



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17582 (TP882/2024)

Our File Reference Number: Erf 2306, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS : ERF 2306, 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(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 2306, Stellenbosch for:
 - 2.1.1 The **removal of the restrictive title deed conditions** in terms of Section 15(2)(f) of the said bylaw of Clauses B.1 – B.7 as contained in Title Deed Nr T33913/2024 to construct a block of flats. The restrictions to be removed reads as follows:
 - a) Clause B.1 "The lots shall be utilized for residential purposes only, and only one residence shall be erected on each lot, provided, however, that a semi – detached residence may be erected on any lot subject to the conditions of Clause 4 hereof."
 - b) Clause B.2 "Buildings in terms of Clause 4 hereof, shall be erected on each lot by the owner within three years from the date of purchase, failing which the owner shall pay to the Council annually an amount equal to 2.5 per cent on the original purchase price of the lot, which annual payment shall continue until such time as the buildings are erected and completed."
 - c) Clause B.3 "In the event of one party purchasing two adjacent lots, he shall be allowed to build on the one lot, and be expanded from the penalty provided for in Clause 2 in

respect of other lot. Should the purchaser choose to build a residence standing on both lots, he may do so, provided that no other residence shall be erected on either lot."

d) Paragraph B.4 "Plans of all proposed buildings must be submitted in duplicate to the Council for approval, and no building shall be commenced until Council's approval thereof has been granted. The buildings on each lot shall be a minimum value of R1 500,00. The architectural features of all elevations and in regard to lots abutting on the Jan Marais Park, the hedges, fences and walls, shall harmonise with the scheme of Town Planning as designed by the Council, and with the surrounding properties."

e) Paragraph B.5 "All buildings shall be erected not less than 6,30 meters from the front or street boundary line of the lot, and not less than 3,15 meters from the side and back of the boundary lines of the lot."

f) Paragraph B.6 "The lots to be sold being exclusively for residential purposes, no trade or business with the exemption of private hotels or boarding houses, shall be carried out on any lot."

g) Paragraph B.7 "No subdivision of any lot shall be made without the sanction of the Council first had been obtained."

2.1.2 **Permanent Departure** in terms of Section 15(2)(b) of the said bylaw to relax the;

a) Common building lines (adjacent to Erven 15728 & 2307, Stellenbosch) from **6,0m** to **4,5m** for the 2nd and 3rd floors; and

b) Permissible floor area coverage from **75%** to **78%**,

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

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

3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

3.2 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.

3.3 The development and building plans be undertaken generally in accordance with plans as referenced:

- a) *Site plan – Drawing Nr. 24AB/1/AR/0001/C, dated 22 July 2024, drawn by Nuvorm Architecture.*
- b) *Landscape Development Plan – Drawing Nr. 24AB/01/LA/1000/0, Undated, drawn by Nuvorm Architecture.*
- c) *Ground Floor Parking Plan – Drawing Nr. 24AB/1/AR/1000/D, dated 08 August 2024, drawn by Nuvorm Architecture.*
- d) *First Floor Area Plan – Drawing Nr. 24AB/1/AR/1001/D, dated 08 August 2024, drawn by Nuvorm Architecture.*
- e) *Second Floor Plan – Drawing Nr. 24AB/1/AR/1002/D, dated 08 August 2024, drawn by Nuvorm Architecture.*
- f) *Third Floor Plan – Drawing Nr. 24AB/1/AR/1003/D, dated 08 August 2024, drawn by Nuvorm Architecture.*
- g) *Roof Plan – Drawing Nr. 24AB/1/AR/1004/D, dated 08 August 2024, drawn by Nuvorm Architecture.*
- h) *Open Space Area Plan – Drawing Nr. 24AB/1/AR/1005/D, dated 08 August 2024, drawn by Nuvorm Architecture.*
- i) *Elevations – Drawing Nr. 24AB/A/AR/3000/D, dated 08 August 2024, drawn by Nuvorm Architecture.*

3.4 Landscaping be implemented as per Landscaping Plan referred to in 2.3 above.

3.5 The boundary walls must comply with Section 86 of the Stellenbosch Zoning Scheme Bylaw, 2019.

3.6 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the Ground Floor Parking Plan referred to in 2.3 above.

3.7 The conditions imposed by the **Manager: Electrical Services** as contained in their memo dated 30 January 2025, attached as **ANNEXURE E**, be complied with.

3.8 The conditions imposed by the **Directorate: Infrastructure Services** as contained in their memo dated 03 February 2025, attached as **ANNEXURE F**, be complied with.

3.9 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.10 The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of

the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

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

4.1 The proposal is in line with the Stellenbosch Municipal Spatial Development Framework as it is seen as a form of densification that contributes to the sustainable use of land and infrastructure within existing urban areas.

4.2 The proposed development is consistent with the land use rights afforded to the property in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019.

4.3 The proposal would be of an appropriate scale that would relate to the surrounding townscape and land use character of the area.

4.4 The proposed departures are not anticipated to have a detrimental impact on the adjoining properties or the surrounding environment, due to the minor nature of the encroachments.

4.5 The removal of the restrictive title conditions applicable to the subject property is not anticipated to have a negative impact on the residential character or integrity of the surrounding area, as it is consistent with the prevailing character of the locality.

5. **Matters to be noted:**

5.1 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works.

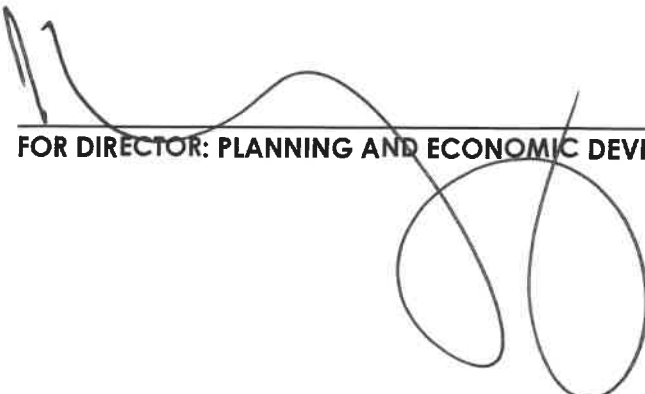
5.2 The applicant, after publication of a notice in the Provincial Gazette to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal, suspension or amendment of the restrictive conditions.

6. 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.

7. 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.

8. **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**
9. 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.
10. 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.
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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

20/8/2025
DATE

ANNEXURE B

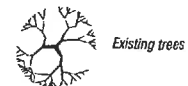
SITE DEVELOPMENT **PLAN**



[illegible][illegible]

LEGEND

TREES



Existing trees



Syzygium guineense
(Water Pear)
250L
(14 trees)



Libidibia ferrea
(Leopard tree)
2000L
(1 tree)

SHRUBS & GROUND COVERS



120m²
Carissa macrocarpa 'green carpet' (Natal Plum)
4L @ 5/m² (450 plants)



90 m²
Chlorophytum saundersiae (Lily grass)
2L @ 3/m² (270 plants)
Kniphofia uvaria (Torch Lily)
4L @ 1/m² (80 plants)
Juncus effusus (Soft rush)
4L @ 2/m² (180 plants)



100 m²
Diets grandiflora (Large Wild Iris)
4L @ 3/m² (300 plants)
Waltonia pilansii (Bugle Lily)
4L @ 2/m² (200 plants)



40 m²
Aristida junceaformis (nGongoni grass)
4L @ 5/m² (200 plants)
Aloe cooperi (Cooper's aloe)
4L @ 2/m² (80 plants)



70m²
Helichrysum petiolare (Licorice-plant)
4L @ 6/m² (420 plants)



16m²
Clivia miniata (Lindl.) Regel (Boselle)
4L @ 6/m² (96 plants)

IRRIGATION



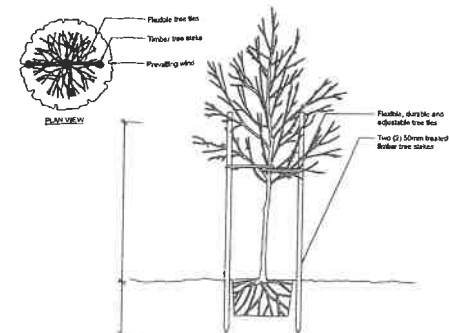
Main irrigation water connection



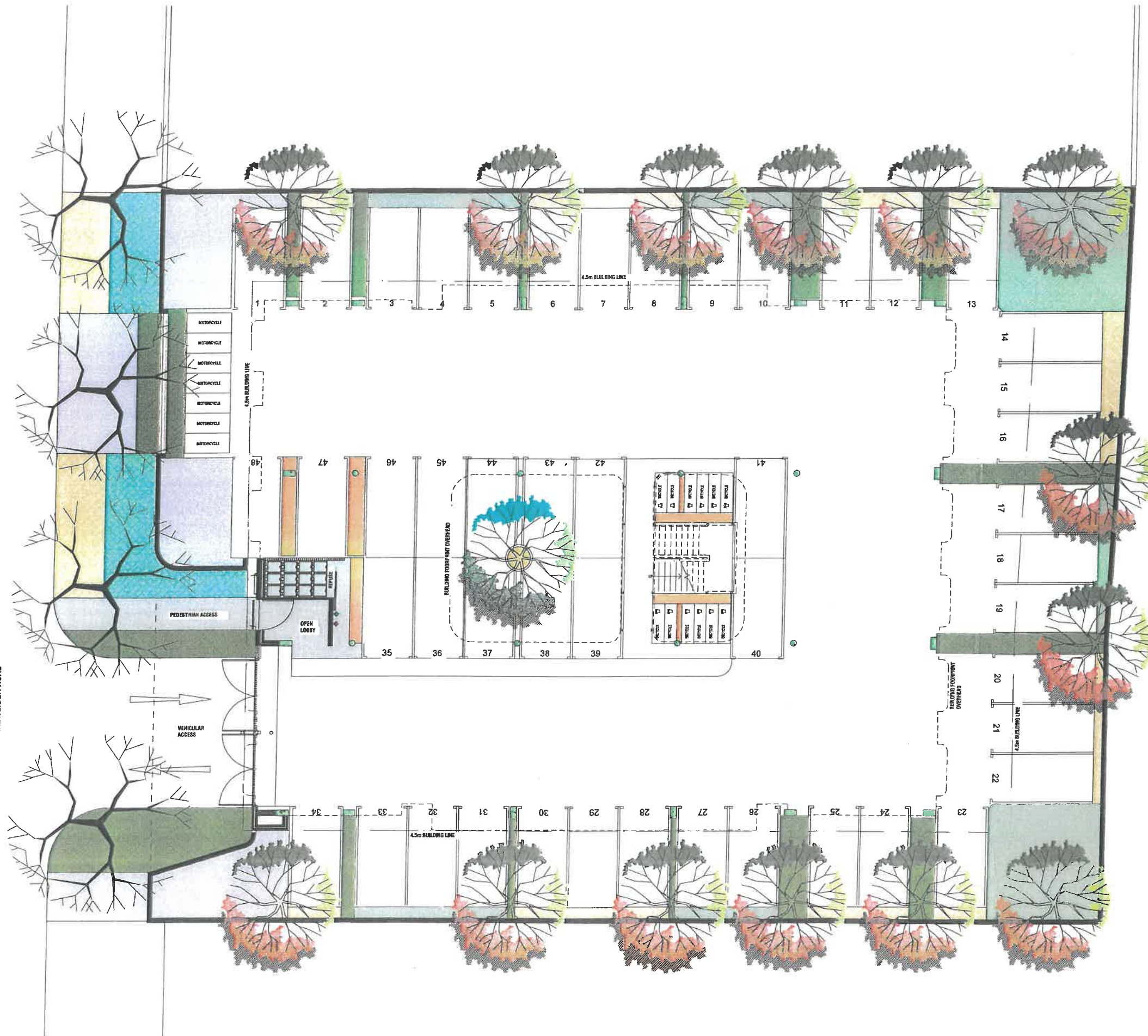
Irrigation automation controller

A fully-automated irrigation system with rainwater sensor to be installed. Drip irrigation to be used where possible to reduce the amount of evaporation and use of water as far as possible.

Storm water will be allowed to drain into planting areas to further reduce the need for irrigation in the rain season.



TREE STAKING DETAIL



1 | LANDSCAPE DEVELOPMENT PLAN

1 : 100

DE WEIDE APARTMENTS

ATM GROUP

ERF 3219

Stellenbosch

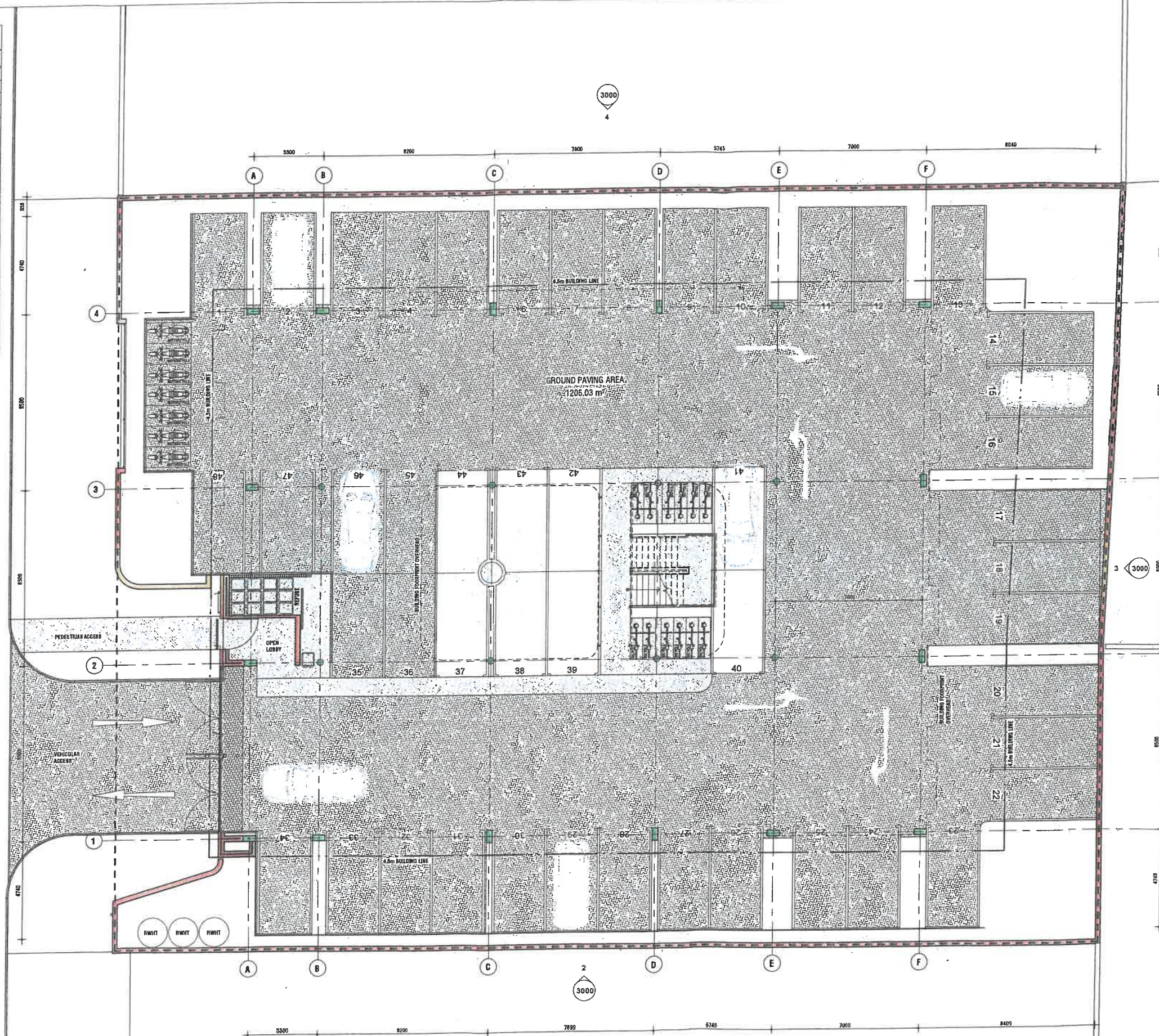
STELLENBOSCH

LANDSCAPE DEVELOPMENT PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
24AB	01	LA	1000	0

FOR INFORMATION

SITE DEVELOPMENT PLAN			
ERF NO		2306	
ZONING:		MULTI-UNIT RESIDENTIAL ZONE	
GROUND USE:		FLATS	
BUILDING HEIGHT		16 M	
ERF AREA		1782.10 m²	
TOTAL FLOOR AREA		1372.00 m²	
FLOOR AREA %		75% allowed	78%
SITE COVERAGE RATIO:		810 m²	
COVERAGE %		45.7%	
OPEN SPACE		380 m²	
OPEN SPACE %		min 20%	22%
WOON DE WEIDE APARTMENTS			
PARKING CALCULATIONS		1.5 PER UNIT	
PARKING REQUIRED:		48	
COVERED PARKING:		48	
BICYCLE PARKING:		12 = 2	
MOTORCYCLE PARKING:		7 = 1	
PARKING PROVIDED:		51	
UNITS			
STUDIO APARTMENTS (± 30 m²)		20	
2-BED APARTMENTS (± 60 m²)		12	
TOTAL UNITS		32	



nvorm

REV	DATE	BY	DESCRIPTION
A	18/11/2023	GP	CONCEPT 01
B	24/06/2024	GP	CONCEPT 02
C	20/07/2024	GP	CONCEPT 03
D	06/08/2024	GP	CONCEPT 04

- All work is to be done in accordance with the National Building Regulations.
- All materials and workmanship are to comply with the relevant SABS codes and/or the applicable international codes where applicable. In the Architectural specifications, where relevant South African National Standards (SANS), British Standards, BS codes of practice, or Agreements of Certificates applicable to the design work, the recommendations and requirements of such documents are to be considered a minimum standard for the work.
- The contractor shall in all aspects of the work comply with the provisions of the Occupational Health and Safety Act, 1993 and No 95 of 1993 and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1961.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001:2009, while in the construction of the building. The contractor shall ensure that all materials and workmanship, wherever they appear, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be notified by the SABS 9001:2009 of a non-conformance, they must immediately rectify the non-conformance and ensure that the work is in accordance with the Specification.
- All portions of the work related to any service or construction information is to be done in accordance with the National Building Regulations.
- This drawing is not to be used for any other purpose than the project.
- All dimensions and levels must be checked on site by the contractor before putting work in hand.
- All dimensions and levels must be checked on site by the contractor before putting work in hand.
- This drawing is copyright reserved and remains the property of nvorm (Pty) Ltd.

DE WEIDE APARTMENTS.

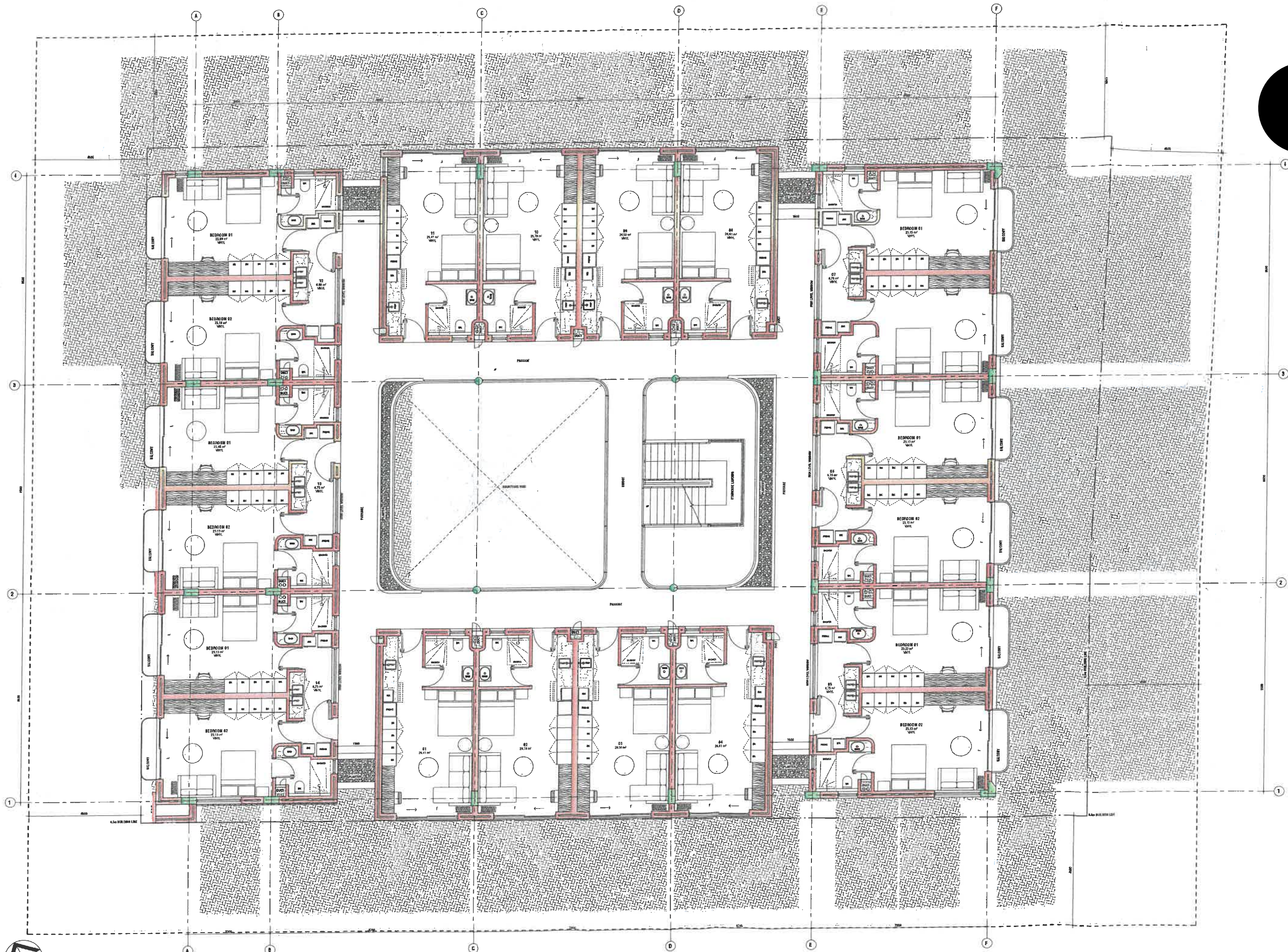
ATM

ERF 2306
STELLENBOSCH

STELLENBOSCH

GROUND FLOOR

CODE	PHASE	DISCIPLINE	NUMBER	REV
24 AB	1	AR	1000	D
INFORMATION				



1 | FIRST FLOOR AREA PLAN
1 : 50

DE WEIDE APARTMENTS.

ATM

ERF 2306
STELLENBOSCH

STELLENBOSCH

FIRST FLOOR PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
24 AB	1	AR	1001	0

INFORMATION

1. The floor plan is a technical drawing showing the layout of the building's interior spaces. It is a plan view, meaning it is a horizontal slice through the building, looking down at the floor. The drawing is a technical drawing, meaning it is a precise and detailed representation of the building's layout. It is a plan view, meaning it is a horizontal slice through the building, looking down at the floor. The drawing is a technical drawing, meaning it is a precise and detailed representation of the building's layout.

DE WEIDE APARTMENTS.

ATM

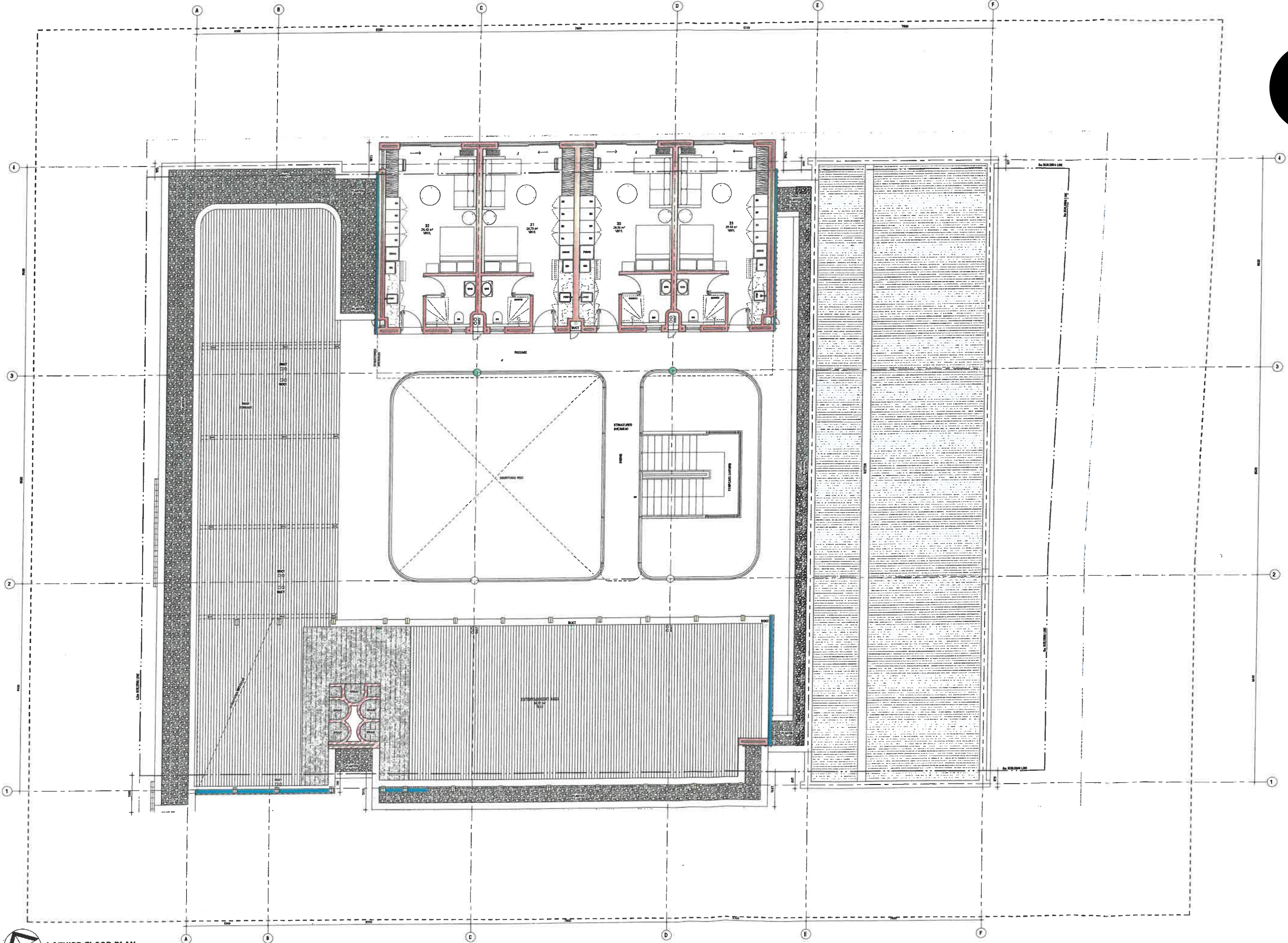
ERF 2305
STELLENBOSCH

STELLENBOSCH

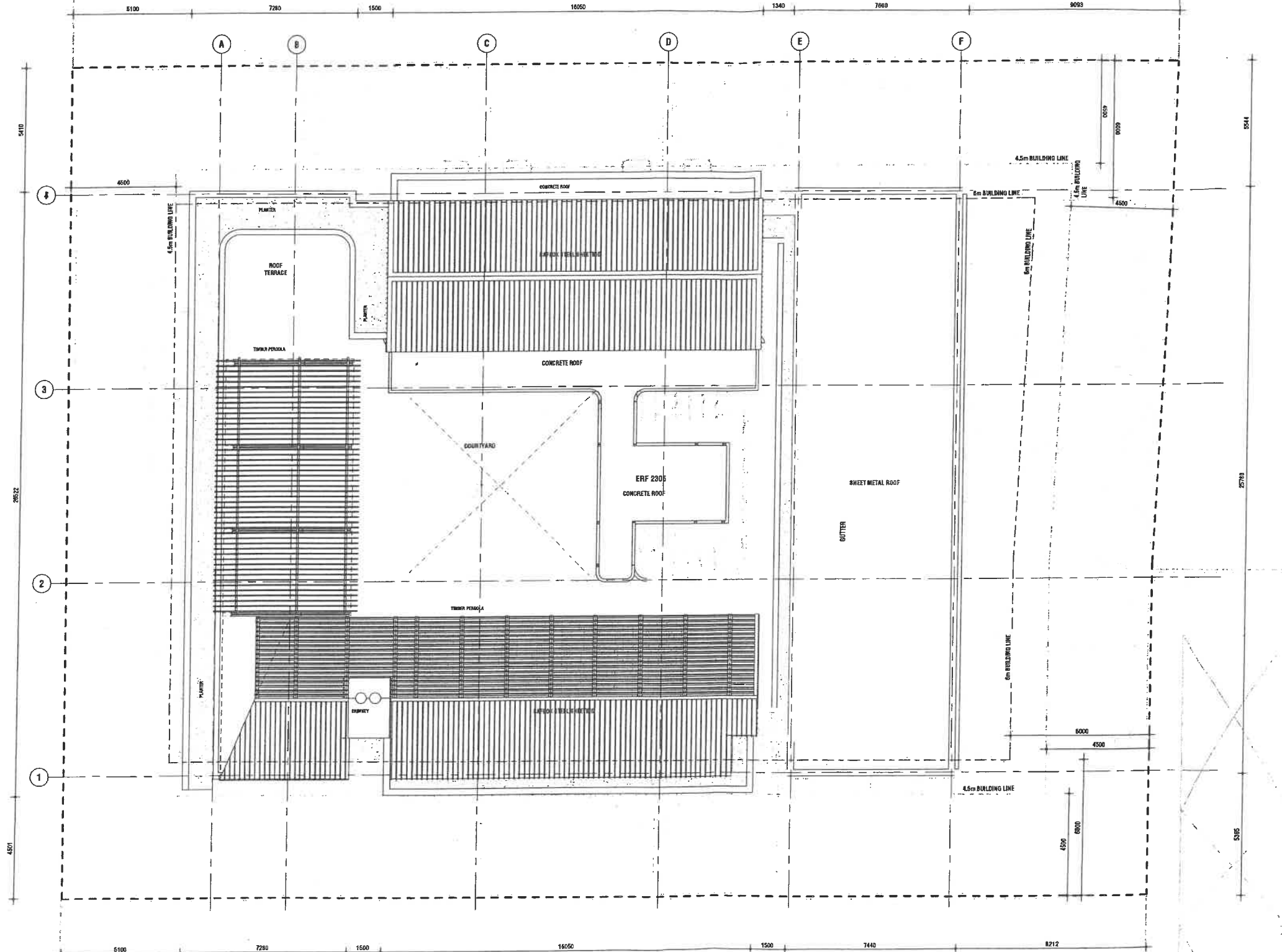
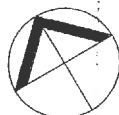
THIRD FLOOR PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
24 AR	1	AR	1003	D

INFORMATION



SITE DEVELOPMENT PLAN	
ERF NO	2305
ZONING	MULTI-UNIT RESIDENTIAL ZONE
GROUND USE	FLATS
BUILDING HEIGHT	18 M
ERF AREA	1732.10 m ²
TOTAL FLOOR AREA	1972.00 m ²
FLOOR AREA %	75% allowed
SITE COVERAGE RATIO	810 m ²
COVERAGE %	46.7%
OPEN SPACE	380 m ²
OPEN SPACE %	min 20% 22%
WOON DE WEIDE APARTMENTS	
PARKING CALCULATIONS	1.5 PER UNIT
PARKING REQUIRED:	48
COVERED PARKING:	48
BIKE PARKING:	12 = 2
MOTORCYCLE PARKING:	7 = 1
PARKING PROVIDED:	51
UNITS	
STUDIO APARTMENTS (± 30 m ²)	20
2-BED APARTMENTS (± 60 m ²)	12
TOTAL UNITS	32



1 | L4 ROOF PLAN
1:100

norm

1. All work is to be done in accordance with the National Building Regulations.
2. All materials and workmanship are to comply with the relevant SABS codes and or the specified international codes where applicable to the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificate products to the design code, the recommendations and requirements of such documents to be considered a minimum standard for the work.
3. The contractor shall in all aspects of the work comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 95 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001:2001, able to be checked in the execution of the work.
5. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001:2001, able to be checked in the execution of the work.
6. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001:2001, able to be checked in the execution of the work.
7. The drawing is not to be used for any other construction or for any other purpose without the written consent of the architect.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work is to be executed by competent persons qualified for the specific trade.
10. This drawing is copyright reserved and remains the property of norm (Pty) Ltd.

DE WEIDE APARTMENTS.

ATM

ERF 2306
STELLENBOSCH

STELLENBOSCH

ROOF PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
24 AB	1	AR	1004	D

INFORMATION

OPEN SPACE AREA CALCULATION		
SRF NO		2205
OPEN SPACE GROUND		211.86 m ²
ROOF TOP OPEN SPACE		63.87 m ²
OPEN SPACE ROOSTER		17.43 m ²
TOTAL		293.16 m ²
OPEN SPACE %	min 20%	32%

ATM

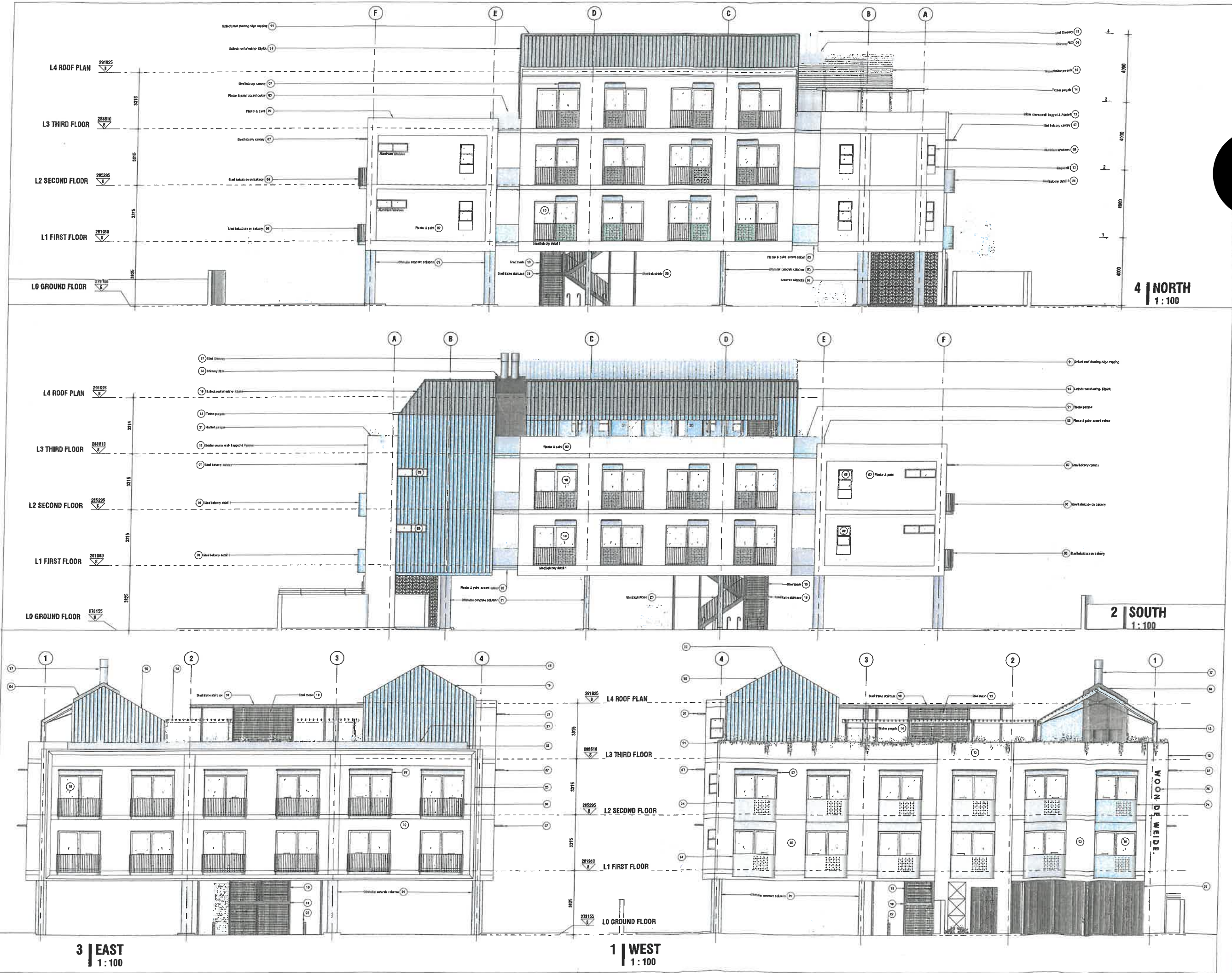
ERF 2306
TELLENBOSCH

STELLENBOSCH

OPEN SPACE AREA PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
24 AB	1	AR	1005	D

INFORMATION



NVORM

B	24/06/2024	GP	CONCEPT 02
C	22/07/2024	GP	CONCEPT 03
D	04/06/2024	GP	CONCEPT 04

1. All work is to be done in accordance with the National Building Regulations.
2. All materials and workmanship to be in compliance with the relevant S.A.S. codes and to the specified international standards where applicable in the Architectural Specifications. When relevant South African National Standards (SANS) standards, its codes of practice, or approved South African standards shall be used in the design, construction, and maintenance of the building.
3. The Contractor shall be responsible for the provision of the necessary permits, licenses, and approvals in accordance with the relevant legislation and regulations.
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9. The Contractor shall be responsible for the provision of the necessary permits, licenses, and approvals in accordance with the relevant legislation and regulations.
10. The Contractor shall be responsible for the provision of the necessary permits, licenses, and approvals in accordance with the relevant legislation and regulations.

Item Number	Item Description	Item Unit
01	Structural concrete columns	m³
02	Structural concrete beams	m³
03	Structural concrete slabs	m²
04	Structural concrete walls	m²
05	Structural concrete stairs	m²
06	Structural concrete foundations	m³
07	Structural concrete roof	m²
08	Structural concrete floor	m²
09	Structural concrete ceiling	m²
10	Structural concrete walls	m²
11	Structural concrete roof	m²
12	Structural concrete floor	m²
13	Structural concrete ceiling	m²
14	Structural concrete walls	m²
15	Structural concrete roof	m²
16	Structural concrete floor	m²
17	Structural concrete ceiling	m²
18	Structural concrete walls	m²
19	Structural concrete roof	m²
20	Structural concrete floor	m²
21	Structural concrete ceiling	m²
22	Structural concrete walls	m²
23	Structural concrete roof	m²
24	Structural concrete floor	m²
25	Structural concrete ceiling	m²
26	Structural concrete walls	m²
27	Structural concrete roof	m²
28	Structural concrete floor	m²
29	Structural concrete ceiling	m²
30	Structural concrete walls	m²
31	Structural concrete roof	m²
32	Structural concrete floor	m²
33	Structural concrete ceiling	m²
34	Structural concrete walls	m²
35	Structural concrete roof	m²
36	Structural concrete floor	m²
37	Structural concrete ceiling	m²
38	Structural concrete walls	m²
39	Structural concrete roof	m²
40	Structural concrete floor	m²
41	Structural concrete ceiling	m²
42	Structural concrete walls	m²
43	Structural concrete roof	m²
44	Structural concrete floor	m²
45	Structural concrete ceiling	m²
46	Structural concrete walls	m²
47	Structural concrete roof	m²
48	Structural concrete floor	m²
49	Structural concrete ceiling	m²
50	Structural concrete walls	m²

DE WEIDE APARTMENTS.

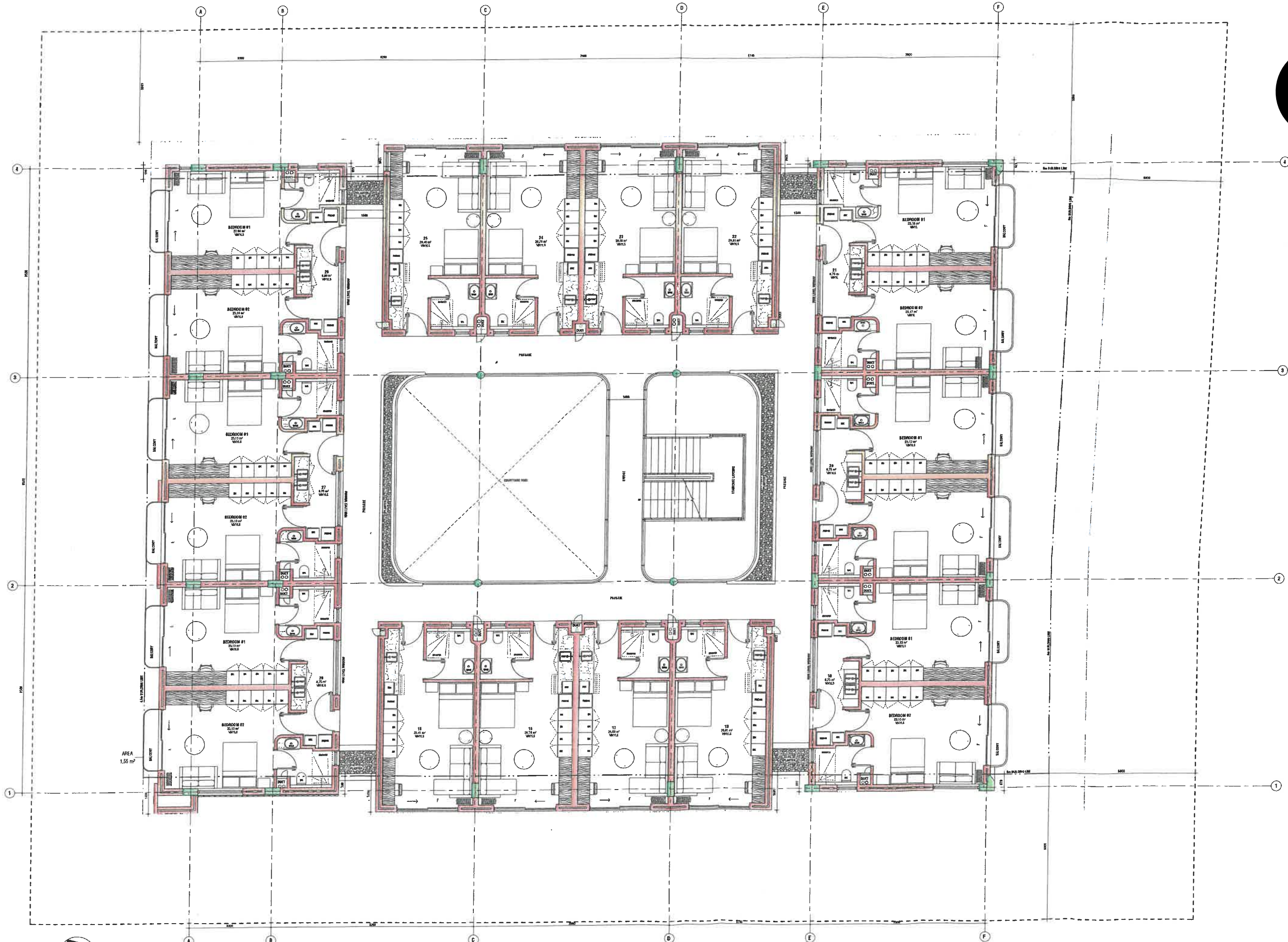
ATM

ERF 2306
STELLENBOSCH

STELLENBOSCH

ELEVATIONS

CODE	PHASE	DISCIPLINE	NUMBER	REV
24 AB	A	AR	3000	D
INFORMATION				



1. The plan is a technical drawing and should not be used for construction without the approval of the architect. 2. The plan is a technical drawing and should not be used for construction without the approval of the architect. 3. The plan is a technical drawing and should not be used for construction without the approval of the architect. 4. The plan is a technical drawing and should not be used for construction without the approval of the architect. 5. The plan is a technical drawing and should not be used for construction without the approval of the architect. 6. The plan is a technical drawing and should not be used for construction without the approval of the architect. 7. The plan is a technical drawing and should not be used for construction without the approval of the architect. 8. The plan is a technical drawing and should not be used for construction without the approval of the architect. 9. The plan is a technical drawing and should not be used for construction without the approval of the architect. 10. The plan is a technical drawing and should not be used for construction without the approval of the architect.

DE WEIDE APARTMENTS.

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SECOND FLOOR PLAN

CODE	PHASE	DISCIPLINE	REVISION	REV
24 AB	1	AR	1002	D

INFORMATION



1 | SECOND FLOOR PLAN
1:50

ANNEXURE E

COMMENT FROM THE **MANAGER: ELECTRICAL** **SERVICES**

ELETRICITY SERVICES: CONDITIONS OF APPROVAL

Erf 2306, Stellenbosch – LU/17582 – TP882/2024

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. Metering panel box to build in boundary wall.
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. No electricity supply will be switched on (energised) if the Development contributions, take-over Inspection and Certificate(s) of Compliance are outstanding.
9. All new developments and upgrades of supplies to existing projects are subject to **SANS 10400-XA** energy savings and efficiency implementations such as:
 - Solar water Heating or Heat Pumps in 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

30/01/2025

Date

ANNEXURE F

COMMENT FROM THE **DIRECTORATE:** **INFRASTRUCTURE** **SERVICES**



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	3 Feb 2024
Our Ref ▫ Ons Verw:	Civil LU 2819
Town Planning Ref:	LU/17582 – TP882/2024
Re ▫ Insake:	Erf 2306: SDP approval - development of 32 Flats

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

- Civil engineering services report by BSI Consult dated 4 September 2024
- TIS by Sturgeon Consulting dated September 2024 "Final Report"
- Ground Floor Parking Plan 24 AB 1 AR 1000 Rev D by NVorm

In consideration of provisions related to Civil Engineering Services the application is supported subject to the following conditions:

Specific Conditions:

1. Water

1.1 The following upgrades must be installed (see **Annexure: Water**):

1.1.1 SSW 6.11 – upgrade 100mm diameter to a 250mm dia pipe

- The cost hereof can be offset from DCs. Should the DCs not be enough, the shortfall will be for the Developer.

- 1.2 A bulk water meter conforming to the specifications of the Directorate: Infrastructure Services must be installed, the municipal account for the said meter must be activated and the consumer deposit must be paid.

2. Sewer

- 2.1 There is sufficient capacity in the external sewer network to accommodate the proposed development.

3. Roads

The detail design of the building and surrounds must make allowance for a pedestrian sidewalk in front of erf 2306, along Verreweide Street. Details can be provided on the detail engineering drawings and/or the building plans.

4. Solid Waste

- 4.1 The refuse room must be accessible directly from the public road reserve (via a door) to remove the bins. Indicate this on the building plans.

5. Development Charges (DCs)

- 5.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first. The amount payable will therefore be the amount as calculated according to the approved tariff structure and according to the DCs Policy principles at the time that payment is made.
- 5.2 A DCs estimate is provided in **Annexure DC**. This calculation is provisional, based on the information available at this stage, and a final calculation will be provided prior to payment and based on the final/approved development parameters.
- 5.3 Where DCs are identified above as a potential funding source for bulk services, the Developer must enter into a DCs Agreement with the Municipality to install or upgrade bulk municipal services, to be off-set against the DCs payable. Any work done prior to such an agreement will be at the Developer's own risk.

- 5.4 The DCs Agreement must be completed before any Building Plans can be approved.

6. As - Builts

- 6.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

General Conditions

7. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
8. The design of the civil engineering services for the development must comply with the "*Design Guidelines and Minimum Standards for Civil Engineering Services*" as published on the municipality's website and as amended from time-to-time.
9. The internal services are private. Therefore, all internal services will be maintained by the Developer and/or Owner's Association.
10. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.



Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

ANNEXURE: WATER





Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	DC 2819 () Erf 2305 Stellenbosch (LU-17582 TP882-2024)_1
Development Name:	
Date:	03 December 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	2306
DC Parameters Reference:	Ground Floor Parking Plan 24 AB 1 AR 1000 Rev D by NVorm

SUMMARY OF DC CALCULATION								
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civl Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons	
Total Increased Services Usage:	13.2	12.1	0.208	1.24	84		124	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	13.20	12.10	0.20800	1.240	84.0		124	
Charges before adjusting for positive only, before Deductions	R 434 755.20	R 438 622.61	R 45 288.17	R 127 472.01	R 532 814.88	R 1 578 952.88	R 502 734.81	R 2 081 687.69
Charges adjusted for positive only, before Deductions	R 434 755.20	R 438 622.61	R 45 288.17	R 127 472.01	R 532 814.88	R 1 578 952.88	R 502 734.81	R 2 081 687.69
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 434 755.20	R 438 622.61	R 45 288.17	R 127 472.01	R 532 814.88	R 1 578 952.88	R 502 734.81	R 2 081 687.69
VAT:	R 65 213.28	R 65 783.39	R 6 793.23	R 19 120.80	R 78 922.23	R 236 842.93	R 75 410.22	R 312 253.15
Total Development Charges Payable (including VAT):	R 499 968.48	R 504 416.00	R 52 081.40	R 146 592.82	R 612 737.11	R 1 815 795.81	R 578 145.03	R 2 393 940.85

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate Only
Notes:	

Stellenbosch Town

Category		STANDARD USE-60		POPULATION DENSITY		AGRICULTURAL ZONE	SWM/WATER		SEWERAGE		DEVELOPMENT CHARGE LIMITED (see VAT)		TOTAL DEVELOPMENT CHARGE	GROSS AREA		
USE-60	AREA	USE-60	AREA	SEWER	WATER		SWM	SEWER	WATER	SEWER	WATER	SEWER				
Residential	Single Residential >100m2	du	-	R	39 523.20	R	25 374.86	R	4 112.00	R	25 372.14	R	104 833.37	R	121 060.37	
	Single Residential <100m2	du	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Single Residential >250m2	du	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Single Residential <250m2	du	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Second Dwelling	du	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Low Formal Residential	du	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Group Residential	du	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Apartments	du	-	R	-	R	-	R	-	R	-	R	-	R	-	
Accommodation	Pedestrian Village	du	32	R	474 278.40	R	483 907.47	R	55 738.29	R	131 584.07	R	558 187.02	R	2 307 784.26	
	Old age home	du	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Student Accommodation/Commune/Hospital	rooms	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Guest House	rooms	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Converted Guest House	rooms	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Hotel, Residential	rooms	-	R	-	R	-	R	-	R	-	R	-	R	-	
	General Business	m2 GLA	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Office	m2 GLA	-	R	-	R	-	R	-	R	-	R	-	R	-	
Commercial	Real/Shop	m2 GLA	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Restaurant	m2 GLA	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Outdoor Function / Picnic Area	persons	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Conference Facility/Piece of assembly	m2 GLA	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Hospital/Clinic/Medical Rooms	m2 GLA	-	R	-	R	-	R	-	R	-	R	-	R	-	
	University/College	student	-	R	-	R	-	R	-	R	-	R	-	R	-	
	School/Day Care	student	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Industrial - light	m2 GLA	-	R	-	R	-	R	-	R	-	R	-	R	-	
Industrial	Industrial - heavy	m2 GLA	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Warehousing/Light Manufacturing	m2 GLA	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Storage Facilities	unit	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Open Space/Natural Environment/utility Site	ha	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Roads and Parking	ha	-	R	-	R	-	R	-	R	-	R	-	R	-	
	To be calculated	n/a	-	R	-	R	-	R	-	R	-	R	-	R	-	
	(Based on equivalent demands)	n/a	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Total Area:	0	-	R	-	R	-	R	-	R	-	R	-	R	-	
Deduct	Charges before adjusting for positive only, before Deductions		R	434 755.20	R	438 622.81	R	45 288.17	R	127 472.01	R	532 814.88	R	1 578 952.86	R	2 081 887.89
	Charges adjusted for positive only, before Deductions		R	434 755.20	R	438 622.81	R	45 288.17	R	127 472.01	R	532 814.88	R	1 578 952.86	R	2 081 887.89
	Deductions per service (from usage reductions)		R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Discount Deduction (%)		R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Additional Deduction per service - from Service Agreement (turn)		R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals	Sub Total after Adjustments and Deductions (excluding VAT)		R	434 755.20	R	438 622.81	R	45 288.17	R	127 472.01	R	532 814.88	R	1 578 952.86	R	2 081 887.89
	VAT		R	65 213.28	R	66 793.38	R	6 793.23	R	19 120.60	R	76 922.23	R	208 843.03	R	312 263.16
Total Development Charges			R	499 968.48	R	504 416.00	R	52 081.40	R	146 592.82	R	612 737.11	R	1 785 795.91	R	2 393 940.95