



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13599

Our File Reference Number: Farm 85, & Erf 14425, Stellenbosch

Your Reference Number: None

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:** [REDACTED]

Sir/Madam

## **APPLICATION FOR THE AMENDMENT OF AN APPROVED SUBDIVISION PLAN IN RESPECT OF FARM 85, & 14425, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1 That the application for an amendment of the approved Subdivision Plan in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Farm 85, Stellenbosch and Erf 11425, Stellenbosch, to make provision for the following:
    - a) One hundred and eighty (180) x Conventional Residential Zone (Group Housing) erven - portions 4-65, 67-74, 76-185 (indicated as Residential Zone III - Consent: Group Housing);
    - b) Three (3) x Multi-unit Residential Zone erven - portions 1-3 (indicated as Residential Zone IV - General Residential);
    - c) Nine (9) x Private Open Space Zone (Open Space) erven - portions 75, 186-189, 199, 203-205 (indicated as Open Space Zone II - Private Park);
    - d) Ten (10) x Private Open Space Zone (Private Road) erven - portions 190-198, 201 (indicated as Open Space Zone II - Private Streets);
    - e) Two (2) x Public Roads and Public Parking Zone erven - portions 200, 202 (indicated as Transport Zone II);

- f) Several servitudes to be registered;

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

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

- a. The approval only applies to the proposed amendment of the Subdivision Plan under consideration, as indicated on the referenced Subdivision Plan with Drawing no. E4026/PL001-A1 (Rev 02) dated 2021-06-17, attached as **Annexure C** 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.
- b. The development must be undertaken in accordance with the Subdivision Plan [Drawing no. E4026/PL001-A1 (Rev 02)] dated 2021-06-17, attached as **Annexure C** and the Phasing Plan [Drawing No. E4206/PL004-A1 (Rev 6)] dated 2022-01-25, attached as **Annexure E**.
- c. The development be implemented substantially in accordance with the Site Development Plan [Drawing no. E4026/PL002-A1 (Rev 04)] dated 2021-06-17 and attached as **Annexure D**.
- d. The development be designed and undertaken to the satisfaction of the municipality in accordance with the Fencing Plan [Drawing No. E4026/PL006-A1 (Rev2)] dated 2021-06-17, attached as **Annexure F** and the Landscape Development Plan [Drawing no. E4026/LA001-A1 (Rev 2)] dated 2021-06-17, attached as **Annexure G**.
- e. The street numbers for the Voliere Development be implemented in accordance with the Street Names and Numbers Plan [Drawing no. E4026/PL005-A1 (Rev 01)] dated 2021-06-17 and attached as **Annexure H**, noting that the street names remain the same as previously approved.
- f. 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.
  - e)
- g. The servitude rights be registered in the title deeds of the applicable properties on registration.

- h. A home owners' association for the subject development be established in terms of Section 29(1) of the subject Bylaw.
- i. Architectural/aesthetics guidelines be submitted and approved by the municipality prior to the registration of the first property or the submission of any building plan application.
- j. All common property, inclusive private roads and open spaces and land required for services by the home owners 'association, be transferred at his/her cost by the applicant to the home 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.
- k. All land designated for the provision of municipal service infrastructure and amenities on the Subdivision Plan must be transferred to the municipality upon transfer of the first unit/erf in the subdivision, of which the cost for surveying and transfer of such public land will be for the account of the applicant/developer.
- l. The conditions contained in the approval letter dated 03/12/2019 and appeal dismissal letter dated 27/10/2020, attached as **Annexure A**, be complied with.
- m. The conditions imposed by the Manager: Engineering Services as contained in their memo dated 27/05/2022, attached as **Annexure J**, be complied with.
- n. Development Chargers are payable in accordance with the prevailing and applicable Council tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Directorate Infrastructure Services.
- o. Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro-rata Development Charge will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development charges will be levied for the remaining permissible development rights when implanted in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first.
- p. 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 conditions as imposed by the Directorate Infrastructure Services in their memo dated 27/05/2022, and attached as **Annexure J**.
- q. The conditions imposed by the Manager: Community Services as contained in their memo dated 02/06/2022, attached as **Annexure K**, be complied with.

- r. A conceptual design showing sufficient level of detail of the dualling, and stormwater management be submitted to the Department of Transport and Public Works in compliance with their letter dated 03/05/2022, attached as **Annexure L.**

2.2 The reasons for the above decision are as follows:

- 2.2.1 The proposed amendments to the Subdivision Plan, including related plans are for minor internal layout revisions with limited negative implications for Stellenbosch Municipality or the surrounding area.

2.3 Matters to be noted:

- 2.3.1 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 2.3.2 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.
- 2.3.3 A constitution for the home owners' association be submitted and approved by the municipality in terms of Section 29(3) of the subject Bylaw prior to the transfer of the first land unit, which constitution must make provision for the relevant matters in Section 29 of the subject Bylaw.
- 2.3.4 All engineering services and infrastructure as required in terms of the conditions and services agreement must be complied with to the satisfaction of the municipality and/or relevant authority prior to the issuing of a Section 28 Certification.
- 2.3.5 Building plans must be submitted and approved by the municipality prior to 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.
- 2.3.6 An application for the erection of advertising signs be submitted for approval to the municipality and that all signage on the property be erected to the satisfaction of the municipality or be in line with the signage policy of the municipality.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late

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

4. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

- (I) First names and surname;
- (II) ID number;
- (III) Company of Legal person's name (if applicable)
- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
- (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

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

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

6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).

8. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

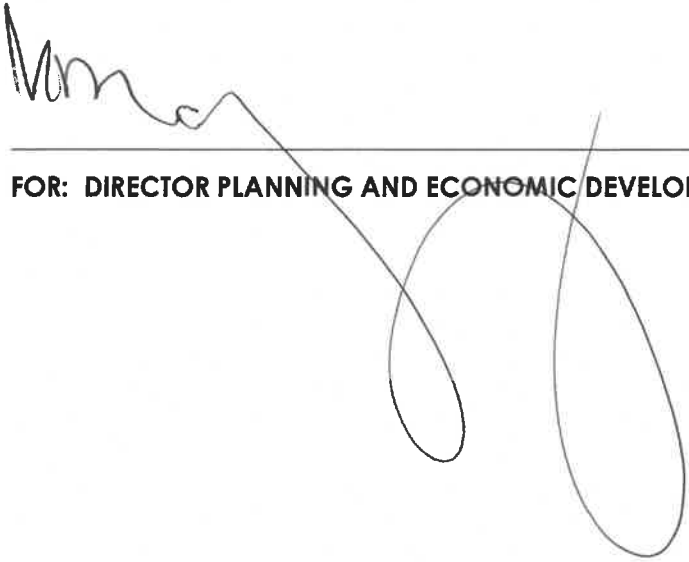
(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
  
10. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

**FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

3/8/2022  
DATE:



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

# **ANNEXURE A**

APPROVAL LETTER





# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/4106

Our File Reference Number: Farm 85, Stellenbosch

Your Reference Number: E4026

Enquiries : Robert Fooy / Ulrich von Molendorff

Contact No : 021 808 8680 / 8682

E-mail address: [Robert.Fooy@stellenbosch.gov.za](mailto:Robert.Fooy@stellenbosch.gov.za) / [Ulrich.vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.vonmolendorff@stellenbosch.gov.za)

## REGISTERED MAIL

Dennis Moss Partnership  
P O Box 371  
STELLENBOSCH  
7599

Sir / Madam

**APPLICATION FOR REZONING, SUBDIVISION, PHASED DEVELOPMENT, STREET NAMES AND DEVELOPMENT NAME, ESTABLISHMENT OF A HOME OWNER'S ASSOCIATION AND ARCHITECTURAL GUIDELINES, DEPARTURE, REGISTRATION OF SERVITUDES AND APPROVAL OF A SITE AND LANDSCAPE DEVELOPMENT PLAN ON FARM 85 AND ERF 14425 STELLENBOSCH.**

Your application in the above regard, refers.

The Director: Planning and Economic Development at a recent meeting resolved as follows:

1. That **approval be granted** in terms of Section 16, 15, 25 and Regulation 4.8 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) and promulgated under P.N 1048/1988 for the following:
  - 1.1 The **Rezoning** of Farm No. 85 and Erf 14425 from Agriculture Zone I to Subdivisional Area to allow for the following zonings; Residential Zone III (with consent for Group Housing), Residential Zone IV, Open Space Zone II and Transport Zone II, as indicated on Drawing No. E4026/PL001-A1, Revision. 01, dated 29 August 2019;
  - 1.2 The **Subdivision** of Farm No. 85 into 202 portions consisting of: 181 Town House portions (with consent for Group Housing), 3 portions for flats, 16 portions for private roads (10 portions) and parks (6 portions), 1 portion for public road, as indicated on Drawing No. E4026/PL001-A1, Revision. 01, dated 29 August 2019;
  - 1.3 The **Consent Use** to allow for the variation of Group Housing Units to be developed upon Residential Zone III portions.
  - 1.4 The **Registration of Servitudes** on Farm No. 85, for access and usage, as indicated on Drawing No. E4026/PL001-A1, Revision. 01, dated 29 August 2019;
  - 1.5 The following permanent **Departures**, (i) building line relaxation from 3m to 1m adjacent to Farm 103, for the construction of HOA Facility building; (ii) building height relaxation to allow for 3<sup>rd</sup> storey on portions no. 55-67, 74, 79, 97, 98, 135, 149-155, 172-185; increase in coverage on all Residential Zone III portions from 50% to 60%.
  - 1.6 The **Site Development Plan** as illustrated on drawing No.: E4026/PL002 – A1, Revision: 01, dated 29 August 2019;
  - 1.7 The **Landscape Development Plan** as illustrated on drawing No.: E4026/LA001 – A1, Revision: 1, dated 01 October 2018;

- 1.8 The **Development Name** as "Patrysen Valley" and **Street Names** as follows: Kestrel Close, Waxbill Close, Nighthjar Drive, Honeyguide Street, Sandgrouse Close, Teal Street, Francolin Street, Darter Court, Sunbird Close, Blue Crane Street, Plover Close, African Swift Close and Patrysen Drive, within the development as indicated on Drawing no. E4026/PL005-A 1, dated 29 August 2019;
- 1.9 The **Phasing** of the proposed development as illustrated on drawing No.: E4026/PL004 – A1, dated 29 August 2019.
2. The above approvals are subject to the following conditions in terms of Section 42 of the Land Use Planning Ordinance, 15 of 1985
  - 2.1 The approval only applies to the proposed development in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
  - 2.2 That a Service Level Agreement be signed with the Directorate: Infrastructure Services prior to this approval coming into effect;
  - 2.3 The conditions imposed by the Department of Transport and Public Works in its letter dated 23 July 2019 be adhered to; **(Refer to Appendix 13)**;
  - 2.4 The conditions imposed by Heritage Western Cape in its memo dated 11 March 2015 be adhered to; **(Refer to Appendix 17)**;
  - 2.5 The conditions of approval as imposed by the Department: Environmental Affairs and Development Planning be adhered to; **(Refer to Appendix 12)**;
  - 2.6 The applicant submits an electronic copy (shp, dwg, dxf) or A4 hard copy of the SG diagrams, which was preliminary approved by the SG;  
The following information must be indicated:  
Newly allocated Erf Numbers  
Co-ordinates  
Survey Dimensions
  - 2.7 Building plans for the entrance gates, boundary walls and associated structures be submitted to the Municipality for approval prior to any building work being undertaken;
  - 2.8 No building plans for residential units may be submitted for approval prior to the submission of an approved General Plan (electronic or hard copy, containing a GP number and signed by the Office of the SG) and confirmation that the residential property is being registered or has been registered in the deeds offices;
  - 2.9 Building plans for the residential units will only be approved once all conditions of subdivision have been complied with and confirmation of registration of the property is in process;
  - 2.10 The clearance of the first property will only be granted once all conditions of approval have been complied with relevant to the phase;
  - 2.11 All open spaces and roads which vest in the Council or the Owners Association be transferred to the Council or the Owners Association by the developer at his cost, transfer to take place simultaneously with transfer of the first portion of the subdivision or as per the approved phases;

\* In *Minister of Local Government, Environmental Affairs and Development Planning, Western Cape v The Habitual Council and Others*; *Minister of Local Government, Environmental Affairs and Development Planning, Western Cape v City of Cape Town and Others* [2014] ZACC 9 (Case No. CC117/13).

- 2.12 A Constitution for such Association, inclusive of architectural and aesthetic guidelines, be submitted for approval to the Directorate: Planning and Economic Development;
- 2.13 that such Association be responsible for the running costs and maintenance of all internal services; and
- 2.14 The first AGM be held within 12 months from approval of the said Constitution;
- 2.15 The refuse room entrance gates with associated structures, external walls / fences be completed prior to the transfer of the first property of the development;
- 2.16 The entire group housing/private township be walled/fenced along its perimeter in line with the approved Site Development Plan;
- 2.17 The approval granted does not exempt the applicant/owner from complying with any other legal prescriptions or requirements that might have a bearing on the activity;
- 2.18 That this Council reserves the right to impose further conditions if deemed necessary.

Kindly be advised that you may appeal to the Municipal Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000 ("MSA"), and/or the internal appeal process approved by Council at its meeting held on 29 October 2014. In terms of the aforesaid Council decision, an applicant or objector aggrieved by a decision of Council in respect of an application in terms of the Ordinance, Zoning Scheme Regulations or applicable By-Law, may appeal against such decision to the Municipal Manager, by giving written notice of such appeal.

A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, as well as payment of the appeal fee to the amount of R2 500,00, should be hand delivered to and received by the Municipal Manager, Stellenbosch Municipality, Plein Street, Stellenbosch, 7600 within **21 days from 16 January 2020 (due to Council's recess)** of the date of registration at the Post Office of this notification letter (with such registration day not included in the appeal period), provided where the last day for lodging an appeal falls either on a Saturday, Sunday or public holiday, it shall be deemed to be the next working day thereafter. Where this letter is collected by hand, the above appeal period will be similarly calculated from the next day after collection. Failure to comply with the above requirements may result in the appeal being ruled invalid by the Appeal Authority. **Kindly be advised that no appeal will be accepted via email.**

Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted in the normal manner, as only the above decision can be appealed at this stage.

Kindly be advised that objectors (if any) are granted a simultaneous right of appeal in terms of the internal appeal process approved by Council at its meeting held on 29 October 2014.

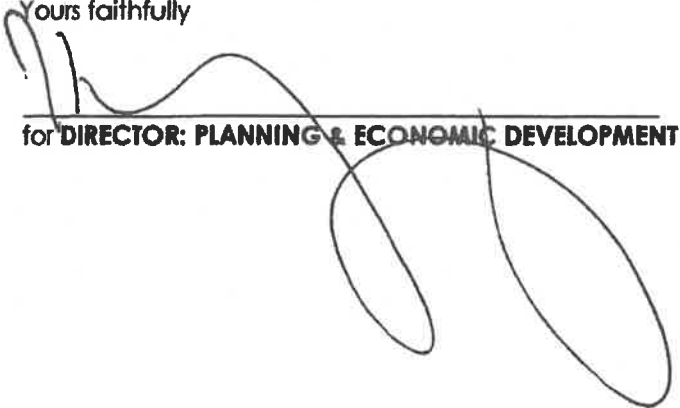
Please note, appellants are not permitted to canvass the Municipal Manager or members of Council before or after the matter is heard.

**Important note: Rights of appeal in terms of Section 44(1)(a), (b), (c) or (d) of the Land Use Planning Ordinance, No 15 of 1985 no longer exist, as such an appeal to the Minister of Local Government, Environmental Affairs and Development Planning, Western Cape has been declared unconstitutional by the Constitutional Court in its unanimous judgment\* on 4 April 2014, as such matters fall within the exclusive functions of a municipality in terms of the Constitution.**

\* In *Minister of Local Government, Environmental Affairs and Development Planning, Western Cape v The Habitat Council and Others; Minister of Local Government, Environmental Affairs and Development Planning, Western Cape v City of Cape Town and Others* [2014] ZACC 9 (Case No. CC117/13).

Kindly note the above Council decision 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 & ECONOMIC DEVELOPMENT**

3/12/19.  
DATE



THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 22(1) OF THE MUNICIPALITY MANAGEMENT ACT, 2003 (ACT NO. 32 OF 2003) SUBJECT TO THE CONDITIONS OF APPROVAL AND ANNEXURE

DIRECTOR OF ENVIRONMENT

3/12/19  
DATE

**ZONING**

- Residential Zone III (Consistent Group Housing)
- Residential Zone IV (General Residential)
- Open Space Zone II (Private Parks)
- Open Space Zone II (Private Streets)
- Transport Zone II
- Access Servitude
- Usage Servitude

**SERVITUDES**

Area No	Size (m <sup>2</sup> )
A1	382
A2	475
A3	514
A4	881
A5	21
A6	21
A7	21
A8	21
A9	21
A10	21
A11	171
U1	852
U2	2 028
U3	21
U4	21
U5	21
U6	21
U7	21
U8	21
U9	21
U10	21
U11	21
U12	21
U13	21
U14	21
U15	21
U16	21
U17	21
U18	21
U19	21
U20	21
U21	21
U22	21
U23	21
U24	21
U25	21
U26	21
U27	21
U28	21
U29	21
U30	21
U31	21
U32	21
U33	21
U34	21
U35	21
U36	21
U37	21
U38	21
U39	21
U40	21
U41	21
U42	21
U43	21
U44	21
U45	21
U46	21
U47	21
U48	21
U49	21
U50	21
U51	21
U52	21
U53	21
U54	21
U55	21
U56	21
U57	21
U58	21
U59	21
U60	21
U61	21
U62	21
U63	21
U64	21
U65	21
U66	21
U67	21
U68	21
U69	21
U70	21
U71	21
U72	21
U73	21
U74	21
U75	21
U76	21
U77	21
U78	21
U79	21
U80	21
U81	21
U82	21
U83	21
U84	21
U85	21
U86	21
U87	21
U88	21
U89	21
U90	21
U91	21
U92	21
U93	21
U94	21
U95	21
U96	21
U97	21
U98	21
U99	21
U100	21

**REGISTRATION OF SERVITUDES**

- The registration of an wide Usage Servitudes U1 and U2 over Portion 188, for landscaping proportionally in favour of seven 15605, 15607, 15609, 15610-15612, 15613-15614, 1476A-1476B and 14820-14826, as well as for maintenance in favour of the Welgevonden Homeowners' Association (WHOA).
- The registration of an wide Usage Servitudes U3, U4, U5, U6, U7, U8, U9, U10, U11, U12, U13, U14, U15, U16, U17, U18, U19, U20, U21 and U22 over Portion 188 for landscaping in favour of Portions 4, 2A-2C, 43-48, 120-126 respectively.
- The registration of Usage Servitude U23 over Portion 188 for landscaping in favour of Farm 103.
- The registration of Access Servitude A1 over Portion 201 in favour of Farm 103.
- The registration of Access Servitude A2 over Portion 1 in favour of Patsyan Valley Homeowners' Association.
- The registration of Access Servitude A3 over Portion 2 in favour of Patsyan Valley Homeowners' Association.
- The registration of Access Servitude A4 over Portion 3 in favour of Patsyan Valley Homeowners' Association.
- The registration of Access Servitudes A5 over Portion 18 in favour of Patsyan Valley Homeowners' Association.
- The registration of Height Access Servitudes A6, A7, A8 and A9 over Portions 76, 103, 141 and 144 in favour of Patsyan Valley Homeowners' Association.



CLIENT: Nestlingsstraat 12 (Pty) Ltd.

PROJECT TITLE: Patsyan Valley No. 85

**REZONING AND SUBDIVISION PLAN**

PROJECT NO.: 84028  
 DRAWING NO.: E0225/PLD1-A  
 SCALE: 1:1 000  
 DATE: 2018-08-29  
 REV: 01

FOR APPLICATION

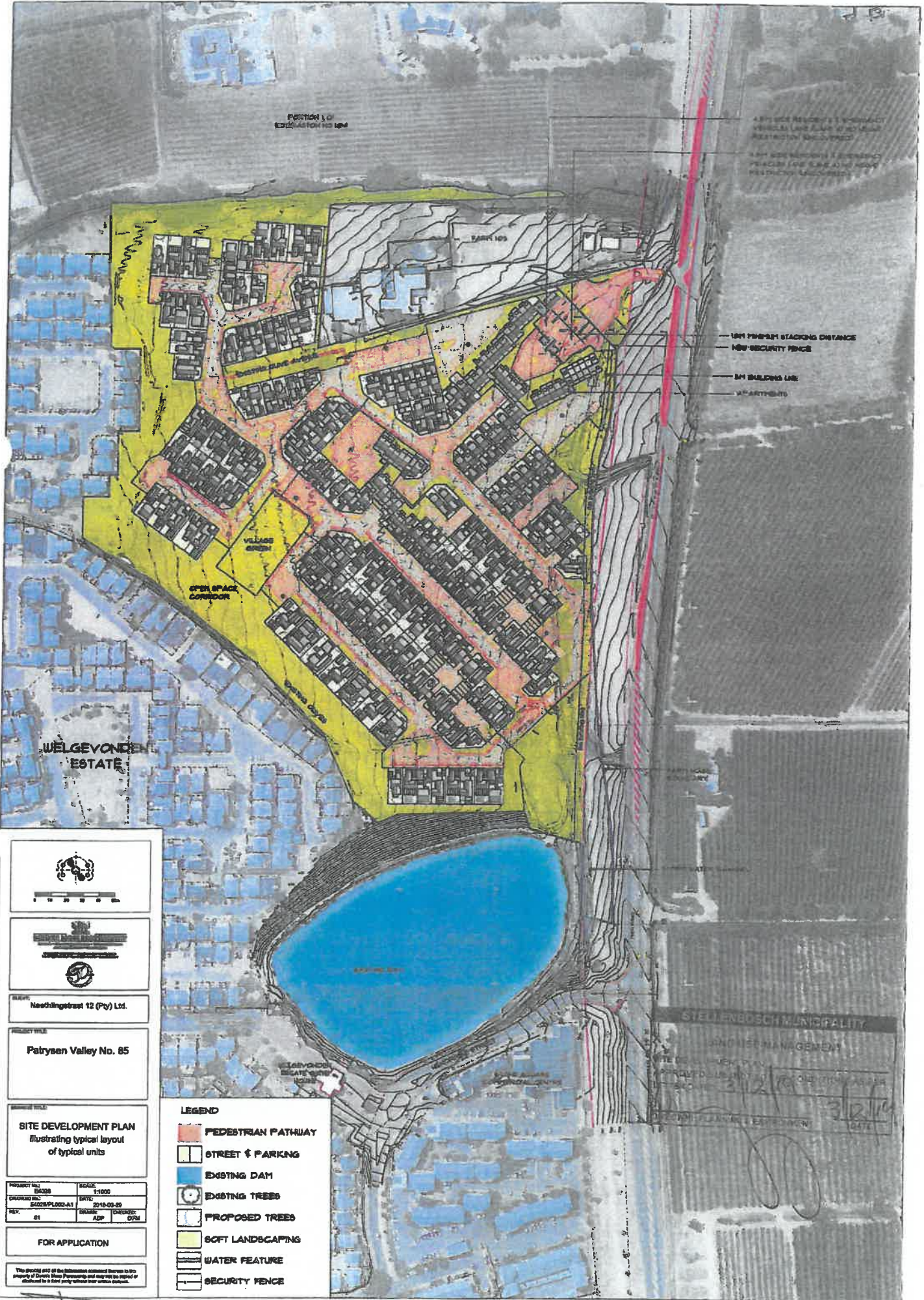
This drawing and all the information contained herein is the property of Nestling Street Properties and may not be used or disclosed to a third party without their written consent.

Portion No.	Area (m <sup>2</sup> )	Zone	Servitude	Notes
1	15605	Residential Zone III	U1, U2	Landscaping servitudes
2	15607	Residential Zone III	U1, U2	Landscaping servitudes
3	15609	Residential Zone III	U1, U2	Landscaping servitudes
4	15610	Residential Zone III	U1, U2	Landscaping servitudes
5	15611	Residential Zone III	U1, U2	Landscaping servitudes
6	15612	Residential Zone III	U1, U2	Landscaping servitudes
7	15613	Residential Zone III	U1, U2	Landscaping servitudes
8	15614	Residential Zone III	U1, U2	Landscaping servitudes
9	1476A	Residential Zone III	U1, U2	Landscaping servitudes
10	1476B	Residential Zone III	U1, U2	Landscaping servitudes
11	14820	Residential Zone III	U1, U2	Landscaping servitudes
12	14821	Residential Zone III	U1, U2	Landscaping servitudes
13	14822	Residential Zone III	U1, U2	Landscaping servitudes
14	14823	Residential Zone III	U1, U2	Landscaping servitudes
15	14824	Residential Zone III	U1, U2	Landscaping servitudes
16	14825	Residential Zone III	U1, U2	Landscaping servitudes
17	14826	Residential Zone III	U1, U2	Landscaping servitudes
18	188	Residential Zone III	U3-U22	Landscaping servitudes
19	201	Residential Zone III	A1	Access servitude
20	1	Residential Zone III	A2	Access servitude
21	2	Residential Zone III	A3	Access servitude
22	3	Residential Zone III	A4	Access servitude
23	18	Residential Zone III	A5	Access servitude
24	76	Residential Zone III	A6	Height access servitude
25	103	Residential Zone III	A7	Height access servitude
26	141	Residential Zone III	A8	Height access servitude
27	144	Residential Zone III	A9	Height access servitude









PORTION 1 OF  
EDUCATION TRUST

4.5M SIDE RESTRICTED 1.5M MINIMUM  
VEHICLE LANE CLEARANCE TO BE MAINTAINED  
RESTRICTION TO BE OBSERVED

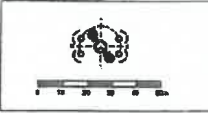
4.5M SIDE RESTRICTED 1.5M MINIMUM  
VEHICLE LANE CLEARANCE TO BE MAINTAINED  
RESTRICTION TO BE OBSERVED

1.5M MINIMUM STAKING DISTANCE  
NEW SECURITY FENCE  
2M BUILDING LINE  
V.A. ARTIFICALS

OPEN SPACE  
CORRIDOR

WELGEVONDEN  
ESTATE

SVELLENBOSCH MUNICIPALITY  
LAND USE MANAGEMENT  
SITE DEVELOPMENT PLAN  
APPROVED FOR THE PROJECT BY THE  
DATE: 3/12/10  
3/12/10  
LOCAL PLANNING ESTIMATION  
10476



CLIENT: Neethlingsdorp 12 (Pty) Ltd.

PROJECT TITLE: Patrysen Valley No. 85

**SITE DEVELOPMENT PLAN**  
Illustrating typical layout  
of typical units

PROJECT NO: 50028	SCALE: 1:1000
DRAWING NO: 50028-PL02-A1	DATE: 2010-05-20
REV: 01	DRAWN: ADP
	CHECKED: DPM

FOR APPLICATION

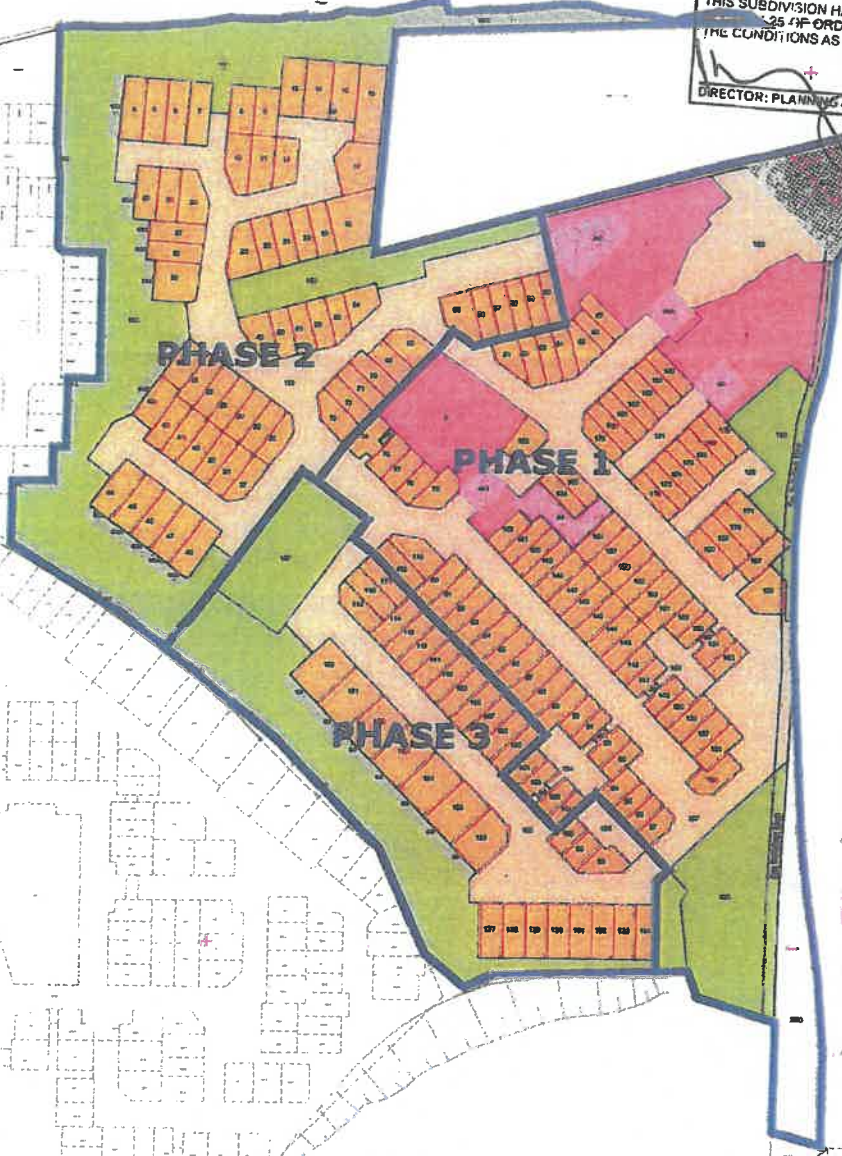
This drawing and the information contained therein to be the property of Neethlingsdorp 12 (Pty) Ltd. and may not be copied or published in any form without their written consent.

- LEGEND**
- PEDESTRIAN PATHWAY
  - STREET & PARKING
  - EXISTING DAM
  - EXISTING TREES
  - PROPOSED TREES
  - SOFT LANDSCAPING
  - WATER FEATURE
  - SECURITY FENCE

*[Handwritten signature]*






**TELLENBOSCH MUNICIPALITY**  
**LAND USE MANAGEMENT**  
 THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF  
 SECTION 25 OF ORDINANCE 13 OF 1988, SUBJECT TO  
 THE CONDITIONS AS PER ANNEXURE  
  
 DIRECTOR: PLANNING & ENVIRONMENT  
 3/12/19  
 DATE



**PHASE 2**

**PHASE 1**

**PHASE 3**

**CLIENT:**  
Noedlingsstraat 12 (Pty) Ltd.

**PROJECT TITLE:**  
Patriksen Valley No. 85

**DOCUMENT TITLE:**  
SDP:  
PHASING PLAN

PROJECT No.:	SDP/85	DATE:	11.11.2010
DRAWING No.:	SDP2019-004-A	DATE:	2019-09-29
REV.:	000001	DATE:	2019-09-29

**FOR APPLICATION**

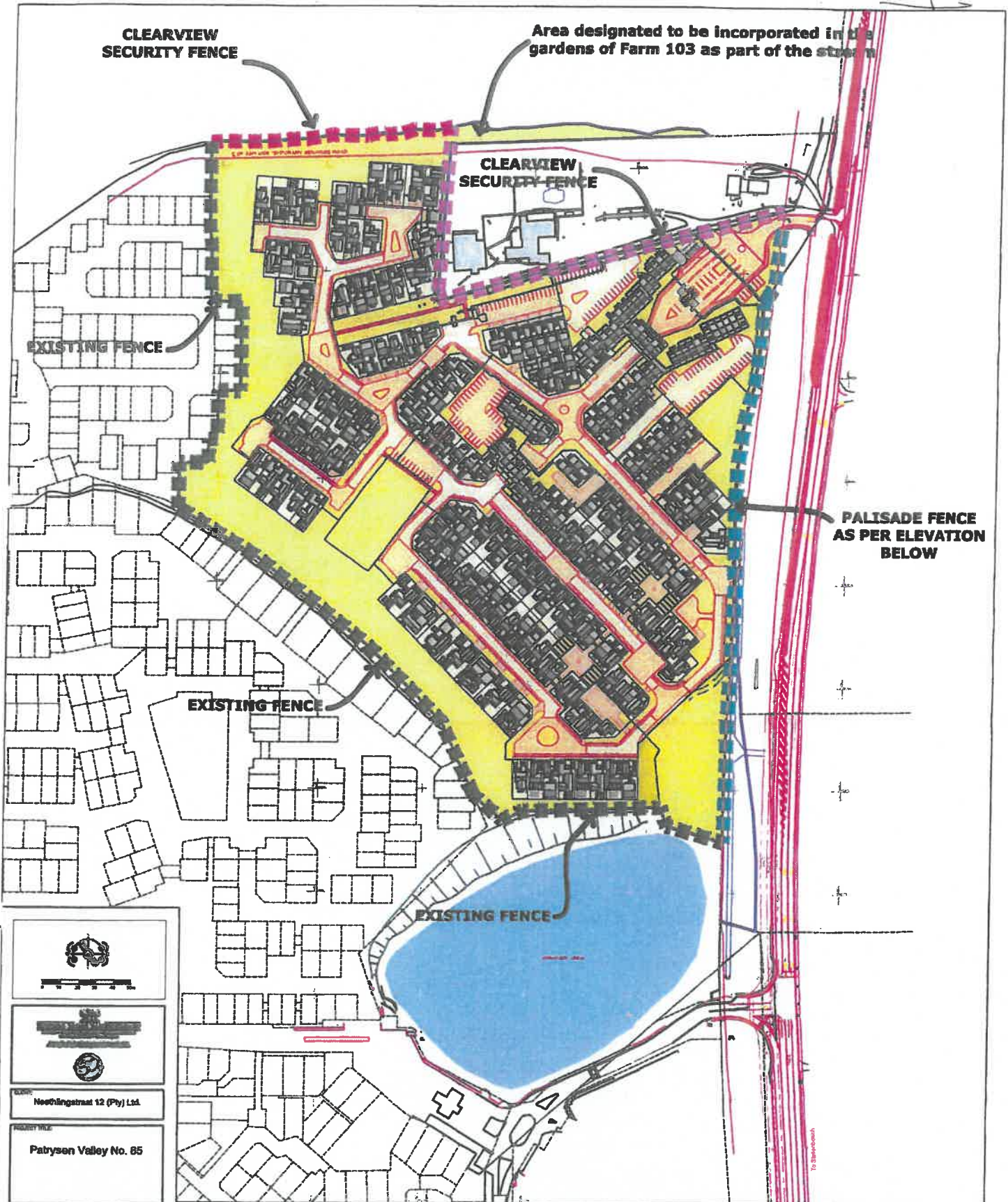
This drawing and all the information contained therein is the property of Tellenbosch Municipality and may not be copied or distributed in any way without their written approval.





**CLEARVIEW SECURITY FENCE**

Area designated to be incorporated in the gardens of Farm 103 as part of the storm



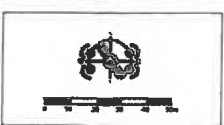
EXISTING FENCE

CLEARVIEW SECURITY FENCE

PALISADE FENCE AS PER ELEVATION BELOW

EXISTING FENCE

EXISTING FENCE



CLIENT: **Neethlingstraat 12 (Pty) Ltd.**

PROJECT TITLE: **Patrysen Valley No. 85**

SDP: **BOUNDARIES AND FENCING PLAN**

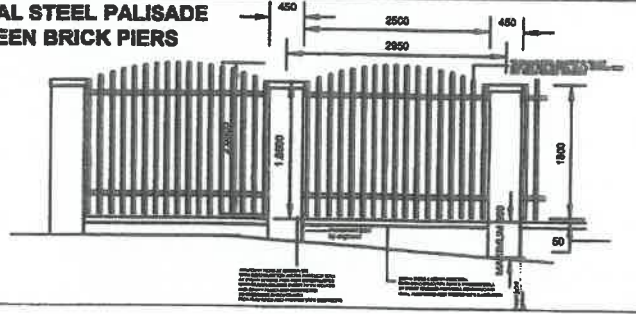
PROJECT NO:	84008	SCALE:	1:1,000
DRAWING NO:	84008/PL001A1	DATE:	2018-10-01
REV:	1	DESIGNED:	DM
		CHECKED:	DM

FOR APPLICATION

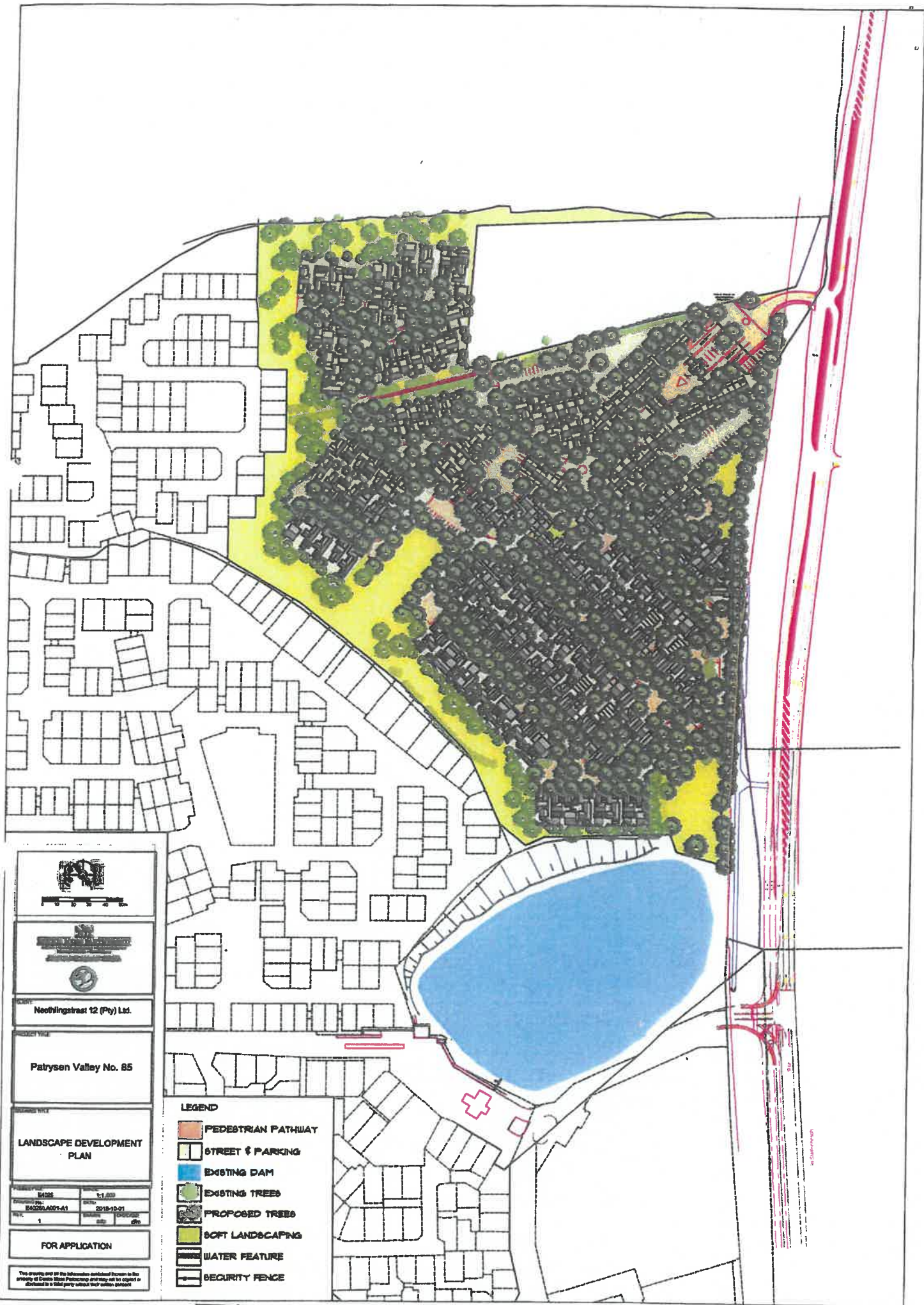
This drawing and all the information contained therein is the property of Gannex Urban Proprietary and may not be copied or distributed in a third party without their written consent.

- LEGEND**
- PEDESTRIAN PATHWAY
  - STREET & PARKING
  - EXISTING DAM
  - EXISTING TREES
  - PROPOSED TREES
  - SOFT LANDSCAPING
  - WATER FEATURE
  - SECURITY FENCE

**TYPICAL STEEL PALISADE BETWEEN BRICK PIERS**







**Logo**

**Client:** Neethlingstraat 12 (Pty) Ltd.

**Project Title:** Patrysen Valley No. 85

**Document Title:** LANDSCAPE DEVELOPMENT PLAN

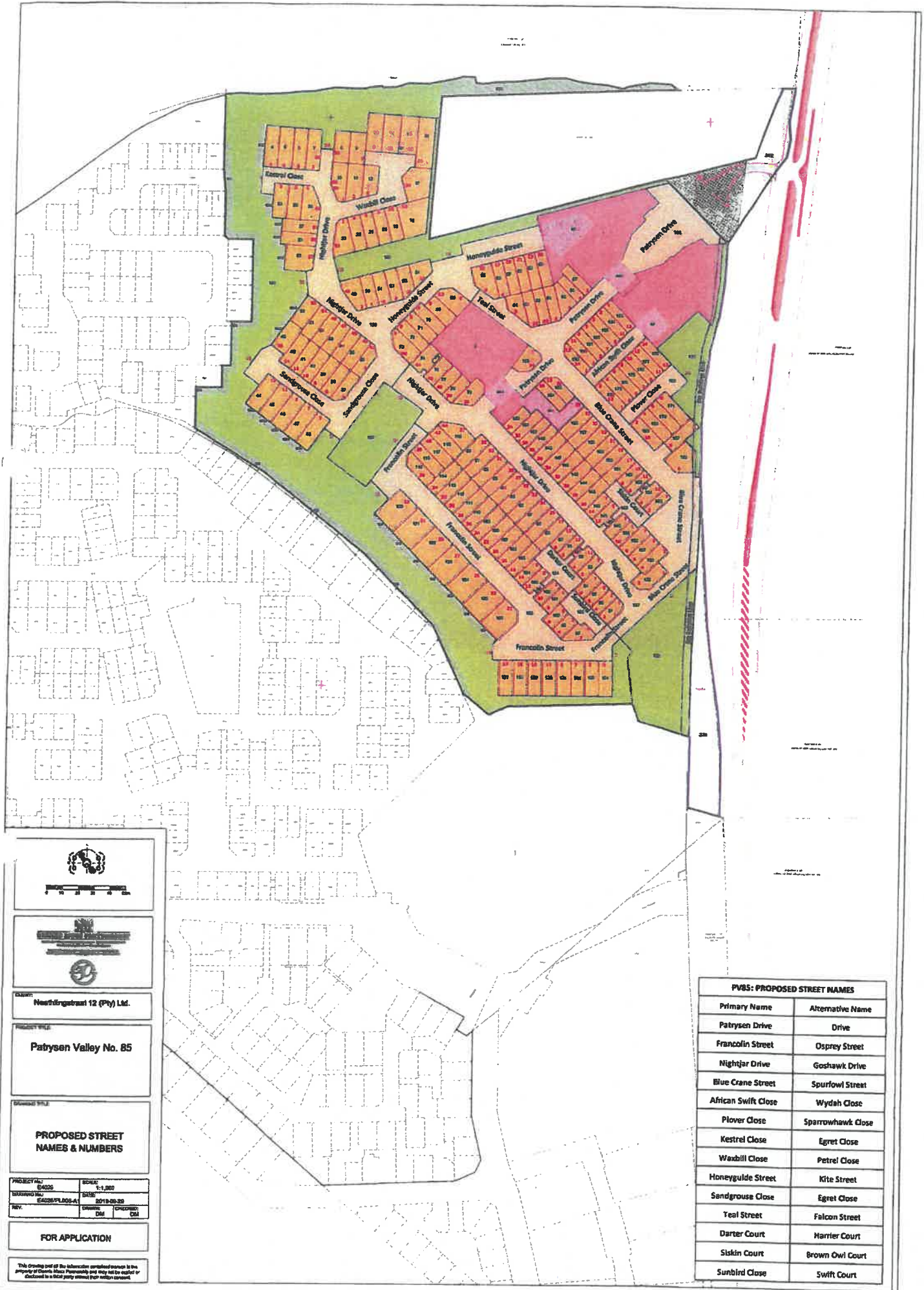
PROJECT NO:	14098	SCALE:	1:1,000
CLIENT REF:	840280A001-41	DATE:	2018-10-01
REV:	1	DATE:	000000

**FOR APPLICATION**


This drawing and all the information contained therein is the property of Creative Urban Perspectives and may not be copied or distributed to a third party without their written consent.

- LEGEND**
- PEDESTRIAN PATHWAY
  - STREET & PARKING
  - EXISTING DAM
  - EXISTING TREES
  - PROPOSED TREES
  - SOFT LANDSCAPING
  - WATER FEATURE
  - SECURITY FENCE





PVBS: PROPOSED STREET NAMES	
Primary Name	Alternative Name
Patrysen Drive	Drive
Francolin Street	Osprey Street
Nightjar Drive	Goshawk Drive
Blue Crane Street	Spurfiowl Street
African Swift Close	Wydah Close
Plover Close	Sparrowhawk Close
Kestrel Close	Egret Close
Waxbill Close	Petrel Close
Honeyguide Street	Kite Street
Sandgrouse Close	Egret Close
Teal Street	Falcon Street
Darter Court	Harrier Court
Siskin Court	Brown Owl Court
Sunbird Close	Swift Court



**CLIENT:**  
Netherburgstraat 12 (Pty) Ltd.

**PROJECT FILE:**  
Patrysen Valley No. 85

**DRAWING FILE:**  
**PROPOSED STREET NAMES & NUMBERS**

PROJECT NO:	SCALE:
E4020	1:1,000
ISSUANCE NO:	DATE:
E4020/PL008-A	2018-08-29
REV:	DRAWN:
	DM
	CHECKED:
	DM

**FOR APPLICATION**

This drawing and all the information provided herein is the property of Netherburg Street Properties and may not be copied or disclosed to a third party without their written consent.



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/4106

Our File Reference Number: Farm 85, Stellenbosch Division

Your Reference Number: E4026

Enquiries: Ulrich von Molendorff

Contact No: 021- 808 8680 / 8682

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

**REGISTERED MAIL:**

Dennis Moss Partnership

PO Box 371

**STELLENBOSCH**

7599

Sir/Madam

**APPEAL IN TERMS OF SECTION 62 OF THE MUNICIPAL SYSTEMS ACT (ACT 32 OF 2000) AGAINST COUNCIL'S DECISION TO APPROVE AN APPLICATION FOR REZONING, SUBDIVISION, PHASED DEVELOPMENT, STREET NAMES AND DEVELOPMENT NAME, ESTABLISHMENT OF A HOME OWNER'S ASSOCIATION AND ARCHITECTURAL GUIDELINES, DEPARTURE, REGISTRATION OF SERVITUDES AND APPROVAL OF A SITE AND LANDSCAPE DEVELOPMENT PLAN ON FARM 85 AND ERF 14425, STELLENBOSCH DIVISION**

1. I wish to advise that the Appeal Authority on 22 October 2020 resolved as follows:
  - 1.1 That the appeal submitted against the approval of the application on Farm 85 and Erf 14425 Stellenbosch to **permit** the Rezoning, Subdivision, Phased Development, Street Names And Development Name, Establishment Of A Home Owner's Association and Architectural Guidelines, Departure, Registration of Servitudes and Approval of a Site and Landscape Development Plan, **BE DISMISSED** and that the decision by the Authorised Official, **dated 3 DECEMBER 2019, BE CONFIRMED;**

2. The reason(s) to confirm the decision of the Director Planning and Economic Development are as follows:

- (i) Due regard has been given to the requirements of the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000).
- (ii) The decision makers reasoning is sound and none of the issues raised in the appeal were found to be valid on the basis that the proposed development would be considered to be undesirable.
- (iii) The appeal submitted does not raise any new issues. All the arguments raised in the appeal were adequately addressed in the report that served before the Director Planning and Economic Development.

3. Please be advised that the appeal process has now been concluded and that the above decision is therefore now considered final.

Yours faithfully

  
\_\_\_\_\_  
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

27/10/20.  
\_\_\_\_\_  
DATE



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

# **ANNEXURE C**

SUBDIVISION PLAN







**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## **ANNEXURE D**

SITE DEVELOPMENT PLAN



PORTION I OF  
EDGBASTON NO 104

4.5M WIDE RESIDENTS & EMERGENCY  
VEHICLES LANE (LANE 4) NO HEIGHT  
RESTRICTION (UNCOVERED)

4.5M WIDE RESIDENTS & EMERGENCY  
VEHICLES LANE (LANE 4) NO HEIGHT  
RESTRICTION (UNCOVERED)



WELGEVONDEN  
ESTATE



CLIENT:  
Neethlingstraat 12 (Pty) Ltd.

PROJECT TITLE:  
**VOLIERE  
Stellenbosch**

DRAWING TITLE:  
**SITE DEVELOPMENT PLAN**  
Illustrating typical layout  
of typical units

PROJECT NO: E4028	SCALE: 1:500 (A2)
DRAWING NO: E4028/PL002-A1	DATE: 2021-06-17
REV. 04	DRAWN: [ ] CHECKED: [ ] DATE: [ ]

FOR DISCUSSION

- LEGEND
- PEDESTRIAN PATHWAY
  - STREET & PARKING
  - EXISTING DAM
  - EXISTING TREES
  - PROPOSED TREES
  - SOFT LANDSCAPING
  - WATER FEATURE
  - SECURITY FENCE

This drawing and all the information contained therein is the property of Dennis Moss Partnership and may not be copied or disclosed to a third party without their written consent.





**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

# **ANNEXURE E**

PHASING PLAN



0 10 20 30 40 50m

SECTION OF  
FORMATS 1:1000



0 10 20 30 40 50m



CLIENT:  
Neethlingsraat 12 (Pty) Ltd.

PROJECT TITLE:  
Voliere - Stellenbosch

DRAWING TITLE:  
SDP:  
PHASING PLAN

PROJECT No:	SCALE:	
E4026	1:1,000	
DRAWING No:	DATE:	
E4026/PLD04-A	2022-01-25	
REV:	DRAWN:	CHECKED:
5	DM	DM

FOR APPLICATION

This drawing and all the information contained thereon is the property of Daniels Mass Partnership Ltd and may not be copied or distributed to a third party without their written consent.

**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  
 3/8/2022  
 AUTHORIZED EMPLOYEE/MPT



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

# **ANNEXURE F**

FENCING PLAN



**CLEARVIEW SECURITY FENCE**  
140m

Area designated to be incorporated in the gardens of Farm 103 as part of the stream

**PALISADE FENCE AS PER ELEVATION BELOW**  
30m

**EXISTING CLEARVIEW SECURITY FENCE**  
240m

**PALISADE FENCE AS PER ELEVATION BELOW**  
360m

**CLEARVIEW SECURITY FENCE**  
710m

**EXISTING WELGEVONDEN FENCE**



CLIENT: Neethlingstreet 12 (Pty) Ltd.

PROJECT TITLE: Patrysen Valley No. 85

DRAWING TITLE: SDP: BOUNDARIES AND FENCING PLAN

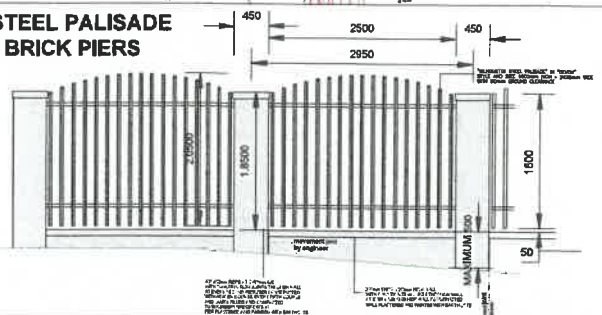
PROJECT No.: E4028 SCALE: 1:1,000  
DRAWING No.: E4028/PL008-A1 DATE: 2021-06-17  
REV. 2 DRAWN: DM CHECKED: DM

FOR APPLICATION

This drawing and the information contained hereon is the property of Dennis Moe's Partnership and may not be copied or disclosed to a third party without their written consent.

- LEGEND**
- PEDESTRIAN PATHWAY
  - STREET & PARKING
  - EXISTING DAM
  - EXISTING TREES
  - PROPOSED TREES
  - SOFT LANDSCAPING
  - WATER FEATURE
  - SECURITY FENCE

**TYPICAL STEEL PALISADE BETWEEN BRICK PIERS**



© Dennis Moe's Partnership 2021  
All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dennis Moe's Partnership.

Dennis Moe's Partnership  
12 Neethling Street, Patrysen Valley, No. 85  
Private Property, Patrysen Valley, No. 85  
Patrysen Valley, No. 85, Patrysen Valley, No. 85  
Patrysen Valley, No. 85, Patrysen Valley, No. 85  
Patrysen Valley, No. 85, Patrysen Valley, No. 85



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## **ANNEXURE G**

LANDSCAPE DEVELOPMENT PLAN





0 10 20 30 40 50m

PORTION I OF  
EDGBASTON NO 104

4.5M WIDE RESIDENTS & EMERGENCY  
VEHICLES LANE (LANE 4) NO HEIGHT  
RESTRICTION (UNCOVERED)

4.5M WIDE RESIDENTS & EMERGENCY  
VEHICLES LANE (LANE 4) NO HEIGHT  
RESTRICTION (UNCOVERED)



EXISTING OLIVE AVENUE

FARM 103

NEW SECURITY  
FENCE  
5M BUILDING  
LINE  
APARTMENTS

FORM TO PARK

PART  
NO.85  
BOUNDARY

STORM  
WATER  
CHANNEL

WELGEVONDEN  
ESTATE

EXISTING DAM



0 5 10 15 20 25m



CLIENT:  
Neethlingsstraat 12 (Pty) Ltd.

PROJECT TITLE:  
Patriysen Valley No. 85

DRAWING TITLE:  
LANDSCAPE  
DEVELOPMENT  
PLAN

PROJECT No. E4026 SCALE: 1:500 @ A0  
DRAWING No. E4026LA001-A1 DATE: 2021-06-17  
REV. 2 DRAWN: ADP CHECKED: DFM

FOR APPLICATION

This drawing and all the information contained herein is the property of Oorwin Landscape Partnership and may not be copied or disclosed to a third party without their written consent.

- LEGEND**
- PEDESTRIAN PATHWAY
  - STREET & PARKING
  - EXISTING DAM
  - EXISTING TREES
  - PROPOSED TREES
  - SOFT LANDSCAPING
  - WATER FEATURE
  - SECURITY FENCE



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## **ANNEXURE G**

LANDSCAPE DEVELOPMENT PLAN





PORTION I OF  
EDGBASTON NO 104

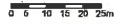


4.5M WIDE RESIDENTS & EMERGENCY  
VEHICLES LANE (LANE 4) NO HEIGHT  
RESTRICTION (UNCOVERED)

4.5M WIDE RESIDENTS & EMERGENCY  
VEHICLES LANE (LANE 4) NO HEIGHT  
RESTRICTION (UNCOVERED)



WELGEYONDEN  
ESTATE



CLIENT:  
Neethlingstraat 12 (Pty) Ltd.

PROJECT TITLE:  
Patrysen Valley No. 85

DRAWING TITLE:  
LANDSCAPE  
DEVELOPMENT  
PLAN

PROJECT No.: E-0026 SCALE: 1:500 @ A4  
DRAWING No.: E-0026L-ADD1-A1 DATE: 2021-06-17  
REV. 2 DRAWN: ADP CHECKED: DFM

FOR APPLICATION

This drawing and all the information contained therein is the property of Dorcas & Associates and may not be copied or reproduced in any way without their written consent.

LEGEND

-  PEDESTRIAN PATHWAY
-  STREET & PARKING
-  EXISTING DAM
-  EXISTING TREES
-  PROPOSED TREES
-  SOFT LANDSCAPING
-  WATER FEATURE
-  SECURITY FENCE

EXISTING DAM



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

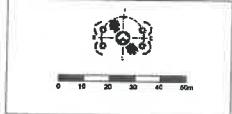
## **ANNEXURE H**

STREET NAMES AND NUMBERS PLAN





1:1,000  
1:1,000



CLIENT:  
Neethlingstraat 12 (Pty) Ltd.

PROJECT TITLE:  
**VOLIERE Stellenbosch**

DRAWING TITLE:  
**PROPOSED STREET NAMES & NUMBERS**

PROJECT No.: E4026 SCALE: 1:1,000  
DRAWING No.: E4026/PL05-A DATE: 2021-08-17  
REV. 01 DRAWN: DM CHECKED: DM

FOR APPLICATION

This drawing and all the information contained thereon is the property of Dennis Mose Engineering and may not be copied or distributed to a third party without their written consent.

PVBS: PROPOSED STREET NAMES	
Primary Name	Alternative Name
Patrysen Drive	Drive
Francolin Street	Osprey Street
Nightjar Drive	Goshawk Drive
Blue Crane Street	Spurfowl Street
African Swift Close	Wydah Close
Plover Close	Sparrowhawk Close
Kestrel Close	Egret Close
Waxbill Close	Petrel Close
Honeyguide Street	Kite Street
Sandgrouse Close	Egret Close
Teal Street	Falcon Street
Darter Court	Harrier Court
Siskin Court	Brown Owl Court
Sunbird Close	Swift Court



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## **ANNEXURE H**

STREET NAMES AND NUMBERS PLAN



0 10 20 30 40 50m



0 10 20 30 40 50m



CLIENT: Neethingstraat 12 (Pty) Ltd.

PROJECT TITLE: VOLIERE Stellenbosch

DRAWING TITLE: PROPOSED STREET NAMES & NUMBERS

PROJECT NO.: E4026 SCALE: 1:1 000  
DRAWING NO.: E4026/PL005-A DATE: 2021-06-17  
REV. 01 DRAWN: DM CHECKED: DM

FOR APPLICATION

This drawing and all the information contained therein is the property of Denny Moore Architects and may not be copied or disclosed to a third party without their written consent.

PVBS: PROPOSED STREET NAMES	
Primary Name	Alternative Name
Patrysen Drive	Drive
Franclin Street	Osprey Street
Nightjar Drive	Goshawk Drive
Blue Crane Street	Spurfowl Street
African Swift Close	Wydah Close
Plover Close	Sparrowhawk Close
Kestrel Close	Egret Close
Waxbill Close	Petrel Close
Honeyguide Street	Kite Street
Sandgrouse Close	Egret Close
Teal Street	Falcon Street
Darter Court	Harrier Court
Siskin Court	Brown Owl Court
Sunbird Close	Swift Court



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## **ANNEXURE J**

COMMENT FROM THE MANAGER: ENGINEERING SERVICES



STELLENBOSCH MUNICIPALITY  
STELLENBOSCH·PNIEL·FRANSCHHOEK

# MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE  
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development  
Att Aandag Salome Newman  
From ▫ Van: Principle Technician: Development (Infrastructure Services)  
Author ▫ Skrywer: Colin Taylor  
Date ▫ Datum: 27 May 2022  
Our Ref ▫ Ons Verw: Civil LU 2278  
Your Ref: LU/13599

FILE NR:	
SCAN NR:	F855
COLLABORATOR NR:	730642

Re ▫ Insake: Farm 85, Stellenbosch: **AMENDMENT OF SITE DEVELOPMENT PLAN**  
The revised Site Development Plan: Drawing no: E4206/PL002-A1 (Rev 2) dated 2021-06-17 is attached under Annexure I.  
**AMENDMENT OF PHASING PLAN** After consultation with the Consulting Civil Engineers, it was decided to amend the approved Phasing Plan (Drawing No E4206/PL004-A1 dated 29 August 2019) from 3 phases to 4 phases. The new plan Drawing No. E4206/PL004-A1 dated 2022-01-25 is attached under Annexure I.  
**AMENDMENT OF FENCING PLAN** No changes were made to any of the proposed fence types and designs but due to the amendment of the underlying subdivision plan the amended Fencing Plan (Drawing No. E4206/PI006-A1 dated 2021-06-17) is submitted for approval.  
**AMENDMENT OF LANDSCAPE DEVELOPMENT PLAN** The revised Landscape Development Plan: Drawing no: E4206/LA001-A1 (Rev 2) dated 2021-06-17 is attached under Annexure J.  
**AMENDMENT OF STREET NAMES PLAN** The street names remain unchanged but due to the minor amendment of the erven at the first mini roundabout as indicated on the Subdivision Plan the erf street numbers were amended. The new plan Drawing No. E4206/PL005-A1 dated 2021-06-17 is attached under Annexure I.

**Background:** The SDP for this development was originally recommended for approval as per our Memo dated 10 September 2019 (Ref Civil 1742). The application is recommended for approval, subject to the following:

STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICES

30 MAY 2022

RECEIVED



**1. Civil Engineering Services**

- 1.1 All previous conditions of approval as per memo (attached) from Colin Taylor dated 2019-9-10 (Ref: 1742 CIVIL LU) remain valid.

**2. Development Charges (DCs)**

- 2.1 The following DC's are payable per phase: See **Development Charge Calculation per phase** attached.
- 2.2 The DC's were calculated by using the 2021/2022 tariff structure. If DC's are paid after 30 June 2022 it will have to be recalculated by using the tariff structure applicable at date of payment.
- 2.3 The appropriate DC's are payable before a Section 28 Clearance certificate can be issued.

**3. Electrical Engineering**

- 3.1 Refer to Annexure: Electrical



**COLIN TAYLOR Pr Tech Eng  
PRINCIPLE TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

V:\2.0 DEVELOPMENT\00 Developments\2278 (CT) Farm 85 Stellenbosch (LU-13599)\2278 (CT) Farm 85 Stellenbosch (LU-13599).doc



## Stellenbosch Municipality - Development Charge Calculation



### APPLICATION INFORMATION

Application Number	
Date	Thursday, 26/May/2022
Financial Year	2021/22
Erf Location	
Erf No	Farm B5
Erf Size (m <sup>2</sup> )	
Suburb	
Applicant	Voliers
Approved Building Plan No.	E4026/PL004-A1 (TOTAL for all 4 phase)

### SUMMARY OF DC CALCULATION

Unit(s)	Water k/day	Sewer k/day	Storm-water ha'C	Solid-Waste t/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	145,100	123,100	6,191	10,400	540,00	940,0	
Total Development Charges before Deductions	R 3 938 564,94	R 3 204 713,08	R 632 778,51	R 552 495,64	R 6 148 294,32	R 3 488 722,34	R 17 955 569,02
Total Deductions							
Total Payable (excluding VAT)	R 3 938 564,94	R 3 204 713,08	R 632 778,51	R 552 495,64	R 6 148 294,32	R 3 488 722,34	R 17 955 569,02
VAT	R 590 784,74	R 480 706,86	R 94 916,78	R 82 874,38	R 922 244,15	R 523 308,35	R 2 694 835,36
Total Payable (including VAT)	R 4 529 349,68	R 3 685 420,04	R 727 695,28	R 635 370,22	R 7 070 538,46	R 4 012 030,69	R 20 660 404,38

### APPLICANT INFORMATION

Application Processed by:	Colin Taylor
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

**Stellenbosch Town**

Land Use Category	Unit Type	Existing Density	Proposed New Usage			Increased Usage			Development Charge by Use (incl VAT)													
			du/ha		du	du/ha		du	Water	sewer	Storm-water	SWM-Waste	Roads	Community Facilities	Total							
			m2 GLA	% GLA		m2 GLA	% GLA		yes	yes	yes	yes	yes	yes								
Infrastructure Type applicable? (yes/no)																						
	du	area (m2)	du/ha	% GLA	area (m2)	du/ha	% GLA	du														
	m2							m2														
Single Residential >1000m2	du		0	0%		0	0%	0	R	-	R	-	R	-	R							
Single Residential >500m2	du		0	0%		0	0%	0	R	-	R	-	R	-	R							
Single Residential >250m2	du		0	0%		0	0%	11	R	209 007,24	R	171 820,52	R	25 860,40	R	23 374,82	R	287 792,50	R	147 599,79	R	865 455,28
Single Residential <250m2	du		0	0%		0	0%	169	R	2 752 361,01	R	2 199 823,36	R	310 938,13	R	959 122,30	R	4 421 539,52	R	2 267 669,52	R	12 311 473,63
Less Formal Residential >250m2	du		0	0%		0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Less Formal Residential <250m2	du		0	0%		0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Group Residential >250m2	du		0	0%		0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Group Residential <250m2	du		0	0%		0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Medium Density Residential >250m2	du		0	0%		0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Medium Density Residential <250m2	du		0	0%		0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
High Density Residential - flats	du		0	0%		0	0%	80	R	977 176,69	R	833 069,20	R	65 417,62	R	169 998,72	R	1 438 962,50	R	1 073 453,08	R	4 558 077,76
High Density Residential - student rooms	du		0	0%		0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Local Business - office	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Local Business - retail	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Business - office	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Business - retail	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Community	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Education	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Light Industrial	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Industrial - light	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Warehousing	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Industrial - heavy	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Nastobs Industrial - heavy	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Resort	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Public Open Space	m2							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Private Open Space	m2							25 871	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Natural Environment	m2							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Utility Services	m2 GLA		0%	0%		0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Public Roads and Parking	m2							24 832	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Transport Facility	m2							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Limited Use	m2							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Special																						
To be calculated based on equivalent demands																						
		0			0																	

\* Complete yellow/green cells.

\*\* du = dwelling unit, GLA= Gross lettable area.

\*\*\* display red if not equal to existing area

Total Development Charges before Deductions	R3 938 564,94	R5 204 713,08	R632 778,51	R552 495,84	R6 148 294,32	3 488 722,34	R17 965 569,02
Less: Deductions per service (%)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Less: Deductions per service (amount)							
Less: Total Deductions (excluding VAT)	R5 938 564,94	R3 204 713,08	R632 778,51	R552 495,84	R6 148 294,32	3 488 722,34	R17 965 569,02
VAT	R4 529 849,41	R4 880 706,96	R94 916,78	R82 874,38	R922 244,15	523 308,35	R2 694 835,35
Total		R8 685 420,04	R727 695,29	R635 370,22	R7 070 538,46	4 012 030,69	R20 660 404,38

## Stellenbosch Municipality - Development Charge Calculation



### APPLICATION INFORMATION

Application Number	
Date	Wednesday, 25/May/2022
Financial Year	2021/22
Erf Location	
Erf No	Farm 85
Erf Size (m <sup>2</sup> )	
Suburb	
Applicant	Vollers
Approved Building Plan No.	E4026/PL004-A1 (PHASE 2)

### SUMMARY OF DC CALCULATION

Unit(s)	Water kl/day	Sewer kl/day	Storm-water ha°C	Solid-Waste t/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	20,250	17,500	0,559	1,500	128,75	128,8	
Total Development Charges before Deductions	R 549 661,89	R 455 584,72	R 57 127,98	R 84 999,36	R 842 120,10	R 536 726,51	R 2 526 220,56
Total Deductions							
Total Payable (excluding VAT)	R 549 661,89	R 455 584,72	R 57 127,98	R 84 999,36	R 842 120,10	R 536 726,51	R 2 526 220,56
VAT	R 82 449,28	R 68 337,71	R 8 569,20	R 12 749,90	R 126 318,01	R 80 508,98	R 378 933,08
Total Payable (including VAT)	R 632 111,17	R 523 922,43	R 65 697,18	R 97 749,26	R 968 438,11	R 617 235,49	R 2 905 153,65

### APPLICANT INFORMATION

Application Processed by:	Colin Taylor
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	



**Stellenbosch Town**

Land Use Category	Unit Type	Existing Usage	Proposed New Usage		Proposed Usage	Development Charge saved (excl VAT)						Total											
			Water	Storm-water		Solid-Waste	Roads	Community Facilities	yes	yes	yes		yes	yes									
Infrastructure Type applicable? (yes/no)																							
du	m2 GLA	area (m2)	m2 GLA	% GLA	area (m2)	du	du/ha	m2 GLA	% GLA	du	m2 GLA												
Single Residential >100m2	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Single Residential >500m2	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Single Residential >250m2	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Single Residential <250m2	du		0	0%		15	15	15	15%	R	244 294,17	R	195 250,59	R	27 598,06	R	31 874,76	R	392 444,32	R	201 277,44	R	1 092 734,85
Less Formal Residential >250m2	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Less Formal Residential <250m2	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Group Residential >250m2	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Group Residential <250m2	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Medium Density Residential >250m2	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Medium Density Residential <250m2	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
High Density Residential - flats	du		0	0%		25	25	25	25%	R	305 367,72	R	260 334,13	R	20 443,01	R	53 124,60	R	449 675,78	R	335 454,07	R	1 424 399,30
High Density Residential - student rooms	du		0	0%		0	0	0	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Local Business - office	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Local Business - retail	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Business - office	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Business - retail	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Community	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Education	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Light Industrial	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Industrial - light	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Warehousing	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Industrial - heavy	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Noxious Industrial - heavy	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Resort	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Public Open Space	m2					0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Private Open Space	m2					0%	1 470	0%	1 470	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Natural Environment	m2					0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Utility Services	m2 GLA		0%	0%		0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Public Roads and Parking	m2					0%	150	0%	150	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Transport Facility	m2					0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Limited Use	m2					0%	0	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Special																							
To be calculated based on equivalent demands																							

\* Complete yellow/green cells.      \*\* du = dwelling unit, GLA= Gross lettable area.      \*\*\* du/ha and % not equal to existing area.

	R549 661,89	R455 584,72	R57 127,98	R84 999,96	R842 120,10	536 726,51	R2 526 220,56
Total Development Charges before Deductions							
Deductions per service (%)							
Deductions per service (amount)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Grand Deduction per service - from Service Agreement (sum)							
54% Total after Deductions (excluding VAT)	R549 661,89	R455 584,72	R57 127,98	R84 999,96	R842 120,10	536 726,51	R2 526 220,56
VAT	R82 449,28	R66 337,71	R8 569,20	R12 749,90	R126 318,04	80 508,98	R378 933,08
Total	R632 111,17	R521 922,43	R65 697,18	R97 749,86	R968 438,14	617 235,49	R2 905 153,65

## Stellenbosch Municipality - Development Charge Calculation



### APPLICATION INFORMATION

Application Number	
Date	Wednesday, 25/May/2022
Financial Year	2021/22
Erf Location	
Erf No	Farm 85
Erf Size (m <sup>2</sup> )	
Suburb	
Applicant	Vollere
Approved Building Plan No.	E4026/PL004-A3 (PHASE 3)

### SUMMARY OF DC CALCULATION

Unit(s)	Water kl/day	Sewer kl/day	Storm-water ha°C	Solid-Waste t/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	34,500	28,800	1,750	2,280	228,00	228,0	
Total Development Charges before Deductions	R 936 460,99	R 749 762,28	R 178 855,86	R 121 124,09	R 1 491 288,41	R 764 835,28	R 4 242 326,92
Total Deductions							
Total Payable (excluding VAT)	R 936 460,99	R 749 762,28	R 178 855,86	R 121 124,09	R 1 491 288,41	R 764 835,28	R 4 242 326,92
VAT	R 140 469,15	R 112 464,34	R 26 828,38	R 18 168,61	R 223 693,26	R 114 725,29	R 636 349,04
Total Payable (including VAT)	R 1 076 930,14	R 862 226,62	R 205 684,24	R 139 292,70	R 1 714 981,67	R 879 560,57	R 4 878 675,95

### APPLICANT INFORMATION

Application Processed by:	Colin Taylor
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

**Stellenbosch Town**

Land Use Category	Unit Type	Building Usage	Proposed Floor Usage			Proposed Usage	Development Charges based (incl VAT)						
			m2 GLA		area (m2)		Water	sewers	Storm-water	Solid-Waste	Roads	Community Facilities	Total
			du	% GLA			yes	yes	yes	yes	yes	yes	
Infrastructure Type applicable? (yes/no)													
	du	area (m2)	du/ha	% GLA	area (m2)	m2 GLA	% GLA	m2 GLA					
Single Residential >1000m2	du		0			0	0	0	R	-	R	-	
Single Residential >500m2	du		0			0	0	0	R	-	R	-	
Single Residential >250m2	du		0			0	0	0	R	57 001,97	R	46 860,14	
Single Residential <250m2	du		0			54	0	54	R	879 459,02	R	702 902,14	
Less Formal Residential >250m2	du		0			0	0	0	R	-	R	-	
Less Formal Residential <250m2	du		0			0	0	0	R	-	R	-	
Group Residential >250m2	du		0			0	0	0	R	-	R	-	
Group Residential <250m2	du		0			0	0	0	R	-	R	-	
Medium Density Residential >250m2	du		0			0	0	0	R	-	R	-	
Medium Density Residential <250m2	du		0			0	0	0	R	-	R	-	
High Density Residential - flats	du		0			0	0	0	R	-	R	-	
High Density Residential - student rooms	du		0			0	0	0	R	-	R	-	
Local Business - office	m2 GLA		0%			0	0	0	R	-	R	-	
Local Business - retail	m2 GLA		0%			0	0	0	R	-	R	-	
General Business - office	m2 GLA		0%			0	0	0	R	-	R	-	
General Business - retail	m2 GLA		0%			0	0	0	R	-	R	-	
Community	m2 GLA		0%			0	0	0	R	-	R	-	
Education	m2 GLA		0%			0	0	0	R	-	R	-	
Light Industrial	m2 GLA		0%			0	0	0	R	-	R	-	
General Industrial - light	m2 GLA		0%			0	0	0	R	-	R	-	
Warehousing	m2 GLA		0%			0	0	0	R	-	R	-	
General Industrial - heavy	m2 GLA		0%			0	0	0	R	-	R	-	
Noxious Industrial - heavy	m2 GLA		0%			0	0	0	R	-	R	-	
Racort	m2 GLA		0%			0	0	0	R	-	R	-	
Public Open Space	m2				13 420	0%	15 420	0	R	-	R	-	
Private Open Space	m2					0%			R	-	R	-	
Natural Environment	m2					0%			R	-	R	-	
Utility Services	m2 GLA		0%			0%			R	-	R	-	
Public Roads and Parking	m2				1 720	0%	5 720	0	R	-	R	-	
Transport Facility	m2					0%			R	-	R	-	
Limited Use						0%			R	-	R	-	
Special													
To be calculated based on equivalent demands													

\* Complete yellow/green cells.

\*\* du = dwellings unit, GLA=Gross lettable area.

\*\*\* display red if not equal to existing area

Total Development Charges before Deductions	R 936 460,99	R 749 762,28	R 178 855,86	R 121 124,09	R 1 491 288,41	764 835,28	R 4 242 376,92
Less: Deductions per service (R)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Less: Deductions per service - from Service Agreement (sum)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Total after Deductions (excluding VAT)	R 936 460,99	R 749 762,28	R 178 855,86	R 121 124,09	R 1 491 288,41	764 835,28	R 4 242 376,92
VAT	R 140 469,45	R 112 464,34	R 26 828,58	R 18 168,61	R 223 699,26	114 725,19	R 636 349,04
Total	R 1 076 930,44	R 862 226,62	R 205 684,44	R 139 292,70	R 1 714 987,67	879 560,47	R 4 878 725,96



Stellenbosch Town

Infrastructure Type applicable? (yes/no)	Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Development Charges levied (incl VAT)						Total
		du	area (m2)	du	area (m2)		Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	
		m2 GLA	% GLA	m2 GLA	% GLA	du/ha	yes	yes	yes	yes	yes	yes	
Single Residential >1000m2	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
Single Residential >800m2	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
Single Residential >600m2	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
Single Residential <300m2	du	0	0%	0	0%	10	R 162 862,78	R 130 167,06	R 18 998,71	R 21 249,84	R 261 629,55	R 134 181,63	R 728 489,56
Less Formal Residential >250m2	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
Less Formal Residential <250m2	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
Group Residential >950m2	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
Group Residential <950m2	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
Medium Density Residential >250m2	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
Medium Density Residential <250m2	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
High Density Residential - flats	du	0	0%	0	0%	32	R 390 870,68	R 333 227,68	R 26 167,05	R 67 999,49	R 575 585,00	R 429 381,21	R 1 803 231,10
High Density Residential - student rooms	du	0	0%	0	0%	0	R -	R -	R -	R -	R -	R -	R -
Local Business - office	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
Local Business - retail	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
General Business - office	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
General Business - retail	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
Community	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
Education	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
Light Industrial	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
General Industrial - light	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
Warehousing	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
General Industrial - heavy	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
Non-dom Industrial - heavy	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
Resort	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
Public Open Space	m2					0	R -	R -	R -	R -	R -	R -	R -
Private Open Space	m2			802	0%	802	R -	R -	R 1 639,53	R -	R -	R -	R 1 639,53
Natural Environment	m2				0%	0	R -	R -	R -	R -	R -	R -	R -
Utility Services	m2 GLA	0%	0%	0%	0%	0	R -	R -	R -	R -	R -	R -	R -
Public Roads and Parking	m2			1 286	0%	1 286	R -	R -	R -	R 9 201,40	R -	R -	R 9 201,40
Transport Facility	m2				0%	0	R -	R -	R -	R -	R -	R -	R -
Limited Use					0%	0	R -	R -	R -	R -	R -	R -	R -
Special													
To be calculated based on equivalent demands													

cells yellow/green cells.

dwelling unit, GLA=Cross table area.

\*\*\* displays red if not usual to existing area

Development Charges before Deductions	R553 733,46	R463 394,74	R55 406,68	R89 249,53	R837 214,55	R63 562,84	R2 562 561,59
% Deductions per service (%)	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%
% Deductions per service (amount)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Additional Deduction per service - from Service Agreement (sum)							
Sub Total after Deductions (excluding VAT)	R553 733,46	R463 394,74	R55 406,68	R89 249,53	R837 214,55	R63 562,84	R2 562 561,59
VAT	R83 060,02	R69 509,11	R8 311,00	R13 387,40	R125 581,18	R8 534,43	R384 384,74
Total	R636 793,48	R532 903,85	R63 717,68	R102 636,93	R962 795,73	R72 097,27	R2 946 946,33

## Stellenbosch Municipality - Development Charge Calculation



### APPLICATION INFORMATION

Application Number	
Date	Thursday, 24/May/2022
Financial Year	2021/22
Erf Location	
Erf No	Farm 85
Erf Size (m <sup>2</sup> )	
Suburb	
Applicant	Vollers
Approved Building Plan No.	B4036/PL004-A1 (TOTAL DC for all 4 phases)

### SUMMARY OF DC CALCULATION

Unit(s)	Water k/day	Sewer k/day	Storm-water ha°C	Solid-Waste t/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	145,100	123,100	6,191	10,400	940,00	940,0	
Total Development Charges before Deductions	R 3 938 564,94	R 3 204 713,08	R 632 778,51	R 552 495,84	R 6 148 284,32	R 3 488 722,34	R 17 965 569,02
Total Deductions							
Total Payable (excluding VAT)	R 3 938 564,94	R 3 204 713,08	R 632 778,51	R 552 495,84	R 6 148 284,32	R 3 488 722,34	R 17 965 569,02
VAT	R 590 784,74	R 480 706,96	R 94 916,78	R 82 874,38	R 922 244,15	R 523 308,35	R 2 694 835,35
Total Payable (including VAT)	R 4 529 349,68	R 3 685 420,04	R 727 695,28	R 635 370,22	R 7 070 528,46	R 4 012 030,69	R 20 660 404,38

### APPLICANT INFORMATION

Application Processed by:	Colin Taylor
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

**Stellenbosch Town**

Land Use Category	Unit Type	Existing Usage	Proposed New Usage		Increased Usage		Development Charges Arised (incl VAT)								
			Area (m2)	du	Area (m2)	du	Water	sewer	Storm-water	Local-Waste	Roads	Community Facilities	Total		
Infrastructure Type applicable? (yes/no)								yes	yes	yes	yes	yes	yes		
	du	area (m2)	du/ha	area (m2)	du	du/ha	du								
	m2 GLA		m2 GLA	N GLA	m2 GLA	N GLA	m2 GLA								
Single Residential >1000m2	du		0		0	0	0	R -	R -	R -	R -	R -	R -	R -	R -
Single Residential >500m2	du		0		0	0	0	R -	R -	R -	R -	R -	R -	R -	R -
Single Residential >250m2	du		0		11	0	11	R 209 007,24	R 171 820,52	R 25 850,40	R 23 974,82	R 287 792,50	R 147 599,79	R 865 455,28	
Single Residential <250m2	du		0		169	0	169	R 2 752 381,01	R 2 199 829,96	R 310 938,13	R 359 122,30	R 4 421 539,32	R 2 267 669,52	R 12 311 473,63	
Less Formal Residential >250m2	du		0		0	0	0	R -	R -	R -	R -	R -	R -	R -	R -
Less Formal Residential <250m2	du		0		0	0	0	R -	R -	R -	R -	R -	R -	R -	R -
Group Residential >250m2	du		0		0	0	0	R -	R -	R -	R -	R -	R -	R -	R -
Group Residential <250m2	du		0		0	0	0	R -	R -	R -	R -	R -	R -	R -	R -
Medium Density Residential >250m2	du		0		0	0	0	R -	R -	R -	R -	R -	R -	R -	R -
Medium Density Residential <250m2	du		0		0	0	0	R -	R -	R -	R -	R -	R -	R -	R -
High Density Residential - flats	du		0		80	0	80	R 977 176,69	R 833 069,20	R 65 417,62	R 169 998,72	R 1 438 962,50	R 1 073 453,03	R 4 558 077,76	
High Density Residential - student rooms	du		0		0	0	0	R -	R -	R -	R -	R -	R -	R -	R -
Local Business - office	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
Local Business - retail	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
General Business - office	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
General Business - retail	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
Community	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
Education	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
Light Industrial	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
General Industrial - light	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
Warehousing	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
General Industrial - heavy	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
Nodours Industrial - heavy	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
Resort	m2 GLA		0%		0%	0%	0	R -	R -	R -	R -	R -	R -	R -	R -
Public Open Space	m2				25 871	0%	25 871	R -	R -	R 52 888,10	R -	R -	R -	R -	R 52 888,10
Private Open Space	m2					0%		R -	R -	R -	R -	R -	R -	R -	R -
Natural Environment	m2					0%		R -	R -	R -	R -	R -	R -	R -	R -
Utility Services	m2 GLA		0%			0%		R -	R -	R -	R -	R -	R -	R -	R -
Public Roads and Parking	m2				24 832	0%	24 832	R -	R -	R 177 674,26	R -	R -	R -	R -	R 177 674,26
Transport Facility	m2					0%		R -	R -	R -	R -	R -	R -	R -	R -
Unlimited Use						0%		R -	R -	R -	R -	R -	R -	R -	R -
Special															
To be calculated based on equivalent demands															

\* Complete yellow/green cells.

\*\* du = dwelling unit, GLA = gross lettable area.

\*\*\* displays red if not equal to existing area

Total Development Charges before Deductions	R3 938 564,94	R3 204 713,08	R632 778,51	R552 495,84	R6 148 294,32	3 488 722,34	R17 965 569,02
Deductions per service (VAT)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Total Deductions per service - from Service Agreement (sum)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Total after Deductions (excluding VAT)	R3 938 564,94	R3 204 713,08	R632 778,51	R552 495,84	R6 148 294,32	3 488 722,34	R17 965 569,02
VAT	R590 784,74	R480 706,96	R94 916,78	R82 874,38	R922 244,15	523 308,35	R2 694 835,35
Total	R4 529 349,68	R3 685 420,04	R727 695,28	R635 370,22	R7 070 538,46	4 012 030,69	R20 660 404,38



## Annexure: Electrical

### ELETRICITY SERVICES: CONDITIONS OF APPROVAL Erf 85

#### GENERAL COMMENT:

1. Development Bulk Levy Contributions are payable

#### CONDITIONS

2. 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.

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. (On street boundary)

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.
  - In large building developments;
  - Control Air condition equipment tied to alternative efficiency systems
  - Preheat at least 50% of hot water with alternative energy saving sources
- All 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.

Bradley Williams

Date.....08/05/2022.....



Signature



# MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES  
DIREKTORAAT: INFRASTRUKTUURDIENSTE

---

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

**FOR ATTENTION** : **N Petersen**

**FROM** : **Principal Technician: Development (Infrastructure Services)**

**AUTHOR** : **Colin Taylor**

**DATE** : **10 September 2019**

**RE.** : **Proposed Rezoning, Subdivision and Departure of Farm 85, Stellenbosch (Patrysen Valley) for the development of 181 group housing and 79 apartment units**

**YOUR REF** : **LU/4106**

**OUR REF** : **1742 CIVIL LU**

---

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

- The abovementioned application dated 6 November 2018 and motivation report by Dennis Moss Partnership, dated 5 October 2018;
- Proposed Rezoning and Subdivision Plan No. E4026/PL001-A1, by Dennis Moss Partnership, dated 1 October 2018;
- Proposed Site Development Plan No. E4026/PL002-A1, by Dennis Moss Partnership, dated 6 September 2019;
- Transport Impact Assessment by ITS Engineers dated October 2018;
- Report on Civil Engineering Services, by Bart Senekal Consulting Civil & Structural Engineers, dated 29 September 2014;
- Email regarding road upgrade cost estimates by ITS Engineers, dated 23 August 2019 15:17, Ref PA2019-08-23
- Letter regarding concept civil engineering services by Bart Senekal Consulting Civil & Structural Engineers, dated 15 March 2019, Ref 1308/A11

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

Comments from the Directorate: Infrastructure Services i.e. Roads & Stormwater, Water Services, Traffic Engineering and Development Services will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval.

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

- Erf size: 9.62 Ha
- Total Units: 260

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

### 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";

### Background: Information required for decision authority to make a decision

3. the infrastructure capacity status and any upgrades required to create sufficient capacity for the development is discussed below:



## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

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:** See Annexure 1 (Figure 1) attached:

i. The development can connect to the existing 110mm diameter municipal water line in Fynbos Street and the existing 225mm diameter pipe in Hendrikse Road as shown on figure attached. The final position will be confirmed at engineering drawing approval stage.

Connection at Fynbos Street

SSW13.14: 173 m x 160 mm dia new supply line

Estimated cost: R 224 600\*

Funding: At developers cost

Connection at Hendrikse Road

SSW13.13: 700 m x 160 mm dia new supply line

Estimated cost: R 817 500\*

Funding: At developers cost

(\* GLS report estimate including P & G, Contingencies and Fees, but excluding VAT - Year 2018/19 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

c. **Sewer Network:**

i. The development falls within the existing Adams Tas drainage area. The development will connect to the exiting sewer in Fynbos Street. The costs for the construction of the connection will be the developer's responsibility.

d. **Roads Network:** The items required to accommodate the background traffic, as indicated in the TIA by ITS Engineers dated October 2018 (Refer to Annexure 2):

i. R44/Hendrikse intersections upgrade (Yellow section on Annexure 2 - 52%)

Estimated cost: R 7 277 061.05 \*

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

Funding: Can be offset from Roads and Stormwater DCs, any shortfall for Developers cost.

The R44/Hendrikse intersection have no spare capacity to accommodate any further development and need to be upgraded before any new development in the area can be approved. See proposed layout on Annexure 2 attached. The R44/Hendrikse intersection can be offset from DC's, however the DCs for this development is not sufficient to cover the cost – see funding source breakdown in below. This project is currently also not on the municipality's approved budget, therefore the Developer must cover the shortfall. If the Developer is not in a position to cover the shortfall, then the implementation of the development must be re-planned around the availability of the bulk services in question. In this instance, the Developer has indicated that they will indeed be able to cover the shortfall.

- ii. R44/Patrysen Valley Access intersections upgrade (red section on Annexure 2 – 48%)  
Estimated cost: R 6 822 244.73 \*  
Funding: At developers cost (Gives access to the private development)  
(\* estimate based on Email regarding road upgrade cost estimates from ITS Engineers, dated 23 August 2019 15:17, excl VAT).

### e. Devon Valley landfill site:

- i. Due to the limited airspace capacity available, waste arriving at the site needs to be dramatically reduced in order to extend the lifespan of the landfill site. All new developments must have a mandatory separation-at-source programme to encourage recycling, possible organic waste separation to tie in with the municipality's future diversion programme, and adequate storage facilities to enable waste removal.

### f. Funding source breakdown (all costs excl VAT):

<b>Total DCs available for Roads and Stormwater</b>	<b>R 5 736 012.92</b>
Upgrades cost	
R44/Hendrikse intersections upgrade	R 7 277 061.05
<b>Total cost</b>	<b>R 7 277 061.05</b>

**PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85**

<b>Balance</b>	<b>R 1 541 048.13</b>
<b>Comment</b>	<b>Based on the estimates, there are insufficient DCs to cover the costs of the road upgrades. The Developer has given a commitment to fund shortfall refer to Annexure 3.</b>

**Recommendation:**

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

**Conditions specific to this Development:**

5. **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:** The items as indicated in the GLS capacity analysis of the bulk water and sewer services dated 6 February 2019:
    - i. The development will connect to the existing 110 mm diameter municipal line in Fynbos Street and existing 225 mm diameter pipe in Hendrikse Road. The water line links will be for the Developers cost
  - c. **Sewer Network:** The items as indicated in the GLS capacity analysis of the bulk water and sewer services dated 25 August 2016:
    - i. The development will connect to the existing 200mm diameter municipal sewer line in Fynbos Street. The link sewer line will be for the Developers cost.



## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

6. 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;
7. **Bulk infrastructure projects not on municipal budget:** Bulk projects not on municipal budget: Any of the projects listed above, that are not currently on the Municipality's approved budget will be the Developer's responsibility to implement. Where upgrades may be offset against the Development Charges, and should the Development Charges be sufficient, the "Developer" may enter into a Services Agreement with the "Municipality" to do these upgrades in-lieu of Development Charges. Should the Development Charges not be sufficient, the Developer must cover the shortfall. If the Developer is not in a position to cover the shortfall, then the implementation of the development must be re-planned around the availability of the bulk services in question. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates will not be supported by the Directorate: Engineering Services for this development if all bulk services are not available.

### Development Charges

8. that the Development Charges levy to the amount of R 16 542 064.60 (Excluding VAT) as reflected on the DC calculation sheet, dated 19 August 2019, 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.

Based on the 2019/2020 tariff structure and the proposed lay-out, the following amounts are payable:

#### Phase 1

Water	:	R 2 236 431,07
Sewer	:	R 1 837 447,90
Stormwater	:	R 315 686,06
Solid Waste	:	R 331 927,73
Roads	:	R 3 074 498,38
Community Facilities	:	R 2 095 950,04
<b>Total (Phase 1 Civil Services) exclusive of VAT:</b>		<b><u>R 9 891 941,17</u></b>

**PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85**

**Phase 2**

Water	:	R 1 005 019,93
Sewer	:	R 805 766,09
Stormwater	:	R 188 387,83
Solid Waste	:	R 123 083,01
Roads	:	R 1 310 209,31
Community Facilities	:	R 815 091,68
<b>Total (Phase 2) exclusive of VAT:</b>		<b><u>R 4 253 557,84</u></b>

**Phase 3**

Water	:	R 567 940,95
Sewer	:	R 456 851,80
Stormwater	:	R 107 775,07
Solid Waste	:	R 71 712,78
Roads	:	R 739 828,71
Community Facilities	:	R 452 828,71
<b>Total (Phase 3) exclusive of VAT:</b>		<b><u>R 2 396 565,59</u></b>

**Total all phases:**

Water	:	R 3 809 391,96
Sewer	:	R 3 100 065,79
Stormwater	:	R 611 848,96
Solid Waste	:	R 532 723,51
Roads	:	R 5 124 163,96
Community Facilities	:	R 3 363 870,43
<b>Total (All Phases) exclusive of VAT</b>	<b>:</b>	<b><u>R16 542 064,60</u></b>

**Site Development Plan**

9. that the stacking distance must be provided in general accordance with the layout as per Site Development Plan No. E4026/PL002-A1 by Dennis Moss Partnership dated 6 September 2019;
10. that sufficient entrance and exit widths will be created at the vehicle access points in general accordance with the layout as per Site Development Plan no. E4026/PL002-A1 by Dennis Moss Partnership dated 6 September 2019. This must be clearly indicated on all building plans and/or engineering drawings submitted for approval;

## **PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85**

11. that, where access control is being provided, a minimum of 2 to 3 visitor's parking bays be provided on site, but outside the entrance gate, for vehicles not granted access to the development;
12. that provision be made for a 3-point turning head in front of the entrance gate, to the satisfaction of the Directorate: Infrastructure Services in order to enable a vehicle to turn around;
13. that provision be made for a refuse room as per the specification of the standard development conditions below;
14. that if the "Developer" wishes to remove the waste by private contractor, space and correct zoning must still be allocated on the SDP for a refuse room should this function in future revert back to the "Municipality";
15. within each apartment blocks provision must be made for a refuse embayment off the roadway/sidewalk to accommodate refuse removal. (Embayment to be minimum 15m x 2.5m). This must be clearly indicated on the engineering drawings when submitted for approval. The specifications of such embayment shall be as per the standard development conditions below;
16. that the layout be amended to accommodate continuous forward movement by service trucks and all cul-de-sacs have a minimum of 11 m radius turning circle, to ensure continuous forward movement;
17. 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**

18. that it be noted that as per Rezoning and Subdivision Plan by Dennis Moss Partnership, dated 1 October 2018, 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;



## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

### **Bulk Water Meter**

19. that the "Developer" shall install a bulk water meter conforming to the specifications of the Directorate: Infrastructure Services at his cost at the entrance gate of all private developments before the practical completion inspection is carried out;

### **Sewer**

20. that the "Developer" shall provide a sewer connection point for Farm 103. The "Developer" must enter into agreement with developer/owner of the Farm 103 with respect to the maintenance and capital cost of the private combined sewer system formed from the two properties;
21. that the details of the connection point (size) must be approved by the municipality when engineering drawings are submitted;
22. the necessary servitudes must be registered over sewer pipeline;

### **Solid Waste**

23. 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 (Mr Saliem Haider; 021 808 8241; [saliem.haider@stellenbosch.gov.za](mailto:saliem.haider@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.
24. that it be noted that normally the Solid Waste Branch will not enter private property, private roads or any access controlled properties for the removal of solid waste;
25. However, due to the size of this development, the "Development" will be able to approach the "Municipality" to negotiate an agreement in respect of solid waste removal by the Municipality from within the development;
26. That the "Development" will enter into a service agreement with "Municipality" for the removal of refuse, if needed;
27. Should the waste collection services at any point revert back to the "Municipality" the Developer shall at his cost construct a refuse room at the entrance to the development and

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

ensure to the Municipality's standard. The Developer should therefore ensure that sufficient space is allowed on the SDP for this purpose.

### Servitudes

28. Should any servitude be applicable, 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;

### Floodplain Management

29. that the 1:50 and 1:100 year flood lines of the stream on the northern boundary be shown on all plans submitted. The flood lines are to be verified by a suitably qualified registered engineering professional. Where flood lines have not previously been determined, the "Developer" must procure the services of a suitably qualified registered engineering professional to undertake such determinations at his/her own cost. No new development will be allowed under the 1:100 year flood line;
30. that the floor level of all buildings be at least 100 mm above the 1:100 year flood level. These levels must be indicated on all building plans submitted and must be certified by a Registered Professional Engineer;
31. that all perimeter fencing below the 1:50 year flood line be visually permeable from ground level and not adversely affect the free flow of water (e.g. palisade fencing). No fences will be allowed across the watercourse;

### Roads

32. that the "Developer", at his/her cost, implement the recommendations of the approved Traffic Impact Assessment by ITS, dated October 2018, 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 requirement of the TIA is in conflict with one of the conditions of approval, the conditions of approval shall govern;
33. that access to the property concerned shall be via the new access from the R44 and shall be according to the ITS Engineers TIA;
34. that the "Developer" will be held liable for any damage to municipal infrastructure within the road reserves, caused as a direct result of the development of the subject property. The

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

"Developer" will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services;

35. that on-site parking be provided by the owner of the property in the ratio as prescribed by the zoning scheme;
36. that no parking be allowed closer than 9 metres from the entrance gate on the inside of the development security area;

### **Bulk Electricity**

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

### **Standard development conditions:**

**(if there is a contradiction between the specific and standard development conditions, the specific conditions will prevail):**

38. 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 as above;
39. 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 Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law 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;
40. 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

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

41. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
42. 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;
43. 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;
44. 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);
45. 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;
46. 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;



## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

- 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 mentioned in condition 5 (for construction work of his development parallel with the provision of the bulk services).

### **Site Development Plan**

- 47. 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”;
- 48. 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;

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

49. 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;
50. 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

51. 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;
52. 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;
53. 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;
54. 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;
55. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
56. 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;

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

57. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
58. that engineering design drawings will only be approved once approval in terms of the Stellenbosch Municipal Land Use Planning By-law is issued;
59. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
60. 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;
61. 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);
62. 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;
63. 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;
64. that the “*Developer*” shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
65. that the “*Developer*” shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
66. 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;

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

67. 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*".
68. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;
69. that the "*Developer*", at his/her cost, will be responsible for the maintenance of all the internal (on-site) municipal – and private civil engineering services constructed for this development until at least 80% of the development units (i.e. houses, flats or GLA) is constructed and occupied whereafter the services will be formally handed over to the Owner's Association, in respect of private services, and to the Municipality in respect of public services;

### **Servitudes**

70. 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;
71. 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;
72. 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**

73. 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;
74. 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



## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

the cadastral layout, it must be done by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;

75. 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;
76. 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;
77. 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;
78. 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.
79. 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;
80. 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.
81. that no overland discharge of stormwater will be allowed into a public road for even with catchment areas of more than 1500m<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.

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

### Roads

82. 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;
83. that no access control will be allowed in public roads;
84. 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;
85. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
86. 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;
87. 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;
88. 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;
89. that the access road to the existing facility be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;
90. that the parking area be provided with a permanent surface and be clearly demarcated and accessible. Plans of the parking layout, pavement layerworks and stormwater drainage are to be approved by the Directorate: Infrastructure Services before commencement of construction and that the construction of the parking area be to the standards of the Directorate: Infrastructure Services;
91. that no parking be allowed in the road reserve;

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

### **Bridge Requirement:**

92. that any bridge(s) in the proposed road lay-out be designed and constructed to not impact on the natural flow of water, and to be able to accommodate the 1:50 year flood. The underside of the bridge(s) must be above the 1:100 year flood level;
93. that the bridge(s) be constructed by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services. An adequate level of supervision by a suitably qualified Registered Engineering Professional must be provided for the full duration of the works. The Registered Engineering Professional shall arrange for any tests that may be necessary to determine whether the workmanship and materials conform to the required standards;
94. that a certificate stating that all work has been carried out in accordance with the Directorate: Infrastructure Services's specifications and requirements, signed by the Registered Engineering Professional, must be submitted with the "As Built" drawings on completion of the bridge(s). The certificate must make reference to all material testing, and confirm that the test results meet or exceed the requirements of the specifications;

### **Culvert Requirement:**

95. that should the culvert be necessary it be constructed by the "*Developer*", to the standards of the Directorate: Infrastructure Services. An adequate level of supervision by a suitably qualified Registered Engineering Professional must be provided for the full duration of the works. The Registered Engineering Professional shall arrange for any tests that may be necessary to determine whether the workmanship and materials conform to the required standards;
96. that a certificate stating that all work has been carried out in accordance with the Directorate: Infrastructure Services's specifications and requirements, signed by the Registered Engineering Professional, must be submitted with the "As Built" drawings on completion of the culvert. The certificate must make reference to all material testing, and confirm that the test results meet or exceed the requirements of the specifications;
97. that stormwater in the culvert be addressed without utilizing mechanical pumps to the satisfaction of the "*Engineer*";

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

### Development Charges

98. 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;
99. 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;
100. that the "*Developer*" immediately familiarise himself with the latest Development Charges applicable to his/her development;
101. 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;
102. 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;
103. that the Development Charges levy be paid by the "*Developer*" per phase –
  - prior to the approval of any building- and/or services plans in the case of a Sectional title erf in that phase or where a clearance certificate is not applicable and/or;
  - prior to the approval of Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or;
  - prior to the erf or portion thereof being put to the approved use;
104. 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 (260 units), will result in the recalculation of the Development Charges;
105. 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;



## **PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85**

### **Wayleaves**

106. 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;
107. that wayleaves will only be issued after approval of relevant engineering design drawings;
108. 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)**

109. 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;
110. 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;
111. 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;
112. 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;
113. 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;

### **Rural areas: Water and Sewerage**

114. That no septic tanks be permitted and that the disposal of sewer takes place by means of a conservancy tank to the satisfaction of the Directorate: Infrastructure Services. A plan indicating the proposed position of such a conservancy tank must be submitted to the Directorate: Infrastructure Services for approval. The conservancy tank must be accessible to the removal truck and of a volume not to necessitate more than a fortnightly service, unless approved by the Directorate: Infrastructure Services. The "*Developer*" or successor(s)-in-title to connect to the municipal network at his cost when such network becomes available.

## **PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85**

115. That written proof be submitted to the Directorate: Infrastructure Services to the effect that the Department of Water Affairs is satisfied that the water supply for the development is in order for human consumption in quality and quantity. The quality of the water is to be tested by the Municipality on a quarterly basis at the cost of the "Developer" or successor(s)-in-title;
116. That all private developments be supplied with a bulk water meter/connection point, registered in the name of the "Developer" of the Home Owner's Association, prior to transfer or commencement of building works;
117. That all engineering services for private developments comply with the same standards and procedures as above and the Home Owner's Association be responsible for the maintenance of internal private services;
118. That bulk connection points for services (water, sewer, stormwater and access) be provided in the public road reserve.

### **Green Technologies**

119. It is encouraged that peak water demand should be accommodated with supplementary storage and recycling (e.g. rainwater tanks, grey water recycling) of water so that municipal water only be used to satisfy the base demand;
120. Technologies that facilitate the efficient use of irrigation water is encouraged;
121. Planting of waterwise flora is encouraged;
122. In accordance with the new SANS 10400-XA standard, all new housing should install solar water heating devices;
123. All non-subsidy housing is encouraged to meet the portion of their electrical demand that exceeds 300 kWh per month by generators such as solar photovoltaic panels and solar hot water heating devices;
124. SANS 10400-XA energy efficiency standards should be adhered to in all planning applications for new buildings, major renovations and usage changes;

### **Solid Waste**

125. The reduction, reuse and recycle approach should be considered to waste management:

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

- 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;
- 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

126. 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;

127. 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 Mr Saliem Haider, 021 808 8241; [saliem.haider@stellenbosch.gov.za](mailto:saliem.haider@stellenbosch.gov.za);

**PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85**

128. 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);
129. that if the "*Developer*" wishes to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "*Municipality*";
130. 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;
131. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
132. 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;
133. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
134. Road foundation shall be designed to carry a single axle load of 8.2 tons;
135. Refuse storage areas are to be provided for all premises other than single residential erven;
136. 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;
137. 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;



## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

138. 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;
139. 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;
140. 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;
141. 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:
- Commercial and Domestic : 585 mm wide x 730 mm deep x 1100 mm high
142. 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;
143. 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
144. 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**

## PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85

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 device. 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.

145. 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;
146. 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;
147. 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;
148. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
149. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
150. 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**

151. The "Developer" shall provide the "Municipality" with:
  - a. a complete set of as-built paper plans, signed by a professional registered engineer;

**PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85**

- 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;
152. 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";
153. 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;
154. 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;
155. 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";

**PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85**

**Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law**

156. 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;
157. 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;
158. that clearance will only be given per phase and the onus is on the "*Developer*" to phase his development accordingly;
159. **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;**
160. 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**

161. 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**

162. 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

**PROPOSED REZONING, SUBDIVISION AND DEPARTURE OF FARM 85**

municipality's Manager: Electrical Services and under the supervision of the consulting engineer, appointed by the "Developer";

163. 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;
164. 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;
165. 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";
166. 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.



**COLIN TAYLOR Pr Techni Eng**

**PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)**



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

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

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

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

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

For road layer shapefiles; the road name, the from\_street and to\_street where applicable as well as the start 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, SUBDIVISION AND DEPARTURE OF FARM 85

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

**ELETRICITY SERVICES: CONDITIONS OF APPROVAL**  
**Erf 85**

**GENERAL COMMENT:**

1. Development Bulk Levy Contributions are payable

**CONDITIONS**

2. 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.

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. (On street boundary)

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 .
  - In large building developments;
  - Control Air condition equipment tied to alternative efficiency systems
  - Preheat at least 50% of hotwater 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

# Annexure DC

## Stellenbosch Municipality - Development Charge Calculation



### APPLICATION INFORMATION

Application Number	
Date	Monday, 19-Aug-2019
Financial Year	2019-20
Erf Location	
Erf No	Farm 89 Stellenbosch
Erf Size (m <sup>2</sup> )	
Suburb	Patriaan Valley
Applicant	Dennis Moss Partnership
Approved Building Plan No.	Total combined of Phase 1, 2 and 3

### SUMMARY OF DC CALCULATION

Units	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	k/day	k/day	ha°C	tn/week	trip/day	person	
Total Increased Services Usage	143,550	123,500	6,208	18,400	612,50	812,5	
Total Development Charges before Deductions	R 3 808 391,96	R 3 100 065,79	R 611 848,96	R 532 723,51	R 5 124 163,96	R 3 383 870,43	R 16 542 064,60
Total Deductions							
Total Payable (excluding VAT)	R 3 809 391,96	R 3 100 065,79	R 611 848,96	R 532 723,51	R 5 124 163,96	R 3 383 870,43	R 16 542 064,60
VAT	R 571 468,79	R 485 009,87	R 91 777,34	R 79 508,53	R 768 624,69	R 504 580,56	R 2 481 309,69
Total Payable (including VAT)	R 4 380 860,75	R 3 585 075,66	R 703 626,30	R 612 632,04	R 5 892 788,66	R 3 888 450,99	R 19 023 374,29

### APPLICANT INFORMATION

Application Processed by:	Colin Taylor
Signature	
Date	As Above
Amount Paid:	
Date Payment Received	
Receipt Number	

Stellenbosch Town

Land Use Category	Use Type	Existing Usage		Proposed New Usage		Increased Usage	Development Charges (incl. local VAT)						Total								
		area (m2)	% GLA	area (m2)	% GLA		Water	sewer	Storm-water	Solid-Waste	Roads	Community Facilities									
Infrastructure Type applicable? (years)							Yes	Yes	Yes	Yes	Yes	Yes									
	du	du	du/ha	du/ha	du/ha	du															
	w/ GLA	area (m2)	% GLA	area (m2)	% GLA	w/ GLA															
Residential	Single Residential >1000m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
	Single Residential >200m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
	Single Residential >250m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
	Single Residential <250m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
	Less Formed Residential >250m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
	Less Formed Residential <250m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
	Group Residential >250m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
	Group Residential <250m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
	Medium Density Residential >250m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
	Medium Density Residential <250m2	du	0	0	0	0	R	-	R	-	R	-	R	-							
Commercial	High Density Residential - Suite	du	0	0	0	79	R	930 428,61	R	799 215,21	R	62 288,04	R	161 865,99	R	1 970 122,61	R	1 022 099,09	R	4 340 019,56	
	High Density Residential - student rooms	du	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Local Business - office	m2 GLA	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Local Business - retail	m2 GLA	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	General Business - office	m2 GLA	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	General Business - retail	m2 GLA	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Community	m2 GLA	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Education	m2 GLA	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Industrial	Light Industrial	m2 GLA	0%	0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
		General Industrial - light	m2 GLA	0%	0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-
General Industrial - heavy		m2 GLA	0%	0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Neighbour Industrial - heavy		m2 GLA	0%	0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Other	Resort	m2 GLA	0%	0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Public Open Space	m2				28 078	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Private Open Space	m2				26 076	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Natural Environment	m2				26 076	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Utility Services	m2 GLA	0%	0%	0%	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Public Roads and Parking	m2				24 665	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Special	Therapeutic Facility	m2				0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Limited Use	m2				0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
To be calculated based on equivalent demands																					

\* Complete yellow-green cells.

\*\* du is dwelling unit, GLA - Gross lettable area.

\*\*\* display red if not equal to existing area

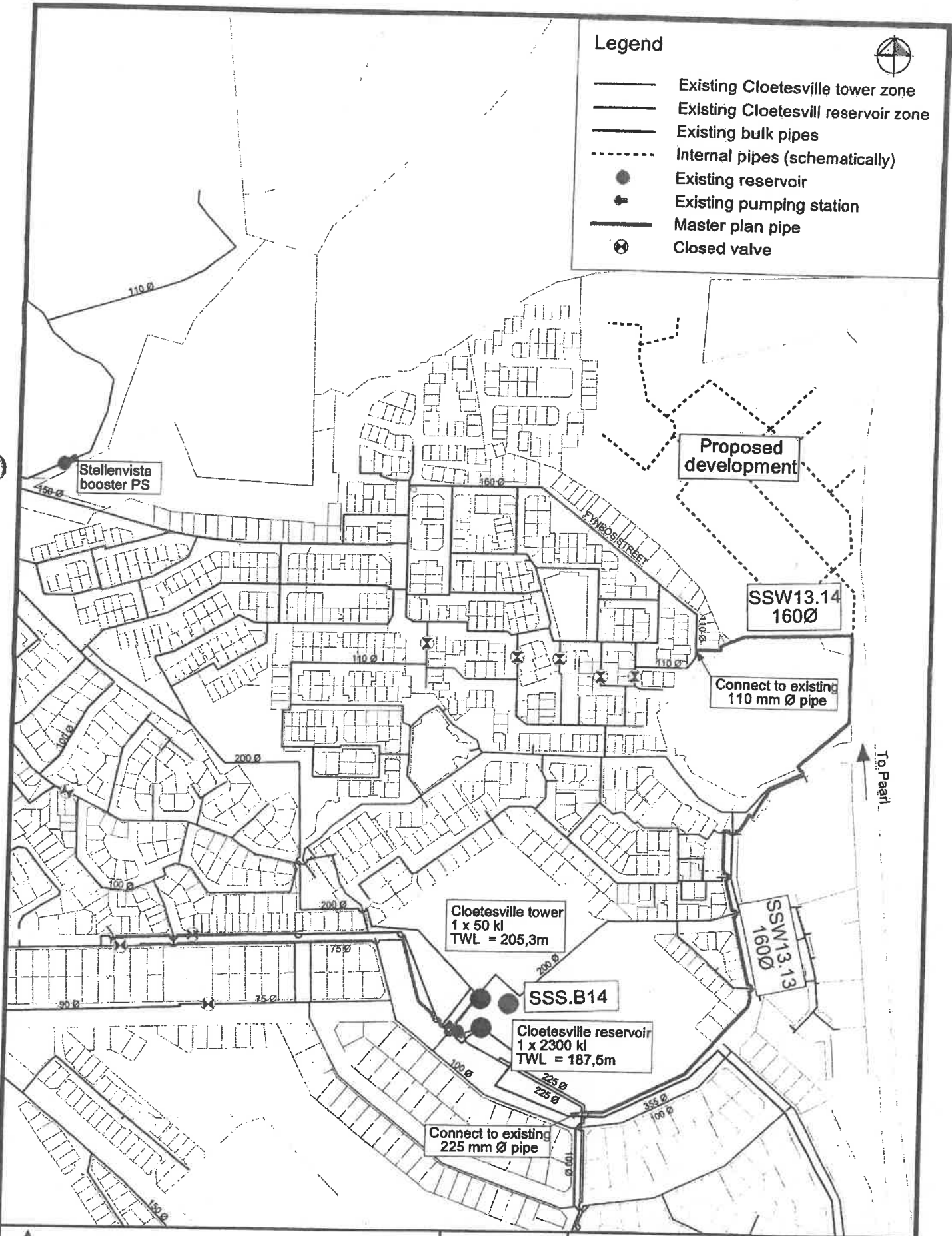
Total Development Charges before Deductions	R3 809 391,96	R3 100 045,79	R611 848,56	R532 723,51	R5 124 163,84	R 3 343 870,43	R16 542 064,60
Deductions per service (%)	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%
Deductions per service (amount)	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
Total after Deductions (including VAT)	R3 809 391,96	R3 100 045,79	R611 848,56	R532 723,51	R5 124 163,84	R 3 343 870,43	R16 542 064,60
Total	R4 380 800,75	R4 655 077,55	R911 777,34	R703 626,30	R6 822 788,35	R 3 868 456,29	R18 053 734,99



**Legend**



- Existing Cloetesville tower zone
- Existing Cloetesvill reservoir zone
- Existing bulk pipes
- - - Internal pipes (schematically)
- Existing reservoir
- ⊙ Existing pumping station
- Master plan pipe
- ⊗ Closed valve



February 2019  
**Stellenbosch - Development on Farm 85**



**Figure 1 (Final)**  
 Proposed Development  
 Development on Farm 85 - Stellenbosch  
 Existing Water System



**Pieter Arangie**  
Transport Planner  
Western Cape Office

NEETHLINGSTRAAT 12  
STELLENBOSCH

August 30, 2019

**STELLENBOSCH MUNICIPALITY – INFRASTRUCTURE SERVICES**  
Plein Street  
Stellenbosch  
7600

For the attention of: Mr Colin Taylor

Via email: [colin.taylor@stellenbosch.gov.za](mailto:colin.taylor@stellenbosch.gov.za)

Dear Mr Taylor

**PROPOSED RESIDENTIAL DEVELOPMENT ON FARM PATRYSEN VALLEY NO. 85: COST OF AND FUNDING FOR ROAD NETWORK UPGRADES**

Our telephone conversation of even date regarding the anticipated road network upgrades and access for our proposed development, refers.

I confirm that we are aware that the anticipated costs for upgrading around the Hendrickse Street / R44 intersection exceeds the current calculated development contributions applicable for Roads & Stormwater for our development and that as such, the owner / developer (NS12) will be liable for this shortfall in funding.

In addition, the costs for upgrading and alterations on the R44 to gain the proposed access to our development property, will also be funded by the owner / developer (NS12).

I trust that this correspondence satisfies your requirements and urge you to contact the undersigned if you require any additional information / clarification.

Kind regards,



**Paul Harold Louw (Pr Eng)**  
Director, for  
Neethlingstraat 12 Stellenbosch (Pty) Ltd

BUCHANAN SQUARE, 2<sup>ND</sup> FLOOR, THE HILLS, 160 SIR LOWRY WOODSTOCK, CAPE TOWN 8001  
P.O. BOX 12731 • MILL STREET • CAPE TOWN • 8010  
NEETHLINGSTRAAT 12 STELLENBOSCH (PTY) LTD  
PHONE: ++2721 461-7178 • FAX: ++2721 461-3349 REG 1999/002239/07  
DIRECTORS: PH LOUW • SLH BRAUN • HPJ PRETORIUS



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## **ANNEXURE K**

COMMENT FROM THE MANAGER: COMMUNITY SERVICES

# INTEROFFICE MEMORANDUM



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK  
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

2

**DEPARTMENT: COMMUNITY SERVICES**  
Stellenbosch Municipality, 123 Merriman Avenue, Stellenbosch, 7599

To:	<b>Administrative Officer: Land Use Management Salome Newman</b>	From:	<b>Senior Environmental Planner: Schalk van der Merwe</b>
CC:	<b>Manager: Community Services Albert van der Merwe</b>	Date:	<b>2 June 2022</b>
Re:	<b>FARM 85 (PATRYSEN VALLEY), STELLENBOSCH, APPLICATION FOR SUBDIVISION, OTHER AMENDMENTS OF SDP/SUB PLANS, CONDITIONS OF APPROVAL</b>		

The above application (December 2021), the Environmental Authorization (8 July 2015) issued by the Department of Environmental Affairs and Development Planning in terms of the National Environmental Management Act, 107 of 1998, and relevant Environmental Management Plan and Maintenance Management Plan, refer. From an environmental planning point of view this department has no objection to the approval of the application subject to the following:

1. The conditions set by the above Environmental Authorization must at all times be adhered to and the associated Environmental Management- and Maintenance Management Plan implemented.
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.

**S VD MERWE**  
**SENIOR ENVIRONMENTAL PLANNER:**  
**COMMUNITY SERVICES**





**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## **ANNEXURE L**

COMMENT FROM THE DEPARTMENT OF TRANSPORT AND  
PUBLIC WORKS

11



Ref: 16/9/6/1-25/128 (Job 23529)

The Municipal Manager  
Stellenbosch Municipality  
P.O. Box 17  
**STELLENBOSCH**  
7599

STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICES  
18 MAY 2022  
**RECEIVED**

MUNICIPALITY - MUNISIPALITEIT  
18 MAY 2022  
CENTRAL RECORDS STELLENBOSCH

Attention: Mr R Fooy / Ms H Deacon

Dear Sir /Madam

**RE: FARM NO. 85, STELLENBOSCH DIVISION: APPLICATION FOR REZONING, SITE DEVELOPMENT PLAN, LANDSCAPE DEVELOPMENT PLAN, ARCHITECTURAL DESIGN FRAMEWORK AND PROPOSED PHASING**

FILE NR:	
SCAN NR:	F855
	730034

1. The following refer:
  - 1.1. This Branch's even numbered letters dated 13 April 2016, 24 May 2019; and 23 July 2019; and
  - 1.2. Plan with drawing number 3400.2/PU/01 dated 20 April 2022 received from ITS on 25 April 2022.
2. The plan referenced above showed (drawn for information only) proposed stormwater management proposals, dualling of Main Road 27 (R44), relocation of services and new services and selected cross sections.
3. After a site visit and review of the plan, the following are concerns:
  - 3.1. The design must include NMT facility of 2.4m on the western edge of the new carriageway;
  - 3.2. Insufficient details have been shown in respect of the stormwater channels and handling of stormwater;
  - 3.3. The stormwater structure at chainage 36500 is a large structure measuring some 8 x 8 m and has a depth of 4m with a current deflector wall, see photo collection 1. This large structure also serves as a detention pond before the water dissipates into the wetland area. The western carriageway is built over this stormwater structure, and it unclear if this water is led by culvert to the wetland area;

- 3.4. In a similar vein, the stormwater channel at chainage 36690 is approximately 3m deep and 5m wide with a length of 30 m, which means that it serves as a detention pond as well before the water dissipates. The design does not indicate how this detention pond is accommodated. See photo collection 2.
4. The conceptual design that was done does not contain sufficient detail for the Branch to consider approving the ultimate road reserve requirement.
5. Please submit a design showing sufficient level of detail of the dualling and stormwater management to the Design Directorate for the attention of Ms M Hofmeyr of this Branch.
6. Please note that the land survey that was done to inform the Site Development Plan and consequent development plans are still required by this Branch.

Yours Sincerely



**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: ROADS**

**DATE: 03 MAY 2022**

PHOTO PLATE 1: Drainage at chainage 36500

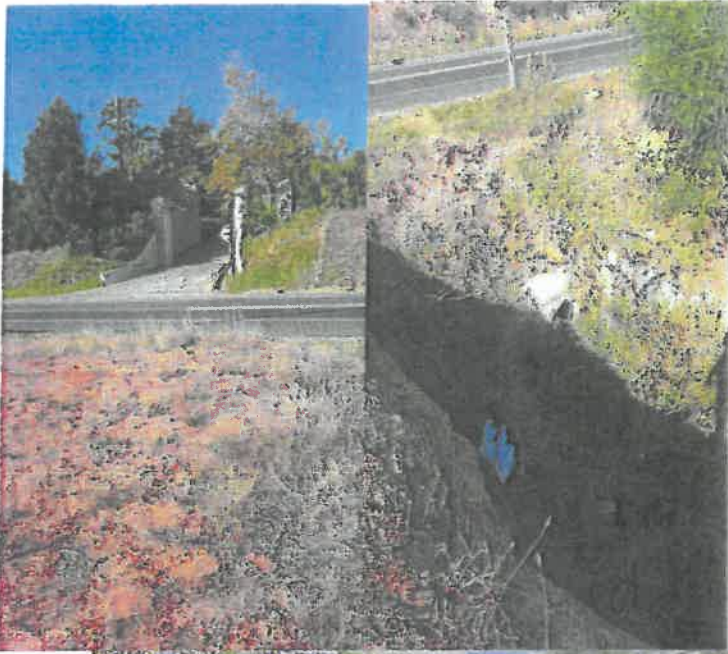


Drainage structure measuring some 8 x 8 m and a depth of 4m with a water current deflector wall. This large structure also serves as a detention pond before the water dissipates into the wetland area.





PHOTO PLATE 2: Drainage at chainage 36690



Far right and left photo showing stormwater inlet and headwall.  $\Phi$  850mm



Right and bottom photo showing scale of "detention pond", approximately 3m deep, 5m wide and 30 m long.