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Application Number: LU/17522 (TP801/2024)
Our File Reference Number: Erf 179, Devonvale
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Sir / Madam

APPLICATION FOR CONSENT USE ON ERF 179, DEVONVALE

1. The above application refers.

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

2.1 That the application for **consent use** in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for **Indoor sport** to accommodate the proposed golf academy and a private gymnasium on Erf 179, Devonvale.

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

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

2.2.1 The approval only applies to the 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.

2.2.2 The development and building plans be generally in accordance with the site plan, floor plan and elevations as referenced in Drawing No. V3819-1000,101 & 102 dated 26 February 2024 drawn by Dennis Moss Partnership, attached as **Annexure A**.

2.2.3 The conditions imposed by the Directorate Infrastructure Services as contained in the memorandum dated 04/03/2025, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

2.2.4 The Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.

2.2.5 The proposed gymnasium shall only be utilised by the residents and students of the academy. The gymnasium shall not be considered as a commercial gym.

2.2.6 Building plans must be submitted for all work and building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

2.2.7 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.2.8 Approval from provincial Roads Engineer to be obtained.

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

3.1 The proposal consists of the inclusion of a golf academy and gymnasium which is directly aligned with the established use of the golf course and fully complies with applicable land use parameters. As such, the proposal will not result in any negative impacts on surrounding properties or land uses and is considered compatible with the surrounding uses.

3.2 The proposed development also encourages private investment in the area and within the Stellenbosch Municipality, where several advanced institutions are already established. The introduction of a golf academy will not only complement the existing landscape but also further stimulate investment and economic growth.

3.3 The proposed development represents the restoration of a similar approval, thereby maintaining consistency with prior planning decisions.

4. **Matters to be noted**

4.1. An application for the erection of advertising signs to be submitted for approval to the Municipality and that any signage on the property be erected to the satisfaction of the Municipality or be in line with the relevant signage policy of the Municipality.

4.2. No directional signage to be erected without the prior approval of the applicable authority.

4.3. All electrical requirements to be directed to Eskom.

4.4. Should, after following due process –

a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or

b) The operational use of the approved land uses be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

c) The property be used for any unauthorised uses not permitted in terms of this approval, the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

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

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

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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

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

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

20/10/2025

DATE

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ANNEXURE A

SITE DEVELOPMENT PLAN

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 : 2010 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area at all openings in accordance all floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & side lights to have safety glass - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

DENNIS MOSS PARTNERSHIP

CLIENT
DEVONMUST (PTY) LTD

PROJECT TITLE:
PROPOSED NEW MCKENNA GOLF ACADEMY ON ERF.179 DEVONVALE GOLF & WINE ESTATE

DRAWING TITLE:
GOLF ACADEMY: SITE LOCALITY PLAN

PROJECT No.:	SCALE:	
V3819	1:2000	
DRAWING No.:	DATE:	
V3819 -1000	2024/02/26	
REV.	DRAWN:	CHECKED:
0		

FOR MUNICIPAL SUBMISSION

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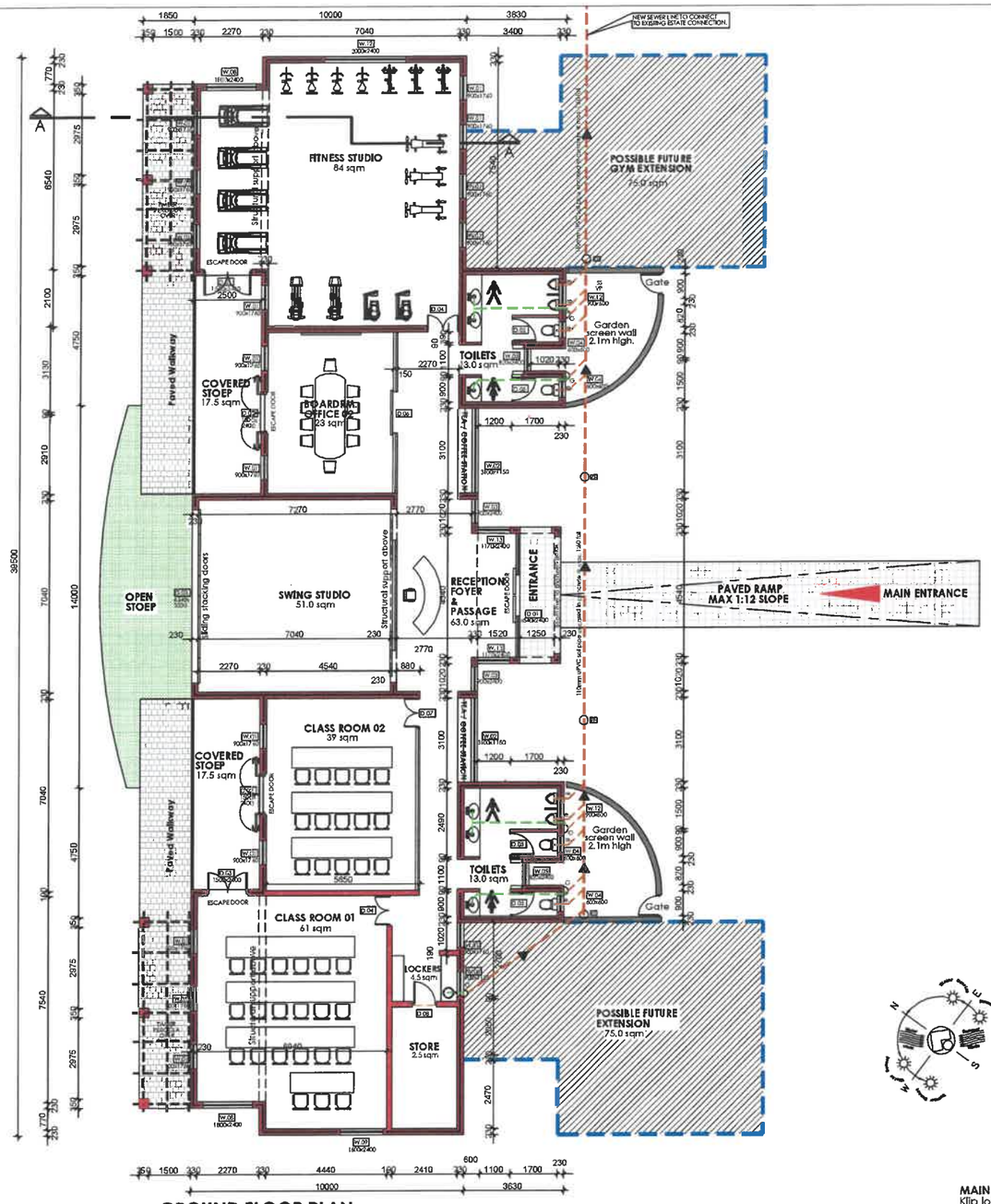

GROUND FLOOR PLAN

SCALE 1:100

ROOF PLAN

SCALE 1:100

GENERAL NOTES:
All building work shall comply with the requirements of the Local Authority and the NHBRC and be carried out strictly in accordance with the National Building Regulations (SANS 10400, excluding Part XA), the Building Srandards Act No. 103 of 1977, Model Preambles of Trades (2008 edition) and the approved building plans and specifications. All building materials used shall be SABS & NHBRC approved. All drawings and specifications subject to final adjustments by architects. Contractor and sub-contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the architect immediately. Any discrepancies between structural drawings and architectural drawings to be reported to architect prior to construction. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.

WALL CONSTRUCTION:
External walls 230mm maxi bricks with 50 mm cavity, manufactured in accordance with SANS 227:2007, laid in stretcherbond course and bedded and jointed in 10mm thick mortar joints. Provide galvanised steel butterfly wall ties reinforcement at 4 ties per 1sqm spacing ratio. All walls to be finished with 15mm thick smooth wood trowelled plaster as indicated and paint as per finishing schedule. Internal walls 90mm maxi clay bricks, manufactured in accordance with SANS 227:2007, laid in stretcherbond course and bedded and 10mm thick mortar joints. All walls to be finished with 15mm thick smooth wood trowelled plaster as per indicated. All walls to be finished with 15mm thick smooth wood trowelled plaster as indicated and paint as per finishing schedule.

PLASTER FINISH
ALL PLASTER TO BE 1 COAT COMPO PLASTER MIXED BY VOLUME
CEMENT: LIME : SAND
EXTERNALLY : 1 : 2 : 8
INTERNALLY : 1 : 3 : 10
USE ONLY LIME & SAND FOR PLASTER MIX & ADD CEMENT IMMEDIATELY BEFORE USE.

WEEPHOLES:
Weepholes at 2 brick intervals at all floor slab levels and over all windows and ext. doors. Stepped dpc as indicated.

GROUND FLOOR CONSTRUCTION:
100mm 15mpa mesh reinforced concrete surface bed cast in 200 x 200 x 4mm welded steel mesh , placed near the top surface, covered with a 25mm screed and floor finish on 0.375mm black embossed polyolefin dp.m with 50mm sandablinding on compacted hardcore filling @ max. 150 layers at 90% mod aashto to structural engineers specifications and detailing. DPM to overlap min 150mm with DPC in walls.

PARAPET WALLS
top of all parapet walls to be applied with "geoflex" flexible acrylic based waterproofing as per derbigum specialist.
non-corosive metal flashing and cover flashing to all lean-too roofs at parapet walls.

DOORS - ALUMINIUM
all doors as per schedule to be powder coated aluminium and open as indicate on plan.
all door sizes to structural openings
all ironmongery as per schedule.
safety glazing to all doors where glazing required to conform to sans 1263 part 1 and in accordance with sans 10400, part n of the nbr and sans 10137 code of practice.

PAINTING
All plastered areas will received a primer coat, polyfiller skimmed coat and 2 coats acrylic PVA to manufacturers specification, commercial grade (colour to architect specification)
Ceilings will rece ived 2 coats white acrylic .
All internal doors will be painted with non-drip enamel to manufacturer's specification

PLUMBING
Hot water generation system comprises of solar panel and in roof geyser (200lt geyser)

MAIN ROOF CONSTRUCTION:
Klip lok 0,58mm thick (406mm cover) zincalume steel roof sheets @ 35 deg. on 75 x 50mm treated sa pine purlins at max 1200mm c/c spacing on sisalation 410 thermal insulation and fixed to 150x50mm gangnailed sa pine roof trusses as per manufacturer's engineer's design at 1000mm c/c spacing. Roof construction to be secured to 114x38mm sa pine wallplate with g.m.s. hoop irons and secured into wall for min. 600mm. Roof pitch 35° as shown on sections
Chromadek colour : Charcoal.

CEILING CONSTRUCTION
skimmed 6,4mm gypsum "rhinoboard" ceilings, , to be fixed between timber trusses on 50 x 38mm branders at 400mm cts max.
cornice – polystyrene cornice as per spec' sheet (except in garage) to all gypsum board ceilings - painted and fixed strictly in accordance with manufacturer specifications.
insulation –allow for 135mm "isotherm" or similar approved insulation to all areas.

DRAINAGE NOTES:
All levels to be checked on site and final adjustments to be made in accordance with specialist details. Inspection eyes on all corners and connections. All pipes in walls complete with cleaning and rodding eyes with inspection and repair access. Ventilation pipes 400mm above roof level. Sewer & Stormwater pipes below floor to be encased in min. 150mm concrete. Minimum fall of sewer pipes to be 1:60. Fit vent valve on all waste fittings. wcp -110mm dia. soil pipe whb -38mm dia. wastepipe stacks & ventpipes -110mm dia. , unless otherwise noted.

WINDOW SILLS
INTERNALLY : PLASTERED SILLS - 180° HORIZONTAL
EXTERNALLY : PLASTERED SILLS - 30°

LINTELS
PRE-STRESSED PRECAST RC. LINTELS OVER ALL WINDOWS, DOORS AND OTHER OPENINGS MIN. 3METERS WIDE.

BEAMS
ALL OPENINGS MAX. 3METERS WIDE TO BE RC. BEAMS AS PER STRUCTURAL ENGINEERS SPECIFICATIONS

EAVES AND RAINWATER GOODS:
Watertite Guttering domestic Ogee profile aluminium seamless gutter, overall size 125 x 85 x 0,6mm thick coated internally and externally with ColourTech G4 in colour Charcoal(splashplate text) including cut and mitred angles covered with a mitre strip externally, stop ends crimped and all sealed on the inside with Dow Corning 813 silicone sealer, secured to 150 x 12mm fibre cement fascia with 20 x 2,5mm internal hanger brackets at 600mm centres using aluminium peeled rivets, (leaf guard)with 75 X 50 x 0,6mm thick aluminium downpipe in colour Charcoal fixed to wall with straps at 1500mm centres using nail plugs, with downpipes riveted and silicone sealed to gutter outlets, including all necessary bends, elbows, shoes etc.
'WATERTITE GUTTERING', or similar approved, 150 x 125mm min. purpose made 1,6mm thick anodised internally and externally aluminium concealed box gutter, in standard lengths, butt strap joints riveted and silicone sealed, including cut and mitred angles, stop ends riveted and all sealed on the inside with dow corning 813 silicone sealer, secured to brickwork and rafters, with aluminium downpipes to gutter outlets, including all necessary hopper heads, bends, elbows, shoes etc.,

GLAZING:
All glass panes with areas more then 1m² to be safety glazing. All glazing to comply with SABS 0137.To comply with SANS 204 Fenetrations Conductance and Solar Heat Gain Requirements. Clear single glazed, Low E or similar approved glazing.

WINDOWS - ALUMINIUM
window areas to be a min.10% of the floor area with a min. of 5% openable
all windows as per schedule to be powder coated aluminium and open as indicate on elevations.
all window sizes to structural openings.
all windows to receive dpc. all round to protrude a min. 20mm and pu foam applied to cavity.
all glazing in accordance with sans 10400 - 204, part n of the nbr and sans 10137 code of practice. all safety glazing to be installed @ 500mm from fll. to conform to sans 1263 part 1.
all glazing to bathroom / toilets to be pilkington pacific obscured glass
all ironmongery as per schedule.

General Notes:

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AREA SUMMARY

FITNESS STUDIO	84.0 sqm
BOARDROOM / OFFICE	23.0 sqm
SWING STUDIO	51.0 sqm
CLASSROOM 01	66.0 sqm
CLASSROOM 02	39.0 sqm
RECEPTION / FOYER/ PASSAGE	63.0 sqm
TOILETS	26.0 sqm
LOCKERS	4.0 sqm
STORE	2.0 sqm
TOTAL LETTABLE AREA *(EXCL. STOEPS)*	**356.00 sqm**

FUTURE EXTENSIONS:	
GYM EXTENSION	75.0 sqm
POSSIBLE FUTURE EXT.	75.0 sqm
TOTAL AREA	**150.0 sqm**

COVERED AREAS:	
GROUND FLOOR	402.15 sqm
COVERED STOEPS	37.50 sqm
COVERED ENTRANCE	7.50 sqm
TOTAL AREA	**447.15 sqm**

UNCOVERED AREAS:	
PERGOLAS	26.00 sqm
TOTAL AREA	**26.00sqm**

CONSTRUCTION AREA
473.15 sqm

DENNIS MOSS PARTNERSHIP

CLIENT
DEVONMUST (PTY) LTD

PROJECT TITLE:
PROPOSED NEW MCKENNA GOLF ACADEMY ON ERF 179 DEVONVALE GOLF & WINE ESTATE

DRAWING TITLE:
GOLF ACADEMY: GROUND FLOOR- ROOF PLAN & SECTION

PROJECT No.: V3819	SCALE: 1:100
DRAWING No.: V3819 -101	DATE: 2024/02/26
REV.: 01	DRAWN: / CHECKED:

FOR MUNICIPAL SUBMISSION

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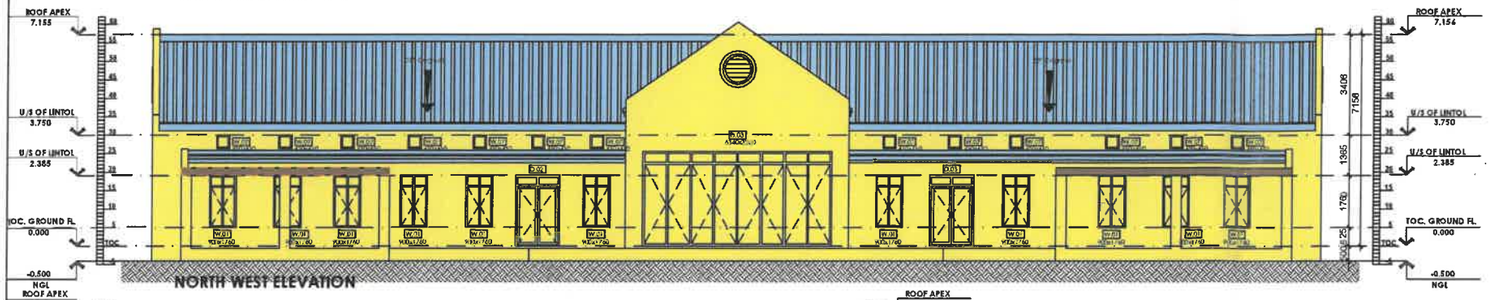
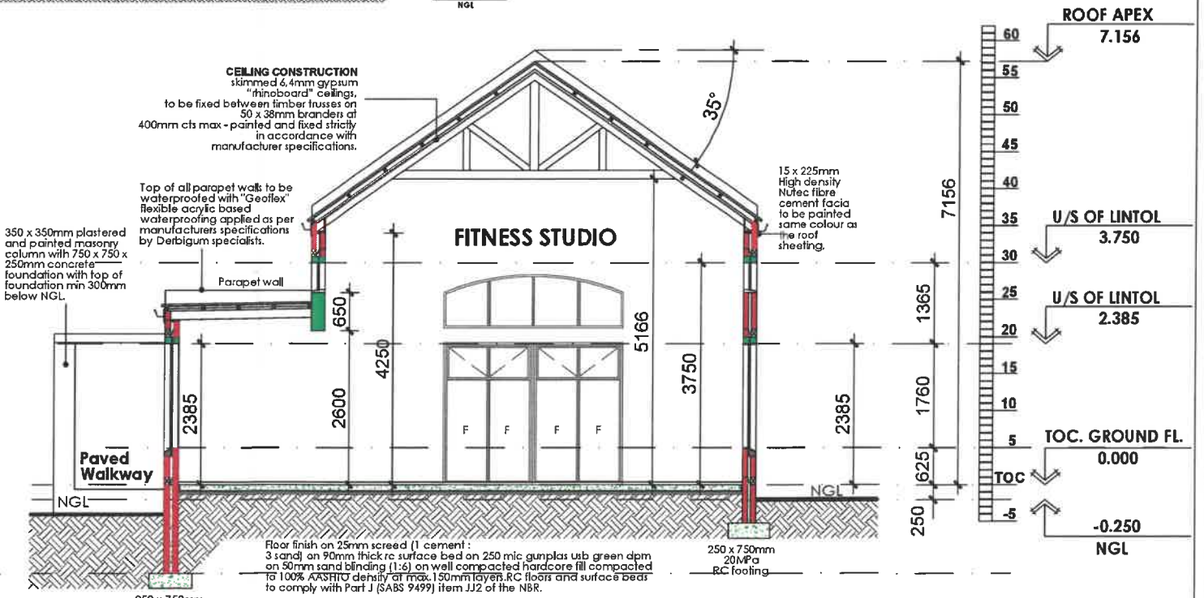


3D PERSPECTIVE



SECTION A-A
SCALE 1:50

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9. All materials to be installed strictly in accordance with manufacturers specifications.

DENNIS MOSS PARTNERSHIP

CLIENT
DEVONMUST (PTY) LTD

PROJECT TITLE
PROPOSED NEW MCKENNA GOLF ACADEMY ON ERF 179 DEVONVALE GOLF & WINE ESTATE

DRAWING TITLE:
GOLF ACADEMY: ELEVATIONS & SECTION

PROJECT No.: V3819	SCALE: 1:100 & 1:50	
DRAWING No.: V3819 - 102	DATE: 2024/02/26	
REV. 01	DRAWN:	CHECKED:

FOR MUNICIPAL SUBMISSION

[redacted]

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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

COMMENT FROM DIRECTOR:

INFRASTRUCTURE SERVICES DEPARTMENT

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Salome Newman**
From ▫ Van:	**Manager: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**4 March 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2813**
Town Planning Ref:	**LU/17522**
Re ▫ Insake:	**Erf 179, Devonvale: An application in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-law,2023 for consent use for Indoor Sport to accommodate a Golf Academy with a Gymnasium for the academy.**

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

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

1. Roads

1.1 Any conditions stated by the Provincial Roads Engineer must be complied with.

2. Installation of Engineering Services

2.1 The proposed building must be fully serviced ito water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.

2.2 Services are to be generally in accordance with **Drawing No 0309-Dev-C-PW+FS-001 Rev A by DKC Consulting Engineers dated 2025/01/13**.

2.3 Detail engineering drawings must be submitted for approval prior to the commencement of construction.

3. Development Charges (DCs)

3.1 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.

3.2 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.

3.3 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.

General Conditions

4. 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.

5. 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.

6. The internal services are private. Therefore, all internal services will be maintained by the Developer and/or Owner's Association.
7. 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)

W:\2.0 DEVELOPMENT\01 Land Use applications\2813 (TK) Erf 179 Devonvale (LU-17522)\2813 Erf 179 Devonvale (LU-17522)_1.doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	DC 2813 Erf 179 Devonvale (LU-17522)
Development Name:	Devonvale Golf & Wine Estate
Date:	07 February 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Koelenhof
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 179
DC Parameters Reference:	Drawing No V3819-101 Rev 01 dated 2024/02/28 by Dennis Moss (Golf Academy: Grouond Floor - Roof Plan & Section)

SUMMARY OF DC CALCULATION

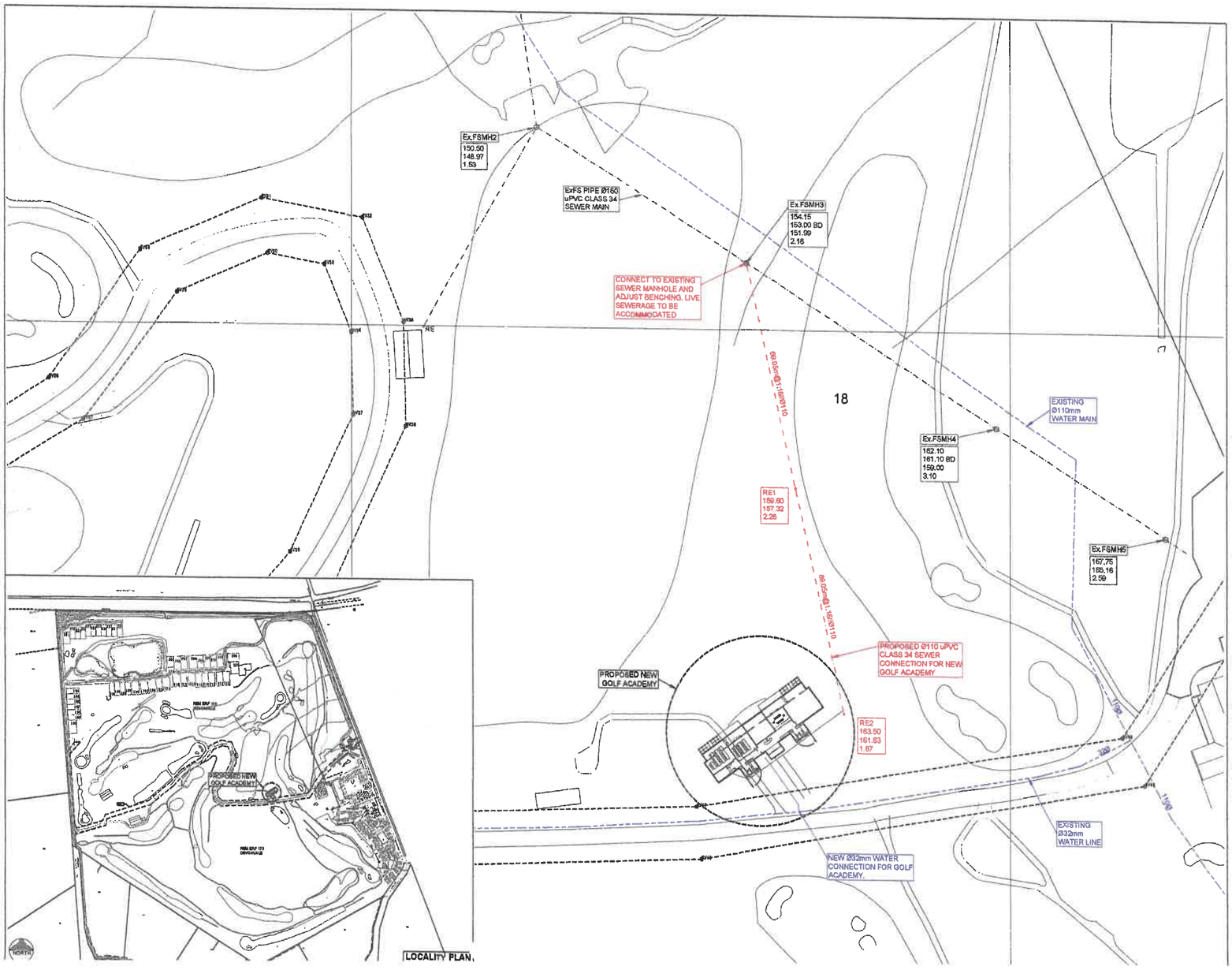
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	1.424	1.246	0.0534	0.0712	17.6		3.56	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	1.42	1.25	0.05340	0.071	17.6		4	
Charges before adjusting for positive only, before Deductions	R 36 866.35	R 33 542.66	R 6 545.49	R 7 319.36	R 75 550.57	R 159 824.42	R 6 412.74	R 166 237.16
Charges adjusted for positive only, before Deductions	R 36 866.35	R 33 542.66	R 6 545.49	R 7 319.36	R 75 550.57	R 159 824.42	R 6 412.74	R 166 237.16
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 36 866.35	R 33 542.66	R 6 545.49	R 7 319.36	R 75 550.57	R 159 824.42	R 6 412.74	R 166 237.16
VAT:	R 5 529.95	R 5 031.40	R 981.82	R 1 097.90	R 11 332.59	R 23 973.66	R 961.91	R 24 935.57
Total Development Charges Payable (including VAT):	R 42 396.30	R 38 574.06	R 7 527.31	R 8 417.26	R 86 883.15	**R 183 798.09**	R 7 374.65	**R 191 172.74**

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

Koelenhof

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
										Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Converted Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA					356		356	R 36 886.35	R 33 542.66	R 6 545.49	R 7 319.38	R 75 550.57	R 159 824.42	R 6 412.74	R 166 237.16
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0			0	R -	R -	R -	R -	R -	R -	R -	R -

	Charges before adjusting for positive only, before Deductions	R 36 886.35	R 33 542.66	R 6 545.49	R 7 319.38	R 75 550.57	R 159 824.42	R 6 412.74	R 166 237.16
Deduct	Charges adjusted for positive only, before Deductions	R 36 886.35	R 33 542.66	R 6 545.49	R 7 319.38	R 75 550.57	R 159 824.42	R 6 412.74	R 166 237.16
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%)	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum) Percentage: 0.00%	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Adjustments and Deductions (excluding VAT)	R 36 886.35	R 33 542.66	R 6 545.49	R 7 319.38	R 75 550.57	R 159 824.42	R 6 412.74	R 166 237.16
	VAT	R 5 529.95	R 5 031.40	R 981.82	R 1 097.90	R 11 332.59	R 23 973.66	R 961.91	R 24 935.57
	Total Development Charges	R 42 396.30	R 38 574.06	R 7 527.31	R 8 417.29	R 86 883.15	R 183 798.09	R 7 374.65	R 191 172.74



LEGEND

EXISTING

FOUL SEWER

EXISTING MANHOLE

EXISTING PIPE (150Ø OR AS INDICATED)

EXISTING CONNECTION (110Ø)

NEW PIPE (110Ø OR AS INDICATED)

POTABLE WATER

EXISTING PIPE (32Ø AS INDICATED)

NEW PIPE CONNECTION (32Ø NEW)

NOTES

SEWER

1. Sewer Pipe Material: PVC-u, Class 34 (normal) or equivalent to SANS 791
2. Pipe bedding and surrounding material to consist of 6mm to 13mm G5 stone/aggregate material to be only G5.
3. Manholes should be installed at all point extremities, bend, branch and at fixed intervals where ground level and profile dictate.
4. All manholes to be 1050 C.C.S.P. clear SANS 1200 LB.
5. Manholes as per standard detail sheet. Manhole cover to be Class Certain
6. Pipe laying and embankment shall be sound not exceeding 1m for 1 in SANS 1200 LD bedding (Ref 2 for details)
7. The invert of the manhole/s must be used given on the plan at the appropriate levels in the form of a right angle to the drawing as built.
8. Benching to be neatly formed as shown on drawings. Contractor is responsible for the control of all existing services before construction commences.
9. Contractor is to obtain all relevant info for the various authorities in which SANS 1200 applies apply.
10. Contractor is responsible for the protection of all manholes, pipes and man hole covers against ingress of foreign materials.
11. Where a new connection to a sub is laid into the existing manhole/s, the existing invert must be reworked accordingly and the channel benching must be re-formed to ensure a smooth flowing channel, adequate freeboard is provided for the channel, sand, stone, bridge stones or any other foreign material is removed from the system and the connection does not lay obstructed.

WATER

1. Erf numbers are to be provided at all T-or-bends, valves and bends.
2. Drawing is to be read in conjunction with SANS 10252-1, all bends marked 'a' are to be provided to SANS 1200 AA/BD/ AA/BD
3. Pipe fittings and thrust blocks to be inspected by Engineer before backfilling takes place.
4. Pipelines to be buried in accordance with SANS 1200 L.
5. Pressure to be tested in accordance with SANS 1200 L.
6. All Potable (PW) Pipes to be Class 12, PVC-u to SANS 966 unless otherwise stated.
7. All Fire Water pipes to be Class 16, PVC-u to SANS 966 unless otherwise stated.
8. The erection of existing services are reasonably and should be determined on site by the Contractor. Additional 2 x Hydrants are to be installed by the Contractor/s. (no vertical separation of more than 2m) at other locations only.
9. All pipes to either Ø110mm or Ø75mm PE 100 PN16 HDPE using approved steel fitting/s only.
10. Valves mark PW/01 to be 1.2m below final ground level.

CLIENT:

DEVONMUST (PTY) LTD

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REV	DESCRIPTION	DATE
A	FOR APPROVAL	2021.01.12

DESIGN	J. CONTZE	2021.10.15
DRAWN	F. VILJOEN	2021.10.15
APPROVED	J. CONTZE	2021.10.15
SCALE @ A1	1:1000 (H)	1:500 (V)

PROJECT NAME

PROPOSED NEW MOKENHA GOLF ACADEMY ON ERF 179, DEVONVALE GOLF & WINE ESTATE

DRAWING TITLE

POTABLE WATER & FOUL SEWER CONNECTION LAYOUT

DRAWING STATUS:

FOR APPROVAL

DRAWING No

0302-DEV-C-PW+FS-001