



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16572 (TP591/2023)

Our File Reference Number: Erf 7001, Stellenbosch

Your Reference Number:

Enquiries: P April / B Mdoda

Contact No: 021 – 808 8683 / 8690

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

PER E-MAIL [REDACTED]

Sir

**APPLICATION FOR REZONING, SUBDIVISION, CONSENT USE, PERMANENT DEPARTURE AND CLOSURE OF
A PART OF A PUBLIC SPACE : ERF 7001, HENDRICKSE STREET, STELLENBOSCH**

1. The above application refers.
2. The Municipal Planning Tribunal on the 29 November 2024 resolved as follows:
 1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 7001, Stellenbosch for:
 - 1.1. In terms of Section 15(2)(n) of the said bylaw, for the closure of a part of a public place.
 - 1.2. In terms of Section 15(2)(a) of the said bylaw, for the rezoning from Public Open Space Zone to Subdivisional Area Overlay Zone in order to allow for the following uses:
 - 1.2.1 Conventional Residential Zone Erven,
 - 1.2.2 5 Public Open Space Zone Erven,
 - 1.2.3 1 Utility Services Zone Erf and
 - 1.2.4 1 Public Road and Parking Zone Erf
 - 1.3 In terms of Section 15(2)(d) of the said bylaw, for the subdivision into 208 erven, namely:
 - 1.3.1 Erf 1 to Erf 201 (Conventional Residential Zone Erven) ranging from $\pm 115\text{m}^2$ to $\pm 312\text{m}^2$ (total of $\pm 3.32\text{ha}$).

- 1.3.2 Erf 202 ($\pm 945\text{m}^2$), Erf 203 ($\pm 548\text{m}^2$), Erf 204 ($\pm 261\text{m}^2$), Erf 205 ($\pm 5866\text{m}^2$) and Erf 206 ($\pm 8.4\text{m}^2$) zoned Public Open Space Zone
- 1.3.3 Erf 207 ($\pm 6506\text{m}^2$) zoned Utility Services Zone.
- 1.3.4 Erf 208 ($\pm 17976\text{m}^2$) zoned Public Road and Parking Zone.
- 1.3.5 The registration of a 4m wide right of way servitude over Portion 128 in favour of Portion 129.
- 1.3.6 The registration of a 5.2m and 6.6m wide services servitude in favour of the municipality over Portion 124, 125 and 126.
- 1.4 In terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for a permanent departure all residential zoned properties, to relax;
 - 1.4.1 the Street building line for erven up to 250m^2 from 2m to 1m,
 - 1.4.2 the Street building line for erven between 251m^2 to 500m^2 from 3m to 1m and
 - 1.4.3 the common building lines from 1m to 0m for.
- 1.5 In terms of Section 15(2)(o) of the said bylaw, for consent use to erect a telecommunications mast on the portion to be zoned as Public Open Space Zone (Portion 205).

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

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

- 2.1 The approval only applies to the proposed applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 2.2 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.

Subdivision, rezoning, departure and closure of public place

- 2.3 The development be undertaken in accordance with the Subdivisional and Zoning Plan with reference; Drawing Project Number 1001918, dated 04/10/2024, drawn by Zutari Impact Engineered and attached as **APPENDIX B**.
- 2.4 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 indicate the following information:

- 2.4.1) Newly allocated erf numbers
 - 2.4.2) Co-ordinates
 - 2.4.3) Survey dimensions
 - 2.4.4) Street names and numbering
- 2.5 The servitude rights over any property be registered in the title deeds of the applicable property/ies on registration.
- 2.6 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant conditions of approval have been complied with.
- 2.7 Compliance with the conditions relating to infrastructure services contained in memorandum (Civil LU2644, dated 05 August 2024) and attached as **APPENDIX F**.
- 2.8 Compliance with the conditions relating to Electrical services Department contained in memorandum dated 26/02/2024 and attached as **APPENDIX G**.
- 2.9 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw and to be illustrated on the building plans.
- 2.10 Activities on site, during construction and thereafter, comply with the Western Cape Noise Control regulations.
- 2.11 During constructions the relevant implementing agent/contractor must take all reasonable steps to prevent nuisance caused by dust in accordance with the national Dust Control Regulations.
- 2.12 Should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.
- 2.13 The Surveyor General – Western Cape in terms of Section 26(7) of the Bylaw on Municipal Land Use Planning (2023) be informed of the approval of the closure of the public place to endorse their records.

Telecommunication base stations:

- 2.14 The development be undertaken in accordance with the building plan Rev No BP-7001-REV1, Sheet 3, 4, 5, 6, dated 10/11/2023 and drawn by Urban Solutions for ATC South Africa, attached as **APPENDIX B**.
- 2.15 Access to the telecommunication infrastructure and associated equipment be strictly controlled at all times by means of a fence or wall with a locked door or gate to the satisfaction of the Municipality.
- 2.16 No unauthorised person be able to come within 5m in front of the panel antennae for the telecommunication infrastructure.
- 2.17 Adequate warning signs in the three official languages be displayed on the access door or gate, defining it as a no-go zone.
- 2.18 The relevant municipal department be grant access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- 2.19 The consent use be restricted to the fenced compound of the mast and equipment room as depicted on the approved building plan.
- 2.20 The mast, equipment room or any boundary enclosure is not utilised for outdoor advertising purposes.
- 2.21 The operator be responsible for ongoing maintenance of the entire installation as well as all costs with respect to such maintenance or future decommissioning of the telecommunication infrastructure.
- 2.22 If the site is decommissioned the operator to remove all site infrastructure and the site to be rehabilitated to its former state or to a condition that is in line with the land use and character of the area at the time of decommissioning to the satisfaction of the Municipality.

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

- 3.1 The property is needed by the Municipality for an integrated urban settlement development to address the municipal housing backlog and Erf 7001, Stellenbosch (Cloetesville area) was identified as a suitable site for such a development with a particular goal to deliver on their mandate to provide medium to upper market (GAP) housing opportunities.

- 3.2 The closure of the public place will be in the interest of the broader community and a portion will be retained for public open space purposes. The closure will regularize some of the current uses (Utility Services) and will enable the various other statutory processes to realize the sites long-term potential, earmarked for infill development.
- 3.3 The mast will be beneficial to the broader community and customer base, with the increase in coverage and capacity.

4 Matters to be noted:

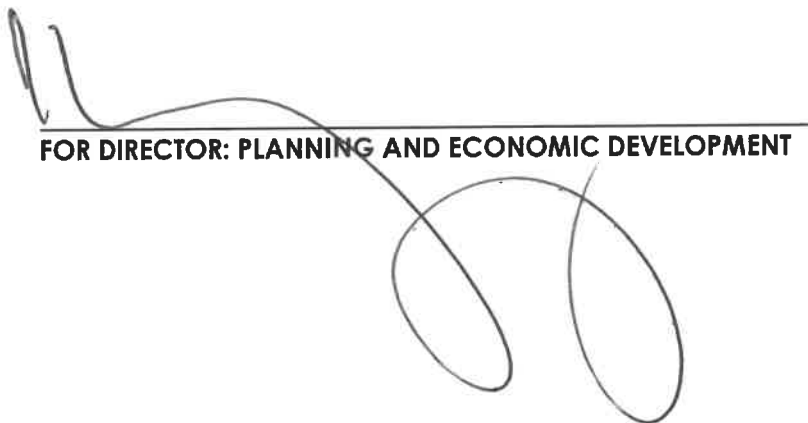
- 4.1 Street naming and numbering must be submitted, process, approved and implemented as per the approved policy and delegations.
- 4.2 Architectural and landscaping design proposals must form part of the scope of works for the call for proposal and implemented accordingly.
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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 by completing the required form 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.
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 appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
- (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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 in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

2/12/2024
DATE

APPENDIX B:
Zoning & Subdivision Plan and
Telecommunication Base Station Plans

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONVERSION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2014) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 21/12/2024

AUTHORISED EMPLOYEE/MP/T

9/100

NOTATION	LAND USE DESCRIPTION	ZONING (STB. SCHEME)	PORTION NUMBER	AREA sqm	% of AREA
	Utility (elec & water)	UTILITY SERVICES ZONE	207	0.65ha	10.8 %
	Freestanding/Semi Detached	CONVENTIONAL RES. ZONE	001 - 201	3.32ha	50.8 %
	Public Open Space Zone	PUBLIC OPEN SPACE ZONE	202 - 206	0.76ha	12.8 %
	Public Street	PUBLIC ROADS&PARKING ZONE	208	1.8ha	25.6 %
	Total Area			6.53ha	
THE FIGURE ABCDEFGHIA REPRESENTS THE CADASTRAL BOUNDARY OF PORTION 7001, STELLENBOSCH MEASURING 6.53HA IN SIZE REPRESENTING THE SITE FOR DEVELOPMENT					
THE FIGURE abcdef REPRESENTS A RIGHT OF WAY SERVITUDE (6m wide) TO BE REGISTERED OVER PORTION 128 TO PROVIDE ACCESS TO PORTION 129					
THE FIGURE ghijkl REPRESENTS A WATER PIPELINE SERVITUDE (15.2m - 6.6m wide) TO BE REGISTERED IN FAVOUR OF THE MUNICIPALITY OVER PORTION 124, PORTION 125 & PORTION 126					

N.T.S.

DATE

APPROVED

DESIGNED

CHECKED

REVIEWED

R.S.

PROJECT

STELLENBOSCH

ERF 7001

TITLE

CLOETESVILLE DEVELOPMENT FRAMEWORK

SUB DIVISION ZONING

DRAWING No.

H001918

SCALE

240528

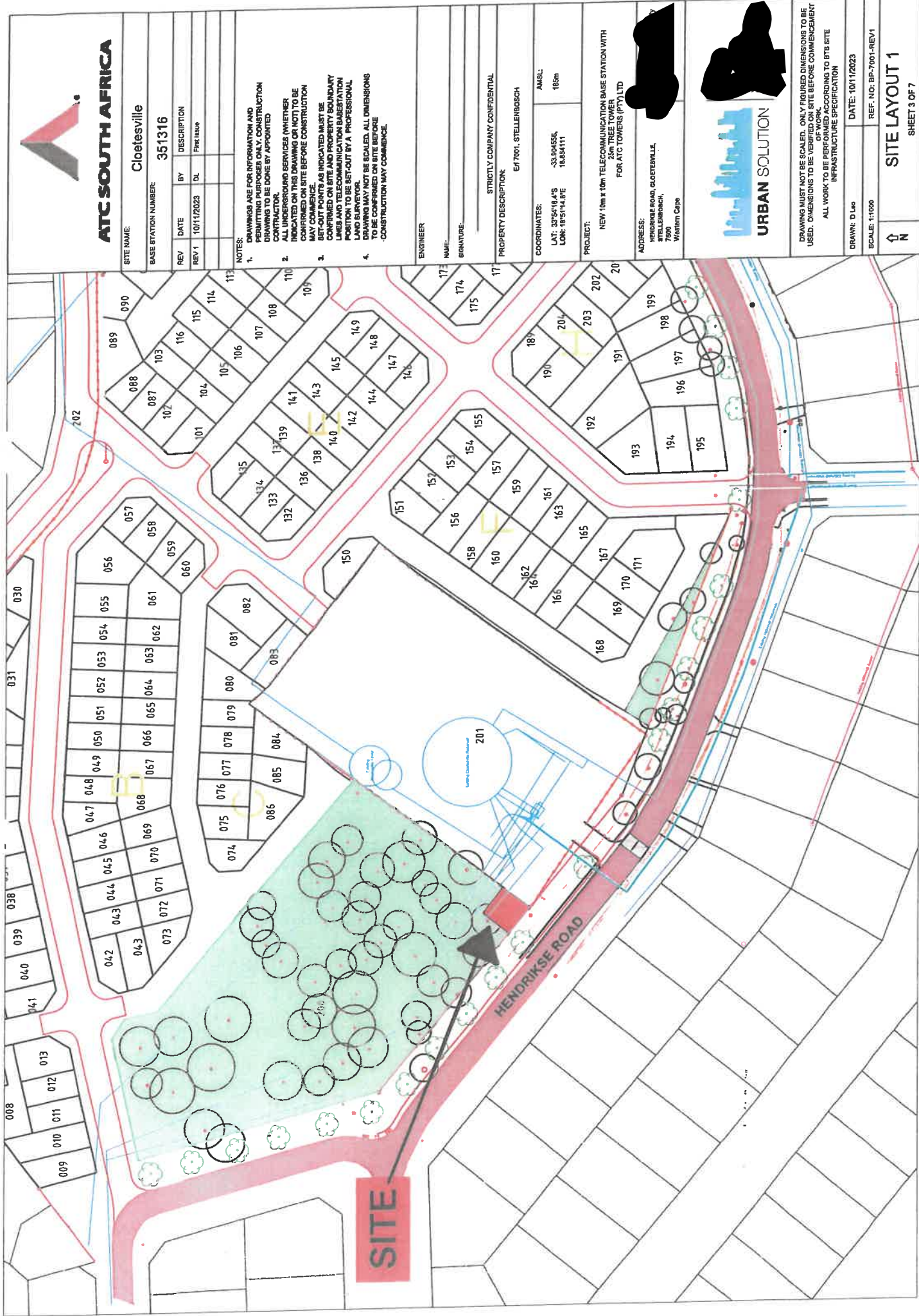
0 25 50 75 100

N

ZUTARI

IMPACT ENGINEERED

Portion #	Area sqm	Portion #	Area sqm	Portion #	Area sqm	Portion #	Area sqm	Portion #	Area sqm	Portion #	Area sqm	Portion #	Area sqm	Portion #	Area sqm	Portion #	Area sqm
1	312	35	160	69	162	103	178	137	130	171	157	205	5866				
2	291	36	160	70	134	104	223	138	131	172	144	206	8,4				
3	291	37	119	71	129	105	201	139	140	173	160	207	6506				
4	282	38	122	72	128	106	191	140	129	174	160	208	17976				
5	281	39	128	73	126	107	224	141	128	175	160						
6	282	40	117	74	128	108	253	142	128	176	160						
7	282	41	131	75	126	109	159	143	128	177	185						
8	286	42	137	76	128	110	147	144	128	178	165						
9	286	43	145	77	126	111	198	145	128	179	142						
10	286	44	152	78	128	112	198	146	128	180	173						
11	286	45	126	79	125	113	197	147	128	181	138						
12	267	46	128	80	207	114	207	148	160	182	155						
13	269	47	128	81	185	115	401	149	243	183	158						
14	148	48	127	82	158	116	351	150	176	184	158						
15	143	49	126	83	128	117	157	151	127	185	156						
16	142	50	115	84	128	118	146	152	126	186	192						
17	167	51	128	85	128	119	146	153	125	187	183						
18	131	52	128	86	128	120	147	154	125	188	144						
19	156	53	115	87	130	121	137	155	148	189	160						
20	155	54	128	88	185	122	154	156	167	190	160						
21	155	55	128	89	157	123	151	157	128	191	160						
22	155	56	128	90	159	124	178	158	128	192	160						
23	155	57	128	91	154	125	278	159	128	193	151						
24	155	58	128	92	156	126	282	160	128	194	145						
25	155	59	128	93	150	127	149	161	128	195	128						
26	155	60	128	94	154	128	241	162	128	196	128						
27	154	61	128	95	145	129	273	163	200	197	128						
28	148	62	127	96	152	130	128	164	158	198	222						
29	160	63	127	97	141	131	131	165	158	199	263						
30	135	64	163	98	151	132	174	166	160	200	175						
31	160	65	160	99	162	133	177	167	246	201	220						
32	140	66	163	100	184	134	128	168	218	202	945						
33	160	67	163	101	178	135	129	169	169	203	548						
34	160	68	160	102	165	136	129	170	163	204	261						



ATC SOUTH AFRICA

Cloetesville

BASE STATION NUMBER: 351316

REV	DATE	BY	DESCRIPTION
REV 1	10/11/2023	DL	First Issue

- NOTES:
- DRAWINGS ARE FOR INFORMATION AND PERMITTING PURPOSES ONLY. CONSTRUCTION DRAWINGS TO BE DONE BY APPOINTED CONTRACTOR.
 - ALL UTILITIES AND SERVICES (WHETHER INDICATED ON THIS DRAWING OR NOT) MUST BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.
 - SET-OUT POINTS AS INDICATED MUST BE CONFIRMED ON SITE AND PROPERTY BOUNDARY LINES AND TELECOMMUNICATION BASESTATION PORTION TO BE SET-OUT BY A PROFESSIONAL LAND SURVEYOR.
 - ALL DIMENSIONS MUST BE SCALED. ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.

ENGINEER

NAME:

SIGNATURE:

STRICTLY COMPANY CONFIDENTIAL
PROPERTY DESCRIPTION:
Erf 7001, STELLENBOSCH

COORDINATES:
LAT: 33°56'18.4"S
LON: 18°51'14.8"E
AMSL: 185m

PROJECT:
NEW 10m x 10m TELECOMMUNICATION BASE STATION WITH 10m TOWER FOR ATC TOWERS (PTY) LTD

ADDRESS:
HENDRIKSE ROAD, CLOETESVILLE,
STELLENBOSCH,
7800
Western Cape



DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.
ALL WORK TO BE DONE IN ACCORDANCE TO ITS SITE INFRASTRUCTURE SPECIFICATION

DRAWN: D. Lee

SCALE: 1:1000

DATE: 10/11/2023

REF. NO: BP-7001-REV1



SITE LAYOUT 1

SHEET 3 OF 7

SITE

HENDRIKSE ROAD

ATC SOUTH AFRICA

SITE NAME: Cloetesville
BASE STATION NUMBER: 351316

REV	DATE	BY	DESCRIPTION
REV1	10/11/2023	DL	Final Issue

- NOTES:
- DRAWINGS ARE FOR INFORMATION AND PERMITTING PURPOSES ONLY. CONSTRUCTION SHALL BE DONE BY APPOINTED CONTRACTOR.
 - ALL UNDERGROUND SERVICES (WHETHER INDICATED ON THIS DRAWING OR NOT) TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.
 - BET-OUT POINTS AS INDICATED MUST BE CONFIRMED ON SITE AND PROPERTY BOUNDARY LINES MUST BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.
 - DRAWING MAY NOT BE SCALED. ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.

ENGINEER
NAME:
SIGNATURE:

STRICTLY COMPANY CONFIDENTIAL
PROPERTY DESCRIPTION:
Erf 7001, STELLENBOSCH

COORDINATES:
LAT: 33°54'16.43"
LON: 18°51'14.5"E
AMSLL: 185m

PROJECT:
NEW 10m x 10m TELECOMMUNICATION BASE STATION WITH 25m TREE TOWER
FOR ATC TOWERS (PTY) LTD

ADDRESS:
HENDRIKSE ROAD, CLOETESVILLE,
STELLENBOSCH,
Western Cape



DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION.
ALL WORK TO BE PERFORMED ACCORDING TO SITS SITE INFRASTRUCTURE SPECIFICATION

DRAWN: D Loo
SCALE: 1:500
DATE: 10/11/2023
REF. NO: BP-7001-REV1

↑ N
SITE LAYOUT 2
SHEET 4 OF 7

2,4m High clear vu fence
with shark tooth spikes &
electric fence on top -
Not painted

500

3000

10000

2499

1000

3000

3m Sliding Gate

Crusher Stone
finish

ex. water line

1263

1453

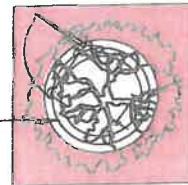
3207

PROPOSED FUTURE
OPERATOR
3X1.5 SPACE

PROPOSED FUTURE
OPERATOR
3X3SPACE

PROPOSED FUTURE
OPERATOR
3X3SPACE

Tree-mast
25m high



3000

1706

1491

1730

1571

1558

1730

2004

1500

10000



ATC SOUTH AFRICA

SITE NAME:

Cloetesville

BASE STATION NUMBER:

351316

REV DATE BY DESCRIPTION

REV 1 10/11/2023 DL First Issue

NOTES:

1. DRAWINGS ARE FOR INFORMATION AND PERMITTING PURPOSES ONLY. CONSTRUCTION DRAWING TO BE DONE BY APPOINTED CONTRACTOR.
2. ALL UNDERGROUND SERVICES (WHETHER INDICATED ON THIS DRAWING OR NOT) TO BE LOCATED AND MARKED OUT BEFORE CONSTRUCTION MAY COMMENCE.
3. SET-OUT POINTS AS INDICATED MUST BE CONFIRMED ON SITE AND PROPERTY BOUNDARY LINES AND TELECOMMUNICATION BASESTATION POSITION TO BE SET-OUT BY A PROFESSIONAL LAND SURVEYOR.
4. DIMENSIONS MAY NOT BE SCALED. ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.

ENGINEER

NAME:

SIGNATURE:

STRICTLY COMPANY CONFIDENTIAL

PROPERTY DESCRIPTION:

Er 7001, STELLENBOSCH

COORDINATES:

AMSL:

LAT: 33°54'16.4"S

LONG: 18°51'14.8"E

185m

PROJECT:

NEW 10m x 10m TELECOMMUNICATION BASE STATION WITH 25m TREE TOWER FOR ATC TOWERS (PTY) LTD

ADDRESS:

HEIDENRICH ROAD, CLOETESVILLE
7800
Western Cape



DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.

ALL WORK TO BE PERFORMED ACCORDING TO SITS SITE INFRASTRUCTURE SPECIFICATION

DRAWN: D Lee

DATE: 10/11/2023

SCALE: 1:50

REF. NO: BP-7001-REV1

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ACTUAL SITE LAYOUT

SHEET 5 OF 7



ATC SOUTH AFRICA

SITE NAME:

Cloetesville

BASE STATION NUMBER:

351316

REV DATE BY DESCRIPTION

REV 1 10/11/2023 DL Final Issue

NOTES:

1. DRAWINGS ARE FOR INFORMATION AND PERMITTING PURPOSES ONLY. CONSTRUCTION DRAWING TO BE DONE BY APPOINTED CONTRACTOR.
2. ALL UNDERGROUND SERVICES (WHETHER INDICATED ON THIS DRAWING OR NOT) TO BE LOCATED PRIOR TO CONSTRUCTION. ANY CHANGES TO THE SITE BEFORE CONSTRUCTION MAY COME TO LIGHT.
3. SET-OUT POINTS AS INDICATED MUST BE CONFIRMED ON SITE AND PROPERTY BOUNDARY LINES AND TELECOMMUNICATION BASESTATION POSITION TO BE SET-OUT BY A PROFESSIONAL LAND SURVEYOR.
4. DIMENSIONS MAY NOT BE SCALED. ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.

ENGINEER

NAME:

SIGNATURE:

STRICTLY COMPANY CONFIDENTIAL

PROPERTY DESCRIPTION:

E7 7001, STELLENBOSCH

COORDINATES:

LAT: 33°54'18.4"S

LONG: 18°51'14.8"E

AMSL: 185m

PROJECT:

NEW 10m x 10m TELECOMMUNICATION BASE STATION WITH 25m TREE TOWER FOR ATC TOWERS (PTY) LTD

ADDRESS:

10000 ROAD, CLOETESVILLE, STELLENBOSCH, 7800 Western Cape

COUNCIL:

Stellenbosch Municipality



DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.
ALL WORK TO BE PERFORMED ACCORDING TO ITS SITE INFRASTRUCTURE SPECIFICATION

DRAWN: D. Loo

DATE: 10/11/2023

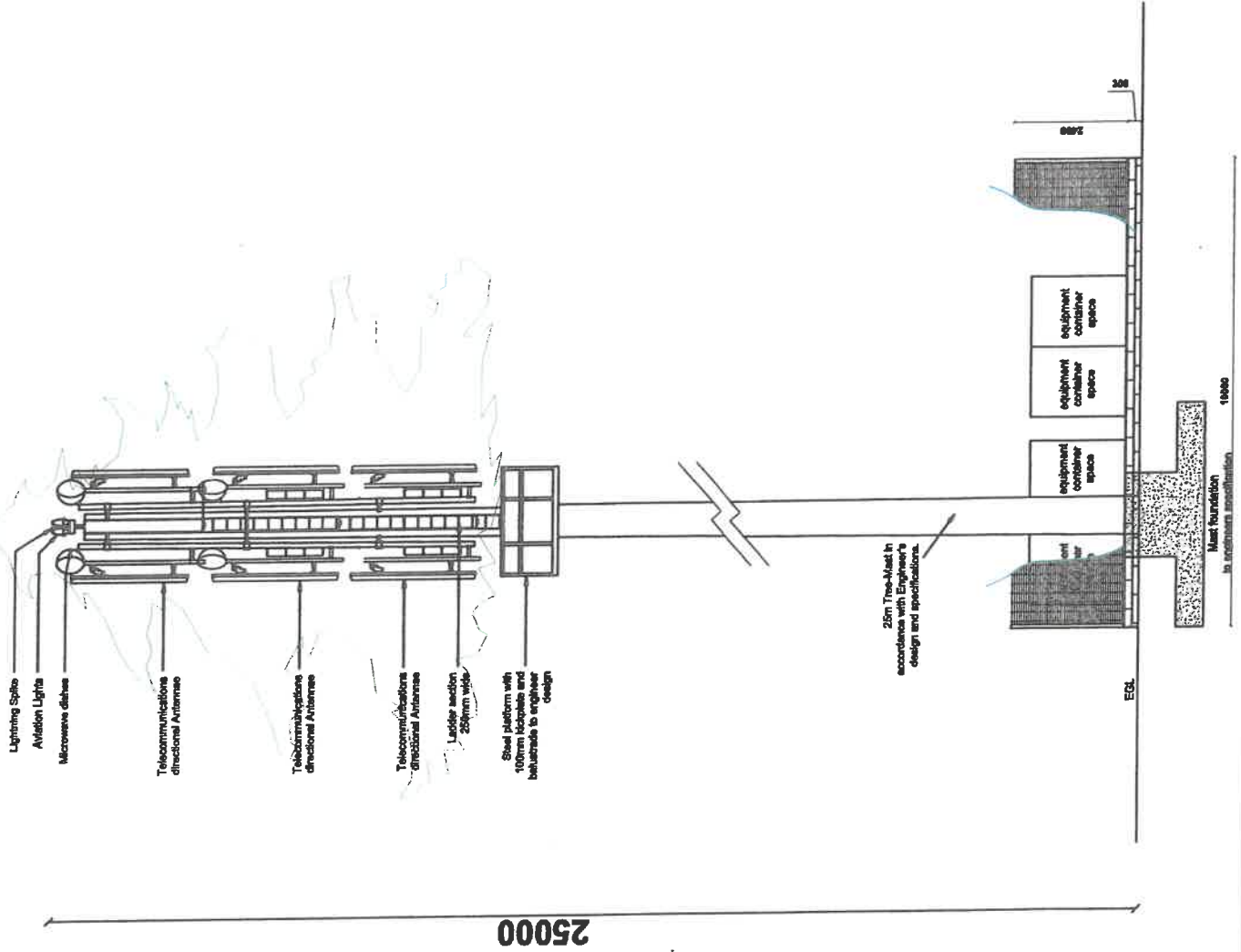
SCALE: 1:100

REF. NO: BP-7001-REV1

↑ N

ELEVATION PLAN

SHEET 6 OF 7



APPENDIX F:
Comments from Infrastructure Services



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Bulelwa Mdoda
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	5 August 2024
Our Ref ▫ Ons Verw:	Civil LU 2644
Town Planning Ref:	LU/16572 – TP 591/2023
Re ▫ Insake:	Erf 7001, Stellenbosch: Rezoning and subdivision for 204 residential erven; relaxation of parking departure from 2 parking bays to 1 parking bay per dwelling house

The following engineering documents were evaluated as part of this application:

- Civil engineering services report by Zutari dated 2023/11/30 Rev 0
- TIA by Zutari dated 2024/06/11
- Subdivision layout Drawing No 1001918-240528 Rev 2 by Zutari dated 2024/05/28

Parking Departure: The parking departure is not supported. The Zutari motivation letter (undated) in response to our Memo dated 4 April 2024 states that the parking departure will only be required for the row housing erven, but not for semi-detached and free-standing erven. Row housing is not supported by the Infrastructure Directorate, specifically for stormwater drainage reasons, therefore the parking departure is also not supported.

In consideration of provisions related to Civil Engineering Services the application (excluding the parking departure) is supported subject to the following conditions:

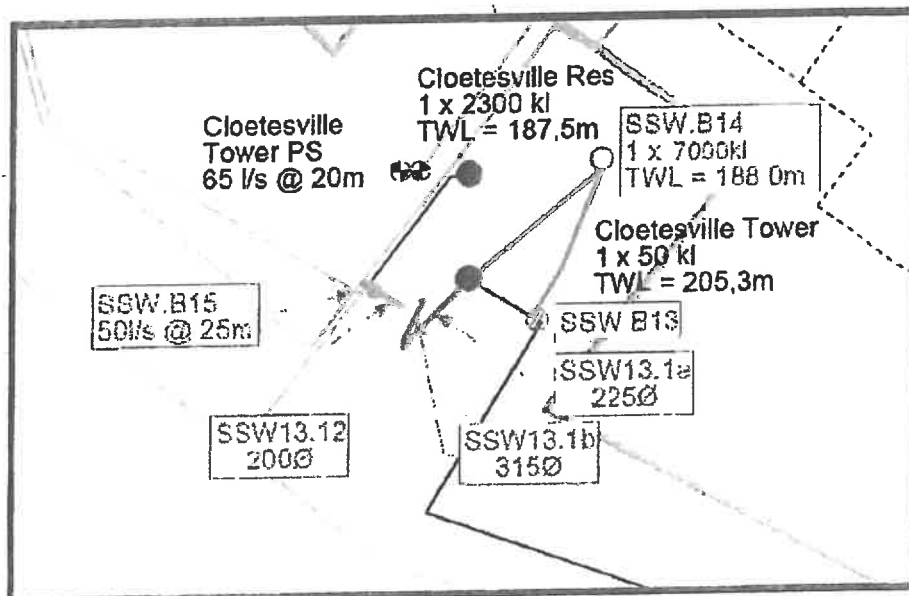
Specific Conditions: These conditions must be complied with prior to transfer of the first property or approval of any building plans, whichever occurs first.

1. Water

1.1 The following upgrades must be installed:

- 1.1.1 a) New 7.0ML Cloetesville Reservoir (SSW.B14);
 b) Upgrading of existing pumps from the reservoir to the Cloetesville water tower (SSW.B15);
 c) Upgrading of the existing pumps from the Idas Valley reservoir to Uniepark Reservoir which feeds the existing Cloetesville reservoir;

Funding: There is R22m ex VAT on the current budget (2024/25 – 2026/27) for "Bulk water supply pipe: Cloetesville / Idas Valley" that can be utilised to fund these items.

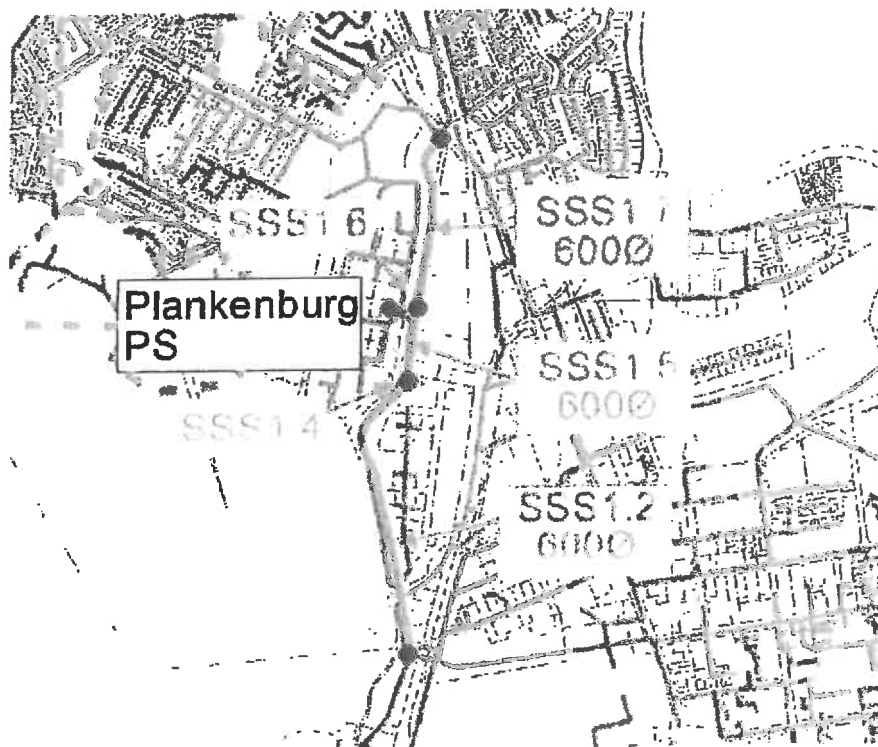


2. Sewer

2.1 The following upgrades must be installed:

2.1.1 Bulk sewer line from Kayamandi to Merriman Street (green line below).

Funding: Currently this project is not on the municipal budget. Budget should therefore be allocated to unlock this housing project.



3. Roads and NMT

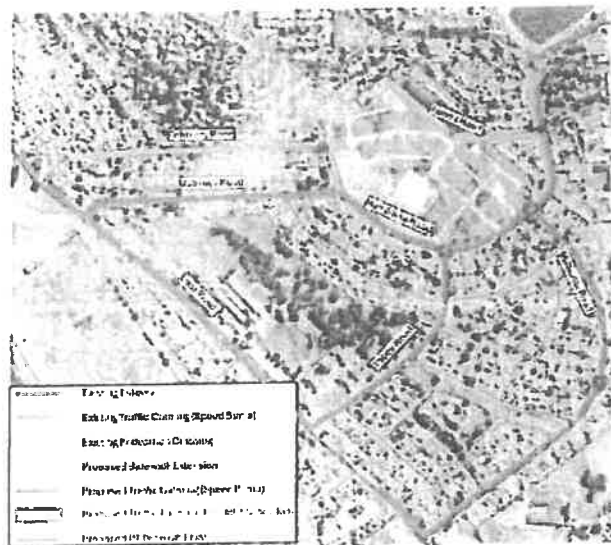
3.1 The following upgrades are must be installed as part of the housing project's implementation:

3.1.1 R44/Hendrickse intersection – provide an extended turning lane on Hendrickse Street (see image below).



Figure 18: Extension of short lane on Hendrickse Road.

- 3.1.2 Hendrickse Rd / Tolbos Rd and Lang St / Gabriel Rd must be converted into a STOP or Priority Control on only the minor approaches.
- 3.1.3 Expand the existing sidewalk along Hendrickse Rd and Gabriels Rd to link with Lang Street - which is the main route for public transport.
- 3.1.4 Install additional traffic calming measures (6x speedhumps and 4x raised intersections) along February Rd, Gabriels Rd, Tolbos Rd and Lang Rd (see **Roads locality and Traffic Calming plan** below).
- 3.1.5 Construct Public Transport Drop-off points – one along February Rd and one along Hendrickse Rd – exact positions to be confirmed during the detail design stage.



Roads locality and Traffic Calming plan

APPENDIX G:
Comments from Electrical Engineering

**ELETRICITY SERVICES: CONDITIONS OF APPROVAL
ERF 7001 CLOETESVILLE**

GENERAL COMMENT:

1. Recommended for approval

CONDITIONS

2. The electrical consulting engineer responsible for the development shall schedule an appointment with Manager Electricity Services (Infrastructure 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 (Infrastructure 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).
5. 24-hour access to the location of the substation, metering panel and main distribution board is required by Electrical Services.
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 (Electrical Services) together with the electrical consulting engineer and electrical contractor will conduct a take-over inspection.
- 8.
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 building
 - Energy efficient lighting systems
 - Roof insulation with right R-value.
 - 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 new 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.
10. If connecting a generator or solar panels for backup, the generator or solar panels needs to comply to SANS10142



Signature

26/02/2024

Date