



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12309

Our File Reference Number: Farm 716/27, Klapmuts

Your Reference Number:

Enquiries: B Zondo / B Mdoda

Contact No: 021 – 808 8951 / 8690

Email address: Bongiwe.Zondo@stellenbosch.gov.za / Bulelwa.Mdoda@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR REZONING AND SUBDIVISION ON FARM 716/27 KLAPMUTS

1. The above application refers.
2. The Municipal Planning Tribunal on 29 September 2023 resolved as follows:
 - 2.1 That the application in terms of Section 15 (2) of the Stellenbosch Municipality Land Use Planning By-law, promulgated by notice number 354/2015, dated October 2015, on Farm 716/27 Klapmuts for the following:
 - 2.1.1 **Rezoning** of Farm 716/27 in terms of Section 15 (2) (a) of the said by-law from Agriculture and Rural Zone to Subdivisional Area Zone in order to facilitate the proposed development to allow for the following uses:
 - a) 40 Multi-Unit Residential Zone erven (Group housing) erven ($\pm 9115 \text{ m}^2$)
 - b) 3 Private Open Space Zone erven (private open space) erven ($\pm 2021 \text{ m}^2$) & (Private Road) ($\pm 3476 \text{ m}^2$)
 - c) 1 Utility Services Zone erf (Substation) ($\pm 15 \text{ m}^2$)
 - d) 1 Public Roads & Parking Zone erf (Public Road) ($\pm 2504 \text{ m}^2$)
 - 2.1.2 **Subdivision** of the rezoned land unit in terms of Section 15 (2) (d) of the said by-law in accordance with Subdivisional Plan No: APS/KLAP/SUB1E drawn by Pierre Jordan (Active Planning Solutions) dated July 2023 attached as **Annexure C**.

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

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

- 3.1. The approval applies only to the proposed development 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.
- 3.2. The development be undertaken in accordance with the Subdivisional Plan No: APS/KLAP/SUB1E drawn by Pierre Jordan (Active Planning Solutions) dated July 2023 attached as **Annexure C**.
- 3.3. An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:
 - a) Newly allocated erf numbers
 - b) Co-ordinates
 - c) Survey dimensions
 - d) Street names and numbering
- 3.4. An owner's association for the subject development be established in terms of section 29(1) of the subject Bylaw.
- 3.5. All common property, inclusive of private road/s and open space/s and land required for services by the owners' association, be transferred at their cost by the applicant to the owners' association, prior to or simultaneously with the transfer or registration of the first land unit or prior to the first building plan approval, whichever occurs first.
- 3.6. All land designated for the provision of municipal service infrastructure and amenities on the subdivision plan be transferred to the Municipality upon transfer of the first unit/erf in the subdivision, of which the cost for the surveying and transfer of such public land will be for the account of the applicant/developer.
- 3.7. A detailed site development plan as contemplated in terms of Section 16 of the Zoning Scheme Bylaw, 2019 be submitted to the Municipality for approval prior to the submission of any building plans, which site development plan satisfactorily addresses, but are not necessarily limited to, all the conditions of this approval, compliance with relevant

development parameters of the said Bylaw, any relevant matters relating to Section 16(4) of the said Bylaw, and specifically the following matters:

- a) A landscaping plan and
- b) Architectural guidelines.

3.8. Provision for inclusionary housing in pursuance of settlement restructuring be provided in accordance with the Inclusionary Zoning Policy 2023, approved by Council.

3.9. A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement must include and comply with the letter by the Directorate Infrastructure Services with reference 2147 CIVIL LU and dated 05 July 2023 and attached as **Annexure H**.

3.10. Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment, prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.11. Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charges will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development contributions will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.12. The conditions imposed by the Community Services Department as contained in their memo dated 18 March 2021, attached as **Annexure I**, be complied with.

4. **Matters to be noted:**

4.1. The permanent departure application is not required as the restriction in terms of Act 21 of 1940 is not indicated on the subject property's title deed.

4.2. 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.

- 4.3. All engineering services and infrastructure as required in terms of the conditions and services agreement be complied with to the satisfaction of the Municipality and/ or the relevant authority prior to the issuing of a Section 28 Certification.
- 4.4. Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 4.5. The approval for the naming and numbering of streets as per the proposed subdivision plan, be obtained from the delegated functionary as a separate decision.
- 4.6. The conditions imposed by the Western Cape Regional office: Water & Sanitation as contained in their letter dated 23 July 2021, attached as **Annexure L**, be complied with.
- 4.7. Necessary legal steps be taken by the Municipality to enforce the deconstruction of the buildings/structures on the road reserve of Heaford Street.
5. **The reasons for the above decision are as follows:**
 - 5.1. The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape considering that it will in fact offer residential opportunities in the area.
 - 5.2. The proposed development constitutes infill development and is in line with the principles of the MSDF.
 - 5.3. Additional traffic can be accommodated on the local road network and there is capacity in infrastructure and services to accommodate the development.
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
7. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:
 - 7.1. 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

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

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

- 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.

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

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

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

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

7.8. The relief sought by the appellant.

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

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

- i. The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- ii. That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the

appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

17/10/2023
DATE

[Redacted]

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ANNEXURE C: SUBDIVISIONAL PLAN

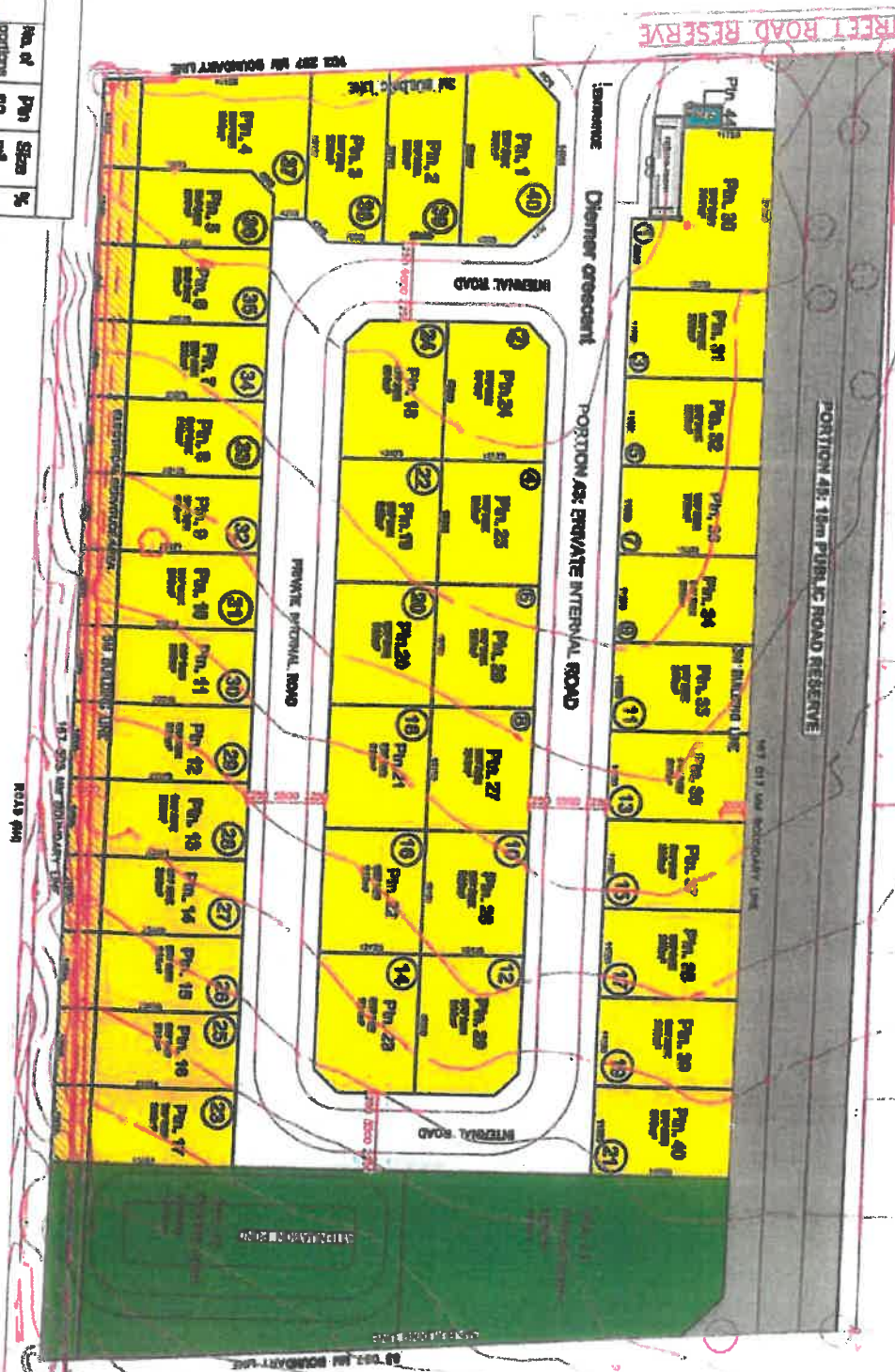
PLAN OF SUBDIVISION: PORTION 27 OF THE FARM 716, KLOPPMUTS

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER APPENDIX.

[Signature]
MUNICIPAL MANAGER

17/10/2023
DATE



Technical details

By-law 2018

Zoning	Land Use	No. of portions	Port. no.	Size m ²	%
Group housing	Group housing	40	1-40	6145	83
Private Open Space	Private Open Space	2	41-42	2001	11
Private Open Space	Private open	1	43	4970	28
Public roads & parking zone	Public road	1	44	12	1
TOTAL		45		17731	100

Additional notes:
 ① Proposed street numbering

DATE: July 2023
 REF NO. AP24/KLPP/SUB/1E
 SCALE 1:500



**ANNEXURE H: COMMENTS FROM THE DIRECTORATE:
INFRASTRUCTURE SERVICES**



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

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

FOR ATTENTION : **Nicole Katts**

FROM : **Manager: Development (Infrastructure Services)**

AUTHOR : **Tyrone King**

DATE : **5 July 2023**

RE. : **Farm 716/27, Klipmuts: Subdivision for 44 Group Housing Erven**

YOUR REF : **LU/12308**

OUR REF : **2147 CIVIL LU**

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

- Proposed Civil Services (Private Services) Drawing No BC021-A100 Rev A dated 2021-08-05 by Broadco Consulting (~~Amesure: Services~~);
- Proposed Site Development Plan Drawing No. 27/716_DE_SPD Rev 0 dated 30.05.2022 by Architech;
- Proposed Subdivision Plan No. APS/KLAP/SUB1C by Active Planning Solutions, dated March 2023;
- Traffic Impact Assessment (TIA) by DECA, dated 14 October 2020;
- Report on Civil Engineering Services, by Broadco Consulting, dated 2020-08-27;

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

- Total Units: 40 No group housing erven

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

PROPOSED REZONING AND SUBDIVISION OF FARM 716-27 FOR 40 GROUP HOUSING ERVEN

This document consists of the following sections:

A. Definitions

B. Recommendation to decision making authority

C. Specific conditions of approval: These conditions must be complied with before clearance certificate, building plan or occupation certificate approval; whichever is applicable to the development in question.

D. General conditions of approval: These conditions must be adhered to during implementation of the development to ensure responsible development takes place. If there is a contradiction between the specific and general conditions, the specific conditions will prevail:

A. Definitions

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:
 - (a) "*Municipality*" means the STELLENBOSCH MUNICIPALITY, a Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act 117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;
 - (b) "*Developer*" means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;
 - (c) "*Engineer*" means an engineer employed by the "*Municipality*" or any person appointed by the "*Municipality*" from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;
2. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the "*Engineer*";

B. Recommendation:

3. The development is recommended for approval, subject to the conditions as stated below:

PROPOSED REZONING AND SUBDIVISION OF FARM 716-27 FOR 48 GROUP HOUSING ERVEN

C. Specific conditions of approval

4. that the following upgrades are required to accommodate the development. No taking up of proposed rights including Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates (whichever comes first) will be allowed until the following upgrades have been completed and/or conditions have been complied with:
- a. Klapmuts WWTW (Waste Water Treatment Works): There is currently insufficient capacity at the WWTW for this development. Budget has however been approved by Council to increase the capacity of the WWTW over the next three financial years (2023/24 – 2025/26). Completion of this upgrade project is anticipated to be in June 2026. Please note that this date is given in good faith, but is subject to change should unforeseen events occur. Subdivision clearance will only be approved once the project is completed and capacity is confirmed by Water Services.
 - b. Water Network:
 - i. The development can connect to the existing 150mm diameter municipal water line in Old Paarl Road (Voortrekker Road - R101) (Annexure: Services). A link water main must be constructed along Brounger and Hearford Street towards the development. The size and route of the pipeline will be re-visited at detail design stage when the Developer must submit detail engineering drawings for approval. The link water line will be for the Developers cost.
 - ii. (Refer to Annexure: Water): The Municipality has approved budget to implement the external water upgrades SKW 1.1, SKW1.2, SKW1.3 and SKW 1.12 as shown on the GLS water master plan. These items are in the process of being upgraded by the Municipality.
 - iii. (Refer to Annexure: Water): Master plan items 1, SKW1.18, SKW1.19 & SKW1.20 are not currently deemed as minimum items in order to accommodate the proposed development, but would be beneficial in order to reduce high static pressures in the existing system and to improve network redundancy and conveyance to the proposed development. A final decision on

PROPOSED REZONING AND SUBDIVISION OF FARM 716-27 FOR 40 GROUP HOUSING ERVEN

what upgrades are required will be made when the detail engineering drawings are submitted for approval and based on the status of the water network at that point in time. Should these be identified as critical by the Water Services department, it will need to be completed before subdivision clearance.

c. **Sewer Network:** There is sufficient capacity in the bulk sewer reticulation network to accommodate the proposed development.

i. Although the preferred position for the sewer connection is at the future 160 mm diameter outfall sewer to the north, the Water Services department has agreed that a connection can be made to the existing 160mm sewer along Heaford Street, to the south of the development. This connection will be via a private pump station and rising main. If the existing line in Heaford Street is a private line, it must be made public, as it will be located in the new proposed road reserve – the Developer will be responsible for any negotiations with Rosenmeer, should it be their private line. No subdivision clearance will be issued prior to proof of such an agreement being reached. This connection point will however be an interim measure, and when the sewer infrastructure to the north is available, the Developer will have to connect to it, at his cost, and abandon the interim connection.

d. **Roads Network:**

i. Any upgrades or conditions identified by the Provincial Roads Authority must be completed before subdivision clearance.

ii. **Access Road for Farm 716/27: Heaford Street:** Erf 1383 is an existing 5.5m wide property next to the Heaford Street Road reserve (9.45m). It was subdivided from the neighboring Rosenmeer Development for road widening purposes to form a part of the Heaford Street Road reserve, which will give a total road reserve width of 14.95m. The access road with a minimum blacktop width of 6.8m must be formalized. The creation of this 14.95m public road reserve as well as the physical construction of the access road must be completed before subdivision clearance.

Funding: The construction of this road will be for the Developer's responsibility and cost.

PROPOSED REZONING AND SUBDIVISION OF FARM 716-27 FOR 46 GROUP HOUSING EIRVEN

ii. Access Road for future developments to the north (Farms 716/31, and 716/5): It is acknowledged that the design for the dualling of the R44 was done by AECOM in 2014 for the Western Cape Government and according to "Future Upgrading Proposals for MR27 (AECOM Drawing No. J015057-01-10-001-P-0 Rev 08 dated 15 August 2014), a left-in / left-out is provided for these north lying erven. It will however not accommodate right turning movements. This is why an adequate access through Farm 716-27 is important.

In order to give adequate access to the developments to the north, a 15m wide public road reserve, as indicated on Proposed Civil Services (Private Services) Drawing No BC021-A100 Rev A dated 2021-08-05 by Broadco Consulting (Annexure: Services) must be created and transferred to the Municipality prior to subdivision clearance.

e. Stormwater Network:

- i. that the consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determines the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval;
- ii. The proposal is to discharge the SW from the development into the existing R44 side drain. The Developer will be responsible to obtain approval from the provincial roads authority for this arrangement.

f. Solid Waste:

- i. The Municipality will provide a solid waste removal service, unless agreed otherwise in writing the Solid Waste Department;
- ii. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch

PROPOSED REZONING AND SUBDIVISION OF FARM 719-27 FOR 40 GROUP HOUSING ERVEN

landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (021 808 8241; clayton.hendricks@stellenbosch.gov.za), before building plan approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.

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 716-27 FOR 40 GROUP HOUSING ERVEN

10. that the Development Charges as reflected on the DC calculation (**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
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 **40** 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;
14. The Municipality may approach the Developer at any stage, before completion of the Development, to implement any infrastructure / community facilities, in lieu of DCs payable, should the need for such infrastructure / facilities be identified;
15. that the "Developer" will enter into an Engineering Services Agreement with the "Municipality" in respect of the implementation of any infrastructure or community facilities to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;

Site Development Plan

16. that the access design its lane widths and stacking distance, be generally in accordance with the Proposed Site Development Plan Drawing No. 27/716_DE_SPD Rev 0 dated 30.05.2022 by Architech SDP;
17. that provision be made for a refuse room as per the specification of the standard development conditions below – **the general position of the refuse room on the SDP is acceptable** – the exact position and details must be determined in conjunction with the Municipality at detail design stage.

PROPOSED REZONING AND SUBDIVISION OF FARM 716-27 FOR 40 GROUP HOUSING ERVEN

18. that if the "Developer" reaches agreement with the Municipality 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";
19. that any amendments to cadastral layout and or site-development plan to accommodate the above requirements will be for the cost of the "Developer" as these configurations were not available at land-use application stage;

Ownership and Responsibility of services

20. that it be noted that all the internal 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

21. 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. These services must be completed before subdivision clearance;
22. Any alterations to existing services necessitated by the new development will be for the Developer's cost;

Bulk Water Meter

23. 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;

Roads

24. that the "Developer", at his/her cost, implement the recommendations of the approved Traffic Impact Assessment, and where required, a sound Traffic Management Plan to ensure traffic safety shall be submitted for approval by the Directorate: Infrastructure Services and the approved management plan shall be implemented by the "Developer", at his/her cost. If any

PROPOSED REZONING AND SUBDIVISION OF FARM 715-27 FOR 40 GROUP HOUSING ERVEN

requirement of the TIA is in conflict with one of the conditions of approval, the conditions of approval shall govern;

Damage to municipal infrastructure and assets

25. that the "Developer" will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The "Developer" will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to any clearance (or occupation certificate where clearance is not applicable) being given;

D. General conditions of approval: The following general development conditions are applicable. If there is a contradiction between the specific and general development conditions, the specific conditions will prevail:

26. 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;
27. 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.
28. that the "Developer" must ensure that he / she has an acceptable public liability insurance policy in place;

PROPOSED REZONING AND SUBDIVISION OF FARM 716-27 FOR 40 GROUP HOUSING ERVEN

29. 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;
30. 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;
31. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3rd Edition (2015);
32. 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 approval of the "Engineer" for construction work of his development parallel with the provision of the bulk services.

Site Development Plan

33. 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";

PROPOSED REZONING AND SUBDIVISION OF FARM 716-27 FOR 40 GROUP HOUSING ERVEN

34. 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;
35. 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;
36. 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

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;

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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;
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;

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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;

Servitudes

54. 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;
55. 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;
56. 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

57. 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

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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.

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

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major storm events, be compiled and submitted for approval to the Directorate: Infrastructure Services.

64. 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;
65. 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.
66. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The "Developer" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Roads

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

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73. 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;

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

Wayleaves

75. that way-leaves / work permits be obtained from the Directorate: Infrastructure Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;

76. that wayleaves will only be issued after approval of relevant engineering design drawings;

77. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

Solid Waste

78. 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;
- 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;

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- 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
79. 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;
 80. 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)
 81. 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);
 82. 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";
 83. 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;
 84. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
 85. 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

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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;

86. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
87. Road foundation shall be designed to carry a single axle load of 8.2 tons;
88. Refuse storage areas are to be provided for all premises other than single residential erven;
89. 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;
90. 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;
91. 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 wheelfie bin;
92. 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;
93. 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;
94. 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 storage areas should be designed to cater for these containers. The dimensions of these containers are:

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

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

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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;

100. 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;
101. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
102. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
103. 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

104. The "Developer" shall provide the "Municipality" with:
 - a. a complete set of as-built paper plans, signed by a professional registered engineer;
 - b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "Engineer" and is reflected herewith as Annexure X;
 - c. a completed Asset Verification Sheet in Excell format, reflecting the componentization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "Engineer", and is to be verified as correct by a professional registered engineer;
 - d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
 - e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "Municipality" are fully paid;

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105. 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";
106. 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;
107. 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;
108. 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

109. 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;
110. 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;
111. that clearance will only be given per phase and the onus is on the "Developer" to phase his development accordingly;
112. 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,

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services installation, etc.) must be submitted as part of the application before an application will be accepted by this Directorate;

113. 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

114. 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

115. 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".
116. 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;
117. 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;
118. 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

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"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";

119. 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:\20 DEVELOPMENT\01 Land Use applications\2147 (710) Farm 716-27 Pwer1 (LU-12309), Klapmuts - Coerde Benaib\2147 (710) Farm 716-27 Pwer1 (LU-12309), Klapmuts - Coerde Benaib_2 (approved).doc



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

TO : The Director: Planning and Development

FOR ATTENTION : Nicole Katts

FROM : Manager: Development (Infrastructure Services)

AUTHOR : Tyrone King

DATE : 14 May 2021

RE : Farm 716/27, Klapmuts: Subdivision for 44 Group Housing Erven

YOUR REF : LU/12309

OUR REF : 2147 CML LU

Herewith find our initial comments. The applicant must please address these so the application can be further evaluated and approved:

1. Refer to the comments from the Manager: Traffic Engineering (Annexure: Traffic Eng):
 - a. Please amend the layout to make provision for a 14.85m road reserve to cater for access to the erven to the north.
 - b. This road reserve must be a public and be indicated as such on the subdivision diagrams.
 - c. This public road reserve is also required to allow for future link services to the north lying erven.
2. If available, please provide the comments from the Provincial Roads Authority.

Tyrone King

From: Nigell Winter
Sent: Friday, 14 May 2021 11:41
To: Tyrone King
Subject: RE: FOLLOW UP: COMMENTS - FARM 716/27 KLAPMUTS

Dear Tyrone, after perusing the TIA and Civil Engineering Services Report – my comments are as followed;

The below snip from the CES Report by Broadco Consulting Ref BC021-01

5.1 ROADS

Erf 1383 is an existing 5.5m wide property next to the Hatford Street road reserve. It was subdivided from the neighbouring Rosenmeer Development for road widening purposes to form part of the Hatford Street road reserve.

A new 5.5m wide public access road will be constructed from Bronger Street to the development. The development will have a gated entrance and a refuse truck turning facility will be provided in front of the entrance gate for refuse collection.

A 10m wide private road reserve will be provided inside the development, with a 5.5m wide surfaced road. The layout is designed to allow future access to the neighbouring properties to the north, should they wish to form part of the development in the future.

The above roads will be designed to comply with the Stellenbosch Minimum Design Standards.

A traffic statement of the impact of the development on the adjacent roads in the area is currently being completed and will form part of the application.

My concern is the future road connection to the proposed north erven\properties development... and the above 3rd paragraph reference to "...10m wide private road reserve will be provided inside the development..." and the further statement of "... allow future access to the neighbouring properties to the north, should they wish to form part of the development in the future..."

The TIA is STILL with regard to the future access of the neighbouring northern properties and the effect of that future traffic through this proposed development.

According to the a snip it from the drawing "Future Upgrading Proposals for MR27 (AECOM drawing no. J01057-01-10-001-P-08 dated 15 Aug 2014".... A public road is proposed between Rosenmeer Development and this development, as a public road to service the proposed future northern development is indicated a yellow line. The existing road reserve to the proposed development is 14,95m and thus recommended that the road reserve to the future northern erven also be kept at a minimum of 14,95m.

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ATTACHMENT X

Geographic Information System (GIS) data capturing standards

In drawing up the As-built 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 and 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

PROPOSED REZONING AND SUBDIVISION OF FARM 716-27 FOR 40 GROUP HOUSING ERVEN**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

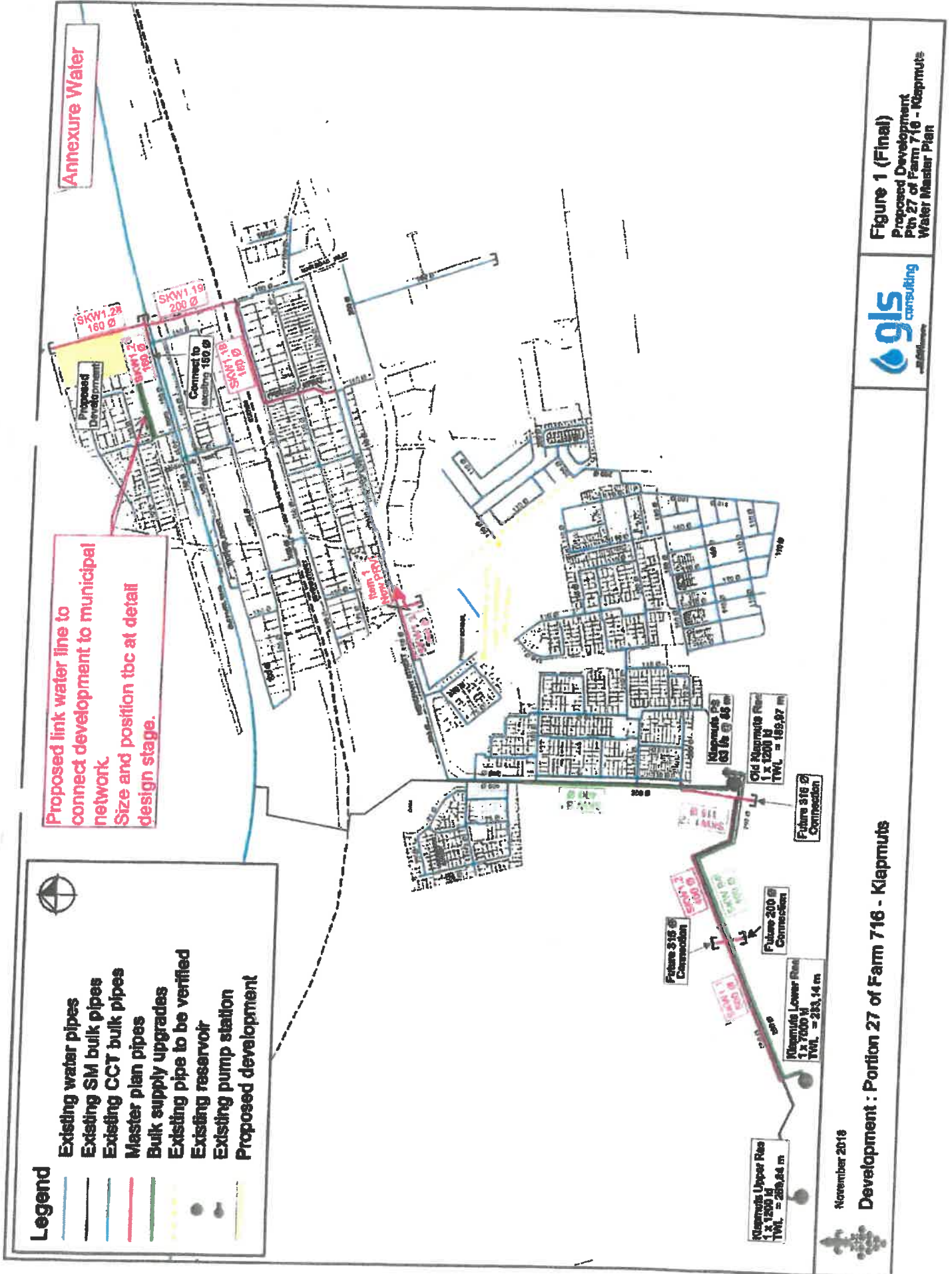


Figure 1 (Final)
 Proposed Development
 Pin 27 of Farm 716 - Klappmuts
 Water Master Plan



November 2016
 Development : Portion 27 of Farm 716 - Klappmuts

Stellenbosch Municipality

Development Charge Calculation



2147 (11) Form 716-07 Fees (11-1-2019), Revised

APPLICATION INFORMATION

Application Number: **06 July 2023**

Development Name: **XXXXXXXXXX**

Date: **XXXXXXXXXX**

Financial Year: **XXXXXXXXXX**

City Location (Select from 7 Levels): **XXXXXXXXXX**

City Region (Select Urban or Rural): **Urban**

City No. / Form No.: **Form 716-07**

DC Parameters Reference: **Proposed Subdivision Plan No. AFB001 APPROVED by Active Planning Committee, dated Month 2023**

SUMMARY OF DC CALCULATION

Service:	Volume	Survey	Seamless	Soils Waste	Roads & Transport	Sub Total (Excluding Sewerage)	Community	Totals
Utility:	Water	Milky	litre	Waste	Activity		persons	
Total Increased Services Usage:	24,00	28,00	0,7200	1,899	0,0		0	
Total Services Usage Reduction:	R 254 897,16	R 638 938,89	R 50 091,74	R 100 488,59	R 897 118,94	R 1 809 534,30	R 877 212,39	R 2 686 807,23
Total Services Usage after Reduction:	R -	R 638 938,89	R 90 091,74	R 100 488,59	R 897 118,94	R 1 809 534,30	R 877 212,39	R 2 686 807,23
Charges before adjusting for positive only, before Deductions:	R 254 897,16	R 638 938,89	R 50 091,74	R 100 488,59	R 897 118,94	R 1 809 534,30	R 877 212,39	R 2 686 807,23
Charges adjusted for positive only, before Deductions:	R 254 897,16	R 638 938,89	R 50 091,74	R 100 488,59	R 897 118,94	R 1 809 534,30	R 877 212,39	R 2 686 807,23
TOTAL Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (including VAT):	R 254 897,16	R 638 938,89	R 50 091,74	R 100 488,59	R 897 118,94	R 1 809 534,30	R 877 212,39	R 2 686 807,23
VAT:	R 40 783,55	R 98 230,23	R 7 872,68	R 23 478,79	R 190 887,94	R 399 394,39	R 80 091,96	R 874 619,19
Total Development Charges Payable (including VAT):	R 305 680,71	R 737 169,12	R 57 964,42	R 123 967,38	R 1 088 006,88	R 2 208 928,69	R 957 304,35	R 3 566 422,92

APPLICANT INFORMATION

Application Processed by: **Theresa King**

Signature:

Name: _____

Item	Description	2019		2020		2021		2022		Total
		YTD	YTD	YTD	YTD	YTD	YTD			
01	High Speed Internet - 100Mbps	100	100	100	100	100	100	100	100	400
02	High Speed Internet - 200Mbps	200	200	200	200	200	200	200	200	800
03	High Speed Internet - 300Mbps	300	300	300	300	300	300	300	300	1200
04	High Speed Internet - 400Mbps	400	400	400	400	400	400	400	400	1600
05	High Speed Internet - 500Mbps	500	500	500	500	500	500	500	500	2000
06	High Speed Internet - 600Mbps	600	600	600	600	600	600	600	600	2400
07	High Speed Internet - 700Mbps	700	700	700	700	700	700	700	700	2800
08	High Speed Internet - 800Mbps	800	800	800	800	800	800	800	800	3200
09	High Speed Internet - 900Mbps	900	900	900	900	900	900	900	900	3600
10	High Speed Internet - 1000Mbps	1000	1000	1000	1000	1000	1000	1000	1000	4000
11	High Speed Internet - 1100Mbps	1100	1100	1100	1100	1100	1100	1100	1100	4400
12	High Speed Internet - 1200Mbps	1200	1200	1200	1200	1200	1200	1200	1200	4800
13	High Speed Internet - 1300Mbps	1300	1300	1300	1300	1300	1300	1300	1300	5200
14	High Speed Internet - 1400Mbps	1400	1400	1400	1400	1400	1400	1400	1400	5600
15	High Speed Internet - 1500Mbps	1500	1500	1500	1500	1500	1500	1500	1500	6000
16	High Speed Internet - 1600Mbps	1600	1600	1600	1600	1600	1600	1600	1600	6400
17	High Speed Internet - 1700Mbps	1700	1700	1700	1700	1700	1700	1700	1700	6800
18	High Speed Internet - 1800Mbps	1800	1800	1800	1800	1800	1800	1800	1800	7200
19	High Speed Internet - 1900Mbps	1900	1900	1900	1900	1900	1900	1900	1900	7600
20	High Speed Internet - 2000Mbps	2000	2000	2000	2000	2000	2000	2000	2000	8000
21	High Speed Internet - 2100Mbps	2100	2100	2100	2100	2100	2100	2100	2100	8400
22	High Speed Internet - 2200Mbps	2200	2200	2200	2200	2200	2200	2200	2200	8800
23	High Speed Internet - 2300Mbps	2300	2300	2300	2300	2300	2300	2300	2300	9200
24	High Speed Internet - 2400Mbps	2400	2400	2400	2400	2400	2400	2400	2400	9600
25	High Speed Internet - 2500Mbps	2500	2500	2500	2500	2500	2500	2500	2500	10000
26	High Speed Internet - 2600Mbps	2600	2600	2600	2600	2600	2600	2600	2600	10400
27	High Speed Internet - 2700Mbps	2700	2700	2700	2700	2700	2700	2700	2700	10800
28	High Speed Internet - 2800Mbps	2800	2800	2800	2800	2800	2800	2800	2800	11200
29	High Speed Internet - 2900Mbps	2900	2900	2900	2900	2900	2900	2900	2900	11600
30	High Speed Internet - 3000Mbps	3000	3000	3000	3000	3000	3000	3000	3000	12000
31	High Speed Internet - 3100Mbps	3100	3100	3100	3100	3100	3100	3100	3100	12400
32	High Speed Internet - 3200Mbps	3200	3200	3200	3200	3200	3200	3200	3200	12800
33	High Speed Internet - 3300Mbps	3300	3300	3300	3300	3300	3300	3300	3300	13200
34	High Speed Internet - 3400Mbps	3400	3400	3400	3400	3400	3400	3400	3400	13600
35	High Speed Internet - 3500Mbps	3500	3500	3500	3500	3500	3500	3500	3500	14000
36	High Speed Internet - 3600Mbps	3600	3600	3600	3600	3600	3600	3600	3600	14400
37	High Speed Internet - 3700Mbps	3700	3700	3700	3700	3700	3700	3700	3700	14800
38	High Speed Internet - 3800Mbps	3800	3800	3800	3800	3800	3800	3800	3800	15200
39	High Speed Internet - 3900Mbps	3900	3900	3900	3900	3900	3900	3900	3900	15600
40	High Speed Internet - 4000Mbps	4000	4000	4000	4000	4000	4000	4000	4000	16000
41	High Speed Internet - 4100Mbps	4100	4100	4100	4100	4100	4100	4100	4100	16400
42	High Speed Internet - 4200Mbps	4200	4200	4200	4200	4200	4200	4200	4200	16800
43	High Speed Internet - 4300Mbps	4300	4300	4300	4300	4300	4300	4300	4300	17200
44	High Speed Internet - 4400Mbps	4400	4400	4400	4400	4400	4400	4400	4400	17600
45	High Speed Internet - 4500Mbps	4500	4500	4500	4500	4500	4500	4500	4500	18000
46	High Speed Internet - 4600Mbps	4600	4600	4600	4600	4600	4600	4600	4600	18400
47	High Speed Internet - 4700Mbps	4700	4700	4700	4700	4700	4700	4700	4700	18800
48	High Speed Internet - 4800Mbps	4800	4800	4800	4800	4800	4800	4800	4800	19200
49	High Speed Internet - 4900Mbps	4900	4900	4900	4900	4900	4900	4900	4900	19600
50	High Speed Internet - 5000Mbps	5000	5000	5000	5000	5000	5000	5000	5000	20000
51	High Speed Internet - 5100Mbps	5100	5100	5100	5100	5100	5100	5100	5100	20400
52	High Speed Internet - 5200Mbps	5200	5200	5200	5200	5200	5200	5200	5200	20800
53	High Speed Internet - 5300Mbps	5300	5300	5300	5300	5300	5300	5300	5300	21200
54	High Speed Internet - 5400Mbps	5400	5400	5400	5400	5400	5400	5400	5400	21600
55	High Speed Internet - 5500Mbps	5500	5500	5500	5500	5500	5500	5500	5500	22000
56	High Speed Internet - 5600Mbps	5600	5600	5600	5600	5600	5600	5600	5600	22400
57	High Speed Internet - 5700Mbps	5700	5700	5700	5700	5700	5700	5700	5700	22800
58	High Speed Internet - 5800Mbps	5800	5800	5800	5800	5800	5800	5800	5800	23200
59	High Speed Internet - 5900Mbps	5900	5900	5900	5900	5900	5900	5900	5900	23600
60	High Speed Internet - 6000Mbps	6000	6000	6000	6000	6000	6000	6000	6000	24000
61	High Speed Internet - 6100Mbps	6100	6100	6100	6100	6100	6100	6100	6100	24400
62	High Speed Internet - 6200Mbps	6200	6200	6200	6200	6200	6200	6200	6200	24800
63	High Speed Internet - 6300Mbps	6300	6300	6300	6300	6300	6300	6300	6300	25200
64	High Speed Internet - 6400Mbps	6400	6400	6400	6400	6400	6400	6400	6400	25600
65	High Speed Internet - 6500Mbps	6500	6500	6500	6500	6500	6500	6500	6500	26000
66	High Speed Internet - 6600Mbps	6600	6600	6600	6600	6600	6600	6600	6600	26400
67	High Speed Internet - 6700Mbps	6700	6700	6700	6700	6700	6700	6700	6700	26800
68	High Speed Internet - 6800Mbps	6800	6800	6800	6800	6800	6800	6800	6800	27200
69	High Speed Internet - 6900Mbps	6900	6900	6900	6900	6900	6900	6900	6900	27600
70	High Speed Internet - 7000Mbps	7000	7000	7000	7000	7000	7000	7000	7000	28000
71	High Speed Internet - 7100Mbps	7100	7100	7100	7100	7100	7100	7100	7100	28400
72	High Speed Internet - 7200Mbps	7200	7200	7200	7200	7200	7200	7200	7200	28800
73	High Speed Internet - 7300Mbps	7300	7300	7300	7300	7300	7300	7300	7300	29200
74	High Speed Internet - 7400Mbps	7400	7400	7400	7400	7400	7400	7400	7400	29600
75	High Speed Internet - 7500Mbps	7500	7500	7500	7500	7500	7500	7500	7500	30000
76	High Speed Internet - 7600Mbps	7600	7600	7600	7600	7600	7600	7600	7600	30400
77	High Speed Internet - 7700Mbps	7700	7700	7700	7700	7700	7700	7700	7700	30800
78	High Speed Internet - 7800Mbps	7800	7800	7800	7800	7800	7800	7800	7800	31200
79	High Speed Internet - 7900Mbps	7900	7900	7900	7900	7900	7900	7900	7900	31600
80	High Speed Internet - 8000Mbps	8000	8000	8000	8000	8000	8000	8000	8000	32000
81	High Speed Internet - 8100Mbps	8100	8100	8100	8100	8100	8100	8100	8100	32400
82	High Speed Internet - 8200Mbps	8200	8200	8200	8200	8200	8200	8200	8200	32800
83	High Speed Internet - 8300Mbps	8300	8300	8300	8300	8300	8300	8300	8300	33200
84	High Speed Internet - 8400Mbps	8400	8400	8400	8400	8400	8400	8400	8400	33600
85	High Speed Internet - 8500Mbps	8500	8500	8500	8500	8500	8500	8500	8500	34000
86	High Speed Internet - 8600Mbps	8600	8600	8600	8600	8600	8600	8600	8600	34400
87	High Speed Internet - 8700Mbps	8700	8700	8700	8700	8700	8700	8700	8700	34800
88	High Speed Internet - 8800Mbps	8800	8800	8800	8800	8800	8800	8800	8800	35200
89	High Speed Internet - 8900Mbps	8900	8900	8900	8900	8900	8900	8900	8900	35600
90	High Speed Internet - 9000Mbps	9000	9000	9000	9000	9000	9000	9000	9000	36000
91	High Speed Internet - 9100Mbps	9100	9100	9100	9100	9100	9100	9100	9100	36400
92	High Speed Internet - 9200Mbps	9200	9200	9200	9200	9200	9200	9200	9200	36800
93	High Speed Internet - 9300Mbps	9300	9300	9300	9300	9300	9300	9300	9300	37200
94	High Speed Internet - 9400Mbps	9400	9400	9400	9400	9400	9400	9400	9400	37600
95	High Speed Internet - 9500Mbps	9500	9500	9500	9500	9500	9500	9500	9500	38000
96	High Speed Internet - 9600Mbps	9600	9600	9600	9600	9600	9600	9600	9600	38400
97	High Speed Internet - 9700Mbps	9700	9700	9700	9700	9700	9700	9700	9700	38800
98	High Speed Internet - 9800Mbps	9800	9800	9800	9800	9800	9800	9800	9800	39200
99	High Speed Internet - 9900Mbps	9900	9900	9900	9900	9900	9900	9900	9900	39600
100	High Speed Internet - 10000Mbps	10000	10000	10000	10000	10000	10000	10000	10000	40000
Total		40000	40000	40000	400					



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

TO : The Director: Planning and Development

FOR ATTENTION : Nicole Katts

FROM : Director: Infrastructure Services

DATE : 21 February 2023

RE. : Farm 716/27, Klapmuts: Subdivision for 44 Group Housing Erven

YOUR REF : LU/12309

OUR REF : 2147 CIVIL LU

This is an update to the Memo dated 06 July 2022. This Memo is in response to Town Planning's request to provide an updated comment based on the current infrastructure status.

Comments from Water Services (Senior Manager: Paul Joubert)

The Klapmuts WWTW has a current capacity of 2.4Ml/day. Unfortunately, taking into account the existing developments and new developments already approved, there is not sufficient spare capacity to accommodate the proposed development. The Table below is the latest budget for the upgrade of Klapmuts WWTW.

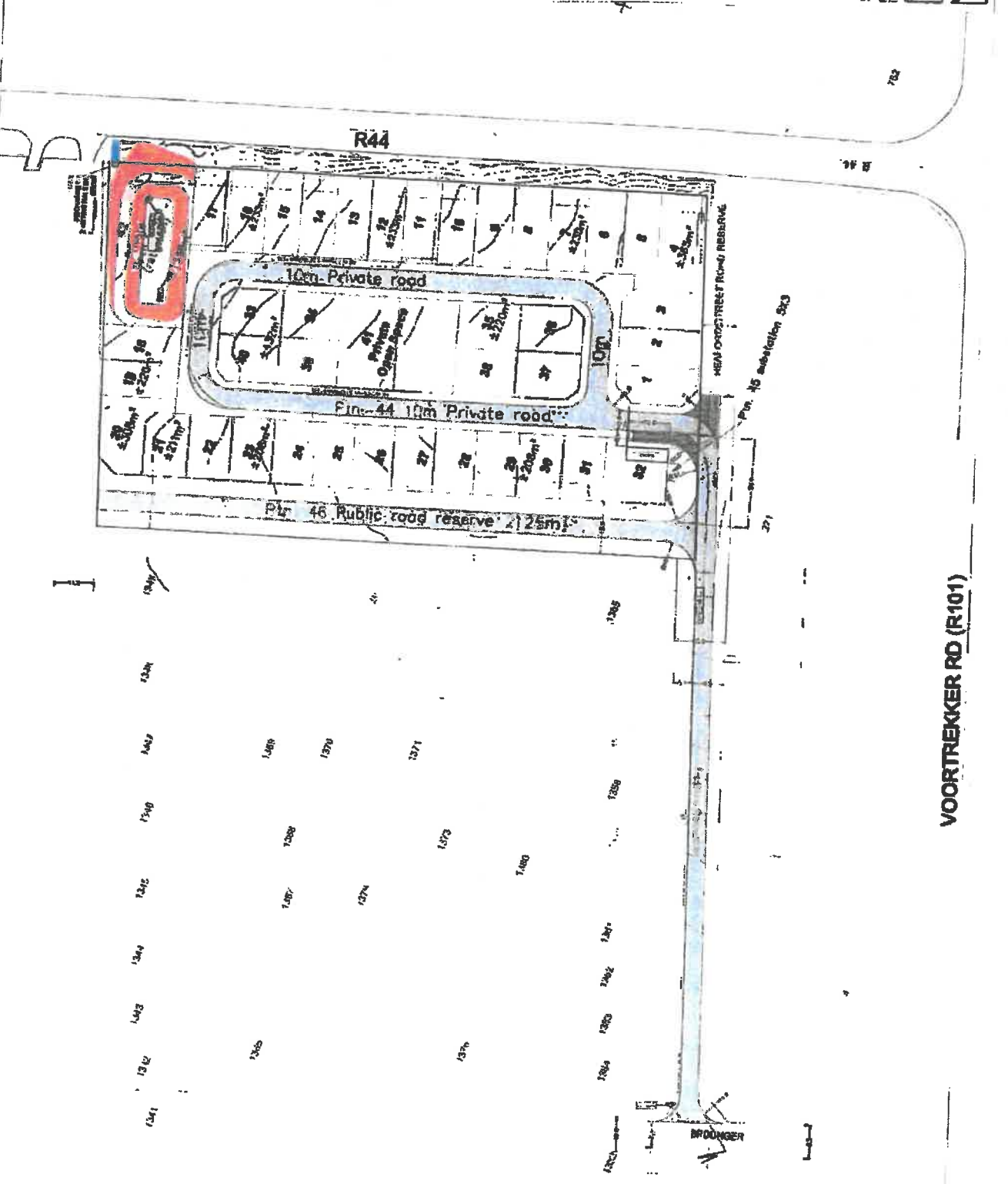
Development	Name	Strategic Focus Area	2022/2023	2023/2024	2024/2025	MTREF Total
Water and Wastewater Services: Sanitation	Upgrade of WWTW: Klapmuts	Dignified Living	959 650	15 040 350	-	16 000 000

The funds for 2022/23 and 2023/24 Financial Years will be used for the design of the full upgrade and the construction of phase 1. Phase 1 will not result in capacity increase, as both Phase 1 and Phase 2 process units are needed for this. The current funding is unfortunately not sufficient for Phase 2 and the municipality is in the process of allocating additional budget to complete the upgrade.

Approval for the development can only be given once the additional funds are approved by Council. The budget review and approval process for 2023/24 – 2025/26 is currently underway and we await the outcome thereof.

Proposed Public Road
 Proposed Private Road
 Proposed Public Open Space
 Proposed Private Open Space
 Proposed Public Open Space
 Proposed Private Open Space
 Proposed Public Open Space
 Proposed Private Open Space

Minimum 3 Trestle
 DEVELOPMENT OF FARM
 71827, KULAPILUTS
Broadco
 PROPOSED CIVIL SERVICES
 (PRIVATE SERVICES)
 FOR SDP APPLICATION
 1:500 (A1)
 BC021-A100



VOORTREKKER RD (R101)

ANNEXURE I: COMMENTS FROM THE MANAGER: COMMUNITY SERVICES

File

**INTEROFFICE
MEMORANDUM**



STELLENBOSCH
MUNICIPALITY • OORSTRAAL • MUNISIPALITEIT

DEPARTMENT: COMMUNITY SERVICES
Stellenbosch Municipality, 123 Mainman Avenue, Stellenbosch, 7129

To:	Administrative Officer Land Use Management Nicola Katts	From:	Senior Environmental Planner Schalk van der Merwe
CC:	Manager: Community Services Albert van der Merwe	Date:	18 March 2021
Re:	APPLICATION FOR THE REZONING AND SUBDIVISION OF PORTION 27 OF THE FARM 715, KLAPMUTS – LU/12309		

The above application refers. From an environmental planning point of view this department has no objection to the approval of the application subject to the following:

1. From a noise control perspective, the owner or developer must recognize the fact that the relevant property is located in an area with a mix use, including industries and that used for utility services. It also borders two major roads. The residual noise level (all-encompassing sound in a given situation at a given time, measured as the reading on an integrated impulse sound level meter for a total period of at least 10 minutes [Western Cape Noise Control Regulations, 2013]) may be higher compared to other urban or residential areas. This factor, that should influence the design and layout of the proposed housing units, must be included in the architectural guidelines and considered during the design of the said units. Landscaping along the perimeter of the development must also be considered as a measure to mitigate potential noise related disturbances.
2. Activities on site, during construction and thereafter, must comply with the Western Cape Noise Control Regulations.
3. During construction the owner, developer or any agent acting on his/her behalf, must take all reasonable steps to prevent nuisance caused by dust in accordance with the National Dust Control Regulations.

SVD MERWE
SENIOR ENVIRONMENTAL PLANNER
COMMUNITY SERVICES

FILE NO.	
SCAN NO.	F 715/27 P
CALL NO. / FAX NO.	

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
19 MAR 2021
RECEIVED