



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16446

Our File Reference Number: Erf 165, Devonbosch Estate, Koelenhof

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF CONDITION OF APPROVAL IN TERMS OF SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023: REMAINDER ERF 165, DEVONBOSCH ESTATE, KOELENHOF

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1 That the application in terms of Section 15(2)(I) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a **permission required in terms of a condition of approval for the approval of the Site Development Plan** for Phase 3 (3.1) of the Devonbosch Lifestyle Estate on the Remainder of Erf 165, Koelenhof;

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

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

2.2.1 The approval only applies to the application 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.

2.2.2 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.

2.2.3 The development be undertaken generally in accordance with the Site Development Plan as referenced below and attached as **ANNEXURE B**.

2.2.3.1 PH03.1_SDP_UD_01_Locality Plan

2.2.3.2 PH03.1_SDP_UD_02_Site Plan

2.2.3.3 PH03.1_SDP_UD_03_Phasing Reference Plan

2.2.3.4 PH03.1_SDP_UD_04_Landscape Plan

2.2.3.5 PH03.1_SDP_UD_05(a,b,c,d,e)_Building Use Plan

2.2.3.6 PH03.1_SDP_UD_06_Schedule of Rights and Building Areas

2.2.3.7 PH03.1_SDP_UD_07(a,b,c)_Engineering Services

2.2.3.8 PH03.1_SDP_UD_08(a,b,c)_Parking and Basement Plans

2.2.4 The remaining conditions imposed by council in its approval letter dated 02 June 2020.

2.2.5 The conditions imposed by the **Directorate: Infrastructure Services** in their memo dated 15 July 2024, attached as **ANNEXURE E** be adhered to.

2.2.6 The final landscaping plan to be submitted with the building plans for approval by the Department: Community and Protection Services.

2.2.7 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site development plan to the satisfaction of the Municipality.

2.2.8 Building plans must be submitted to this Municipality for approval.

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

2.3.1 The Site Development Plan will not result in any additional rights being granted and will not lead to an increase in the permissible floor factor, coverage and height.

2.3.2 The Site Development Plan complies with the approved land use rights.

2.3.3 The proposal does not contradict the previous municipal approval and would not affect the development or the surrounding properties negatively.

3. 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.

4. 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.
5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
7. The 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.
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

6/9/2024
DATE

ANNEXURE B

**APPLICATION FOR PERMISSION REQUIRED IN TERMS
OF CONDITION OF APPROVAL IN TERMS OF
SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BYLAW, 2023: REMAINDER
ERF 165, DEVONBOSCH ESTATE, KOELENHOF**

SITE DEVELOPMENT PLAN



DEVONBOSCH
STELLENBOSCH

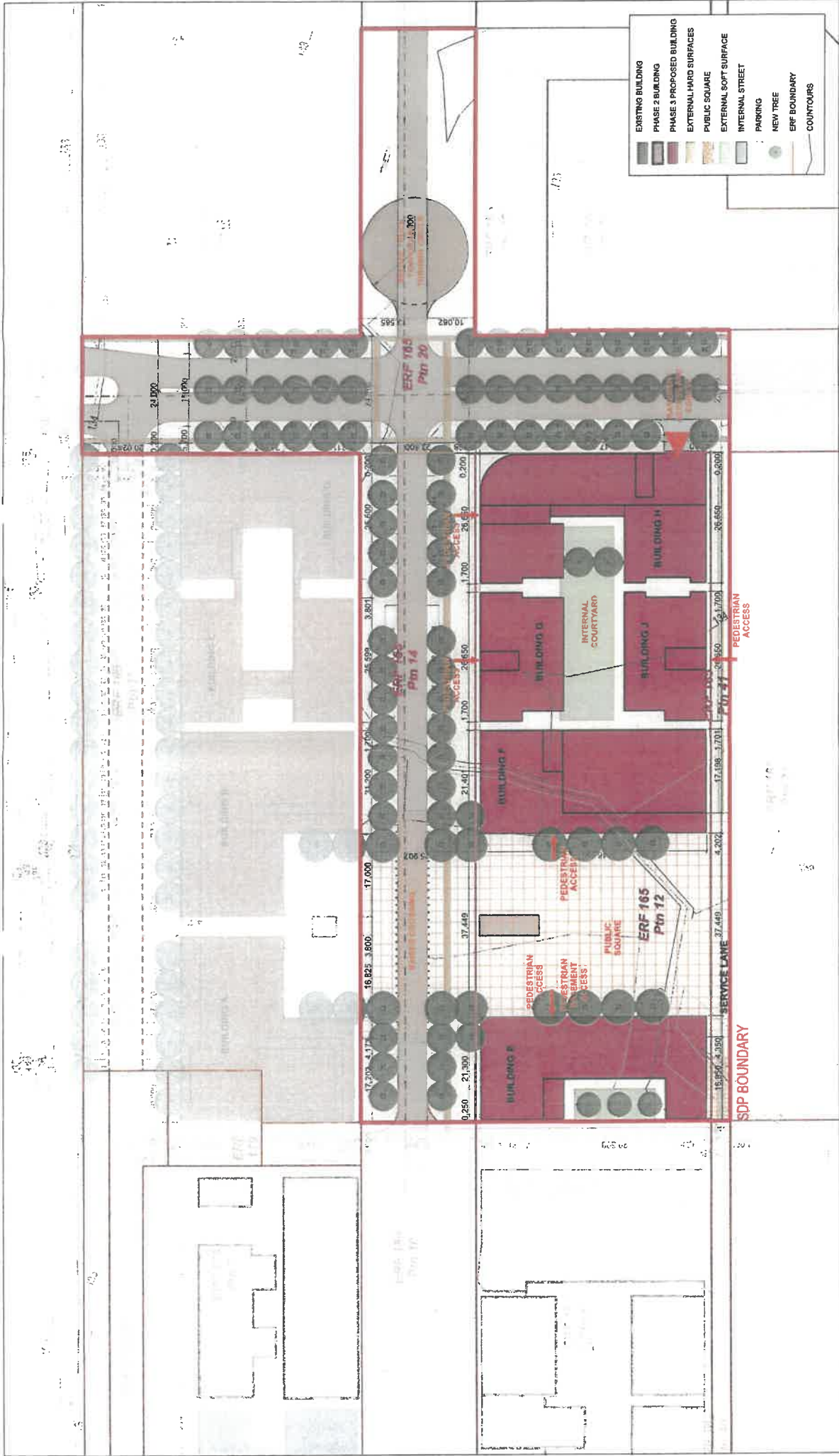
Devonbosch

Phase 03.1 Development
2023/10/24

*Note - This Phase 3 SDP submission 3.1 is to be read in conjunction with the Phase 03 information pack.

Site Development Plan

PH03.1_SDP_UD_01_Location Plan
PH03.1_SDP_UD_02_Site Plan
PH03.1_SDP_UD_03_Phasing Reference Plan
PH03.1_SDP_UD_04_Landscape Plan
PH03.1_SDP_UD_05_Building Use Plan
PH03.1_SDP_UD_06_Schedule of Rights and Building Areas
PH03.1_SDP_UD_07_Engineering Services
PH03.1_SDP_UD_08_Parking and Basement Plans



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- Architect before works commence.
- Any discrepancies in the drawing to be reported to the architect prior to work commencing.

Revisions

Rev.	Issue Date	Description	Checked	Sign J

North



*Dwg to be read in conjunction with

LHA+Ud

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Project

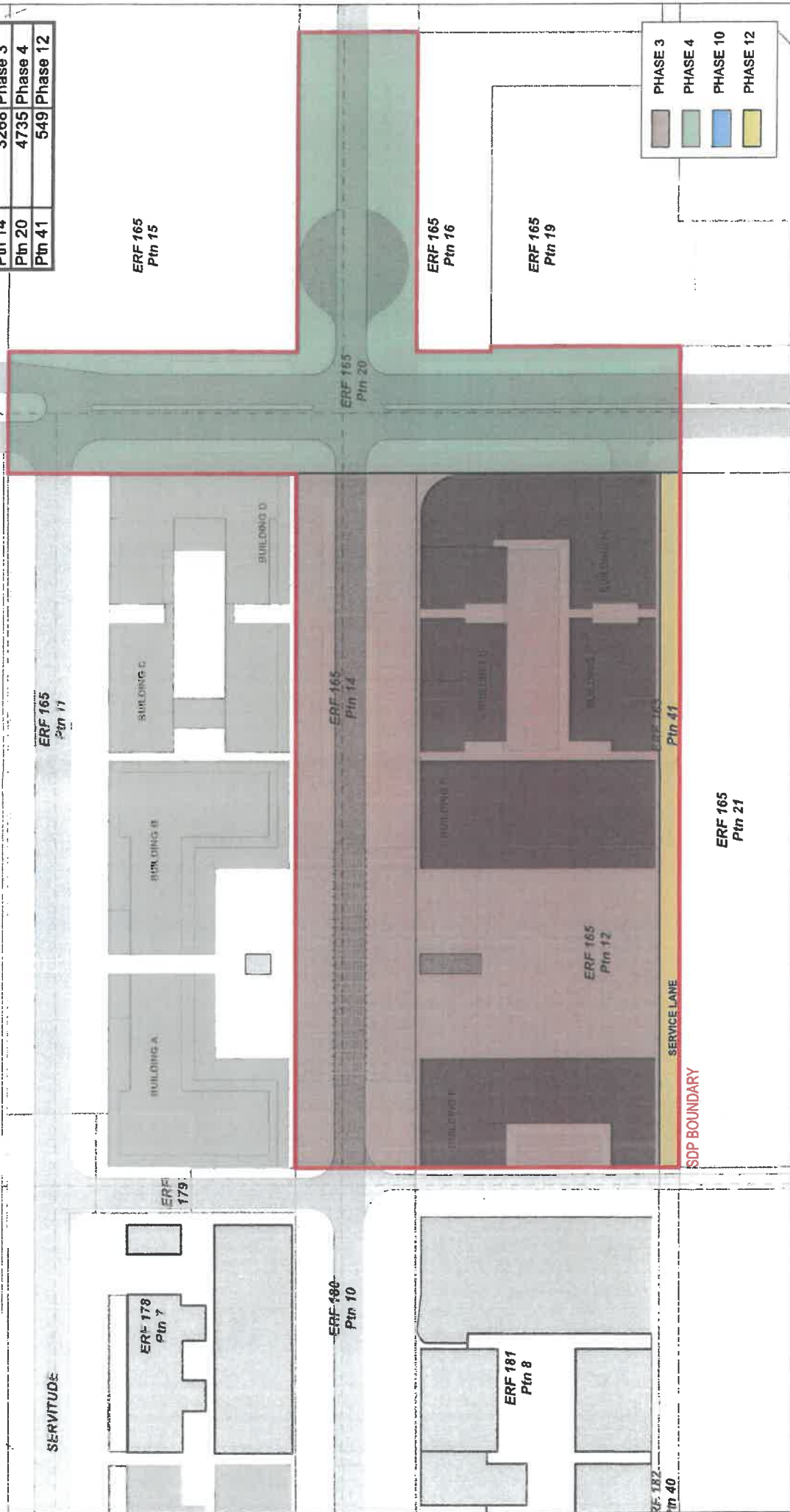
Devonbosch
ErF 165 Koelenhof
Phase 3.1: Portions 12, 14, 20 & 41
Project No
LH2023/01

Drawing Title

Site Plan

Drawing Info

DRAWN	CHECKED	DATE	SCALE
JS	JS	2023/02/24	1:1
DWG No.	REVISION	STAGE	
PH03.1_SDP_UD_02		M	



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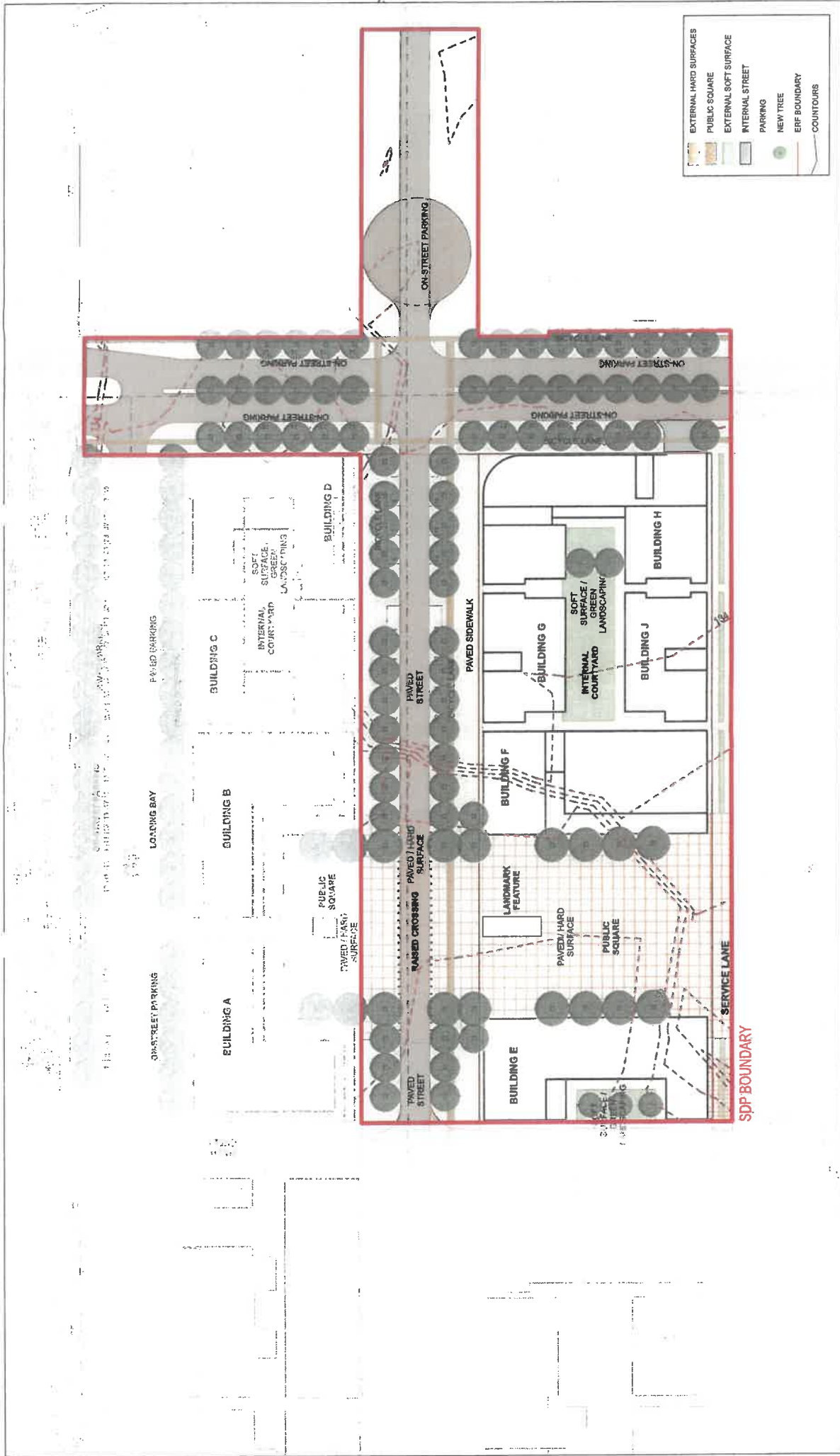
Project	Devanbosch Erf 165 Koelenhof Phase 3: Portions 12, 14, 20 & 4)
Project No	142023/01

Phasing Reference Plan

DRAWN	CHECKED	ISSUE DATE	SCALE
		20.12.2024	1/8" = 1'

Dwg No.

C/SKETCH - SERIES - (DWG NO.)	REVISION	STAGE
PH031 SDB IND OT		



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Drawing Info

DRAWN	CHECKED	DATE	SCALE
JS		2023/04/24	1/50, 1/15
DWG NO.			
PROJECT NO.			
PROJECT NAME - SERIES 1: LHA+UD			
PROJECT NO.			
PROJECT NAME			

Drawing Title

Landscape Plan

LH2023/01

PH03.1.L_SDP_UD_04



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"Dwg to be read in conjunction with:

Devonbosch
Erf 165 Koelenhof
Phase 3: Portions 12, 14,

Phase 3.1: Portions 12, 14, 20 & 41

DRAWN	CHECKED
JS	

55
Dwg No.

Drawing Title

Building Layout

Drawing Info

DRAWN	CHECKED
JS	

Drawing Info

DRAWN	CHECKED
JS	

Use	Ground Floor (m ²)
Retail	958
Warehouse	0
Office	877
Residential	372
Total GLA	2207
Total non-GLA	551,75
Gross Area (m ²)	2758,75



Use	Ground Floor (m ²)
Retail	958
Warehouse	0
Office	877
Residential	372
Total GLA	2207
Total non-GLA	551,75
Gross Area (m ²)	2758,75

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Revisions

Rev.	Issue	Description	Checked	Sign

Drawing Title

Building Use - Ground Floor

Drawing Info

DRAWN	CHECKED	DATE	SCALE

DWG NO.	PROJECT NO.	REGION	STATE

North

Project

Devonbosch
Erf 155 Koelhof
Phase 3.1: Portions 12, 14, 20 & 41

Project No

LH2023/01

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Rev.	Issue	Description	Checked	Sign

Drawing Title

Building Use - Ground Floor

Drawing Info

DRAWN	CHECKED	DATE	SCALE

DWG NO.	PROJECT NO.	REGION	STATE

North

Project

Devonbosch
Erf 155 Koelhof
Phase 3.1: Portions 12, 14, 20 & 41

Project No

LH2023/01

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Revisions

Rev.	Issue	Description	Checked	Sign

Drawing Title

Building Use - Ground Floor

Drawing Info

DRAWN	CHECKED	DATE	SCALE

DWG NO.	PROJECT NO.	REGION	STATE

North

Project

Devonbosch
Erf 155 Koelhof
Phase 3.1: Portions 12, 14, 20 & 41

Project No

LH2023/01

Use	1st Floor (m ²)
Retail	0
Warehouse	0
Office	2173
Residential	808
Total GLA	2981
Total non-GLA	745.25
Gross Area (m ²)	3726.25



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Revisions

Rev.	Issue Date	Description	Checked	Signed

North



Project
Devonbosch
Erf 165 Koelenhof
Phase 3: Portiens 12, 14, 20 & 41
Project No
LH2023/01

Drawing Title

Building Use - First Floor

Drawing Info

Drawn	Checked	Issue Date	Scale
		2023/01	1:1
Dwg No.			
PH03_L_SDP_UD_05c			
Project No			
LH2023/01			

	RETAIL
	WAREHOUSE
	OFFICE
	Office Floor is RESIDENTIAL
	VERTICAL CIRCULATION
	HORIZONTAL CIRCULATION



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[illegible]

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Devonbosch
Erf 165 Koelenhof
Phase 3.1: Portions 12, 14, 20 & 41
Project No

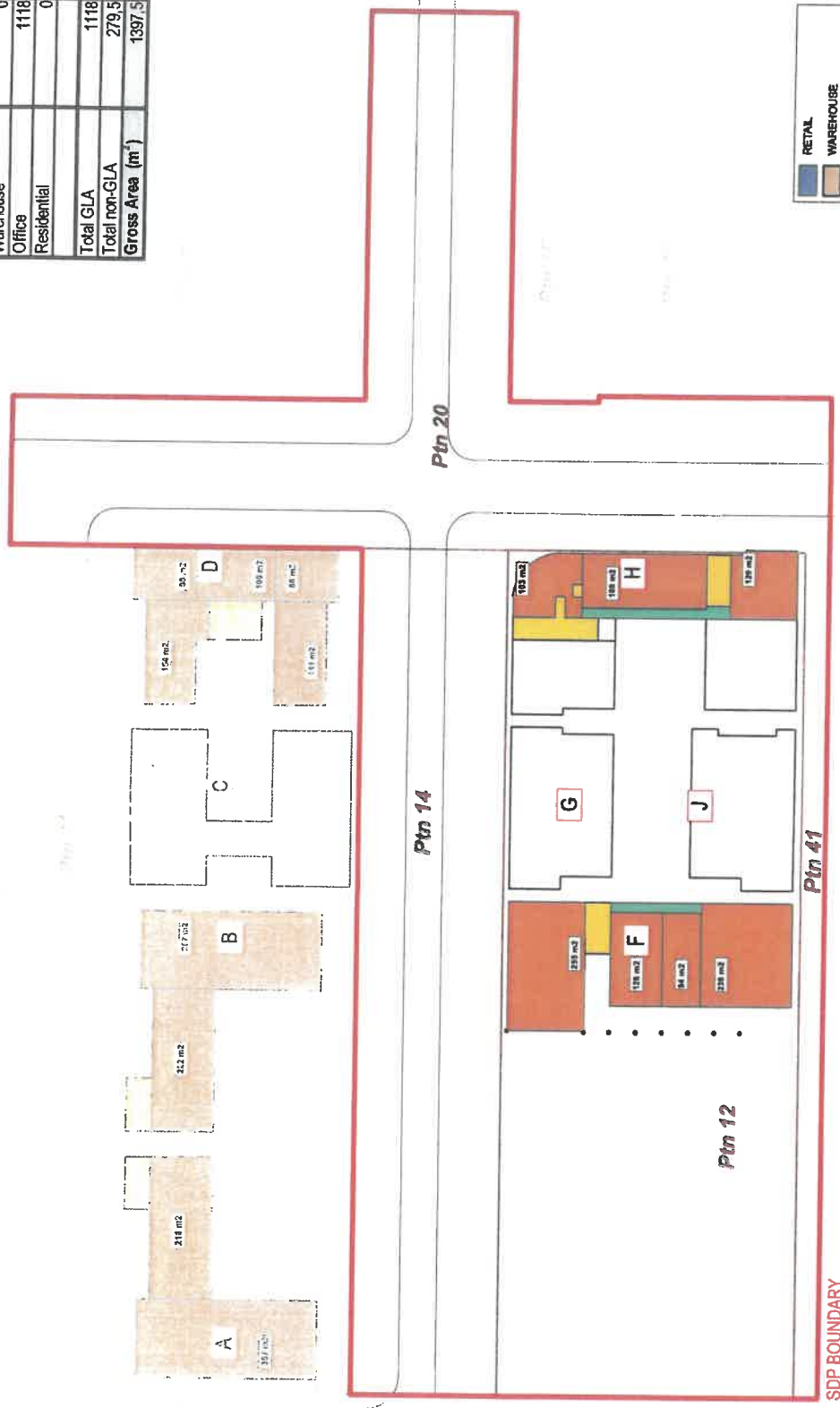
Building Use - Second Floor

DATE	15
TIME	15

DISCIPLINE - SERIES - C.A. NO. N°	REVISION	STAGE
PH03.1_SDP_UD_05d		M

Use	3rd Floor (m ²)
Retail	0
Warehouse	0
Office	1118
Residential	0
Total GLA	1118
Total non-GLA	279.5
Gross Area (m ²)	1397.5

RETAIL	WAREHOUSE	OFFICE	RESIDENTIAL	VERTICAL CIRCULATION	HORIZONTAL CIRCULATION
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Drawing Title

Building Use - Third Floor

Drawing Info

DATE: 2023/01/01

DWG No. PH03.1_SDP_UD_054

STAGE: M

Project

Devonbosch

Erf 165 Koelenhof

Phase 3.1. Portions 12, 14, 20 & 41

Project No. LH2023/01

Architects

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Rev.	Issue Date	Description	Checked	Signed

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SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
Erf No.	Erf 165 Koelenhof	
Portion	Portion 12, 14 (Phase 3), Portion 20 (Phase 4) and Portion 41 (Phase 12)	
Site Area (sqm)	15 184,00	
ZONING INFORMATION		
Town Planning Scheme	Stellenbosch Municipality Zoning Scheme By-Law Amendment Scheme	
Use Zone	n/a	
	Approved Business Use 1, with a consent use for flats (current zoning Mixed-use Zone)	
DEVELOPMENT CONTROL MEASURES		
PERMISSIBLE	CONTROL	ACTUAL
22 m	Height	20,03 m
100%	Coverage	22,98%
15 184,00	Coverage (m²)	3 489,00
n/a	Floor Area Ratio	0,67
Refer to approved bulk register	Gross Floor Area (m²)	10 172,94
Residential: 2 per unit Office: 4 per 100 sq.m Retail: 4 per 100 sq.m Warehouse: 1 per 100 sq.m	Parking	As per masterplan guidelines: Residential: 2 per unit Office: 3 per 100 sq.m Retail: 3 per 100 sq.m Warehouse: 2 per 100 sq.m
0m	Building lines	As per building layout plan

Erf no.	Building	Coverage (sq.m)	Height (storeys)	Gross Area (sq.m)	Retail GLA (sq.m)	Office GLA (sq.m)	Warehouse GLA (sq.m)	Residential GLA (sq.m)	Residential (no. of units)	No. of parking bays required
12	E	612	2	923,5294	254	102	0	429	5	20,68
	F	970	4	3594,118	704	2351	0	0	0	91,65
	G	432	3	1257,647	0	1069	0	0	0	32,07
	H	1044	4	3068,235	0	2608	0	0	0	78,24
	J	431	3	1329,412	0	0	0	1130	12	24
Total		3489		10172,94	958	6130	0	1559	17	247

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Revisions

Rev.	Issue Date	Description	Checked	Signed

North



*Down to Eas road in conjunction with:

LHA+Ud

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Johannesburg South Africa
PO Box 2700 Parkview 2013
Tel: +27 11 850 8682
www.ludwighansen.co.za

Drawing Title

Schedule of Rights and
Building Areas

Drawing Info

DRAWN	CHECKED	DATE	SCALE
JS		2023/05/24	1:100 & 1:200
Dwg No.			
PH03.1_SDP_UD_06			
CIS:PLINE - SERIES - DWG NO.		REVISION	STAGE
			M



Note: The refuse areas are shared between phase 3.1 and phase 3.2

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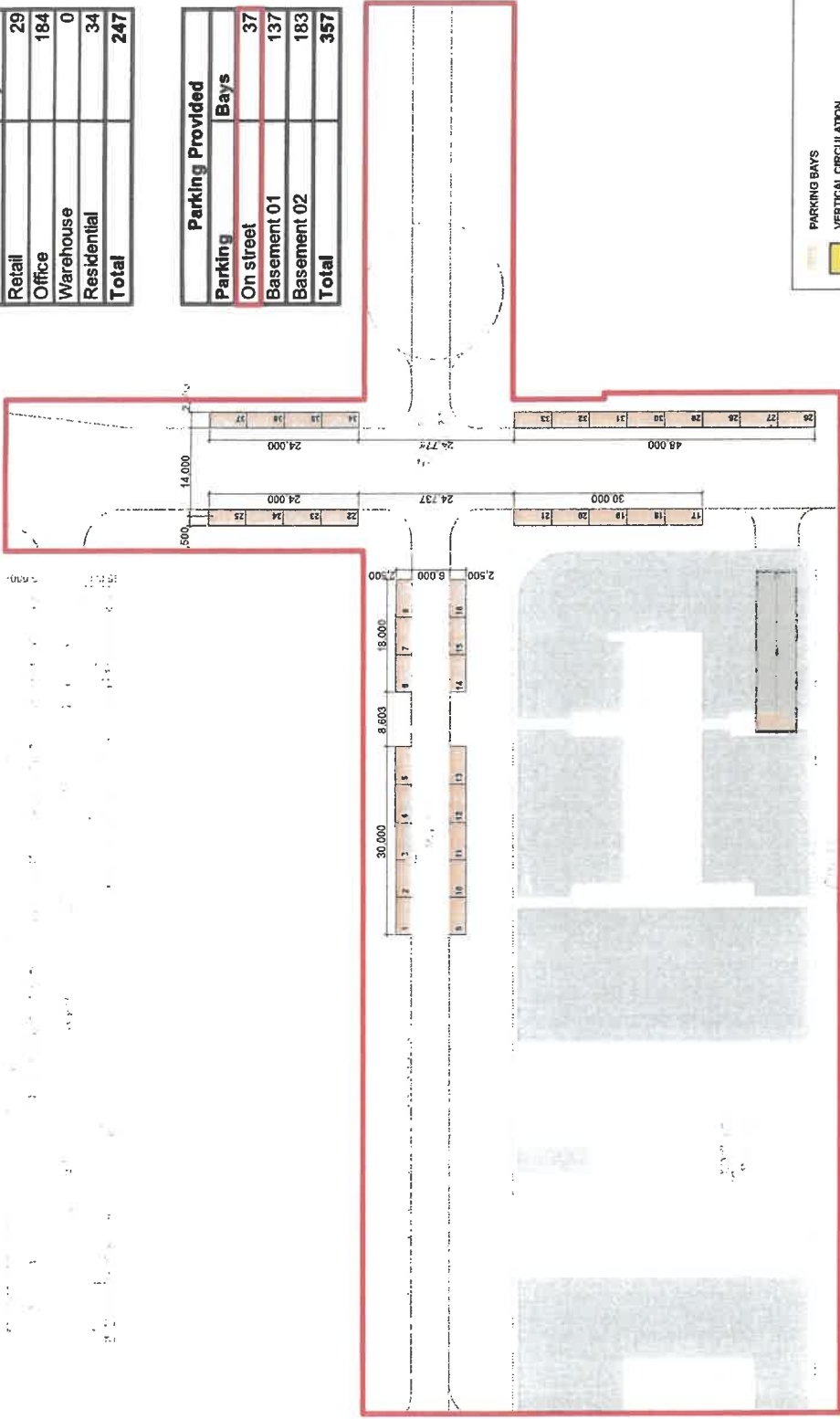
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Parking Required	
Use	Bays
Retail	29
Office	184
Warehouse	0
Residential	34
Total	247

Parking Provided	
Parking	Bays
On street	37
Basement 01	137
Basement 02	183
Total	357



PARKING BAYS
VERTICAL CIRCULATION
STORAGE
VENTILATION
BICYCLE PARKING
PLANTER CELLS (GROUND FLOOR TREES)

North



Drawing Title

Parking: Surface Parking
Layout

Drawing Info

DESIGN	DATE	SCALE
24	2021/02/24	1:250
DWG No.		
PH03.1_SDP_UD_08a		
STAGE		
M		

LHA+UD

LUDWIG HANSEN

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Project

Devonbosch
Erf 165 Koelhof
Phase 3.1: Portions 12, 14, 20 & 41

Project No

LH2023/01

Revisions

Rev.	Issue Date	Description	Checked	Signed

General Notes

1. All work is to be done in accordance with the National Building Regulations.
2. All materials and workmanship is to comply with the relevant S.A.N.S. codes.
3. The contractor is to verify all dimensions and report any discrepancies to the architect prior to construction.
4. This drawing is to be used in conjunction with all consultants drawings, details & specifications.
5. The contractor is to be responsible for the architect prior to work commencing.

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PHASE 5		3	21 500.00 m²			457.31 m²	0.00 m³	2 341.20 m³	0.00 m²	0.00 m³	0.00 m²	135	0			
5		21	7 208.00 m²	E4								7				
				E5								18				
				E6								3				
				E7								16				
				E8								5				
				E9								17				
				E10								3				
				E11			200.27 m²					7				
				F1								14				
				F2								11				
				F3								34				
22	7 186.00 m²	F4						1 243.20 m²								
		F5						1 098.00 m²								
		ROAD														
		23	7 106.00 m²													
PHASE 6		2	11 989.00 m²			257.04 m²	139.00 m³	0.00 m³	5 618.00 m³	0.00 m²	0.00 m³	79	26			
6	133	7 780.00 m²	B6	Building A								10	6			
			B7	Building B								17	12			
			B8	Building C								3	8			
			B9	Building D												
			B10	Building E						971.00 m²			16			
			B11	Building F						1 105.00 m²			5			
			B12	Building F						1 255.00 m²			18			
			B13	Building G						1 239.00 m²			3			
			B13	Building H						1 048.00 m²			7			
			ROAD													
			184	4 209.00 m²					257.04 m²	139.00 m³						
PHASE 7		2	10 131.00 m²			0.00 m²	0.00 m³	5 165.18 m³	0.00 m³	0.00 m³	0.00 m³	0	0			
7	185	7 706.00 m²	C5						973.68 m²							
			C6						634.80 m²							
			C7						513.60 m²							
			C8						1 074.30 m²							
			C9						1 611.20 m²							
			C10						357.60 m²							
			PARK													
			186	2 425.00 m²												
			PHASE 8		5	22 541.00 m²			257.04 m³	0.00 m³	5 225.46 m³	0.00 m²	0.00 m³	0.00 m³	161	0
			8	28	3 228.00 m²	K5									11	
						K6									18	
K7												3				
H3												43				
H5												18				
H6												3				
H7												7				
J3												9				
J4												17				
J5												16				
J6												16				
30	6 042.00 m²	J7														
		J8														
		J1							1 004.26 m²							
		J2							1 245.00 m²							
31	2 971.00 m²	J1														
		J2							1 651.20 m²							
32	6 453.00 m²															
PHASE 9		6	34 044.00 m²			270.80 m³	0.00 m³	543.36 m²	0.00 m²	0.00 m³	0.00 m²	125	0			
9		33	4 802.00 m²	K3								31				
				K4								40				
				H1								43				
				H2								12				
				H4												
				PARK												
				PARK												
37	21 012.00 m²	PARK														
		ROAD														
38	4 636.00 m²															

ANNEXURE E

**APPLICATION FOR PERMISSION REQUIRED IN TERMS
OF CONDITION OF APPROVAL IN TERMS OF
SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BYLAW, 2023: REMAINDER
ERF 165, DEVONBOSCH ESTATE, KOELENHOF**

**COMMENT FROM THE DIRECTORATE:
INFRASTRUCTURE SERVICES**



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

FILE NR: OUTGOING POST

Erf 165 Koelenhof

SCAN NR:

COLLABORATOR NR: 770111

TO : The Director: Planning and Development
FOR ATTENTION : Bulelwa Mdoda
FROM : Manager: Development (Infrastructure Services)
ENQUIRIES : Tyrone King (Manager: Development)
DATE : 15 July 2024
RE. : Erf 165, Koelenhof: Phase 3 Portion 12 (Phase 3.1) SDP
approval
(Devonbosch – Farm 65/43)
YOUR REF : LU/16446
OUR REF : CIVIL 2659

STELLINGSBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

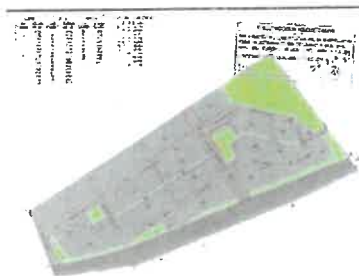
15 JUL 2024

RECEIVED

Background: the overall development has been approved, with Engineering approval conditions as per Memo dated 17 February 2020. This application is for an SDP approval of Phase 3 – Portion 12 of the development and these conditions specifically addresses the impact of this application on civil engineering services. The overarching conditions of the overall development remain valid.

The development parameters and locality of the application is as follows:

- 958m² retail GLA
- 6 130m² office GLA
- 17 residential units



DEVONBOSCH ERF 165, SDP APPROVAL – PHASE 3.1 (PORTION 12)

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

- SDP Phase 03.1 dated 2023/10/24 by LHA+Ud;
- Devonbosch Development Water Bulk Register Phases 2, 3.1, 3.2 & 6 Water dated 17-May-2024 received from Bart Senekal Inc;
- Devonbosch Development Bulk Register Transport dated July 2024 Revision 5, by ITS;

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

1. that the following upgrades are required to accommodate the development:

- 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.
- Water Network:** According to the bulk register, the cumulative water demand to date, including this application, is **201 kl/day**. The next phase of the water upgrades (Phase 2 upgrades as per the original approval conditions) will be triggered when a demand of **132kl/day** is reached. This application does therefore trigger the Phase 2 water upgrades. The cumulative effect of the development's roll-out will however be monitored as building plans are submitted. If a building plan triggers the water upgrade, then it must be implemented.

TOTAL DEMAND:	458,0	DEMAND TO DATE:	201,0	356,0	Spare for this scenario
BULK WATER CAPACITIES 17-May-24					
		Added	Cumulative		
		kl/day	kl/day		
Existing Farm 65/43 allocation as per GLS		42	42		
Bulk water upgrade - Phase 1 (Implemented)		90	132		Current total capacity
Bulk water upgrade - Phase 2		025	557		121,5% of Total Demand

Extract from Bulk Register Phases 2, 3.1, 3.2 & 6 Water dated 17-May-2024

- Sewer Network:** the Koelenhof bulk outfall sewer has sufficient capacity for the proposed development. This Koelenhof sewer line connects to the Plankenbrug

DEVONBOSCH ERF 165, SDP APPROVAL – PHASE 3.1 (PORTION 12)

outfall sewer line at Cloetesville, in the vicinity of the Nuutgevonden Estate. The Plankenbrug outfall sewer does have spare capacity for the proposed development.

- d. **Road Network:** The Provincial Roads Authority has set specific approval condition for this development. Before subdivision clearance or occupation certificates (whichever comes first) will be approved by this Directorate, the Developer must furnish proof from the Provincial Roads Authority that all their conditions have been met for this particular phase/application. For information purposes, the triggers for the road upgrades are given below: The intersection is the R304/Bottelary Road intersection, unless otherwise indicated.

Trigger	Upgrade	Cum. Trips	To Date
1	LT & RT lanes to E Leg Add Through lane on N leg Add receiving lane to S leg	550	186%
2	Change LT to LT+THU at W leg Change THRU to RT lane PT bay at Blumberg NMT lane: Blumberg to R304 MR87 LLO + median extension	1 051	97%
3	LT lane at W leg Change LT + THU to THU at W leg	1 324	
4	Dualling of MR187	1 631	

According to the Transport Bulk register, the cumulative trip generation to date, including this application, is **1 024 trips**. This application does therefore trigger #1 of the upgrades listed above.

The cumulative effect of the development's roll-out will however be monitored as building plans are submitted. If a building plan triggers the upgrade, then it must be implemented.

e. **Stormwater Network:**

- i. that the consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the

DEVONBOSCH ERF 165, SDP APPROVAL – PHASE 3.1 (PORTION 12)

cost of the “Developer” and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval;

f. Solid Waste:

- i. Solid Waste will be removed by a private contractor. Should this function revert to the municipality in future, the municipality will require that adequate refuse removal infrastructure, according to municipal standards be constructed (if not yet available) i.e. refuse removal bays and refuse rooms. Any alterations or upgrades will be for the Owner’s cost.

Development Charges

2. It is proposed that a DCs will be calculated and managed cumulatively for the entire development of Farm 65/43.
3. To achieve this, a DC register must be kept by the Engineering Consultant and submitted with each building plan.
4. If a project needs to be implemented in lieu of DCs, then an Engineering Services Agreement for DC expenditure must be concluded.
5. If there is a shortfall on the DCs of that particular building/phase to cover the cost of the upgrade, then the Developer must cover the shortfall and it can be credited to the DCs of a future phase. This must be reflected on future DC registers.

The following general conditions will apply to the payment of DCs: If in contradiction with condition 3, condition 3 shall govern.

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. 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;

DEVONBOSCH ERF 165, SDP APPROVAL – PHASE 3.1 (PORTION 12)

8. 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;
9. that the Development Charges levy be paid by the “Developer” –
 - prior to the approval of any building- and/or services plans in the case of a Sectional title erf in that phase or where a clearance certificate is not applicable and/or;
 - prior to the approval of subdivision clearance in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and;Whichever comes first
10. that the development shall be substantially in conformance with the development parameters and Site Development Plan submitted in terms of this application. Any amendments and/or additions to the parameters and/or Site Development Plan, once approved, which might lead to an increase in the Gross Leasable Area or residential units, will result in the recalculation of the Development Charges;
11. 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;



TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)