



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13875

Our File Reference Number: Erf 3223, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR A DEPARTURE: ERF 3223, IDAS VALLEY, 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 the Departures in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015, on erf 3223, Stellenbosch for the following:
 - 2.1.1 Street building line on Helshoogte street, from 4.5m on Ground floor of the building to 1.0m and 4.5m to 2.0m for Floors 1 to 3 of the building; 4.5m to 1.0m for the balconies and 4.5m to 2.0m for the building and the proposed pool.
 - 2.1.2 Street building line on Sonnebloem street, from 4.5m to 3.0m for Floors 1 to 3 of the building and from 4.5m to 0m for the proposed pool.
 - 2.1.3 Street building line on Juffernbrunch street, from 4.5m to 1.0m for Floors 1 – 3 of the building; 4.5m to 1.0m for the balconies and 4.5m to 2.0m for the building and the proposed pool.
 - 2.1.4 Common boundary building line adjoining erf 3222, from 4.5m to 1.0m for all floors for the staircase and 4.5m to 3.0m for floors 1 to 3 of the building.

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

3. **Conditions of approval:**

- 3.1 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 3.2 The development be undertaken generally in accordance with **SDP No: 05-2023-3223 DATE: MAY 2023 PAGE: 1 to 11**, attached as **Annexure 2**.
- 3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.4 Building plans be submitted and approved prior to any building work taking place and be generally in accordance with SDP No: 05-2023-3223 DATE: MAY 2023 PAGE: 1 to 11, attached as **Annexure 2**.
- 3.5 The visitors parking bays be indicated on the building plan and form part of the common property and controlled by the Body Corporate.
- 3.6 A detailed landscaping plan be submitted with the building plan for approval and that the landscaping plan include sidewalk planting and be implemented prior to an occupation certificate being issued.
- 3.7 The conditions of approval as imposed by the Directorate Infrastructure Services in their memo dated 9 May 2023, be complied with, as attached as **Annexure D** of this report.
- 3.8 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior submission of the building plans, or as may be agreed on in writing with the Director Infrastructure Services.

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

- 4.1 The proposal is in line with the SDF as the proposal is seen as a form of infill development.
- 4.2 The approval of the proposal will not result in any additional land use right being granted as the property is being developed in terms of its zoning and will only facilitate the optimal use of the property.
- 4.3 The approval of the building line departures will not result in any negative impact on the surrounding area as the property is bordered by three street and the relaxation granted

for the staircase which is located on the common boundary with erf 3222 has no overlooking features that could compromise the privacy of the neighbouring property.

4.4 The subject property is positioned within the urban periphery of an existing residential area of Stellenbosch town, and it enjoys convenient access to multiple collector roads and public transport facilities, enabling residents to effortlessly utilize these amenities in their daily routines.

4.5 The proposed building is located to the western edge of the existing residential area and thus will not cast a shadow over the surrounding properties through the day due to its location.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

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

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

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

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

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

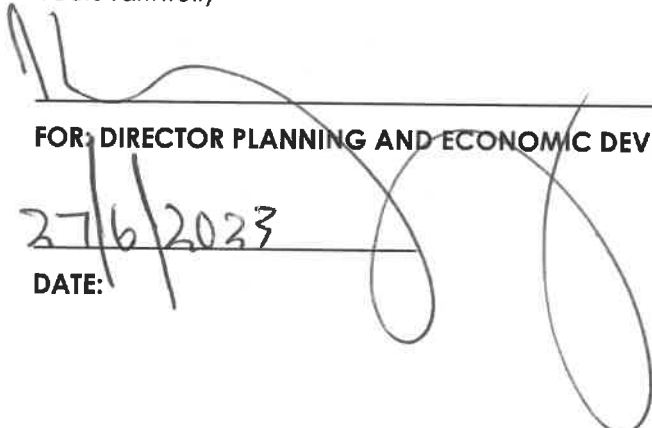
- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
- (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred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

- (d) whether the appeal is lodged against the whole decision or a part of the decision;
- (e) if the appeal is lodged against a part of the decision, a description of the part;
- (f) if the appeal is lodged against a condition of approval, a description of the condition;
- (g) the factual or legal findings that the appellant relies on;
- (h) the relief sought by the appellant; and
- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
- (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

7. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za
8. 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.
9. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
10. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

27/6/2023

DATE:

LIST OF OBJECTORS:

1.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

E-mail: [REDACTED]

2.

[REDACTED]
[REDACTED]

E-mail: [REDACTED]

3.

[REDACTED]

E-mail: [REDACTED]

4.

[REDACTED]

E-mail: [REDACTED]



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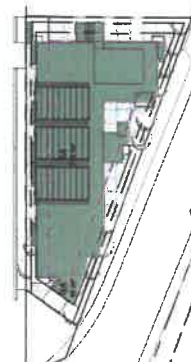
ANNEXURE B

BUILDING LINE NOTE
THE REQUIRED MINIMUM 4.5m BUILDING LINE AS STIPULATED IN THE BY-LAW IS ILLUSTRATED IN PINK ON ALL PLANS. REFER TO THE BORDERLINE OF RIGHT-OF-WAY WORKS FOR THE NOWLY PROPOSED BUILDING LINE.

[illegible]

M3 (Domestic Reference) as per Table 1 in SANS 10400 Part A

M3 (Domestic Reference) as per Table 1 in SANS 10400 Part A



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THE CLIENT ACCEPTS THE RESPONSIBILITY OF THE RESULTS. THE CLIENT ACCEPTS THE RESPONSIBILITY OF THE RESULTS, CONTENT AND ATTENTION.

1. **RESEARCH DESIGN**
This study was a descriptive, cross-sectional study. The data were collected from a convenience sample of 100 nurses working in the intensive care unit of a tertiary care hospital in the city of Pune, India. The study was conducted between January and March 2023. The data were collected using a self-administered questionnaire. The questionnaire was distributed to the nurses and they were asked to fill it out. The questionnaire was then collected and the data were analyzed.

2. **SETTING**
The study was conducted in the intensive care unit of a tertiary care hospital in the city of Pune, India. The intensive care unit is a specialized unit that provides care to patients who are critically ill or injured. It is staffed by nurses and doctors who are trained in intensive care medicine. The intensive care unit is a high-tech unit with advanced monitoring and life support equipment. It is a 24-hour unit that provides care to patients around the clock.

3. **PARTICIPANTS**
The participants in this study were 100 nurses working in the intensive care unit of a tertiary care hospital in the city of Pune, India. The nurses were selected using a convenience sample. The questionnaire was distributed to the nurses and they were asked to fill it out. The questionnaire was then collected and the data were analyzed.

4. **INSTRUMENTS**
The instrument used in this study was a self-administered questionnaire. The questionnaire was designed to assess the nurses' perceptions of the ethical challenges they face in the intensive care unit. The questionnaire was distributed to the nurses and they were asked to fill it out. The questionnaire was then collected and the data were analyzed.

5. **DATA COLLECTION**
The data were collected using a self-administered questionnaire. The questionnaire was distributed to the nurses and they were asked to fill it out. The questionnaire was then collected and the data were analyzed.

6. **RESULTS**
The results of the study showed that the nurses perceived several ethical challenges in the intensive care unit. The most common challenges were related to patient autonomy, beneficence, and non-maleficence. The nurses also perceived challenges related to justice and confidentiality. The results of the study are discussed in detail in the following sections.

7. **DISCUSSION**
The results of the study have several implications for nursing practice. First, the results suggest that nurses need to be educated about the ethical challenges they face in the intensive care unit. Second, the results suggest that nurses need to be supported in their efforts to address these challenges. Third, the results suggest that nurses need to be involved in the development of policies and procedures that address these challenges. The results of the study also have implications for nursing education. Nursing students need to be taught about the ethical challenges they will face in the intensive care unit. They need to be given opportunities to practice their ethical decision-making skills. They need to be supported in their efforts to address these challenges. The results of the study also have implications for nursing research. Future research should focus on identifying the factors that influence nurses' perceptions of ethical challenges in the intensive care unit. Future research should also focus on developing interventions to address these challenges.

8. **CONCLUSION**
The study found that nurses perceived several ethical challenges in the intensive care unit. The most common challenges were related to patient autonomy, beneficence, and non-maleficence. The nurses also perceived challenges related to justice and confidentiality. The results of the study have several implications for nursing practice, nursing education, and nursing research. The results suggest that nurses need to be educated about the ethical challenges they face in the intensive care unit. They need to be supported in their efforts to address these challenges. They need to be involved in the development of policies and procedures that address these challenges. The results of the study also have implications for nursing education. Nursing students need to be taught about the ethical challenges they will face in the intensive care unit. They need to be given opportunities to practice their ethical decision-making skills. They need to be supported in their efforts to address these challenges. The results of the study also have implications for nursing research. Future research should focus on identifying the factors that influence nurses' perceptions of ethical challenges in the intensive care unit. Future research should also focus on developing interventions to address these challenges.

9. **REFERENCES**
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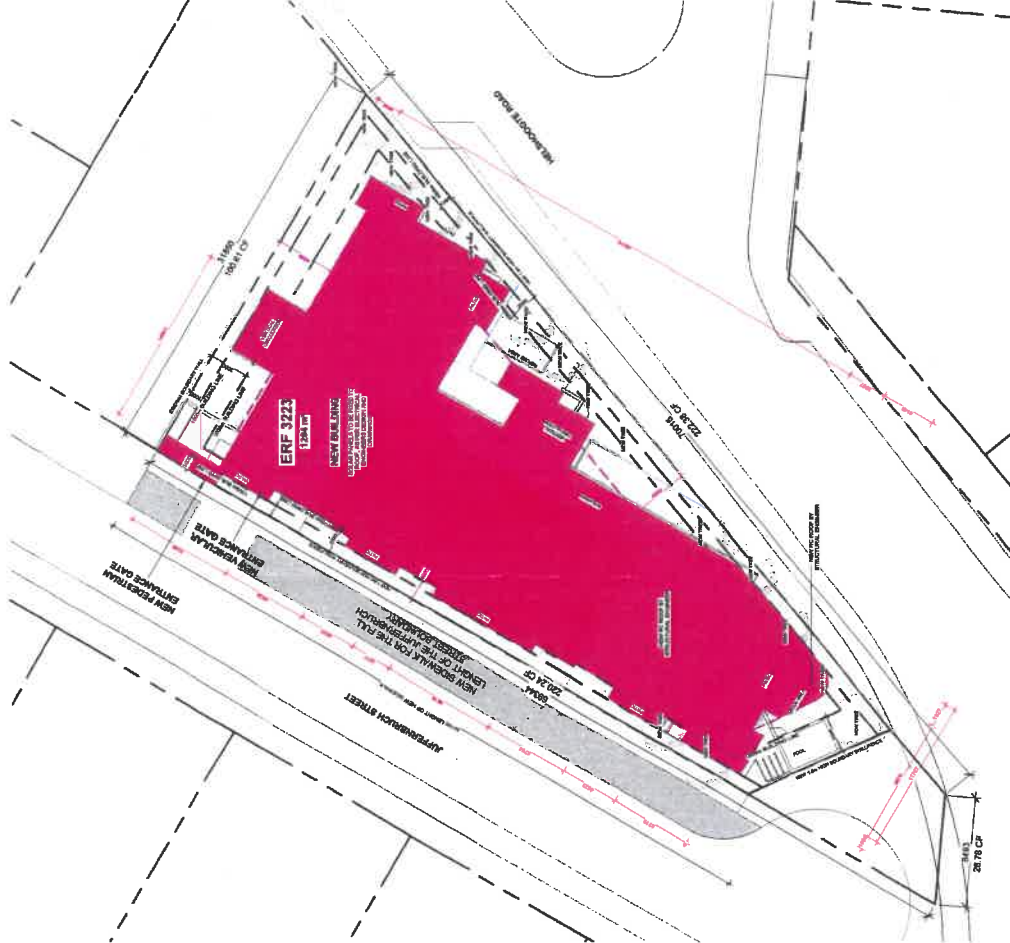
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SITE PLAN
Scale - 1 : 200

Scale - 1:2000

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GENERAL NOTES

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES.
THIS DRAWING IS NOT TO BE SCALED, FIGURED DIMENSIONS TO BE USED.
THE DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY THE QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS.
ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PERFORMING WORK IN HAND.

REVISIONS	
NUMBER	REVISION DESCRIPTION
A	Added User Information, Drawing, and Notes
B	Added User Information, Drawing, and Notes
C	Added User Information, Drawing, and Notes
D	Added User Information, Drawing, and Notes
E	Added User Information, Drawing, and Notes
F	Added User Information, Drawing, and Notes
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K	Added User Information, Drawing, and Notes
L	Added User Information, Drawing, and Notes
M	Added User Information, Drawing, and Notes
N	Added User Information, Drawing, and Notes
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X	Added User Information, Drawing, and Notes
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REVISIONS

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PROJECT DETAILS

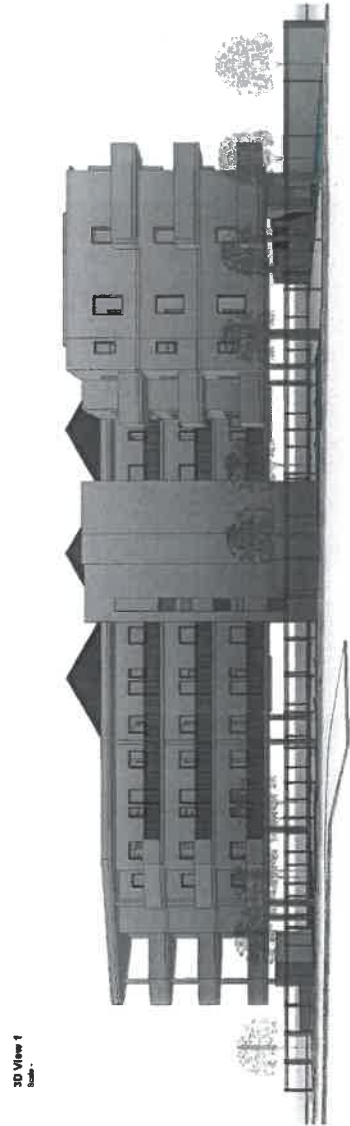
PROJECT NAME
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PROJECT ADDRESS
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DRAFTING TITLE

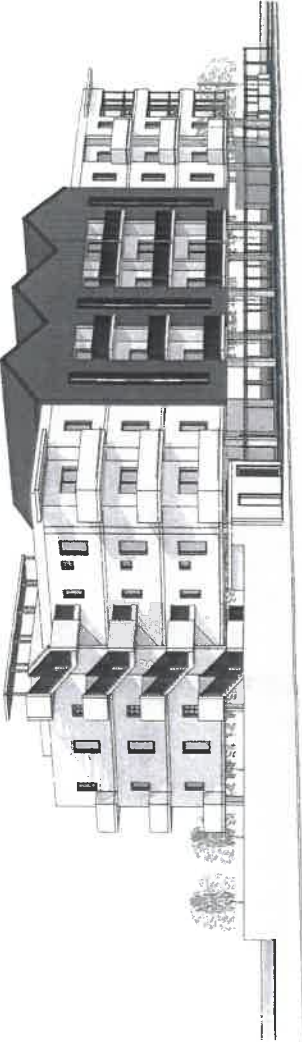
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DRAWING INFO	
DESIGN	CHECHARD
TS	WHO
DRAWING NUMBER	
PROJECT CODE	0805
	ZONE
	LD

SDP No: 05-2023-3223 DATE: MAY 2023 PAGE: 1 / 11

GENERAL NOTES

[illegible]

3D View 2
Scale =



3D View 3

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
2. ALL MATERIALS AND WORKSMANSHIP ARE TO COMPLY WITH THE RELEVANT DRAFT CODE.
3. DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS BEFORE PUTTING WORK IN HAND.

REVISIONS

DATE	ISSUED BY
2021-12-14	TS
2021-12-15	BS
2022-03-07	TS
2022-02-18	TS
2022-03-02	TS
2023-04-09	ZB
2023-04-18	ZB

PROJECT DETAILS

PROJECT NAME
VANDERBILT

PROJECT ADDRESS
2207 22ND
DANVILLE
STILLMEADOW
CLIENT
EAGLE HILL/MS

TITLE	CTNES			
INFO	CHECKED	DATE	SCALE	BY
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NUMBER				
ZONE	LEVEL	TYPE	HOUSE NUMBER	KEY

23 PAGE: 2 / 11

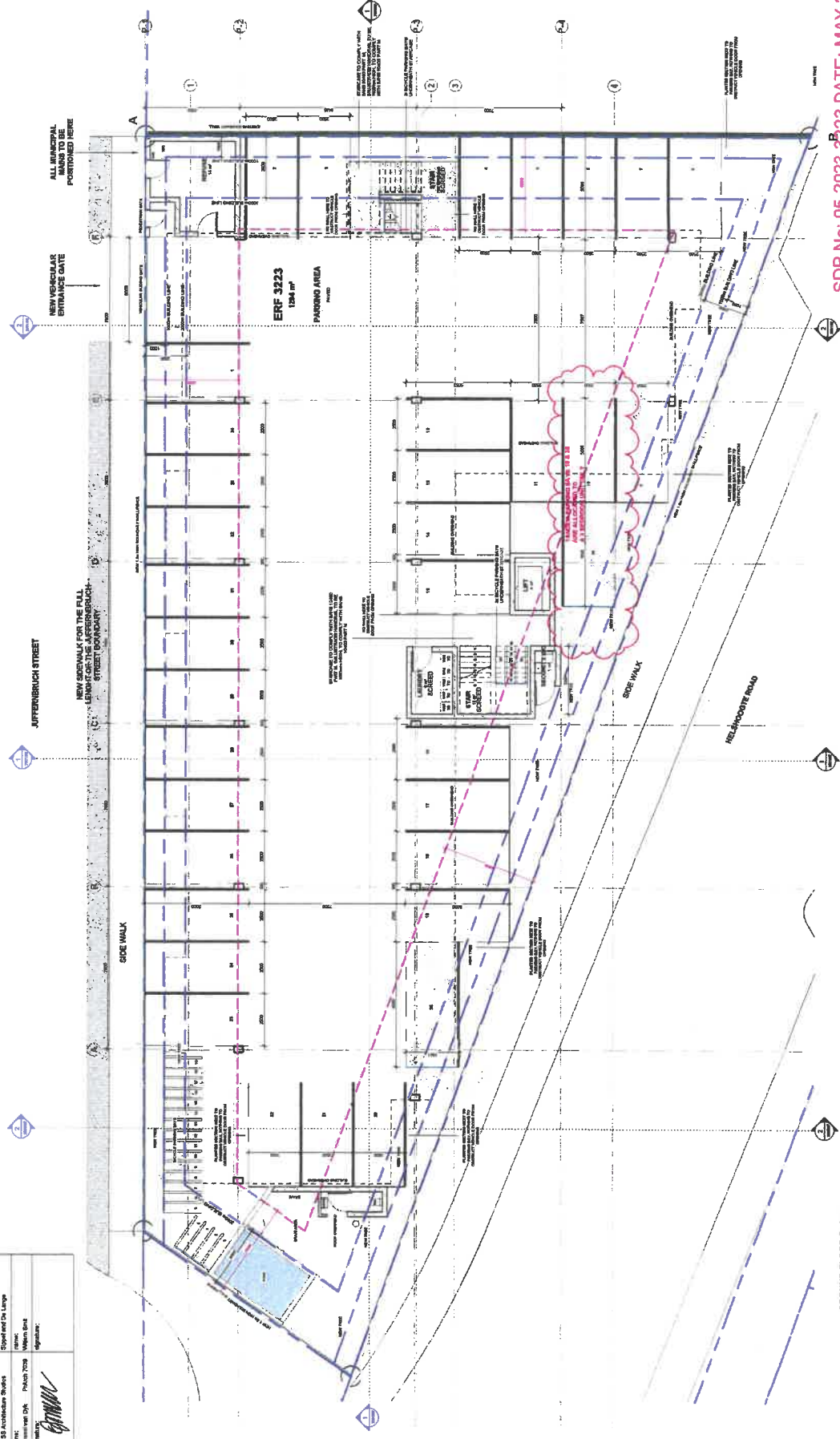
BUILDING LINE NOTE
THE REQUIREMENTS FOR 4.5m BUILDING LINE AS SPECIFIED IN THE BY-LAW IS ILLUSTRATED IN PINK ON ALL PLANS. THE BOUNDARY OF RIGHT-OF-WAYING FOR THE PROPOSED BUILDING LINE

SIGNATURE BLOCK		ENGINEER
<p>company name: Vulcraft PFT LTD</p> <p>name: Earle Williams</p> <p>signature:</p>	<p>company: OAS Architectural Studios</p> <p>name: Preston van Dyke</p> <p>signature:</p>	<p>company: Seydel and De Lange</p> <p>name: Wimien Bond</p> <p>signature:</p>

ENGINEER

CLIENT	ARCHITECT	ENGINEER
name: PTTY LTD	name: QAS3 Architecture Studio	company: Seydel and De Lange
name:	name: Pietrus van Dyk	name: Wimien Smal
	signature: 	signature: 

[Signature]



GROUND FLOOR PLAN
Scale - 1 : 100

601.1 - 607.5
624.5 - 1:109

GASS
ARCHITECTURE STUDIOS

IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 96 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY OASIS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF OASIS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENTS FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME, EXCEPT WITHIN THE EXPRESS CONSENT OF OASIS.

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RELEVANT DRAWINGS AND SPECIFICATIONS.
2. ALL MATERIALS AND EQUIPMENT ARE TO COMPLY WITH THE RELEVANT B.B.M. & CODES.
3. THIS DRAWING IS NOT TO BE SCALED, FIGURED DIMENSIONS TO BE USED.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY THE ARCHITECT, ENGINEER, AND OTHER CONSULTANTS.
5. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR.

POST KEYWORD	DATE
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PROJECT NAME
VAPOR ON
PROJECT NUMBER
SEP 1973
CARVALLE
STELLEBORCH
CLIENT
EARLE WILLIAMS

DRAWING INFO		DRAWING NUMBER	
DRAWN	CHECKED	PROJECT CODE	DATE
TR	WFO	ZONE	LEVEL

AND PROOF. OUR CLIENTS ARE PERSONS WHO HAVE NOT BEEN ADVISED BY US THAT THE CLIENT ACCEPTS THE RESPONSIBILITY OF THE MATERIALS. THE CLIENT ACCEPTS THE RESPONSIBILITY OF THE MATERIALS, CONTENT AND STATEMENT.

NOTES:
1. ALL BUILDING WORK TO COMPLY WITH SANS 10400
2. BE CARRIED OUT IN ACCORDANCE WITH LOCAL
3. ITES AUTHORITIES BUILDING BY-LAWS AND
4. ULATIONS
5. THIS DRAWING IS NOT TO BE SCALED, USE PRODUCED
6. ONLY.

1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER SHALL BE RESPONSIBLE FOR THE CLARITY OF THE INFORMATION AND THE NUMBER OF ITEMS ON EACH BEFORE COMMENCING ANY DRAWINGS, MANUFACTURE AND/OR WORK. ANY AMBIGUITY MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NOTES:

1. ALL STRUCTURAL WORK TO BE EXECUTED IN ACCORDANCE WITH ENGINEER'S DETAILS & SPECIFICATIONS.
2. ALL FOUNDATIONS, FOUNDATION WALLS, CONCRETE WORK AND REINFORCING STEEL SHALL BE DONE IN ACCORDANCE WITH THE UNIFORMATED DETAILS FOR CIVIL & STRUCTURAL ENGINEER.
3. ALL CONCRETE SURFACE SHALL BE FINISHED WITH GREEN POLY-THIN PROOF MEMBRANE TO COMPLY WITH MS-03, ON 15mm LAYERS OF HARDWARE.
4. CONTRACTOR SHALL ACTED TO STRUCTURAL ENGINEER'S DETAILS & SPECIFICATIONS.

[illegible]

• ALL FOUNDATION WALLS, THERE AFTER EVERY 4 INCH
• COLUMNS OR TO END SPECIFICATION.
• CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH
• ALL WINDOWS TO HAVE DPC ALL AROUND
• JOINTS AND DEADENED JOINTS.

ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED HEREIN MUST BE EXECUTED IN STRICT ACCORDANCE WITH THE SANITATION CODE, 1980 PART P.

ALL SURFACE DRAINAGE DRAINS TO HAVE A MINIMUM DIAMETER OF 100mm AND BE LAID AT A SLOPE OF NOT LESS THAN 1:40 TOWARD AN INTERIOR MANHOLE OR MANHOLE CONNECTION.

ALL ACCESS POINTS TO BE PROVIDED INTO ALL STRUCTURES AT ANY FEASIBLE HEIGHT, NOT LESS THAN 2m ABOVE FINISHED GROUND LEVEL.

ALL WASTE PIPES TO BE ENCASED IN MIN. 100MM CONCRETE

ALL SOIL RETAINS WITH VERTICAL DRAINAGE
FOR THAN 1200MM TO HAVE ANTISETTLE
IN ANTIMONY COMPANIES TO DISCHARGE A
OF 2400MM FROM ANY OPEN GULLY.

GLAZING NOTE
ALL GLAZING TO COMPLY WITH RULE 1640B PART 7th

SIZING NOTE
ALL MEASUREMENTS ARE TAKEN
OPENINGS AND ALL DUCT CURVED
OPENINGS TO BE VERIFIED ON SITE PRIOR TO
MANUFACTURE.
ANY DISCREPANCIES TO BE DISCUSSED WITH

ALL QUANTITIES TO BE CHECKED BY
THE ARCHITECT AS SOON AS THEY BECOME
APPARENT.
CONTRACTOR.

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023 PAGE: 3 / 11

TITLE
LAW

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Champion			

WFO	20230610	As published
G. NUMBER		0.1

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BUILDING LINE NOTE
SEE REQUIRED PERMITS. 4.3m BUILDING
LINE AS STIPULATED IN THE BY-LAW IS
INDICATED IN PINK ON ALL PLANS. REFER TO
SCHEDULE OF REQUIREMENTS FOR THE
NEWLY PROPOSED BUILDING.

SIGNATURE BLOCK		ENGINEER
CLIENT	ARCHITECT	
company name: Washington PTL LTD	company: GMS Architecture Studio	company: Sippl and Di Lango
name: Sally Mathison	name: Michael van Dyk	name: William Scott
signature: 	signature: Michael van Dyk	signature: 

ENGINEER

company name:	company:	company:
Vanbom Pty LTD	GA3S Architecture Studio	Sigol and Os Lange
name:	name:	name:
Ede Williams	Wessel van Dyk	Willems-Smit
signature:	signature:	signature:
		

BUILDING LINE NOTE
SEE REQUIRED PERMITS. 4.3m BUILDING
LINE AS STIPULATED IN THE BY-LAW IS
INDICATED IN PINK ON ALL PLANS. REFER TO
SCHEDULE OF REQUIREMENTS FOR THE
NEWLY PROPOSED BUILDING.

[illegible]

STRUCTURAL NOTES:
 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN ACCORDANCE WITH ENGINEERING DETAILS & ATTACH.
 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, CONCRETE WORK AND M/S BOL.
 2.3 ALL STRUCTURAL WORK TO BE EXECUTED IN ACCORDANCE WITH ENGINEERING DETAILS & ATTACH.
 2.4 ALL CONCRETE SURFACE BEARS ON 250 mm ORCE

WALL NOTES:
1. 4" 1200mm BRICK WALL WITH GUNNLE BRICKWORK
2. EXTERNAL WALL UNLESS SPECIFIED OTHERWISE
3. 100mm BRICK WALL WITH GUNNLE BRICKWORK
4. EXTERNAL WALL UNLESS SPECIFIED OTHERWISE

ALL BRICKWORK MUST MEET OR EXCEED THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE (IBC) SECTION 2107.1. ALL BRICKWORK MUST BE PLACED EVERY 16 INCHES ON CENTER OR TO MEET SPECIFICATION.

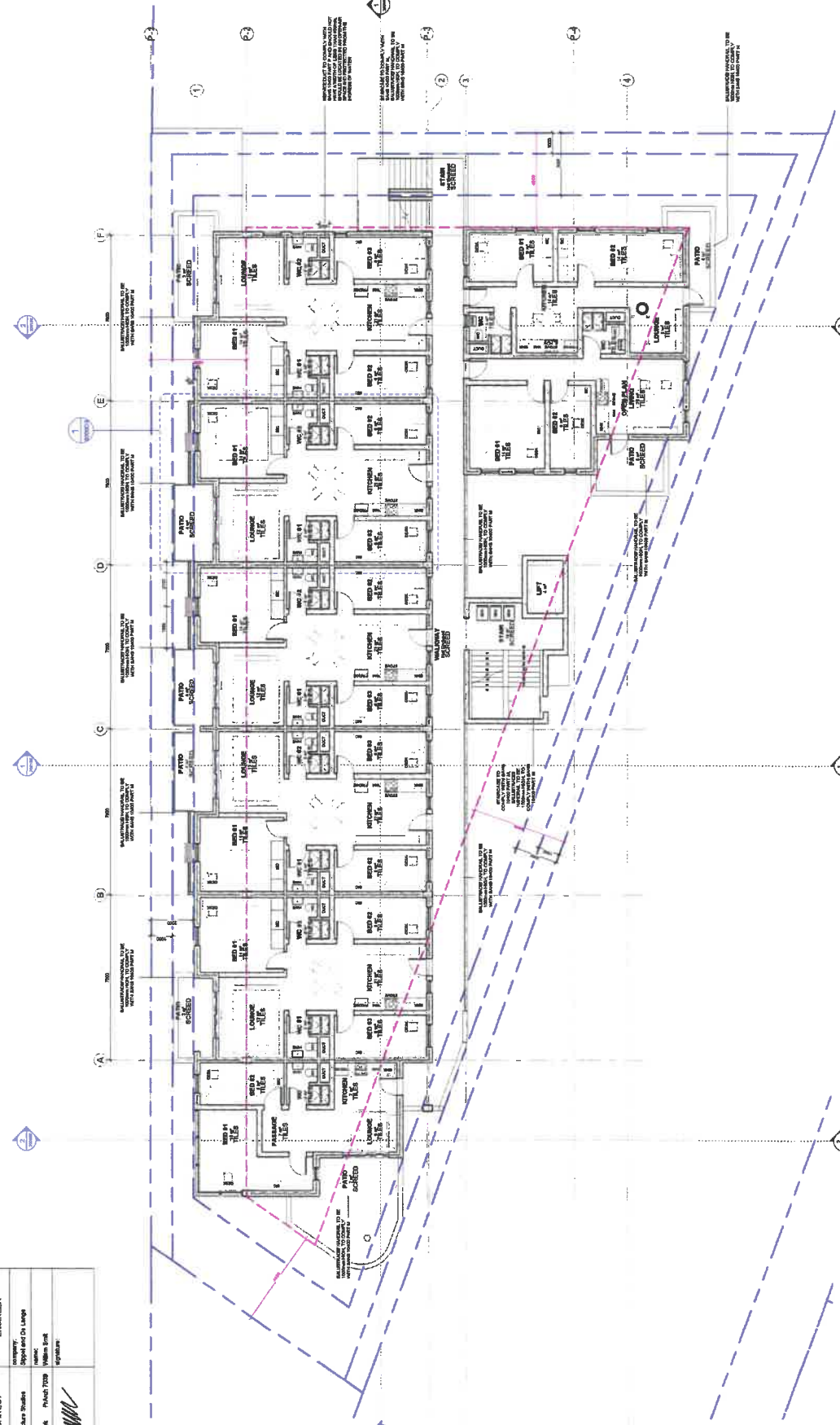
[illegible][illegible]

ALL WHITE PIPES UNDER FLOOR SLAB TO BE
ALL JOBS FITTING WITH VERTICAL DISCHARGE
ATER THAN 1200mm TO HAVE ANTI-SIPHON
RANWAY COMPRESSED TO DISCHARGE
OF 240mm FROM ANY OPEN GULLY.

11 AND EXHAUSTIVE SPECIFICATIONS.

SIZING NOTE
ALL MEASUREMENTS OF DOORS
OPENERS AND ALL DUCT EQUIPMENT
OPENINGS TO BE VERIFIED ON SITE PRIOR TO
MAKE-UP ACTURE

ALL QUANTITIES TO BE CHECKED BY
CONTRACTOR



FIRST FLOOR PLAN
Scale: 1" = 100'

Scale: 1" = 100'

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GASS
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1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE DRAWING.
2. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE DRAWING.
3. THIS DRAWING IS NOT TO BE SCALED, FIGURED DIMENSIONS TO BE USED.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY THE ARCHITECT.
5. ALL DIMENSIONS AND LEVELS MUST BE CHECKED GATE BY GATE.

[illegible]

ISSUED FOR
COUNCIL



PROJECT ADDRESS
RFP 3723
CARVALLE
STILLENBOCH
CLINT
PEARLE WILLIAMS

DRAWING INFO		DRAWING NUMBER				
DRAWING	CHARGED	TS	W/D	PROJECT CODE	ZONE	LEVEL

SDP No: 05-2023-3223 DATE: MAY 2023 PAGE: 4 / 11

LEGAL NOTICE
ALL BUILDING WORK TO COMPLY WITH RULES 194
SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL
AUTHORITIES BUILDING BY-LAWS AND
REGULATIONS.

SIGNATURE OF BLOCK

CLIENT

References

PTV LTD

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: 100[illegible]

10SUMMARY OF ABBREVIATIONS OF THE

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✓

SIGNATURE BLOCK		CUSTOMER	ARCHITECT	ENGINEER
company name:	Verdeco Pty LTD	company:	DAUS Architectural Studies	company:
name:	Earle Williams	name:	Priscilla Ann Day	name:
signature:		signature:		signature:

SIGNATURE BLOCK

CUSTOMER	ARCHITECT	ENGINEER
<p>company name: Verblom PTY LTD</p> <p>name: Earle Williams</p> <p>signature: <i>Earle Williams</i></p>	<p>company: QALSS Architecture Studios</p> <p>name: Pieter van Dyk</p> <p>signature: <i>Pieter van Dyk</i></p>	<p>company: Sigel and De Lange</p> <p>name: William Steel</p> <p>signature: <i>William Steel</i></p>

THIRD FLOOR PLAN
Scale - 1 : 100

Scale - 1 : 100

COPYRIGHT

IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE ASSIGNMENT AGREEMENT, THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE INTELLECTUAL PROPERTY RIGHTS OF THE CLIENT AND THE INTELLECTUAL PROPERTY RIGHTS OF THE CLIENT'S EMPLOYERS AND/OR OTHERS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE INTELLECTUAL PROPERTY RIGHTS OF THE CLIENT AND THE INTELLECTUAL PROPERTY RIGHTS OF THE CLIENT'S EMPLOYERS AND/OR OTHERS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE INTELLECTUAL PROPERTY RIGHTS OF THE CLIENT AND THE INTELLECTUAL PROPERTY RIGHTS OF THE CLIENT'S EMPLOYERS AND/OR OTHERS.

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE AIAA BUILDING REGULATIONS.
2. ALL DRAWINGS AND DIMENSIONS ARE TO COMPLY WITH THE AIAA BUILDING REGULATIONS.
3. RELEVANT E.A.N. CODES.
4. THIS DRAWING IS NOT TO BE SCALED, FIGURED DIMENSIONS TO BE USED.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS.
6. THE CONSULTANTS RESPONSIBLE FOR THE WORK ON SITE BY THE CONTRACTORS BEFORE EXISTING WORK IS HANDLED.

REVISIONS

NUMBER	DATA DESCRIPTION
A	Index Documentation
B	Building Data
C	Building Data - Projects, Design, Utilities
D	Building Data - Projects, Design, Utilities
E	Post 8 Issues, Check, Update
F	Project Area, UK, Locality, Planning, Util, Utilities
G	Project Area, UK, Locality, Planning, Util, Utilities
H	Project Area, UK, Locality, Planning, Util, Utilities
I	Project Area, UK, Locality, Planning, Util, Utilities
J	Project Area, UK, Locality, Planning, Util, Utilities
K	Project Area, UK, Locality, Planning, Util, Utilities
L	Project Area, UK, Locality, Planning, Util, Utilities
M	Project Area, UK, Locality, Planning, Util, Utilities
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U	Project Area, UK, Locality, Planning, Util, Utilities
V	Project Area, UK, Locality, Planning, Util, Utilities
W	Project Area, UK, Locality, Planning, Util, Utilities
X	Project Area, UK, Locality, Planning, Util, Utilities
Y	Project Area, UK, Locality, Planning, Util, Utilities
Z	Project Area, UK, Locality, Planning, Util, Utilities

ISSUED BY	DATE
TS	2021-12-16
TS	2021-12-19
TS	2021-12-14
TS	2021-12-15
TS	2022-03-07
TS	2022-02-16
TS	2022-03-02
TS	2023-04-08
TS	2023-04-18



**ISSUED FOR
COUNCIL**

PROJECT DETAILS

PROPERTY NAME
VADOC.COM

PROJECT ADDRESS
ETW 2371
DARVALLER
STELLENBOCH

COUNTRY
SOUTH AFRICA

DRAWING TITLE

DRAWING INFO		DRAWING NUMBER	
DRAWING	CHECKED	PROJECT CODE	ZONE
TS	WHO		

- 1300PL - I

GENERAL NOTES

NO REPRODUCTIONS ARE LIMITED WITHOUT WRITTEN PERMISSION. THE CLIENT ACCEPTS THE RESPONSIBILITY OF THE TERMS, THE CLIENT ACCEPTS THE RESPONSIBILITY OF THE TERMS, CONTENT AND STATEMENT.

NOTES:
1. ALL BRIDGING WORK TO COMPLY WITH BASE TOES
2. BE CARRIED OUT IN ACCORDANCE WITH LOCAL
3. NOTICES AUTHORITY BUILDING BY-LAWS AND
4. REGULATIONS
5. THIS DRAWING IS NOT TO BE SCALED, USE FIGURED
DIMENSIONS ONLY.

§ 1.2 THE CONTRACTOR, SUB-CONTRACTOR AND ALL PERSONS EMPLOYED BY THEM SHALL BE RESPONSIBLE FOR PLACING THE DEPTH OF EDUCATIONS AND DEGREE OF STEPS ON SITE, BEFORE COMMENCING ANY UNPAVED, UNPAVED, MANUFACTURE AND/OR WORK, ANY INFORMATION MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

§ 1.3 THE SITE TO BE TREATED IN ACCORDANCE WITH THE CODE OF PRACTICE NO. 913-1-1977 WITH ALL THE REQUIREMENTS OF THE CODE. ALL THE AREAS SHALL BE FINISHED FLOOR LEVEL UNLESS OTHERWISE STATED.

INSTRUCTIONS:

1. **2.1** ALL STRUCTURAL WORK TO BE COMPLETED IN ACCORDANCE WITH ENGINEER'S DETAILS & SPECIFICATIONS.

2. **2.2** ALL FOUNDATIONS FOR RETENTION WALLS, RETAINING WALLS, AND CONCRETE WORK AND BASELINE SHALL BE COMPLETED AFTER DRAINAGE TO CURB AND STRUCTURAL JOINTS ARE IN PLACE.

3. **2.3** CONCRETE SURFACE BEING ON 250 MILES GREEN 100% Y. THINE DAMP PROOF MEMBRANE TO COMPLY WITH

3.1.3.1 120mm BRICK WALLS WITH GLAZED BRICKWORK DPC FOR EXTERNAL WALLS AND UNGLAZED BRICKWORK DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.1.3.2 150mm BRICK WALLS WITH GLAZED BRICKWORK DPC FOR EXTERNAL WALLS AND UNGLAZED BRICKWORK DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.1.3.3 ALL BRICKWORK MIN 7 MOD CLASS 2 & 4 WARE TILES ARE PLACED EVERY 3 COURSES

3. ALL FOUNDATION WALLS, THEREAFTER EVERY 6 INCH
OR TO END SPECIFICATION.

3. ALL CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3. ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:
1. ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED
HEREIN MUST BE EXECUTED IN STRICT ACCORDANCE
WITH SAS 91000 PART P.

4.5. ALL SURVEILLANCE COUNTRIES TO HAVE A MINIMUM OF 1000 MILES OF TELEPHONE CABLES WITH A MINIMUM DIAMETER OF 100MM AND BE Laid AT A DEPTH OF 1000 METERS. THE CABLES TO BE Laid IN A MANNER NOT LESS THAN 100 METERS AWAY FROM THE SHORELINE AND NOT LESS THAN 100 METERS AWAY FROM THE SHORELINE.

- 3.1.2 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE
- 3.1.3 ALL WASTE PIPES TO HAVE SENSIBLE SLOPE. ALL WASTE PIPES TO BE SCHEDULE 40 OR GREATER LENGTH AND TO BE CLEANED AND CLEARED.
- 3.1.4 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SCHEDULE 40.
- 3.1.5 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE ARE OTHER THAN 1200mm TO HAVE ANTI-VIBRON TERMINALS. RAINWATER DOWNPIPES TO DISCHARGE A

GLAZING NOTE

ALL CLIPPING TO DON'T LET WITH BARS 15408
PART 7*

BIDDING NOTE

ALL BIDDERS MUST
OPENING AND ALL DUCT GUIDANCE
OPENING TO SITE PRIOR TO
MANUFACTURE.

ANY DISCREPANCIES TO BE DISCUSSED WITH
THE ARCHITECT AS SOON AS THEY BECOME
APPARENT.

ALL QUANTITIES TO BE CHECKED BY CONTRACTOR

2023 PAGE: 6 / 11

G INFO		DATE	SCALE
CREATED	WHO	20220415	As indicated (see A)

G NUMBER				TYPE	FILE	ACCESS NUMBER	REQ
POOL	ZONE	LEVEL					

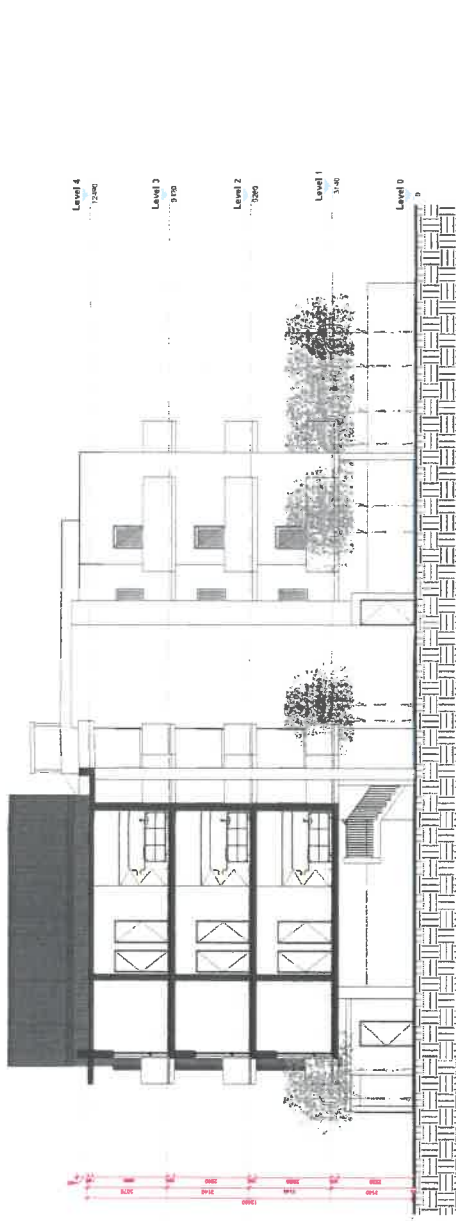
- 1300PH - 1

BUILDING LINE NOTE
THE REQUIRED MINIMUM 4.5m BUILDING LINE AS STIPULATED IN THE BY-LAW IS ILLUSTRATED IN PINK ON ALL PLANS. REFER TO THE SCHEDULE OF RIGHTS DRAWINGS FOR NEWLY PROPOSED BUILDING LINE.

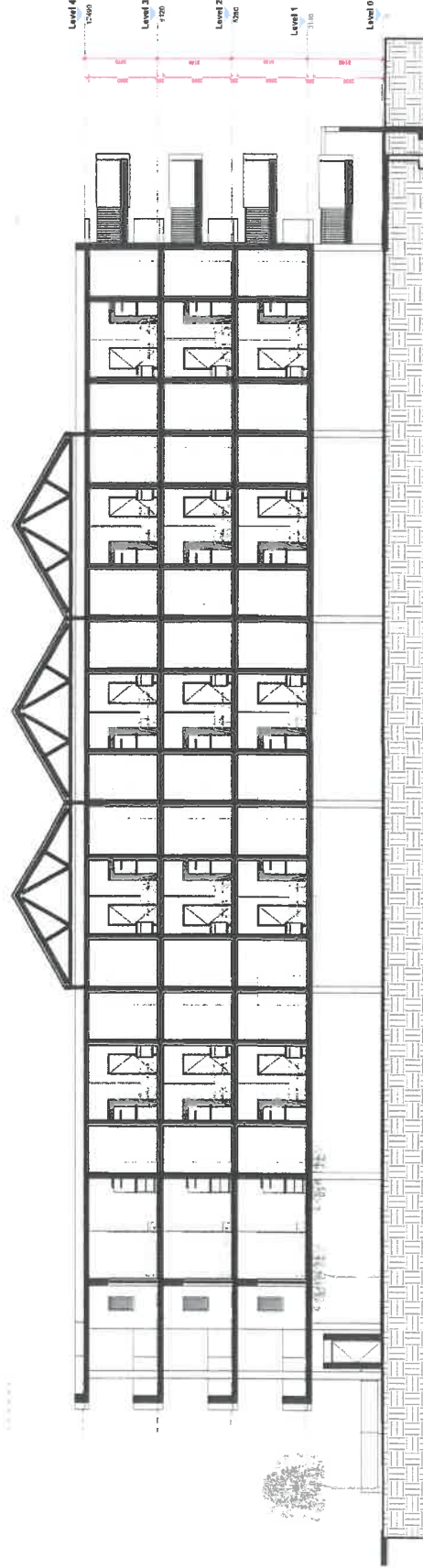
SIGNATURE BLOCK		CIENT	ARCHITECT	ENGINEER
company name:	company:	company name:	company:	company:
Veridone PVT LTD	Veridone PVT LTD	Veridone PVT LTD	Veridone PVT LTD	Veridone PVT LTD
name:	name:	name:	name:	name:
Erin Williams	Erin Williams	Erin Williams	Erin Williams	Erin Williams
signature:	signature:	signature:	signature:	signature:

ENGINEER

ARCHITECT	ENGINEER
company: GLASS Architecture Studio	company: Stoppel and De Lange
address: Hofstad van Dijk 74309	name: Willem Stoppel
signature: <i>W. Stoppel</i>	signature:



Section 1
Scale - 1 : 100

Section 2
Scoring - 1 : 100

GASS
ARCHITECTURE STUDIOS

COPYRIGHT

REVISIONS

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
2. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS.
3. THE DRAWING IS NOT TO BE SCALED. REQUIRED DIMENSIONS TO BE USED.
4. THE DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DIMENSIONS AND SPECIFICATIONS ISSUED BY THE ARCHITECT, ENGINEER, SURVEYOR AND OTHER CONSULTANTS.
5. ALL DIMENSIONS AND LEVELS ARE TO BE SET OUT BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

[illegible]

ISSUED FOR
COUNCIL

PROJECT DETAILS

PROJECT NAME
VARIFLOW

PROJECT ADDRESS
BPO 3225
DAVYNALLE
STELLENBOSCH
SOUTH AFRICA

DRAWING TITLE

DRAWING TITLE		DRAWING INFO		DRAWING NUMBER	
SECTIONS		DRAWING	DATE	PROJECT CODE	DATE
		TS	WFO		

SDP No: 05-2023-3223 DATE: MAY 2023 PAGE: 8 / 11

GENERAL NOTES

[illegible]

GLAZING NOTE
ALL GLASS TO COVER WITH MIN. 15000
PART #7

SIZING NOTE
TO COVER FRONT OF GLASS
OPERATORS AND ALL DUCT BOARD
OPERATORS TO BE VERIFIED ON SITE PRIOR TO
MANUFACTURE.

ANY DISCREPANCIES TO BE DISCUSSED WITH
THE ARCHITECT AS SOON AS THEY BECOME
APPARENT.

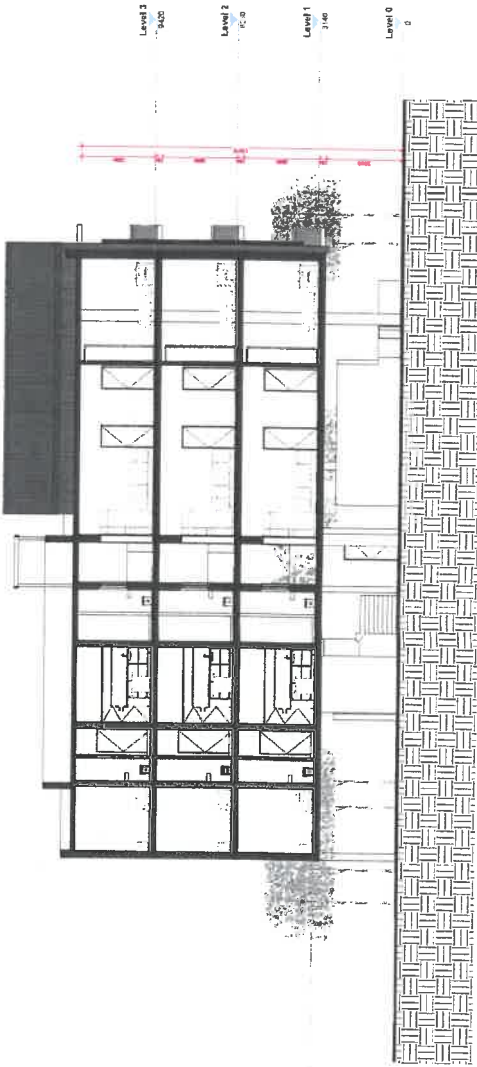
ALL DISCREPANCIES TO BE COVERED BY

BUILDING LINE NOTE
THE REQUIRED DIMENSIONABLE 4 IN. BUILDING LINE AS STIPULATED IN THE BY-LAW IS ILLUSTRATED IN PINK ON ALL PLANS. REFER TO THE SCHEDULE OF RIGHTS/DRAWINGS FOR THE NEWLY PROPOSED BUILDING LINES

SIGNATURE BLOCK		ENGINEER	
CUSTOMER	ARCHITECT	COMPANY	ENGINEER
company name: Verdonk PVT LTD name: Eric Williams signature:	company: DUES Architecture Studios name: Michael van Dyk title: Partner 7209 signature:	company: Sijpeel en De Lange name: Willem Sijpeel signature:	



Section 3
Scale - 1 : 100

Section 4
Scale - 1 : 100

GASS ARCHITECTURE INTERIORS

COPYRIGHT

IN ACCORDANCE WITH THE PRIVATE LAWERS OF THE COPYRIGHT ACT, WITH EFFECT OF 1991 RELATING TO THE PROTECTION OF THE RIGHTS OF THE AUTHOR, IN CONNECTION WITH THE PROJECT NUMBER, THE GROSS AREA OF THE BUILDING, THE DATE OF THE PROJECT, THE CLIENT, THE NAME OF THE ARCHITECT, THE NAME OF THE FIRM, AND THE CLIENT SHALL NOT BE ENTITLED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, TO REPRODUCE OR TO COMMUNICATE TO THE PUBLIC, IN ANY MANNER, THE CONTENTS OF THE PROJECT OR THE DRAWINGS OF THE SAME, EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL RELEVANT S.A.A. CODES.
3. THE DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ARE TO BE USED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL THE RELEVANT S.A.A. CODES.
5. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

REVISIONS	
NUMBER	REVISION DESCRIPTION
A	Revised Detail Drawings
B	Final A. Revise: Unit, Garage
C	Bedroom Area, Unit, Laundry
D	Revised: Bayview Room, Unit
E	Revised: Unit, Garage
F	Revised: Unit, Garage
G	Revised: Unit, Garage

NAME	DATE	ISSUED BY
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UAF	2021-11-15	100

[illegible]

DRAWING TITLE		SECTIONS	
DRAWING INFO		SCALE	
DRAWING	DATE	1/4" = 1'-0"	
TR	2022/04/18	1/4" = 1'-0"	
DRAWING NUMBER		1/4" = 1'-0"	

[illegible]

GLAZING NOTE

ALL QUANTITIES TO COMPLY WITH LANS STOPS PART "B"

SIZING NOTE

NO. 00000000000000000000
OPERATIONS AND ALL DUST CLIPBOARD
CHANGES TO BE VERIFIED ON SITE PRIOR TO
MANUFACTURE.

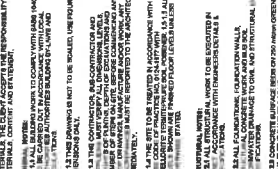
ANY DISCREPANCIES TO BE CORRECTED WITH
THE ARCHITECT AS SOON AS THEY BECOME
APPARENT.

ALL QUANTITIES TO BE CHECKED BY
CONTRACTOR.

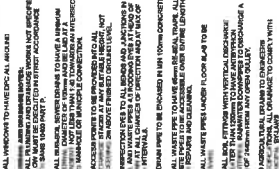
GENERAL NOTES

CULTURAL NOTES:

- A3 ALL STRUCTURAL WORK TO BE DISCUTED IN ACCORDANCE WITH ENGINEER'S DETAILS & APPROVED.
- B2 ALL FOUNDATIONS, FOUNDATION WALLS, CONCRETE WORK AND BUILT UP ROOFING TO BE DONE IN ACCORDANCE TO CIVIL AND STRUCTURAL PLANS.
- C3 CONCRETE SURFACE BEARS ON 200 mm OR GREATER.
- D2 ON CIVIL 150 mm LAYER OF HARDCORE COMPACTED TO SATISFACTORY ENGINEER'S DETAILS & SPECIFICATION.



2.5 230mm BRICK WALLS WITH CEMENT BRICKWORK ON EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE



SOUTHERN ELEVATION
Scale - 1 : 150

[illegible]

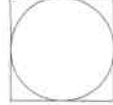
[illegible]

SIGNATURE BLOCK		CUSTOMER	ARCHITECT	ENGINEER
company name:	company:	company name:	company:	company:
Maddison PPT LTD	QUS Architectural Studios	David and Du Lange		
name:	name:	name:	name:	name:
Eric Williams	Muhammad Othman Othman	Patrick Tzeng		
signature:	signature:	signature:	signature:	signature:



GASS
ARCHITECTURE STUDIOS

NUMBER	REVISION DESCRIPTION
A	Building Line & Parking System
B	Pool & Access Road
C	Greenhouse, Access Road, & Landscaping
D	Reconstructing Bicycle Lane & Access Road
E	Minor Updates
F	Electricity added on underground
G	Parking Updates & Reland

[illegible]

PROJECT DETAILS	PROJECT NAME	PROJECT ADDRESS
	WATKINSON	EDF 2723 EASTFIELD PULASKI, MO 64601 EMERILL WILLIAMS

- 5000PL - C

[illegible]

STRUCTURAL NOTES:
1. ALL STRUCTURAL WORK TO BE EXECUTED IN
ACCORDANCE WITH ENGINEER'S DETAILS &
SPECIFICATIONS.

2.2 ALL FOUNDATIONS, FOUNDATION WALLS, RETAINING WALLS, PIER AND ABUTMENT WALLS, ALL CONCRETE WORK AND SUBSOL, WATER DRAINAGE TO CIVIL AND STRUCTURAL SPECIFICATIONS.

2.3 CONCRETE BLUE AGE BEING ON 250 micron GREEN Y-THENE DAMP PROOF MEMBRANE TO COMPLY WITH SANS 822, ON MIN 150mm LAYERS OF HANGROUSE OVER ALL TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

REMARKS: NO TESTS;
1. 3.1 200mm BRICK WALLS WITH GLAZED BRICKWORK OR
2. 3.2 150mm BRICK WALLS WITH GLAZED BRICKWORK OR
3. 3.3 100mm BRICK WALLS WITH GLAZED BRICKWORK OR
4. 3.4 50mm BRICK WALLS WITH GLAZED BRICKWORK OR
5. 3.5 ALL BRICKWORK MIN 7 Nos (2.1) & 2.2 WHITE TEST
6. 3.6 BE PLACED EVERY 3 BRICK COURSES

2.1.8 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

2.1.9 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:

2.1.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED HEREIN, BUT REQUIRED FOR THE WORK, MUST BE EXECUTED IN STRICT ACCORDANCE WITH THE SANS 10459 PART 1.

[illegible]

ALL DRAIN PIPE TO BE ENCASED IN MIN 100MM CONCRETE
ALL ALL WASTE PIPE TO HAVE 60MM RS-BEAL TRAPS. ALL
WASTE PIPE TO BE ACCESSIBLE OVER ENTIRE LENGTH
WASTE PIPES AND CLEANING.

19. ALL NEW FITTINGS WITH VERTICAL DISCHARGE CAPABILITY SHALL BE DESIGNED TO HAVE ANTI-SIPHON CAPABILITY. RAINWATER DOWNSPUTS TO DISCHARGE A MINIMUM OF 24-inches FROM ANY CRUSH QUALITY.

ALL DIMENSIONS SPECIFICATIONS.
ALL PIPE SIZES: BATH SHOWERS SHOWER ROOMS BATH
ROOMS 50mm W.C. 100mm D.V.P. 100mm-3

SIZING NOTE
 ALL DIMENSIONS ARE TO FACE
 OPENINGS AND ALL DUCT CLIPPING
 OPENINGS TO BE VERIFIED ON SITE PRIOR TO
 MANUFACTURE.
 ANY DISCREPANCIES TO BE DISCUSSED WITH
 THE ARCHITECT AS SOON AS THEY BECOME
 APPARENT

ALL QUANTITIES TO BE CHECKED BY CONTRACTOR.

2023 PAGE: 11 / 11

G INFO		CREATED	DATE	SCALE
		WWD	2023/04/18	1:1

G NUMBER				
COL	ROW	LEVEL	TYPE	ROLE

- 5000PL - C



STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE D



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

To ▫ Aan: Director: Planning + Economic Development

Att Aandag Nicole Katts

From ▫ Van: Manager: Development (Infrastructure Services)

Author ▫ Skrywer: Tyrone King

Date ▫ Datum: 9 May 2023

Our Ref ▫ Ons Verw: Civil LU 2290

Your Ref: LU/13875

Re ▫ Insake: Erf 3223, Stellenbosch: Application is made in terms of Section 15(2)(b) of the Stellenbosch Land Use Planning By-Law, 2015 a Permanent Departure to allow for the following building line relaxations: • Street building line (Banhoek street): Ground floor: 1m and 2m, Floors 1 - 3: 1m (balconies) and 2m (building) in lieu of the 4.5m street building line. • Street building line (Sonnebloem street): Floors 1 to 3: 3m in lieu of 4.5m street building line. • Street building line (Jutfernbrunch street): Floors 1 to 3: 1m (balconies) and 2m (building) in lieu of 4.5m street building line. • Common boundary building line: All floors: 1m in lieu of 4.5m (staircase). • Common boundary building line: Floors 1 to 3: 3m in lieu of 4.5m common building line. Permission to substitute 6 vehicle parking bays by the provision of 36 bicycle bays

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

- Proposed Site Plan No. 000SP Rev J, by GASS, dated 2023/04/18;
- Proposed Ground Floor Plan No. 1000PL Rev K, by GASS, dated 2023/04/18;
- Traffic Impact Statement by Sturgeon Consulting dated February 2022 (Project No Stur0351)

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

- Total Units: 24 apartments

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

This document consists of the following sections:

A. Definitions

B. Recommendation to decision making authority

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

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

A. Definitions

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

B. Recommendation:

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

C. Specific conditions of approval

4. that the following upgrades are required to accommodate the development. No taking up of proposed rights including Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates (whichever comes first) will be allowed until the following upgrades have been completed and/or conditions have been complied with:
- a. **Stellenbosch WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.
 - b. **Water Network:** There is sufficient capacity in the bulk water reticulation network to accommodate the proposed development. The following conditions apply:
 - i. The development can potentially connect to the existing water line in Juffernbruch Street. The final and most appropriate position for the water connection will be determined at detail design stage.
 - ii. There is a municipal waterline at the position of the proposed pool. The waterline must be relocated to the municipal erf 8410.

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

- i. The development can potentially connect to the existing sewer line in Juffernbruch Street. The final and most appropriate position for the water connection will be determined at detail design stage.

d. **Roads Network:** There is sufficient capacity in the roads network to accommodate the proposed development.

- i. A new paved sidewalk must be constructed on the development's (south-east) side of Juffernbruch Street, to connect the development to the existing sidewalk in Helshoogte Road (Sonneblom Street), as conceptually indicated on the site plan. This is for the Developer's cost. Details of the sidewalk will be approved at detail design stage.

e. **Parking:**

- i. the tandem parking bays 10 and 35 on the ground floor plan – must be allocated to a 3+ bedroom unit. The Body Corporate / HOA will be responsible to implement this.

f. **Solid Waste:**

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

Development Charges

5. that the "Developer" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy;
6. that the "Developer" hereby acknowledges that the development charges levy as determined by the "Municipality" and or the applicable scheme tariffs will be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
7. 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 contributions will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first;
8. that the "Developer" accepts that the Development Charges will be subject to annual adjustment up to date of payment. The amount payable will therefore be the amount as calculated according to the applicable tariff structure at the time that payment is made;

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9. that the "*Developer*" may enter into an engineering services agreement with the "*Municipality*" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;
10. that the Development Charges levy (Excluding VAT) as reflected on the DC calculation sheet, dated 9 May 2023, and attached herewith as Annexure DC, be applicable towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy. **This calculation is an estimate, based on the information provided in this application, but a final calculation will be done based on the detail information as per the building plans.**
11. that the Development Charges levy be paid by the "*Developer*"–
 - prior to the approval of any building- and/or services;
12. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site Development Plan, once approved, which might lead to an increase in the number of units i.e. more than 24 units, or which might lead to an increase in the Gross Leasable Area i.e. a GLA of more than 0 m², will result in the recalculation of the Development Charges;
13. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;
14. The Municipality may approach the Developer at any stage, before completion of the Development, to implement any infrastructure / community facilities, in lieu of DCs payable, should the need for such infrastructure / facilities be identified;
15. that the "*Developer*" will enter into an Engineering Services Agreement with the "*Municipality*" in respect of the implementation of any infrastructure or community facilities to be implemented in lieu of DCs If the need for such infrastructure is identified at any stage by the Municipality;

Site Development Plan

16. that sufficient entrance and exit widths will be created at the vehicle access points: 2,7m minimum and 4,0m maximum width for a single entrance or exit way; 5,0m min and 8,0m maximum for a combined entrance and exit way. To accommodate emergency vehicles, at

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least one lane should be 4, 0 metres wide and have a minimum height clearance of 4.3 m. Details of the access must be indicated on building plans.

17. that provision be made for a refuse room as per the specification of the standard development conditions below – **the general position of the refuse room on the SDP is acceptable** – the exact position and details must be determined in conjunction with the Municipality at detail design stage.
18. a refuse embayment off the roadway/sidewalk to accommodate refuse removal is not required for this development.

Ownership and Responsibility of services

19. that it be noted that all internal services on the said erf will be regarded as private services and will be maintained by the "Developer" and or Owner's Association;

Internal- and Link Services

20. 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;
21. Any alterations to existing services necessitated by the new development will be for the Developer's cost;

Bulk Water Meter

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

Roads

23. that the "Developer", at his/her cost, implement the recommendations of the Traffic Impact Statement by Sturgeon Consulting dated February 2022 (Project No Stur0351) 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;

24. that, after the construction work on site has been completed, the sidewalk, kerbs and channeling in Juffernbruch Street, over the length of the road reserve abutting Erf 3223, be re-established / constructed by the "Developer" and to the cost of the "Developer" in compliance with the Design and Construction Standards of the Directorate: Infrastructure Services;

Damage to municipal infrastructure and assets

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

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

26. that should the "Developer" not take up his rights for whatever reason within two years from the date of this memo, a revised Engineering report addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the "Developer" for further comment and conditions. Should this revised Engineering report confirm that available services capacities is not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services as any clearances for the development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available upon occupation or taking up of proposed rights;
27. that the "Developer" indemnifies and keep the "Municipality" indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise) arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

28. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
29. 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;
30. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3rd Edition (2015);
31. that the "*Developer*" takes cognizance and accepts the following:
 - a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;
 - b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and or SDP approval is obtained;
 - c.) that no approval of internal – and external civil engineering services drawings will be given before the "*Developer*" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;
 - d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;
 - e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;
 - f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law is issued unless the "*Developer*" obtains the approval of the "*Engineer*" for construction work of his development parallel with the provision of the bulk services.

Site Development Plan

32. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the "*Developer*";

33. that even if a Site Development Plan is approved by this letter of approval, a further fully detailed site plan be submitted for approval prior to the approval of engineering services plans and or building- and/or services plans to allow for the setting of requirements, specifications and conditions related to civil engineering services. Such Plan is to be substantially in accordance with the approved application and or subdivision plan and or precinct plan and or site plan, etc. and is to include a layout plan showing the position of all roads, road reserve widths, sidewalks, parking areas with dimensions, loading areas, access points, stacking distances at gates, refuse removal arrangements, allocation of uses, position and orientation of all buildings, the allocation of public and private open spaces, building development parameters, the required number of parking bays, stormwater detention facilities, connection points to municipal water- and sewer services, updated land-use diagram and possible servitudes;
34. that if the fully detailed Site Development Plan, as mentioned in the above item, contradicts the approved Site Development Plan, the "Developer" will be responsible for the amendment thereof and any costs associated therewith;
35. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

Internal- and Link Services

36. that the "Developer", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
37. that the Directorate: Infrastructure Services may require the "Developer" to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development Charges payable in respect of bulk civil engineering services if approved by the Directorate: Infrastructure Services;
38. that the detailed design and location of access points, circulation, parking, loading - and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;

39. that plans of all the internal civil services and such municipal link services as required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
40. that construction of services may only commence after municipal approval has been obtained;
41. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
42. that the "Developer" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (as amended) and that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with this document, unless otherwise agreed with the Engineer. The said document is available in electronic format on request;
43. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
44. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
45. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal - and link services be inspected for approval by the "Engineer" on request by the "Developer's" Consulting Engineer;
46. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued (prior to transfer of individual units or utilization of buildings);
47. that Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;
48. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on request;

49. that the "*Developer*" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
50. that the "*Developer*" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
51. that the "*Developer*" be liable for all damages caused to existing civil and electrical services of the "*Municipality*" relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the "*Developer*" to determine the location of existing civil and electrical services;
52. that all connections to the existing services be made by the "*Developer*" under direct supervision of the "*Engineer*" or as otherwise agreed and all cost will be for the account of the "*Developer*".

Servitudes

53. 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;
54. 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;
55. 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

56. 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.
57. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are

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required. The "Developer" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Roads

58. 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;
59. that no access control will be allowed in public roads;
60. 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;
61. 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;
62. that no parking be allowed in the road reserve;

Wayleaves

63. 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;
64. that wayleaves will only be issued after approval of relevant engineering design drawings;
65. 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)

66. 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;

67. 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;
68. that the Constitution of the Owner's Association specifically describes the responsibility of the Owner's Association to deal with refuse removal as described in the "Solid Waste" section of this document;

Solid Waste

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

- Households to reduce waste produced
- Re-use resources wherever possible
- Recycle appropriately

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

- Procedures should be stipulated for the collection and sorting of recyclable materials;
- Provision should be made for centralized containers for recyclable materials including cardboard, glass, metal, and plastic and green waste;
- A service provider should be appointed to collect recyclable waste. Such service provider must be legally compliant in terms of all Environmental Legislation and/or approved by the Municipality's Solid Waste Management Department;
- Procedures for removal of waste (materials that cannot be reused or recycled) from the site should be stipulated;
- General visual monitoring should be undertaken to identify if these measures are being adhered to;
- 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:

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- 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
70. that it be noted that the Solid Waste Branch will not enter private property, private roads or any access controlled properties for the removal of solid waste;
71. that the "*Developer*" must apply and get approval from the Municipality's Solid Waste Department for a waste removal service prior to clearance certificate or occupation certificate (where clearance not applicable). Contact person: Senior Manager: Solid Waste (021 808 8241; clayton.hendricks@ Stellenbosch.gov.za)
72. that should it not be an option for the "*Municipality*" to enter into an agreement with the "*Developer*" due to capacity constraints, the "*Developer*" will have to enter into a service agreement with a service provider approved by the "*Municipality*" prior to clearance certificate or occupation certificate (where clearance not applicable);
73. that if the "*Developer*" removes the waste by private service provider, provision must still be made for a refuse room should this function in future revert back to the "*Municipality*";
74. 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;
75. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
76. 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;
77. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;

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78. Road foundation shall be designed to carry a single axle load of 8.2 tons;
79. Refuse storage areas are to be provided for all premises other than single residential erven;
80. 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;
81. 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;
82. 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;
83. 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;
84. 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;
85. 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

86. 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;
87. 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

88. Building specifications for refuse storage area:

Floor

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

Walls and Roof

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

Ventilation and Lighting

The refuse storage area shall be adequately lit and ventilated. The room shall be provided with a lockable door which shall be fitted with an efficient self-closing 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.

89. 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;
90. 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;
91. 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;

Erf 3233, Idas Valley – 24 apartments

92. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
93. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
94. 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

95. The "*Developer*" shall provide the "*Municipality*" with:
 - a. a complete set of as-built paper plans, signed by a professional registered engineer;
 - b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "*Engineer*" and is reflected herewith as Annexure X;
 - c. a completed Asset Verification Sheet in Excell format, reflecting the componitization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "*Engineer*", and is to be verified as correct by a professional registered engineer;
 - d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
 - 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;
96. 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*".

97. 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;
98. 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;
99. 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*".

Occupation Certificate in terms of Section 14 of the the National Building Regulations and Building Standards Act 103 of 1977

100. It is specifically agreed that the "*Developer*" undertakes to comply with all conditions of approval as laid down by the "*Municipality*" before occupation certificates shall be issued, unless otherwise agreed herein;
101. that the "*Municipality*" reserves the right to withhold any occupation 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 occupation certificate until such time as the amount owing has been paid;
102. 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 an occupation certificate in terms of the National Building Regulations. 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;

Avoidance of waste, nuisance and risk

103. 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

Erf 3233, Idas Valley – 24 apartments

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.



TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)



MYRA FRANCIS

SENIOR MANAGER: DEVELOPMENT SERVICES, ASSET MANAGEMENT AND SYSTEMS & PROJECT MANAGEMENT UNIT (PMU)

W:\2.0 DEVELOPMENT\01 Land Use applications\2280 (AD) Erf 3223 Stellenbosch (LU-13875) (Verklomm)\2280 () Erf 3223 Stellenbosch (LU-13875)_1 approved.doc

ATTACHMENT X

Geographic Information System (GIS) data capturing standards

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

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

Erf 3233, Idas Valley – 24 apartments

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



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	DC 2280 () Erf 3223 Stellenbosch (U-13875)_1 approved
Development Name:	Varkloem
Date:	09 May 2023
Financial Year:	2022/2023
Erf Location (Selected from 7 Locations):	Stellenbosch Town
Vehicle Ownership (Select Normal or Low):	Normal
Erf Region (Select Urban or Rural):	Urban
Erf No:	3223
DC Parameters Reference:	Proposed Site Plan No. 000SP Rev J, by GASS, dated 2023/04/18

SUMMARY OF DC CALCULATION							
Services:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Community	Totals
Unit(s):	l/d/day	l/d/day	ha°C	l/week	trip/day	persons	
Total Increased Services Usage:	10.8	9.8	0.192	0.96	98	96	
Total Service Usage Reduction:	0	0	0	0	0.0	0	
Total Service Usage after Reduction:	10.80	9.80	0.19200	0.960	98.0	96	
Charges before adjusting for positive only, before Deductions	R 303 127.54	R 298 556.64	R 35 824.89	R 84 099.84	R 356 756.40	R 331 880.00	R 1 407 845.30
Charges adjusted for positive only, before Deductions	R 303 127.54	R 298 556.64	R 35 824.89	R 84 099.84	R 356 756.40	R 331 880.00	R 1 407 845.30
Total Deductions:	-	-	-	-	-	-	-
Total Development Charges Payable (excluding VAT):	R 303 127.54	R 298 556.64	R 35 824.89	R 84 099.84	R 356 756.40	R 331 880.00	R 1 407 845.30
VAT:	R 45 489.13	R 44 483.50	R 5 343.73	R 12 614.98	R 53 513.46	R 49 752.00	R 211 178.80
Total Development Charges Payable (including VAT):	R 348 596.67	R 341 040.14	R 40 968.62	R 96 714.82	R 410 269.86	R 381 432.00	R 1 619 022.10

APPLICANT INFORMATION	
Application Processed by:	Tyrene King
Signature:	
Notes:	

[illegible][illegible]



STELLENBOSCH

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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Spatial Planning

To : Manager: Land Use Management
From : Manager: Spatial Planning
Reference : Erf 3223, Stellenbosch
LU No : LU/13875
Date : 21 July 2022
Re : Application for removal of restrictions and departure on Erf 3223, Sonneblom Street, Stellenbosch (Idas Valley)

I refer to your request for comment on the above application.

Application is made for the following:

- **Permanent Departure to allow for the following building line relaxations:**
 - Street building line (Banhoek street): Ground floor: 1m and 2m, Floors 1 - 3: 1m (balconies) and 2m (building) in lieu of the 4.5m street building line
 - Street building line (Sonnebloem street): Floors 1 to 3: 3m in lieu of 4.5m street building line.
 - Street building line (Jutfernbrunch street): Floors 1 to 3: 1m (balconies) and 2m (building) in lieu of 4.5m street building line.
 - Common boundary building line: All floors: 1m in lieu of 4.5m (staircase).
 - Common boundary building line: Floors 1 to 3: 3m in lieu of 4.5m common building line.
- **Permission to substitute 6 vehicle parking bays by the provision of 36 bicycle bays**

1) Opinion/reasoning:

The new approved Municipal Spatial Development Framework for the WC024 area was approved by Council in November 2019 and recognises that the spatial decisions and actions of many make what settlements are.

In terms of this approved document, seven principles need to be considered:

1. Maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas;
2. Respect and grow cultural heritage;
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity;

4. Clarify and respect the different roles and potentials of existing settlements;
5. Clarify and respect the roles and functions of different elements of movement structure;
6. Ensure balanced, sustainable communities;
7. Focus collective energy on a few catalytic lead projects.

With the enactment of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), a new planning regime was introduced in South Africa. It replaced disparate apartheid era laws with a coherent legislative system as the foundation for all spatial planning and land use management activities in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

Chapter 2 of SPLUMA sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or by-law concerning spatial planning and the development or use of land. These principles are the following:

- Spatial Justice
- Spatial Efficiency
- Spatial Sustainability
- Spatial Resilience
- Good Administration

In terms of the approved MSDF for Stellenbosch Municipality, the subject property is located inside the approved urban edge of Stellenbosch and in the Idasvallei residential area characterized by single residential dwellings and limited commercial. As seen below a number of building line departures are proposed.

Land Use Parameters (flats)	Mixed-Use Zone	Proposed Development	Compliance/ Application Required
Street Building Line (Jufferbruch)	4.5m	1m (balconies) 2m (building) Floors 1 - 3	Departure
Street Building Line (Corner Sonnebloem and Banhoek)	4.5m	3m Floors 1 - 3	Departure
Street Building Line (Banhoek)	4.5m	1m (balconies) 2m (building) Floors 1 - 3	Departure
Common Boundary (Erf 3222)	4.5m	1m staircase (all floors) 3m building Floors 1 - 3	Departure
Max Coverage	85%	64%	Complies
Max Height	6 Storeys	4 storeys	Complies
Total Number of Flats		24 x units	
Parking	1.5 bays / 2-bed flat (8) = 13.5 1.75 bays/3 bed flat(15) = 26.25 = 40 bays	40 = 34 (vehicle bays) + 6 (36 bicycle bays)	Permission Required

The total area of the property is 1201m². The site is currently vacant as the historical building on the property has been illegally demolished. A letter, dated 15 February 2017 was sent to Heritage Western Cape with regards to the illegal demolition. Please refer to attached correspondence between Stellenbosch Municipality and Heritage Western Cape.

2) Supported / not supported:

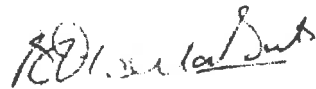
The proposed development entails the development of a four-storey block of 24 units to provide high density residential units in Idas Vallei.

Although the current zoning allows for flats as a primary right, given the location of the subject property and the predominantly single residential character of the area, the proposed four storey flats is not supported by this department. Allowing the proposed departures of the various building lines will result in a total overdevelopment of the site which will compromise the character of the area. This department does not support the departures of the various building lines.

The proposed development does not comply with the National, Provincial and Local policy landscape. Although urban densification is promoted, this particular proposal is a total over-development of the property especially with the unique location of the subject property within an area with predominantly single residential dwellings and limited 2-storey buildings.

The proposed development is not seen as sensible infill development within the urban edge. The proposed departures will have a significant impact on adjoining or surrounding properties with regards to the loss of privacy. The proposed departures will result in a visually intrusive building and will negatively influence the visual character of the area.

Within the Mixed-Use zone it is specified that no flats shall be permitted at ground floor except with the permission of the Municipality in terms of the Scheme. This department does not support the application in its current form and advise the applicant to amend the proposal. This department will reconsider an amended proposal with a maximum 2-storey building with some sort of commercial component to fit into the surrounding area.



BJG de la Bat
MANAGER: SPATIAL PLANNING