Usage	Water	Repower	Skylight/roofs	Signs/Placards	Sound	Community Facilities	Total	
Infrastructure Type applicable? (Y/N)	du	du/m <sup>2</sup>	du/ha	du/ha	du/ha	du/ha	du/ha	du/ha	du/ha	du/ha	du/ha	
	m <sup>2</sup> GLA	% GLA	m <sup>2</sup> GLA	% GLA	m <sup>2</sup> GLA	% GLA	m <sup>2</sup> GLA	% GLA	m <sup>2</sup> GLA	% GLA	m <sup>2</sup> GLA	
Residential	Single Residential >1000m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
	Single Residential <1000m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
	Single Residential <250m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
	Single Residential <250m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
	Low Density Residential >250m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
	Low Density Residential <250m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
	Urban Residential >250m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
	Urban Residential <250m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
	Medium Density Residential >250m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
	Medium Density Residential <250m <sup>2</sup>	du	0	0	0	0	0	0	0	0	0	
Commercial	Local Business - office	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	Local Business - retail	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	General Business - office	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	General Business - retail	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	Community	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	Education	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	Light Industrial	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	General Industrial - light	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	General Industrial - heavy	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	Non-hous Industrial - heavy	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
Other	Public Open Space	m <sup>2</sup>	0%	0%	0	0%	0	0%	0	0%	0	
	Private Open Space	m <sup>2</sup>	0%	0%	0	0%	0	0%	0	0%	0	
	Natural Environment	m <sup>2</sup>	0%	0%	0	0%	0	0%	0	0%	0	
	Utility Services	m <sup>2</sup> GLA	0%	0%	0	0%	0	0%	0	0%	0	
	Multi-Storey and Parking	m <sup>2</sup>	0%	0%	0	0%	0	0%	0	0%	0	
	Transport Facility	m <sup>2</sup>	0%	0%	0	0%	0	0%	0	0%	0	
	Unland Use	m <sup>2</sup>	0%	0%	0	0%	0	0%	0	0%	0	
	Special											
	In to be calculated based on regular demands											
	* Campsites yellow/yellow with cells. ** do = existing unit, OLA/Other suitable area. *** do = existing unit, OLA/Other suitable area. Total Development Charges before Deductions Deductions per service (R/ha) Deduction per service - from Section Agreement (R/ha) Full Tax and Deductions (including VAT) VAT Total											

Water	Repower	Skylight/roofs	Signs/Placards	Sound	Community Facilities	Total
YES	YES	YES	YES	YES	YES	1 041 188.26
R348 164.78	R194 787.97	R52 443.18	R22 713.74	R279 653.19	R143 475.40	R1 041 188.26
R0.00	R0.00	R0.00	R0.00	R0.00	R0.00	R0.00
R348 164.78	R194 787.97	R52 443.18	R22 713.74	R279 653.19	R143 475.40	R1 041 188.26
R52 224.72	R25 218.20	R7 865.48	R3 407.06	R41 947.98	21 513.81	R1 041 188.26
R400 389.50	R224 006.17	R60 302.65	R36 320.80	R321 601.17	R64 939.70	R1 197 366.50

**ANNEXURE L: COMMENT FROM THE MANAGER: ELECTRICAL  
DEPARTMENT**

**Farm 373-7**  
**ELETRICITY SERVICES: CONDITIONS OF APPROVAL**

**GENERAL COMMENT:**

1. Please note that the Stellenbosch Municipality Electrical Department is the supply authority for the new development  
The electrical consulting engineer responsible for the development shall schedule an appointment with Manager Electricity Services (Engineering Services) before commencing with the construction of the development. As well as to discuss new power requirements if required. (021 8088335)

**CONDITIONS**

2. Development Bulk Levy Contributions are payable.

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

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

4. A separate distribution board/s shall be provided for municipal switchgear and metering. (Shall be accessible & lockable). Pre-paid metering systems shall be installed in domestic dwellings.

5. 24-hour access to the location of the substation, metering panel and main distribution board is required by Technical Services. **(Street side of property) With no obstruction.**

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

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

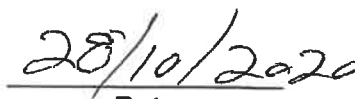
8. No electricity supply will be switched on (energised) if the Development contributions, take-over inspection and Certificate(s) of Compliance are outstanding.

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

- Solar water Heating or Heat Pumps in Dwellings
- Energy efficient lighting systems
- Roof insulation with right R-value calculations .
- Cooking with gas
- In large building developments;
  - Control Air condition equipment tied to alternative efficiency systems
  - Preheat at least 50% of water with alternative energy saving sources
  - 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.



Signature



Date