



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: (TP1247/2025)LU/19405

Our File Reference Number: Erf 1, Lynedoch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir /Madam

APPLICATION FOR AN EXTENTION OF VALIDITY PERIOD OF AN APPROVAL ON ERF 1 LYNEDOCH, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 1 Lynedoch for:
 - i. Extension of the validity period of the approval dated 26/05/2020 in terms of section 15 (2) (i) of the said bylaw from 25/06/2025 for five (5) years to 25/06/2030.

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 the said Bylaw:

- a. The approval only applies to the proposed 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.
- b. 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.
- c. The conditions of approval as imposed in the decision letter, dated 26/05/2020, attached as **Annexure A**, be complied with.

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

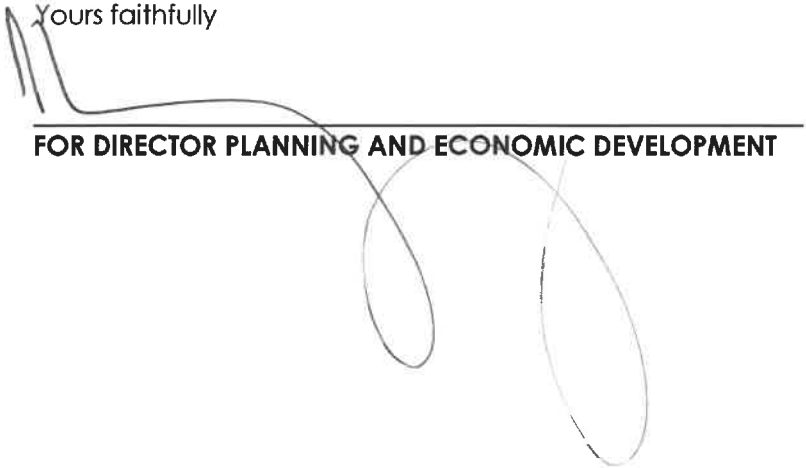
2.4. The approval to extend the validity period will not lead to any changes in the approved development proposal or to any additional development rights.

2.5. There are no legislative or policy requirements that have materially changed applicable to the approval that prevailed at the time of the original approval.

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

21/10/2025
DATE



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Reference Number: Erf 1, Lynedoch

Application Number: LU/10113

Your Reference Number: L4437 DG (10)3

Enquiries: Louisa Olyyn / Nicole Katts

Email: louisa.ollyn@stellenbosch.gov.za / Nicole.katts@stellenbosch.gov.za

Contact No. 021 808 8672/8318

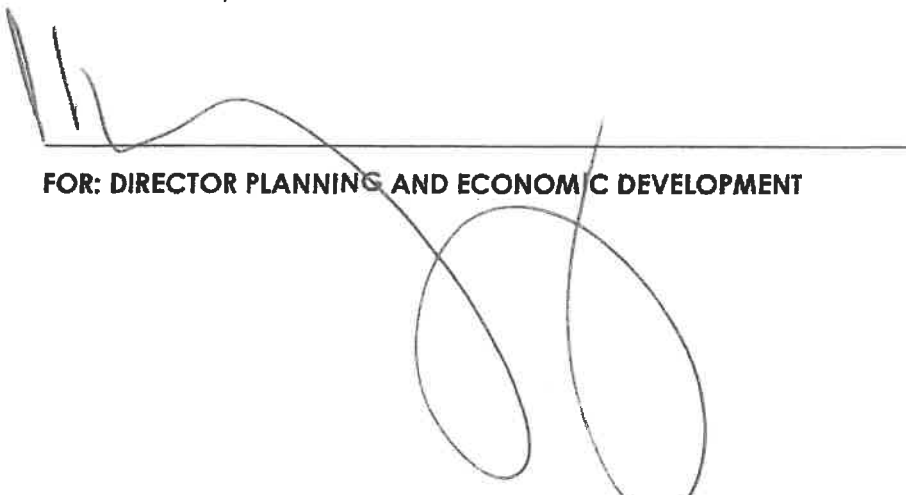
PER EMAIL

Sir/Madam

APPLICATION FOR REZONING, SUBDIVISION, PHASING, REGISTRATION OF SERVITUDE RIGHT OF WAY AND THE DELETION OF A CONDITION OF APPROVAL: ERF 1, LYNEDOCH

1. This Municipality's letter dated 26 May 2020, refers.
2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Stellenbosch Municipal Land Use Planning By-law.
3. Accordingly, you may now act on the decision detailed in my letter dated 26 May 2020, subject to compliance with the conditions of approval.

Yours faithfully


FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

25/6/20
DATE



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10113

Our File Reference Number: Erf 1, Lynedoch

Your Reference Number: L4437 DG (10)3

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir / Madam

**APPLICATION FOR REZONING, SUBDIVISION, PHASING, REGISTRATION OF SERVITUDE RIGHT OF WAY
AND THE DELETION OF A CONDITION OF APPROVAL: ERF 1 LYNEDOCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Remainder Erf 1, Lynedoch, namely:
 - 2.1.1 The amendment of the following condition of approval in terms of Section 15(2)(a) of the said Bylaw to delete condition of approval 5(m) as imposed by the Boland District Municipality with reference 15/3/2/1/56 and dated 22 June 2001 which reads as follows:

"At least 100 of the erven/housing units should be secured for farm worker housing only. Aspects on securing the housing for farm workers must be in line with the PAWC policy for security and tenure. Details of a trust and conditions of purchase must be addressed and included into the constitution. The houses are to remain to service the needs of those directly involved in agricultural activities in the surrounding Lynedoch area".

2.1.2 The rezoning of the subject property from Agricultural Zone I to Subdivisional Area in terms of Section 15(2)(a) of the said Bylaw to allow for the following uses (and in accordance with the land use framework plan and such phasing as depicted in plan with reference 4Rev8, dated August 2019 to March 2020:

- a) Portion 1 and approximately 1,2390 ha in extent, to Institutional Zone I for purposes of the Sustainability Institute and a school.
- b) Portion 2 and approximately 3 249m² in extent, to Institutional Zone I to accommodate a training centre pertaining to early childhood development.
- (c) Portion 3 and approximately 1,4826 ha in extent, to Agricultural Zone I for agricultural purposes.
- (d) Portion 4 to 11 (approximately 1 133m² in total extent) to Residential Zone I to accommodate 8 (eight) single residential dwellings for lower income group for an eco-friendly lifestyle.
- (e) Portion 12 and approximately 1651m² in extent, to Agricultural Zone I for agricultural purposes.
- (f) Portion 13 and approximately 1 030m² in extent, as well as Portion 14 and approximately 1 180m² in extent, to Transport Zone I to accommodate private roads.
- (g) Portion 15 and approximately 361m² in extent as well as Portion 16 and approximately 1 466m² in extent, to Transport Zone II to accommodate public roads to be transferred to the applicable authorities.

2.1.3 The subdivision in terms of Section 15(2)(d) of the said Bylaw of said property in accordance with subdivision plan 4Rev8, dated August 2019 to March 2020 to allow for the development in accordance with the sub-divisional zone approved above, and which includes the registration of a servitude right of way over Erf 28, Lyndoch in favour of the proposed development .

BE APPROVED in terms of Section 60 of the said Bylaw for the following reasons:

- a) The proposed density and character of the development compliments the existing development trends in Lynedoch Eco-Village;
- b) The proposal represents low key sensitive densification and will provide education facilities and low income housing, to a lesser extent, in Lynedoch.

- c) It is sound planning practice to locate community facilities (i.e schools, crèches, etc) within residential neighbourhoods as they are compatible with one another.
- d) The proposal is located inside the urban edge within the Lynedoch node.
- e) The proposal would not impact negatively on the safety and welfare of the members of the community or have an effect on existing rights concerned
- f) There will be no negative impact on existing infrastructure and additional traffic can be accommodated on the local road network.
- g) The proposed mixed-use development will create employment opportunities and thus socio-economic upliftment.

3. That such approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:

- 3.1 The approval applies only to the applications in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
- 3.2 The approval will lapse if not implemented within the timeframe stipulated in the subject Bylaw;
- 3.3 The applicant submits an electronic cop (shp, dwg, dxf) of the General Plan which was preliminary approved by the SG. The following information must be indicated:
 - Newly allocated erf numbers
 - Co-ordinates
 - Survey Dimensions
 - Street names (if approved by Council)
- 3.4 No building plans will be approved prior to the submission of an approved General Plan (electronic or hard copy, containing a GP number and signed by the Office of the SG), or alternatively, in the case of less than 10 erven, the approved SG diagram (electronic or hard copy, containing a SG number and signed by the Office of the SG);

- 3.5 That a new Site Development & Landscaping Plan and floor layout plans of all existing and proposed buildings on Portions 1 & 2 (Institutional Zone 1 properties); as well as existing and newly required accesses be submitted for approval;
- 3.6 The conditions imposed by the **Directorate: Engineering Services** in their memo dated 17 February 2020, attached as **Annexure N** be adhered to;
- 3.7 All electrical requirements should comply with Section 49(3) of SPLUMA;
- 3.8 Portion 15 (Public Road) is to be transferred to the Local Authority before a clearance certificate will be issued;
- 3.9 Portion 16 (Public Road) is to be transferred to the Department of Transport and Public Works as part of the road reserve of the Main Road 168 Service Road;
- 3.10 A revised Home Owners Association Constitution be submitted for approval by the Director: Planning and Economic Development and that the OA comply with such requirements as may be imposed;
- 3.10 The common property to be formally transferred in favour of the Owners' Association;
- 3.11 All servitudes must reflect on the title deeds of the affected properties;
- 3.12 Building plans will only be approved when all conditions of approval have been complied with.

4. **MATTERS TO BE NOTED**

- 4.1 The conditions imposed by the **Department of Water and Sanitation** in their letter dated 15 January 2020, attached as **Annexure K** be noted and complied with.
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.

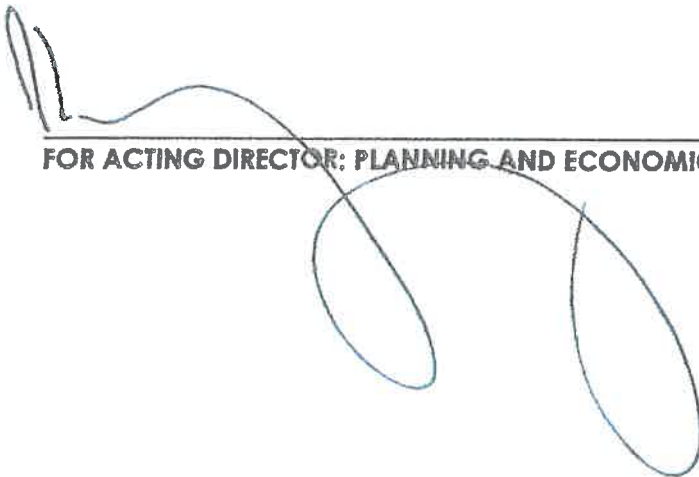
6. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:
- (a) The personal particulars 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: Lenacia.Kamineth@ Stellenbosch.gov.za.
8. An applicant 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 ACTING DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

26/5/20

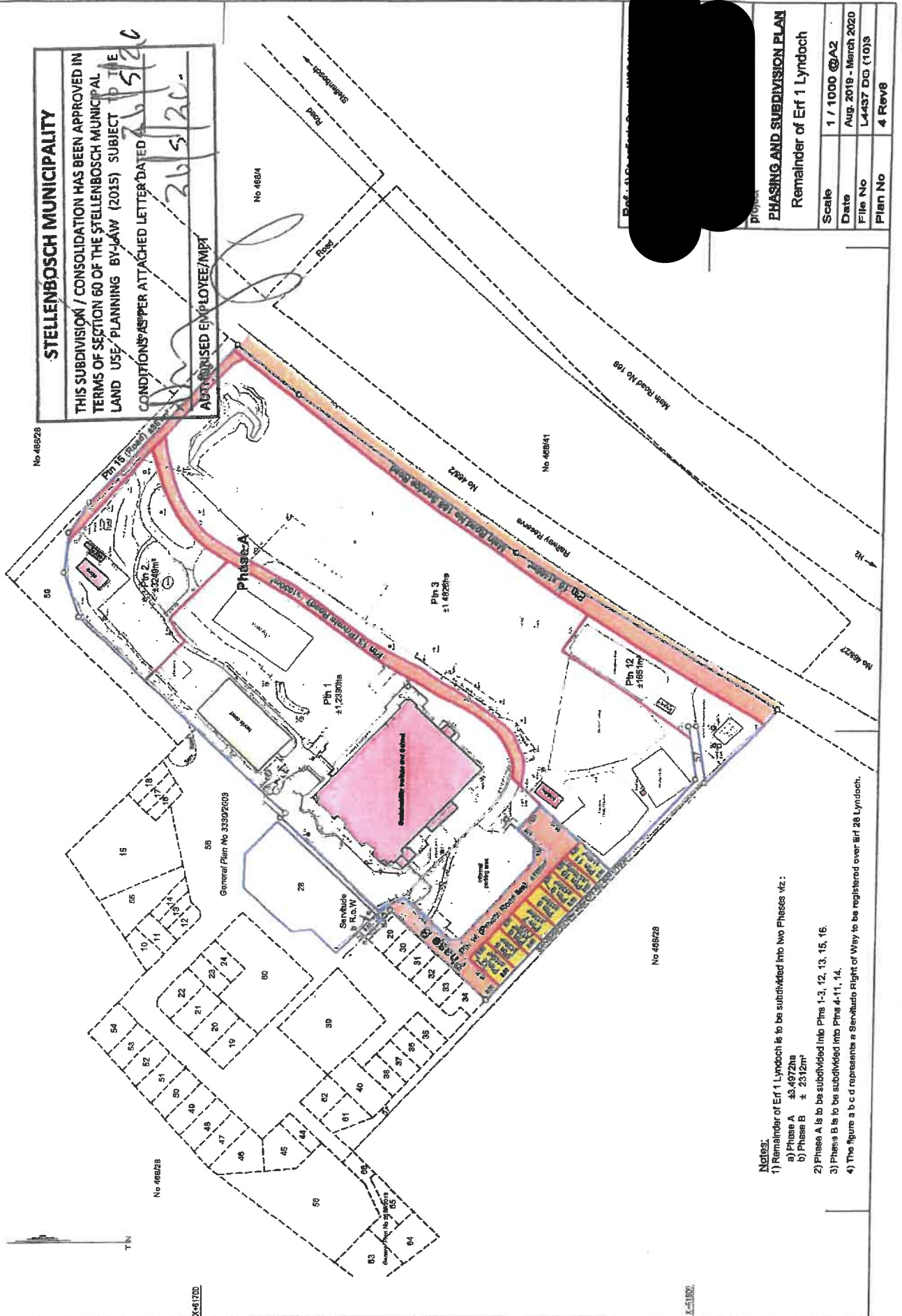
DATE

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE / PLANNING BY-LAW (2015) SUBJECT TO THE

CONDITIONS AS PER ATTACHED LETTER DATED 26/5/2020

AUTHORISED EMPLOYEE/MPR



Notes:

- 1) Remainder of Erf 1 Lyndoch is to be subdivided into two Phases viz.:
 - a) Phase A ± 33 487 2ha
 - b) Phase B ± 23 312m²
- 2) Phase A is to be subdivided into Plots 1-3, 12, 13, 15, 16.
- 3) Phase B is to be subdivided into Plots 4-11, 14.
- 4) The figure a b c d represents a Servitude Right of Way to be registered over Erf 28 Lyndoch.

PHASING AND SUBDIVISION PLAN

Remainder of Erf 1 Lyndoch

Scale	1 / 1000 @A2
Date	Aug. 2019 - March 2020
File No	L4437 DO (10)S
Plan No	4 Rev8



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

TO : The Director: Planning and Development
FOR ATTENTION : B Mdoda
FROM : Manager: Development (Infrastructure Services)
AUTHOR : Tyrone King
DATE : 17 February 2020
RE. : Erf 1, Lynedoch: rezoning and subdivision into 16 portions, for the development of a training centre for ECD (Portion 2) and 8 residential erven (Portions 4 to 11)
YOUR REF : LU/10113
OUR REF : 1928 CIVIL LU

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

- The abovementioned application dated 12 Aug 2019 and motivation report by David Hellig & Abrahamse, dated August 2019;
- Proposed Plan of subdivision No. L4437 DG, 4 Rev 7, by David Hellig & Abrahamse, dated Aug 2019;
- Report on Civil Engineering Services, by Maluti GSM dated 18th January 2019, revision 2;

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

- Total Units: 8 No erven
- Total GLA: GLA for proposed ECD tbc prior to building plan approval

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:

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

A. Definitions

B. Recommendation to decision making authority

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

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

A. Definitions

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

B. Recommendation:

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

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

C. Specific conditions of approval

4. that the following upgrades are required to accommodate the development
- a. **Sewer network and Waste Water Treatment Works:** the existing development is fully independent from the municipal sewer system and is treated by a "Biolytix" system (package plant) The proposed development will also be fully independent from the municipal sewage system.
 - i. The 8 new subsidy houses may be provided with the same service as the existing residential units on the site. The units will share septic tanks at a ratio of 2 houses to one septic tank. This will provide the primary treatment. The effluent from the septic tanks will be piped into the existing sewer network that flows into the Anaerobic Baffle Reactor and constructed wetland. The septic tanks must be serviced at a regular basis to remove the solid build up. Details of these septic tanks must be provided with all building plans.
 - ii. A package plant is proposed for the ECD training centre on portion 2. Approval for such a plant must also be obtained from DWS before implementation.
 - b. **Water Network:**
 - i. The Developer may connect to the existing 75mm supply line serving the existing development.
 - c. **Roads Network:** The development will gain access from the existing access points off Main Road 168 (R310 – Baden Powell Drive)
 - d. **Stormwater Network:**
 - i. The current internal stormwater system, which consists of a network of surface and sub-surface channels, swales and a detention pond, has enough capacity for the additional developments.

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

e. Solid Waste:

- i. The Municipality will provide a solid waste removal service

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. 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;
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. Development charges for the 8 residential erven are payable before subdivision clearance;
10. Development charges for the training centre for ECD (Portion 2) will be calculated when a detail SDP is submitted for approval and will be payable prior to building plans being approved;
11. that the Development Charges levy for the 8 residential erven to the amount of R 266 148. 01 (Excluding VAT) as reflected on the DC calculation sheet, dated 24 January 2020, and attached herewith as Annexure DC, be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy.
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 8 residential erven, will result in the recalculation of the Development Charges;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

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;

Site Development Plan

14. that the layout be amended to accommodate continuous forward movement by service trucks and all cul-de-sacs have a minimum of 11 m radius turning circle, to ensure continuous forward movement;
15. that any amendments to cadastral layout and or site-development plan to accommodate the above requirements will be for the cost of the "Developer" as these configurations were not available at land-use application stage;

Ownership and Responsibility of services

16. that it be noted that as per Proposed Plan of subdivision No. L4437 DG, 4 Rev 7, by David Hellig & Abrahamse, dated Aug 2019, the roads are reflected as private roads. Therefor all internal services on the said erf will be regarded as private services and will be maintained by the "Developer" and or Owner's Association;

Internal- and Link Services

17. 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;

Bulk Water Meter

18. please indicate the existing bulk water meter on the engineering services drawings;
19. if a bulk water meter does not exists, 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;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

Solid Waste

20. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (Mr Saliem Haider; 021 808 8241; saliem.haider@ Stellenbosch.gov.za), 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.

Servitudes

21. All servitudes as indicated on the Proposed Plan of subdivision No. L4437 DG, 4 Rev 7, by David Hellig & Abrahamse, dated Aug 2019 must be registered prior to clearance of the erven. Either registration, or proof of appointment of attorneys will suffice.

Roads

22. that the "Developer" will be held liable for any damage to municipal infrastructure within the road reserves, caused as a direct result of the development of the subject property. The "Developer" will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services;
23. that the servitude right of way be provided with a permanent surface, and that adequate provision be made for stormwater drainage, to the standards of the Directorate: Infrastructure Services;

Bulk Electricity

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

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:

25. that the "Developer" will enter into an Engineering Services Agreement with the "Municipality" in respect of the implementation of the infrastructure to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

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 Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available upon occupation or taking up of proposed rights;
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, if applicable, the "Developer" approach the Provincial Administration: Western Cape (District Roads Engineer) for their input and that the conditions as set by the Provincial Administration: Western Cape be adhered to before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued;
30. that the 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;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

- 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;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

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 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;
37. 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;
38. 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;
39. that construction of services may only commence after municipal approval has been obtained;
40. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
41. 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;
42. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal - and external services;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

43. 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;
44. 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);
45. 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;
46. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
47. 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;
48. 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

49. 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;
50. 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;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

51. 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

52. Taking into account the recent water crisis, and associated increase in borehole usage, it is important that the groundwater be recharged as much as possible. One way of achieving the above is to consider using Sustainable Drainage Systems (SuDS) approach wrt SW management. From Red Book: "SuDS constitute an approach towards managing stormwater runoff that aims to reduce downstream flooding, allow infiltration into the ground, minimise pollution, improve the quality of stormwater, reduce pollution in water bodies, and enhance biodiversity. Rather than merely collecting and discarding stormwater through a system of pipes and culverts, this approach recognises that stormwater could be a resource." The Developer is encouraged to implement SuDS principles that are practical and easily implementable. Details of such systems can be discussed and agreed with the Municipality and must be indicated on the engineering drawings.
53. that the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;
54. that overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;
55. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;
56. that no disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;
57. 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

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans;

58. 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.

Roads

59. 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;
60. that no access control will be allowed in public roads;
61. that the layout must make provision for all deliveries to take place on-site. Movement of delivery vehicles may not have a negative impact on vehicular – and pedestrian movement on public roads and or public sidewalks;
62. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
63. 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;
64. that each erf has its own access (drive-way), *(the new access(es) (dropped kerb(s)) to the proposed parking bays be)* constructed to standards as set out by the the Directorate: Infrastructure Services and in line with the Road Access Guideline;
65. that the access road to the existing facility be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;
66. that no parking be allowed in the road reserve;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

Wayleaves

67. 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;
68. that wayleaves will only be issued after approval of relevant engineering design drawings;
69. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

Solid Waste

70. 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:

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

- 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
71. 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;
72. that the "Developer" must apply and get approval from the Municipality's Solid Waste Department for a waste removal service prior to clearance certificate or occupation certificate (where clearance not applicable). Contact person Mr Saliem Haider, 021 808 8241; saliem.haider@ Stellenbosch.gov.za;
73. 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);
74. Refuse storage areas are to be provided for all premises other than single residential erven;
75. that if the "Developer" wishes to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "Municipality";
76. 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;
77. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
78. 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;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

79. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
80. Road foundation shall be designed to carry a single axle load of 8.2 tons;
81. 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;
82. 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;
83. 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;
84. 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;
85. 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;
86. 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
87. 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;
88. 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

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

89. 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.

90. 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;
91. 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;
92. 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;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

Avoidance of waste, nuisance and risk

106. Where in the opinion of the "Municipality" a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the "Municipality" may give the "Developer" and or OWNER'S ASSOCIATION written notice to remedy the defect failing which the "Municipality" may carry out the work itself or have it carried out, at the cost of the "Developer" and or OWNER'S ASSOCIATION.

Streetlighting

107. The "Developer" will be responsible for the design and construction at his own expense of all internal street lighting services and street lighting on link roads leading to his development (excluding Class 1, 2 and 3 Roads) according to specifications determined by the municipality's Manager: Electrical Services and under the supervision of the consulting engineer, appointed by the "Developer";
108. Prior to commencing with the design of street lighting services, the consulting electrical engineer, as appointed by the "Developer" must acquaint himself with, and clarify with the municipality's Manager: Electrical Engineering, the standards of materials and design requirements to be complied with and possible cost of connections to existing services;
109. The final design of the complete internal street lighting network of the development must be submitted by the consulting electrical engineer, as appointed by the "Developer", to the municipality's Manager: Electrical Engineering for approval before any construction work commences;
110. Any defect with the street lighting services constructed by the "Developer" which may occur during the defects liability period of 12 (TWELVE) months and which occurs as a result of defective workmanship and/or materials must be rectified immediately / on the same day the defect was brought to the attention of the consulting electrical engineer, appointed by the "Developer". Should the necessary repair work not be done within the said time the "Municipality" reserves the right to carry out the repair work at the cost of the "Developer";

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

111. The maintenance and servicing of all private internal street lighting shall be the responsibility and to the cost of the "Developer" and or Home Owner's Association.



TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

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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.

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LYNEDOCH

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 en 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 Municipality standard as follows:

- Datum : Hartbeeshoek 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

ANNEXURE DC



APPLICATION INFORMATION

Application Number	Civil 3928 (LU/30113)
Date	Friday, 24 Jan 2020
Financial Year	2019-20
Erf Location	
Erf No	Erf 1, Lynedoch
Erf Size (m ²)	
Suburb	Lynedoch
Applicant	
Approved Building Plan No.	Proposed Plan of subdivision No. L4437 DG, 4 Rev 7, by David Heilig & Abrahamse, dated Aug 2019

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	ha°C	Solid Waste	Roads	Community Facilities	Totals
Total Increased Services Usage	kl/day	kl/day	kl/day	ha°C	kl/week	kl/day	person	
Total Development Charges before Deductions	R 94 220,62	R 94 220,62	R 14 192,21	0,144	0,320	6,00	6,00	
Total Deductions								
Total Payable (excluding VAT)	R 94 220,62	R 14 192,21	R 16 391,49			R 37 839,98	R 103 503,71	R 266 148,01
VAT	R 14 133,09	R 2 128,83	R 2 488,72					
Total Payable (including VAT)	R 108 353,71	R 16 321,04	R 18 880,22			R 37 839,98	R 103 503,71	R 266 148,01
						R 5 576,00	R 15 525,86	R 39 922,20
						R 43 516,98	R 119 029,26	R 308 070,21

APPLICANT INFORMATION

Application Processed by:	Tyrene King
Signature	
Date	Sewer: package plant - no DC DCs for 8 residential erven only, DCs for ECD on Portion 2 to be calculated when SDP/BP submitted
Amount Paid:	As Above
Date Payment Received	
Receipt Number	

Stallenbosch Town[illegible]

* Complete performance only.

du = dwelling unit, GLA Gross Leasable Area.

Total Development Charges before Deductions.

% Deductions per service (amount)

Additional Deduction per service - from Service Agreement (sum)

2005 Total after Deductions (excluding VAT)

(Total)	
---------	--

Stellenbosch Town

[illegible]

Complete yellow/brown color

¹⁰ du = dwelling unit, GLA=Gross leasable area.

Total Development Charges before Deduction: 11.00

% Deductions per service (%)

Deductions per service (amount)

Sub Total other Conditions (excluding 1 & 2) =

WAT

Total

1



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

WESTERN CAPE REGION
Private Bag X16, Sanlamhof, 7532
52 Voortrekker Road, Bellville, 7530

☎ 021 941 6039
☎ 021 941 6082
☎ 082 370 2708

✉ Mr. Nkosinathi Mkonto
✉ 16/2/7/G200/A/8
✉ mkonto@dws.gov.za

Attention: David Hellig

David Hellig & Abrahamse Professional Land Surveyors
PO BOX 18
PAARL
7622

Dear Sir

**APPLICATION FOR REZONING, SUBDIVISION, REGISTRATION OF SERVITUDES AND
DELETION OF A CONDITION OF APPROVAL: THE REMAINDER OF ERF1 LYNDCH
STELLENBOSCH**

The Department acknowledges receipt of your report dated 14 November 2019 for the above mentioned activity.

After evaluating the abovementioned application, you are hereby informed that the Department has no objection against your proposed activities subject to the following conditions:

1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use and pollution management must be adhered to.
2. All relevant sections and regulations of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) must be adhered to.
3. No additional use of surface water and/or storage of water is permitted, unless the applicant has formally obtained an authorisation from this Department in terms of Section 22 of the National Water Act (Act 36 of 1998).
4. No activities may take place within a buffer area of 500m boundary radius of a wetland system without formal authorisation thereto obtained from this Department.

FILE NR:	
SCAN NR:	E167
COLLABORATOR NR:	679788



NATIONAL DEVELOPMENT PLAN

File (6)



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

CONTINUATION PAGE: (page. 2/2).

5. No permanent structures may be constructed within the 1:100 year flood line or 100m from the edge of the riparian habitat of a watercourse.
6. If any property that receives water from an Irrigation Board or Water User Association is subdivided, sold or consolidated, the Board or Association and this Department must be notified within sixty (60) days after the said transaction took place.
7. Please note that if the subdivision will affect the allocation of a water use as registered by this Department, the owner(s) of the new property(ies) must enter into a written mutual agreement to determine each property's share in any allocated water or water use and this must be communicated to this Department.
8. If this subdivision (or consolidation) will affect the allocation of a water use as licences by this Department, the Licencee must contact the Department for the amendment of this licence. This will also be necessary if the property description changes. The Licencee must provide full details of all changes in respect of the properties to the Responsible Authority within 60 days of said change taking place.
9. It is the duty of the applicant(s) to ensure that all servitudes of aqueduct, access and storage to give effect to the apportionment of water uses has been agreed upon prior amongst the property owners and formally registered with the Deeds of Office to give affect thereto upon approval of the application.

The Department reserves the right to revise its initial comments and request additional information that may arise from correspondence and/or upon inspection.

Should you have any queries, please do not hesitate to contact Nkosinathi Mkonto at the contact details provided above.

Yours faithfully

REGIONAL HEAD: WESTERN CAPE

Signed by: Nelisa Ndobeni

Designation: Control Environmental Officer

Date: 2020 JANUARY 15



NATIONAL DEVELOPMENT PLAN
For the period 2019-2024