



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15919

Our File Reference Number: Farm 82/20, Stellenbosch

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 REZONING, PERMANENT DEPARTURE, SUBDIVISION & AN AMENDMENT OR CANCELLATION OF AN APPROVED SUBDIVISION PLAN ON FARM 82/20, 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, on Farm 82/20, Stellenbosch, namely:
 - 2.2 Cancellation of the approved Subdivision and Servitude Plan (Plan no3475P, dated 4/11/2019, attached as Annexure C), to permit the development of the subject property as one property in terms of Section 15(2)(k) of the Stellenbosch Municipality Land Use Planning By-Law, 2023.
 - 2.3 Subdivision to create 2 Electrical Service Servitudes and a Stormwater Servitude area in favour of Erf 16450 in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2023.
 - 2.4 Rezoning from Subdivisional Area to Multi-Unit Residential Zone in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2023.
 - 2.5 Departures in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 for the following:
 - 2.5.1 The under provision of parking to provide 1.25 parking bays per unit in lieu of the required 1.5 parking bays per unit.

2.5.2 To permit a Floor Area Ratio of 0.93 in lieu of the permitted 0.75 Floor Area Ratio.

2.5.3 To permit 5 storey buildings in lieu of a 4 Storey building, for buildings **A, J, K** and **L**.

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 the 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 Council or other legislation or Bylaws or Regulations that may be applicable.

3.2 The development be undertaken in accordance with the **Site Development Plan**: No. C-1000 Rev. 7, dated 2025-04-24, **Parking & Phasing Plan**: Plan No. C-1002, Rev 5, dated 2025-04-24; **Gate House**: Plan No.501, dated 2024-08-29 and Plan No: 502 2024-08-29, **Typical Block Layouts 1 of 2**: Plan No.C-1003, dated 2025-03-24, **Typical Block Layouts 2 of 2**: Plan No.C-1004, dated 2025-03-24, drawn by Kunz Raubenheimer Architects, Servitude Plan 3, dated: 30-09-2024, drawn by TV3 Architects Town Planners Urban Designers, attached as **Annexure A**.

3.3 The servitude be registered in accordance with the Servitude Plan 3, dated: 30-09-2024, drawn by TV3 Architects Town Planners Urban Designers, attached as **Annexure A**.

3.4 Building plans be generally in accordance with the site development plan, above.

3.5 Building plans be submitted and approved by the Municipality prior to the commencing of any building work, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.6 Development charges 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 approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.7 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any Engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement includes and complies with the conditions as imposed by the Directorate Infrastructure Services in their Memo dated 14 March 2024 and 21 November 2019 attached as **Annexure B**.

3.8 A detailed landscaping plan for the sidewalk be submitted together with the building plans for the gatehouse, refuse room, and boundary walls of the estate. The developer shall be responsible for undertaking the sidewalk landscaping comprising levelling and planting and must maintain the sidewalks for a period of one year. The landscaping must be completed prior to an occupancy certificate being issued for the gatehouse.

3.9 A detailed landscaping plan be submitted with the first building plan for each phase of the development and must be implemented at the developer's expense before an occupancy certificate is issued for the final building within that phase.

- 3.10 A land surveyor to provide written confirmation with each submitted building plan, that the proposed building can be implemented on site and that the levels shown on the building plans accurately reflect the existing site conditions.
- 3.11 A revised constitution for the owner's association be submitted and approved by the 4.Municipality in terms of Section 29(3) of the subject Bylaw prior to the submission of building plans, which constitution makes provision for the relevant matters in Section 29 of the subject Bylaw, as well as matters relating to the inclusionary housing component.
- 3.12 All common property, inclusive of private road/s and open space/s and land required for services by the owners' association, be transferred at his cost by the applicant to the owners' association, prior to or simultaneously with the transfer or registration of the first land unit or prior to the first building plan approval, whichever occurs first.
- 3.13 The entrance gate, refuse room and boundary wall be constructed and completed prior to the occupancy certificate for the first residential building being issued.
- 3.14 Any external lighting of structures shall be shielded from adjacent properties by being downward facing to minimize light spill and avoid upward light pollution.
- 3.15 The inclusionary housing component of the development be clearly identified on the building plans, where applicable.
- 3.16 The onsite parking area for each building must be completed before an occupancy certificate is issued for that building.
- 3.17 All engineering services and infrastructure required in terms of the conditions and services agreement be complied with to the satisfaction of the Municipality and/or the relevant authority prior to the issuing of a Section 28 Certification.

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

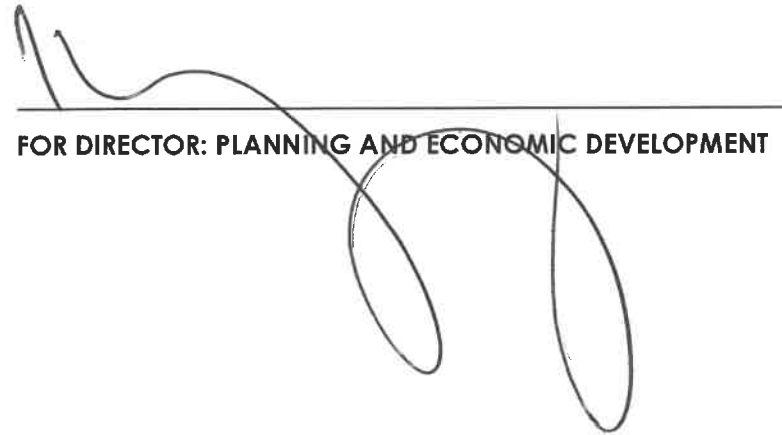
- 4.1 The rezoning application does not alter the development outcome previously approved, as it facilitates the development of the property as a single, integrated unit and enables the applicant to comply with the condition of approval requiring a 20% inclusionary housing component, thereby ensuring the provision of affordable housing within the area.
- 4.2 The development proposal with departure to develop 4 and 5 Storey residential buildings will not result in any negative impact on the existing streetscape due to the buildings being setback from the road line and the subject property is located below the road level of Welgevonden Boulevard and the property also slopes away from the road in a southeasterly direction.
- 4.3 The departure application for the under provision of onsite parking is supported by the relevant internal departments and will not set a precedent within this area as this property is the last property in the area that could be developed for multi-unit residential purposes.
- 4.4 The inclusionary housing component is provided in line with the conditions of approval and the relevant Council Policy.
- 4.5 The cancelled service servitudes are to be replaced with the servitudes approved.

5. Matters to be noted

- 4.6 An application for consideration and approval of the place name, street names and street numbering, if applicable, was submitted to be decided by the delegated authority.
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

29/5/2025
DATE



STELLENBOSCH
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ANNEXURE A

TYPICAL SITE DEVELOPMENT PLAN - APPENDIX A				
	BLOCK A + COMMUNAL	BLOCK A	BLOCK A + LG	BLOCK B OPTION 1 & 2
TOTAL TYPES	X1	X6	X1	X4
36m ² 1+1				32
47.5m ² 2+1				18
80.5m ² 2+2				18
TOTAL UNITS: 302				302

BUILDING NRS	TYPE	HEIGHT	PARKINGS	PARKING TYPES
A	A + CLUB HOUSE (CH)	5 Storeys	PROVIDED 30 (Ratio of 1:25)	12 Parkings
J, K	A + Lower Ground (LG)	5 Storeys	PROVIDED 30 (Ratio of 1:25)	20 Parkings
E, F, G, H, I	A	4 Storeys	PROVIDED 30 (Ratio of 1:25)	0 Parkings
B, C, D	B + Lower Ground (LG)	4 Storeys + basement parking	PROVIDED 33 (Ratio of 1:25)	19 Parkings
L	B + Lower Ground (LG)	5 Storeys	PROVIDED 33 (Ratio of 1:25)	14 Parkings
TOTAL PARKINGS: 462			RATIO: 1.62	

BLOCK NRS	NORMAL UNITS	INCLUSIONARY HOUSING UNITS
A	24	0
B	16	12
C	16	12
D	12	14
E	24	0
F	24	0
G	24	0
H	24	0
I	24	0
J	24	0
K	24	0
L	16	12
TOTAL	252	50

COVERAGE:
 BLOCK TYPE A+LG: 719m² X 2 = 1438m²
 BLOCK TYPE A: 663m² X 5 = 3315m²
 BLOCK TYPE B OPTION 1: 749.94m² X 2 = 1499m²
 BLOCK TYPE B OPTION 2: 696m² X 2 = 1392m²
 BLOCK TYPE A+CH: 935.4m² X 1 = 935.4m²
 GATEHOUSE: 340m²
TOTAL: 8 924.6m² (28.7%)

ERF SIZE:
 31047m² (3.1047ha)

GREEN AREA:
 8100m² (26%)

PARKING:
 TOTAL PROVIDED: 462
 COE: 1.25 RATIO (AS PER INCLUSIONARY HOUSING AGREEMENT)
 302 (UNITS) X 1.25 = 377.5

TOTAL FLOOR AREA:
 BLOCK TYPE A - 2502.40m² (x5) = 12 512m²
 BLOCK TYPE A + CH - 2946.87m² (x1) = 2946.87m²
 BLOCK TYPE A + LG - 2603.33m² (x2) = 5 206.66m²
 BLOCK TYPE B + LG OPTION 1 - 2482.94m² (x2) = 4 965.88m²
 BLOCK TYPE B + LG OPTION 2 - 2477.33m² (x2) = 4 954.66m²
 GATEHOUSE - 116.31m²
TOTAL: 30 702.38m²

% OF TOTAL FLOOR AREA (ALL FLOORS) - Council Deductibles [Stellenbosch Municipality Zoning Scheme By-Law 2019 (Amended 2023) Pg 8]:
 30 703 - 1723m² = 28980m²
 28 980 / 31047m² (ERF SIZE) X 100 = 93%
FAR: 0.93

Units	Covered Patios & Balconies	Passages	Lift, Stairs, Refuge	Communal area	Total per block	Total blocks	Total per block
Block Type A	1868.75	254.82	243.01	54.36	NA	2 370.94	5
Block Type A Subs	1869.02	267.69	243.01	59.27	49.05	2 428.04	2
Block Type B Subs Option 1	1636.71	269.93	234.05	55.67	77.75	2 325.11	2
Block Type B Subs Option 2	1630.70	278.69	238.66	55.67	53.42	2 266.11	2
Block Type A And Clubhouse	1509.02	321.34	243.01	59.29	538.81	2 970.47	1
Gatehouse	8 702.2	1 402.44	1 251.74	255.61	573.86	12 361.12	2
Total						28 980	

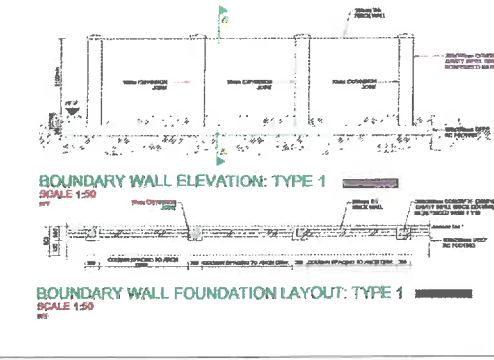
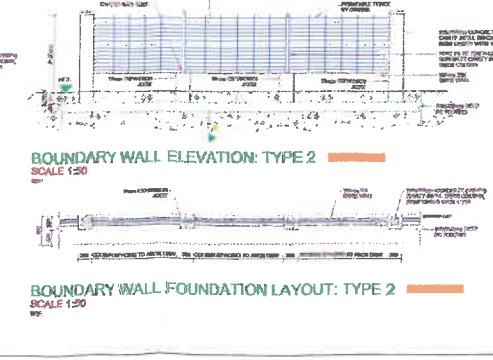
GENERAL DEVELOPMENT PARAMETERS			
	ALLOWED	ACTUAL	COMPLY or NOT
COVERAGE	50%	28.7	YES
HEIGHT	4 STOREYS	4 STOREYS / 4 STOREYS + BASEMENT PARKING / 5 STOREYS	No. Refer to application from Townplanner
FLOOR AREA	75%	93%	No. Refer to application from Townplanner
PARKING RATIO	1.5	462 parkings / 302 units = 1.52	YES

UNIT TYPE:	FLOOR AREA:
TYPE A	240 (2 Bed, 2 Bath)
TYPE B	241 (2 Bed, 1 Bath)
TYPE C	241 (1 Bed, 1 Bath)
UNIT TYPE:	FLOOR AREA:
Unit: 75.42m ²	Unit: 42.15
Unit: 11.42m ²	Unit: 31.84m ²
Total: 87m ²	Total: 48m ²
Total: 37m ²	Total: 37m ²

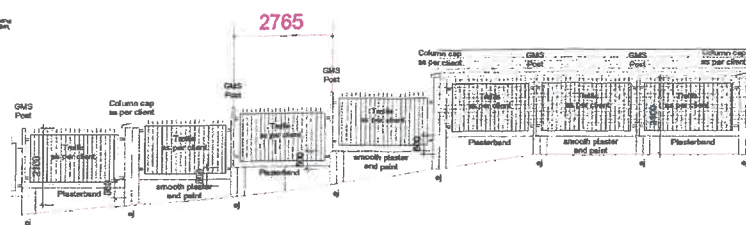
UNIT SUMMARY
 Type A: 252
 Type B: 18
 Type C: 32
50 inclusionary units (20%)
TOTAL: 302



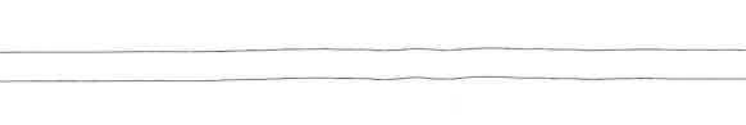
TYPICAL SITE DEVELOPMENT PLAN - GROUND
 1 : 500



ENLARGED VIEWPORT - MASONRY WALL
 SCALE 1:100



ENLARGED VIEWPORT - PALISADE WALL
 SCALE 1:100



General notes
 This drawing must not be scaled. The contractor to check all dimensions, levels and steps are to be checked and verified on site before commencing with any work or shop drawings. The design shown on this drawing is copyright protected and remains the property of the architect.
 Any falsification or in discrepancies must immediately be pointed out to the architect for rectification or explanation before any construction can commence.
 Quality of materials and workmanship to comply with the latest relevant codes and specifications of SABS and NBR and the minimum standards of standard performance (AS/NZS) and model practices for trade (1999-ASQAS) and where applicable. All construction must comply with the national building regulations (act no 103 of 1977) including all amendments as well as the by-laws of the local authorities.
 Foundations to all boundary walls are not to encroach boundary all electrical and plumbing work is to be carried out by a registered trade.
 Brickwork is to be installed every 5 courses of brickwork provide dips to wall at sloped level, under all eaves and to all changes in floor levels.

Circulation			
ROAD AND STORMWATER			REUSE
WATER AND SANITATION			ENVIRONMENTAL MANAGEMENT
CITY FORM AND URBAN CONSERVATION			TRANSPORTATION
ELECTRICITY			ENVIRONMENTAL HEALTH
FIRE DEPARTMENT			OTHER
LAND USE MANAGEMENT			
STRUCTURAL ENG. SIGNATURE			
CIVIL ENG. SIGNATURE			
CLIENT'S SIGNATURE			
ARCHITECT'S SIGNATURE			

Revision Schedule		
No.	Description	Date
0	Issued for information	2024-07-02
1	Issued for information	2024-08-10
2	Issued for information	2024-09-11
3	Issued for information	2024-09-26
4	Issued for Council Submission	2024-09-30
5	Issued for Council Submission	2024-10-07
6	Issued for Information	2025-03-17
7	Issued for Council Submission - Phase 1	2025-04-24

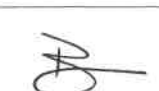
OAKHILLS ESTATE
 PROPOSED NEW SITE DEVELOPMENT PLAN FOR OAKHILL ESTATE ON PORTION 20 OF FARM NUMBER 82 STELLENBOSCH DIVISION

COUNCIL SUBMISSION

OAKHILLS ESTATE

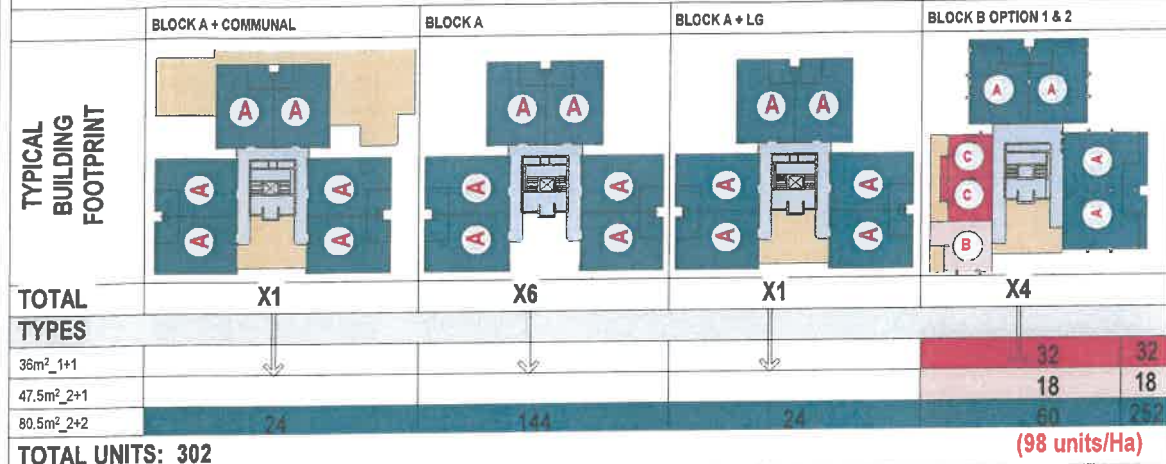
SITE DEVELOPMENT PLAN

EVENING SHADES PROPERTIES 109 (PTY) LTD

Client: 
 Architect: 
 Engineer: 
KUNZ RAUBENHEIMER ARCHITECTS

082 551 6507
 info@kr-architects.co.za
 SACAP REG. PR ARCH 21230
 REVISION NO. 7
 2025/04/24 15:11:09
C-1000

TYPICAL SITE DEVELOPMENT PLAN - APPENDIX A



BUILDING NRS	TYPE	HEIGHT	PARKINGS	PARKING TYPES	
				BASEMENT	BASEMENT
A	A + CLUB HOUSE (CH)	5 Storeys	PROVIDED 30 (Ratio of 1.25)	12 Parkings	18 Parkings
J K	A + Lower Ground (LG)	5 Storeys	PROVIDED 30 (Ratio of 1.25)	20 Parkings	10 Parkings
E F G H I	A	4 Storeys	PROVIDED 30 (Ratio of 1.25)	0 Parkings	30 Parkings
B C D	B + Lower Ground (LG)	4 Storeys + basement parking	PROVIDED 33 (Ratio of 1.25)	19 Parkings	14 Parkings
L	B + Lower Ground (LG)	6 Storeys	PROVIDED 33 (Ratio of 1.25)	19 Parkings	14 Parkings
				TOTAL PARKINGS: 462	1.62

BLOCK NRS	NORMAL UNITS	INCLUSIONARY HOUSING UNITS
A	24	0
B	16	12
C	16	12
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E	24	0
F	24	0
G	24	0
H	24	0
I	24	0
J	24	0
K	24	0
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TOTAL	252	302

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BLOCK TYPE A: 663m² X 5 = 3315m²
BLOCK TYPE B OPTION 1: 749.94m² X 2 = 1499.88m²
BLOCK TYPE B OPTION 2: 696m² X 2 = 1392m²
BLOCK TYPE A+CH: 935.4m² X 1 = 935.2m²
GATE HOUSE: 340m²
TOTAL: 8 924.5m² (28.7%)

ERF SIZE:
31047m² (3.1047ha)

GREEN AREA:
8100m² (26%)

PARKING:
TOTAL PROVIDED: 462
COE: 1.25 RATIO (AS PER INCLUSIONARY HOUSING AGREEMENT)
302 (UNITS) X 1.25 = 377.5

TOTAL FLOOR AREA:
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GATEHOUSE - 116.31m²
TOTAL: 30 702.38m²

% OF TOTAL FLOOR AREA (ALL FLOORS) - Council Deductibles [Stellenbosch Municipality Zoning Scheme By-Law, 2019 (Amended 2023) Pg. 8]:
30 703 - 1723m² = 28980m²
28 980/31047m² (ERF SIZE) X 100 = 93%
FAR: 0.93

Gross Floor Area

	Units	Covered Area	Passages	Lift Stairs, Refuge	Communal	Total per block	Total blocks	Total per block
Block Type A	1900.75	264.82	243.01	54.36	NA	2370.94	5	11 854.7
Block Type A 588s	1909.02	297.89	243.01	59.27	40.05	2428.04	2	4 856.08
Block Type B 588s Option 1	1938.71	289.93	284.05	56.67	77.75	2325.11	2	4 650.22
Block Type B 588s Option 2	1938.70	278.68	236.66	56.67	53.42	2286.11	2	4 532.22
Block Type A And Clubhouse	1909.02	321.34	243.01	59.29	538.01	2970.47	1	2 970.47
	8 702.2	1 402.44	1 251.74	285.61	573.86	12 361.02	12	28 865.69
Gatehouse								
Total								28 980

F.A.R = GFA/SITE AREA

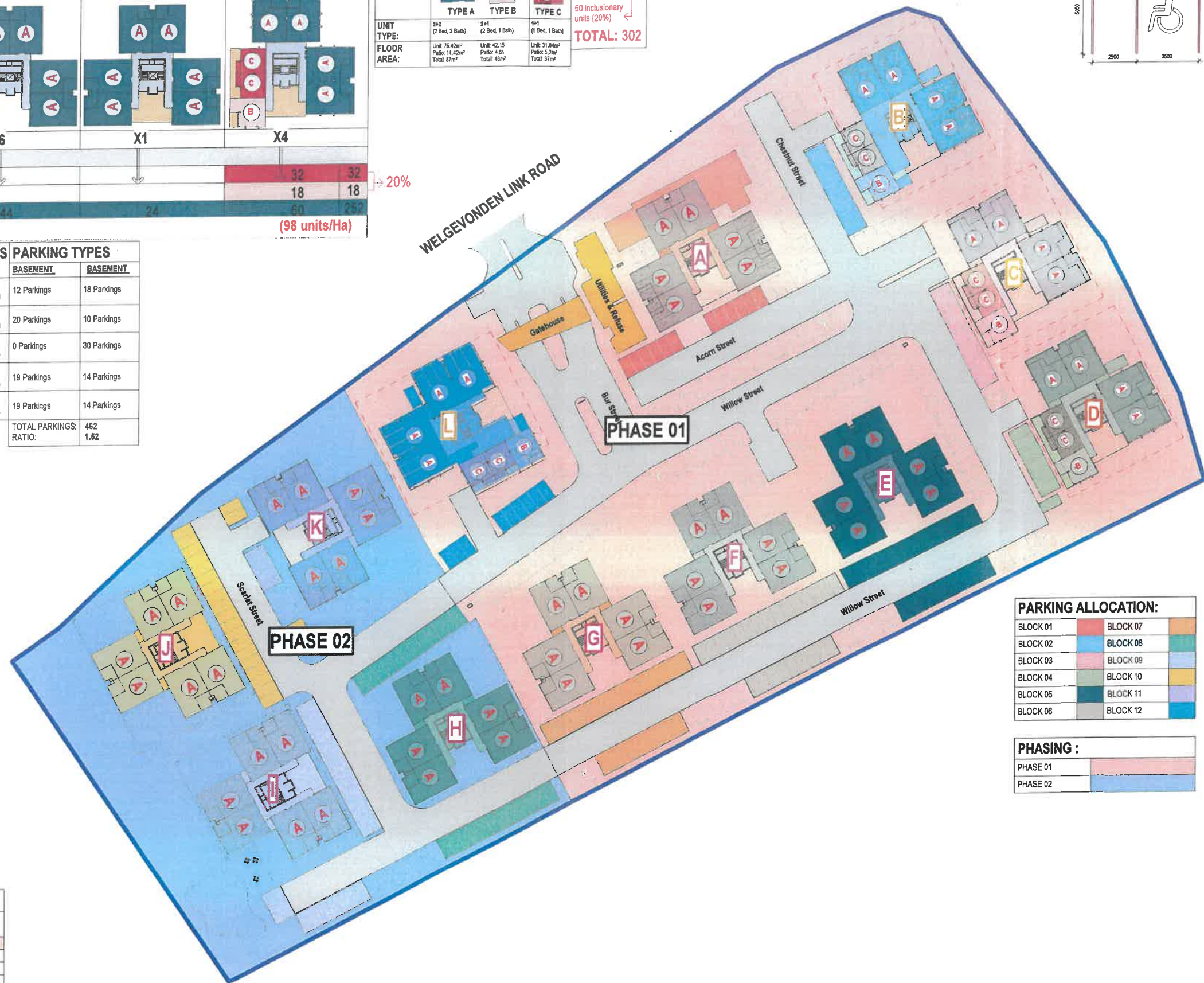
F.A.R = 28 980 / 31047

F.A.R = 0.93

GENERAL DEVELOPMENT PARAMETERS

	ALLOWED	ACTUAL	COMPLY or NOT
COVERAGE	50%	28.7	YES
HEIGHT	4 STOREYS	4 STOREYS / 4 STOREYS + BASEMENT PARKING / 5 STOREYS	No. Refer to application from Townplanner
FLOOR AREA	75%	93%	No. Refer to application from Townplanner
PARKING RATIO	1.5	462 parkings / 302 units = 1.52	YES

	inclusionary housing units	UNIT SUMMARY
TYPE A	TYPE B	TYPE C
Unit: 75.42m ² Patio: 11.42m ² Total: 87m ²	Unit: 42.15m ² Patio: 4.61m ² Total: 46m ²	Unit: 31.84m ² Patio: 5.2m ² Total: 37m ²
TOTAL: 302		



PARKING ALLOCATION:

BLOCK 01	BLOCK 07
BLOCK 02	BLOCK 08
BLOCK 03	BLOCK 09
BLOCK 04	BLOCK 10
BLOCK 05	BLOCK 11
BLOCK 06	BLOCK 12

PHASING :

PHASE 01
PHASE 02



PARKING & PHASING LAYOUT

1 : 500

General notes

This drawing must not be scaled. The contractor to check all dimensions, levels and steps are to be checked and verified on site before commencing with any work or shop drawings. The design shown on this drawing is copyright protected and remains the property of the architect.

Any discrepancies or in discrepancies must immediately be pointed out to the architect for rectification or explanation before any construction can commence.

Quality of materials and workmanship to comply with the latest relevant codes and specifications of SABS and NBR and the minimum standards of standard provisions (JBC) and model provisions for trades (1996-ASACOS) and where applicable. All construction must comply with the national building regulations (act no 103 of 1977) including all amendments as well as the by-laws of the local authorities.

Foundations to all boundary walls are not to encroach boundary all electrical and plumbing work is to be carried out by a registered tradesman.

Brickwork to be installed every 5 courses of brickwork provide dpc to wall at slab level, under all cills and to all changes in floor levels.

Circulation

ROADS AND STORMWATER	REFUSE
WATER AND SANITATION	ENVIRONMENTAL MANAGEMENT
DEVELOPMENT AND CONSERVATION	TRANSPORTATION
ELECTRICITY	ENVIRONMENTAL HEALTH
FIRE DEPARTMENT	OTHER
LAND USE MANAGEMENT	
STRUCTURAL ENG. SIGNATURE	
CIVIL ENG. SIGNATURE	
CLIENT'S SIGNATURE	
ARCHITECT'S SIGNATURE	

Revision Schedule

No.	Description	Date
0	Issued for Information	2024-08-11
1	Issued for Information	2024-09-26
2	Issued for Council Submission	2024-08-30
3	Issued for Council Submission	2024-10-07
4	Issued for Information	2025-03-17
5	Issued for Council Submission - Phase 1	2025-04-24

OAKHILLS ESTATE

PROPOSED NEW SITE DEVELOPMENT PLAN FOR OAKHILL ESTATE on PORTION 20 OF FARM NUMBER 82 STELLENBOSCH DIVISION

COUNCIL SUBMISSION

OAKHILLS ESTATE

PARKING & PHASING LAYOUT

EVENING SHADES PROPERTIES
109 (PTY) LTD

Client: Architect: Engineer:

KUNZ RAUBENHEIMER ARCHITECTS

082 551 6507
info@kr-architects.co.za
SACAP REG.
Pr ARCH 21230

REVISION NO.

2025/04/24
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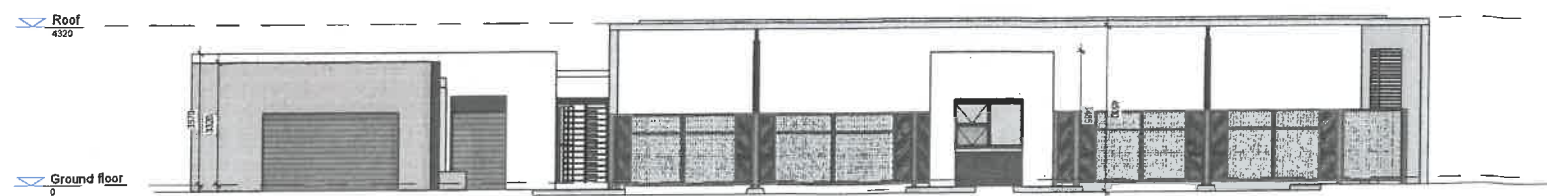
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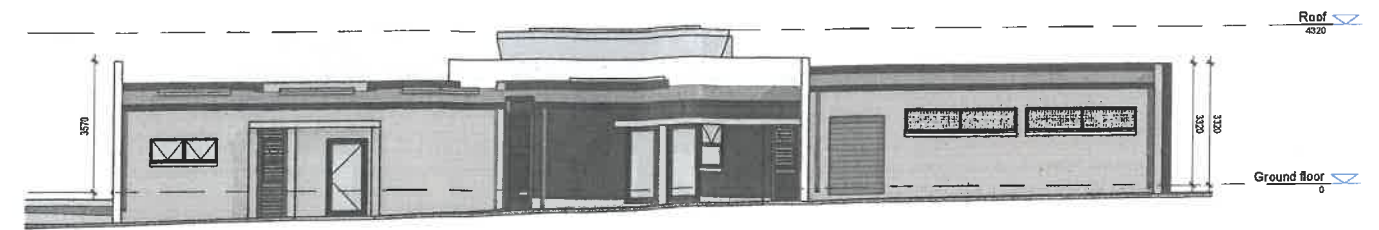


REFUSE CALCULATION		
PERMISSIBLE:	CONTROL:	ACTUAL:
Factory: 0.47707 Ware house: 0.379058 Flats: 0.1425 Office: 0.2258 Shops: 0.92253	(fg) - Generation Factor (m ³ /100m ² /week)	
	Net Floor Area	19734 m ²
	Calculation formula / week	
$f(g) = FA \times 100 = \text{volume (m}^3\text{)/week}$	Type of Building	Flats
Flats	Wheeleie bin size	1x Wheelie bin = 0.26m ³ (2.56 cubic ft)
1x Wheelie bin = 0.26m ³ (2.56 cu ft)	Generation Factor	0.1425
6.7428	Refuse area Volume(m ³)	Provided = 23.8 m ³ @ 0.26 m ³ /bin
Required = 56.99698 m ³	Total Wheelie Bins	Provided = 125 Wheelie bins @ 0.26 m ³ /bin
Required = 111 Wheelie bins @ 0.26 m ³ /bin	Refuse area Size m ²	Provided = 78 m ²
Required = 72.56 m ² @ 0.26 m ³ /bin		

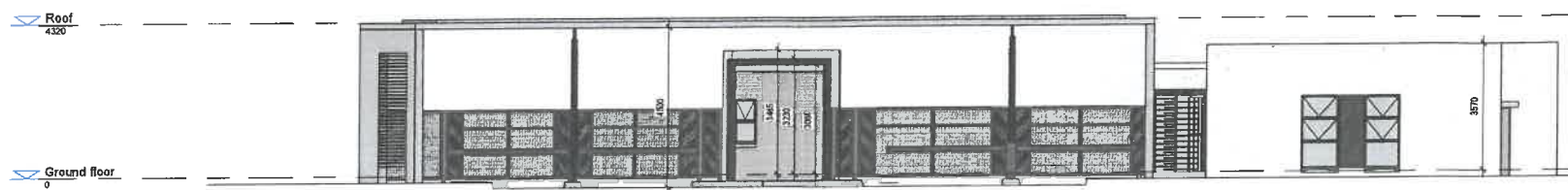




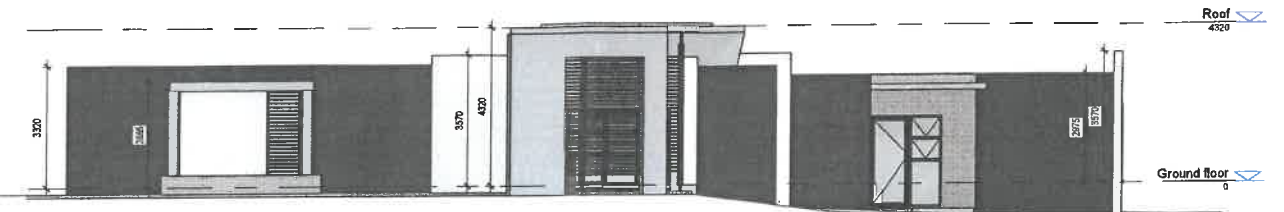
SKETCH PLAN - NORTH ELEVATION
1 : 100



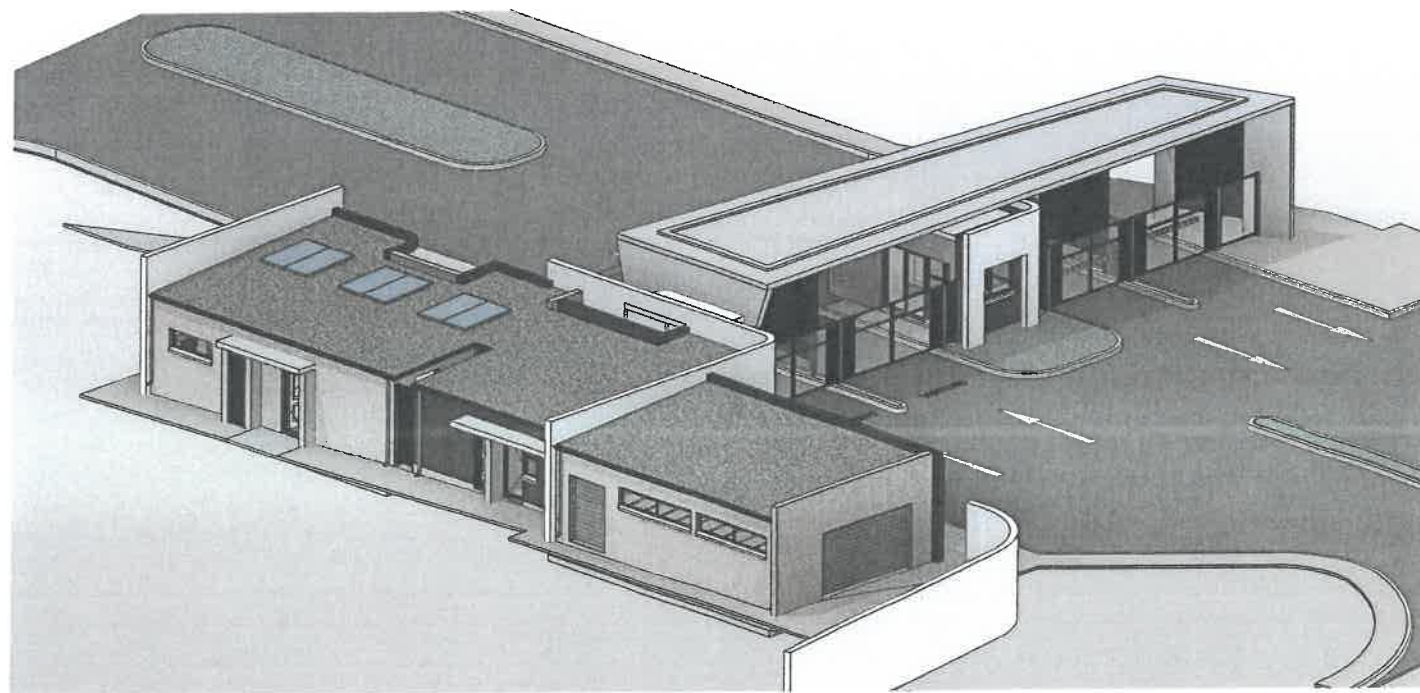
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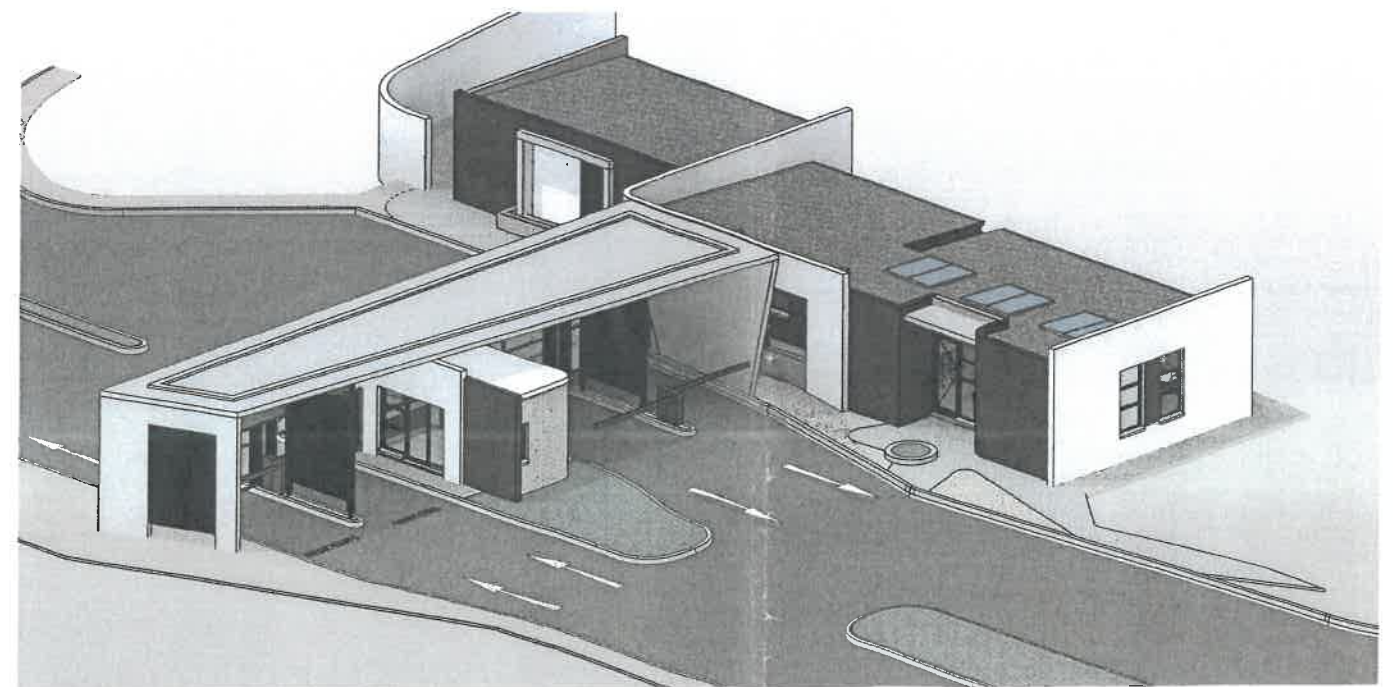
SKETCH PLAN - SOUTH ELEVATION
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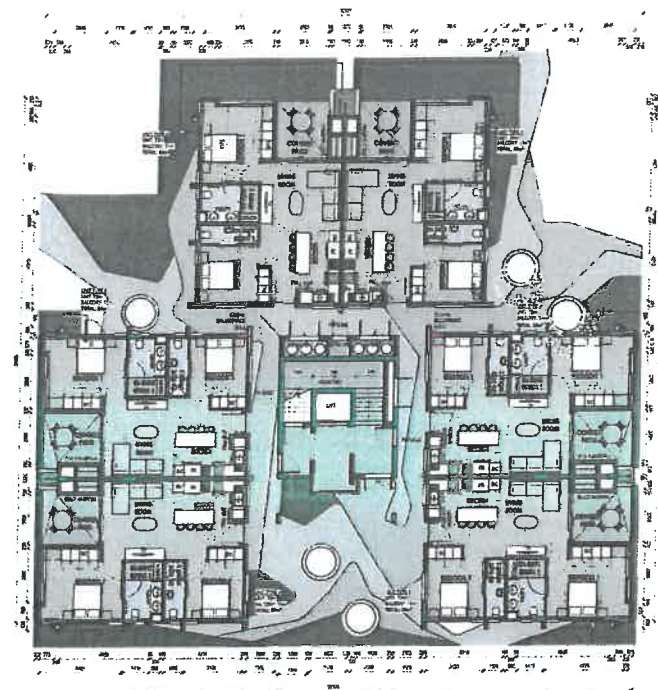
SKETCH PLAN - WEST ELEVATION
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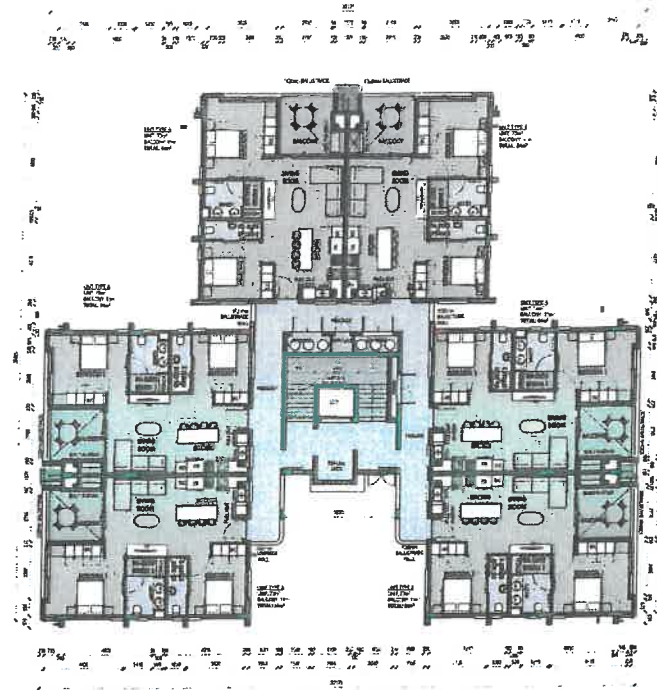
SKETCH PLAN - NORTH EAST VIEW



SKETCH PLAN - SOUTH WEST VIEW



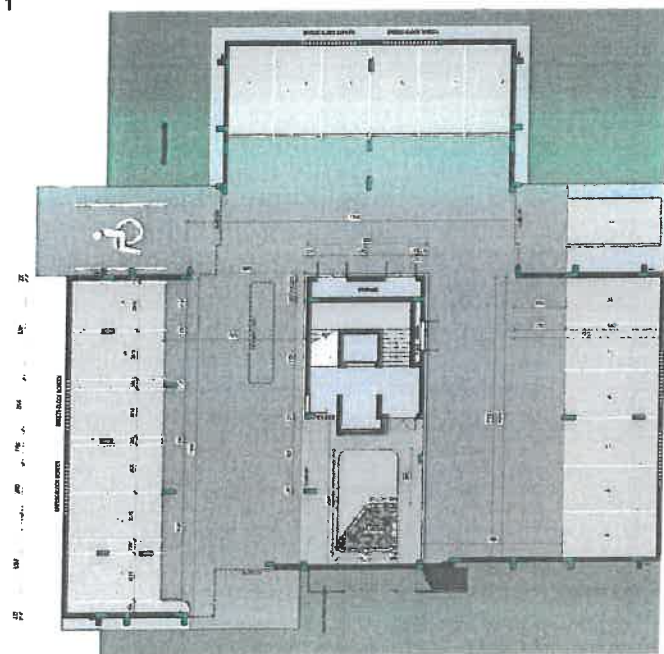
GROUND FLOOR PLAN



TYPICAL UPPER FLOOR LEVEL

BLOCK TYPE A

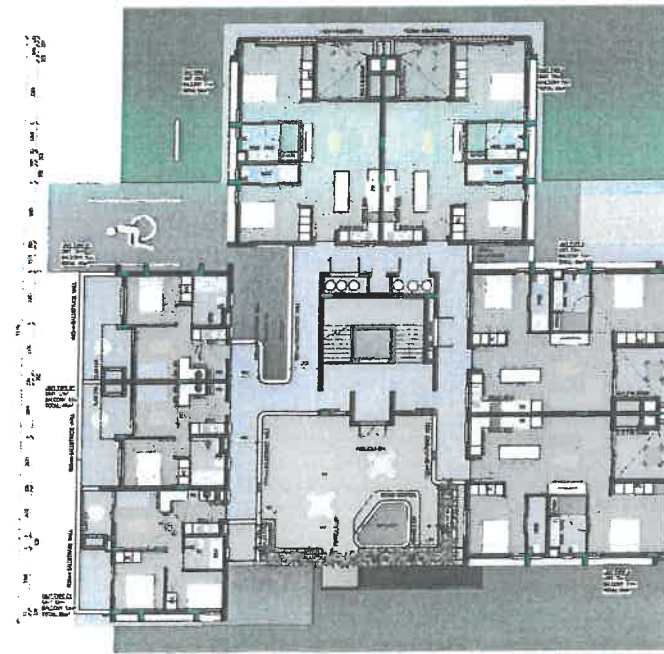
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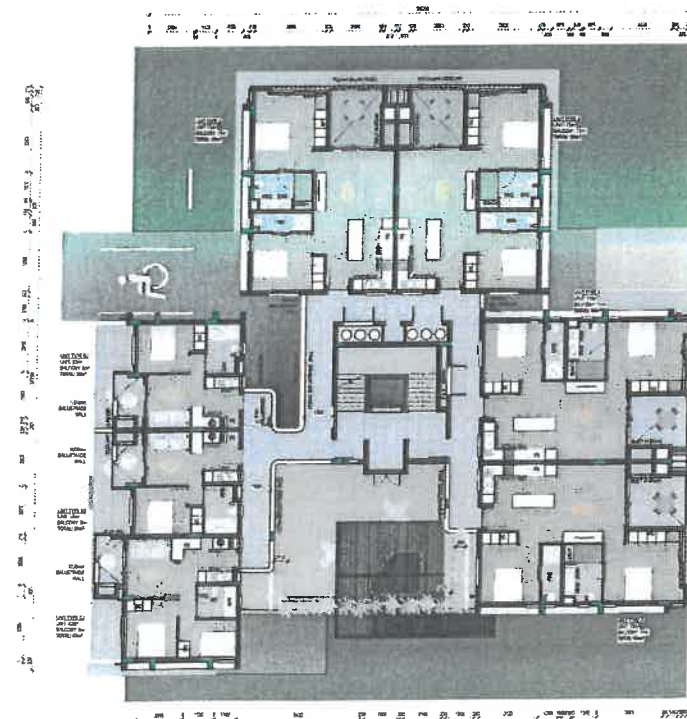
LOWER GROUND FLOOR PLAN

BLOCK TYPE B

1:1



GROUND FLOOR PLAN



TYPICAL UPPER LEVEL FLOOR PLAN
1:100

General notes

This drawing must not be scaled. The contractor to check all dimensions, levels and steps are to be checked and verified on site before commencing with any work or shop drawings. The design shown on this drawing is copyright protected and remains the property of the architect.

Any inconsistency or in discrepancies must immediately be pointed out to the architect for rectification or explanation before any construction can commence.

Quality of materials and workmanship to comply with the latest relevant codes and specifications of SANS and NBR and the minimum standards of standard practices (BCC) and model practices for trades (1999-SANS) and where applicable. All construction must comply with the national building regulations (act no 103 of 1977) including all amendments as well as the by-laws of the local authorities.

Foundations in all boundary walls are not to encroach boundary all electrical and plumbing work is to be carried out by a registered tradesman.

Electricity is to be installed every 5 courses of brickwork provide dips to wall at slab level, under all cills and to all changes in floor levels.

Circulation

ROADS AND STORMWATER		REFUSE	
WATER AND SANITATION		ENVIRONMENTAL MANAGEMENT	
OPEN SPACE AND URBAN CONSERVATION		TRANSPORTATION	
ELECTRICITY		ENVIRONMENTAL HEALTH	
FIRE DETECTION		OTHER	
LAND USE MANAGEMENT		STRUCTURAL ENGR. SIGNATURE	
		CIVIL ENGR. SIGNATURE	
		CLIENT'S SIGNATURE	
		ARCHITECT'S SIGNATURE	

Revision Schedule

No.	Description	Date
0	Issued for information	2025-03-24

OAKHILLS ESTATE

PROPOSED NEW SITE DEVELOPMENT PLAN FOR OAKHILL ESTATE ON PORTION 20 OF FARM NUMBER 82 STELLENBOSCH DIVISION

COUNCIL SUBMISSION

OAKHILLS ESTATE

TYPICAL BLOCK LAYOUTS 1 of 2

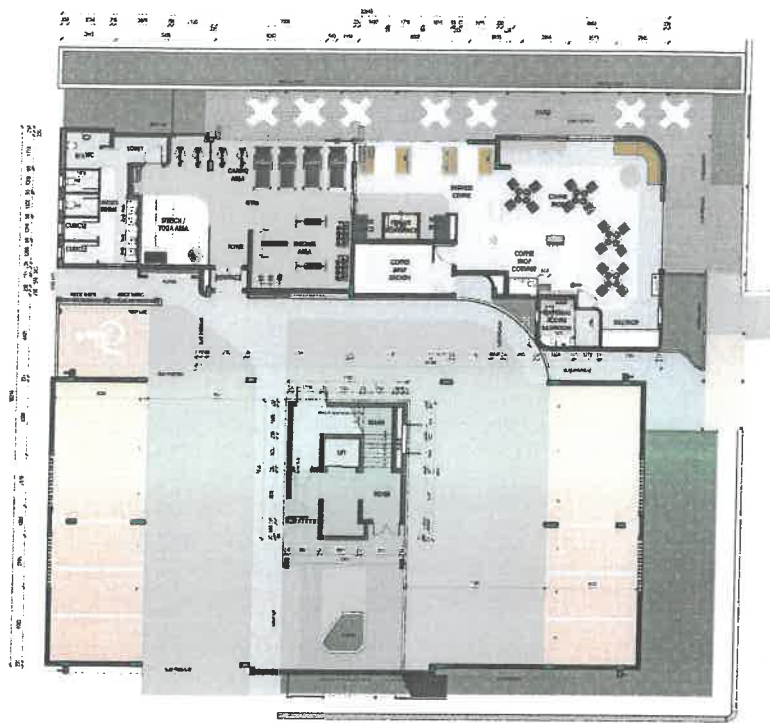
EVENING SHADES PROPERTIES
109 (PTY) LTD

Client  Architect  Engineer 

 KUNZ RAUBENHEIMER
ARCHITECTS

082 551 6507
info@kr-architects.co.za
SACAP REG.
Pr ARCH 21230

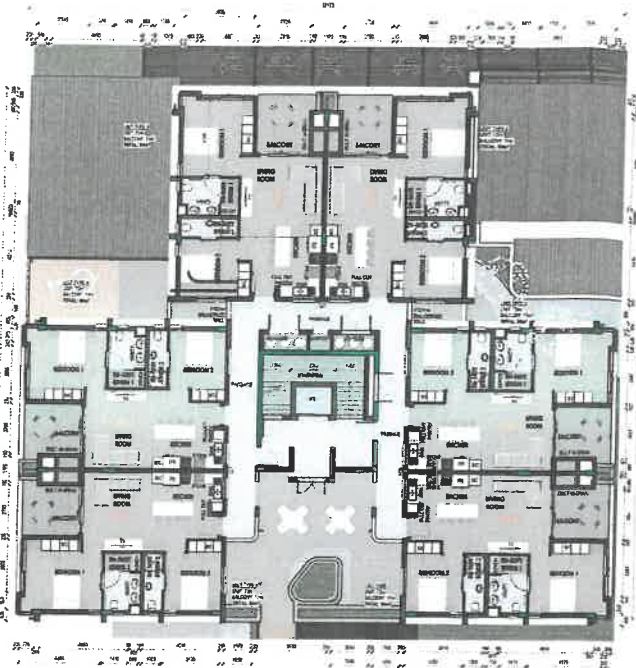
REVISION NO. 0
2025/03/24
11:34:13
C-1003



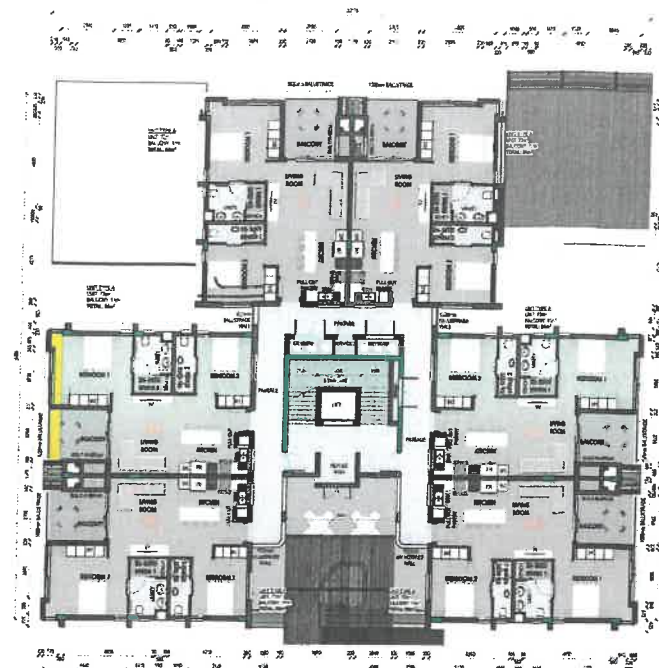
LOWER GROUND FLOOR

BLOCK TYPE A + COMMUNAL

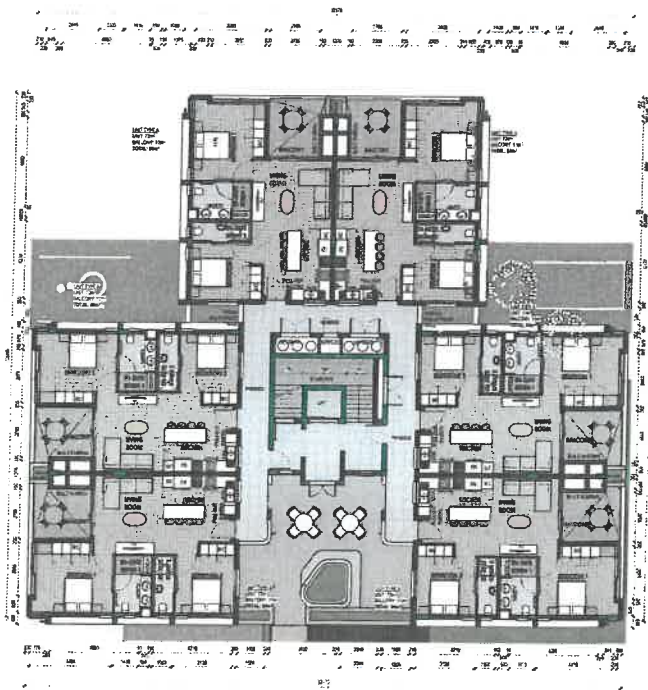
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GROUND FLOOR PLAN



TYPICAL UPPER FLOOR LEVEL



GROUND FLOOR PLAN

BLOCK TYPE A + LG

1:1



TYPICAL UPPER FLOOR LEVEL

General notes

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Any indistinctness or in discrepancies must immediately be pointed out to the architect for rectification or explanation before any construction can commence.

Quality of materials and workmanship to comply with the latest relevant codes and specifications of SABS and NBR and the minimum standards of standard specifications (SABS) and model provisions for trades (SABS-ASACIS) and where applicable. All construction must comply with the national building regulations (act no 103 of 1977) including all amendments as well as the by-laws of the local authorities.

Foundations to all boundary walls are not to encroach boundary all electrical and plumbing work is to be carried out by a registered tradesman.

Brickwork is to be installed every 5 courses of brickwork provide dpc to wall at slab level, under all cills and to all changes in floor levels.

Circulation

ROADS AND STORMWATER		REFUSE	
WATER AND SANITATION		WASTE MANAGEMENT	
CITY SERVICES AND UTILITIES CONSERVATION		TRANSPORTATION	
ELECTRICITY		ENVIRONMENTAL HEALTH	
PRE-DEVELOPMENT		OTHER	
LAND USE MANAGEMENT			
STRUCTURAL ENG. SIGNATURE			
CIVIL ENG. SIGNATURE			
CLIENT'S SIGNATURE			
ARCHITECT'S SIGNATURE			

Revision Schedule

No.	Description	Date
1	Issued for Information	2023-03-24

OAKHILLS ESTATE

PROPOSED NEW SITE DEVELOPMENT PLAN FOR OAKHILL ESTATE on PORTION 20 OF FARM NUMBER 82 STELLENBOSCH DIVISION

COUNCIL SUBMISSION

OAKHILLS ESTATE

TYPICAL BLOCK LAYOUTS 2 of 2

EVENING SHADES PROPERTIES
109 (PTY) LTD

Client Architect Engineer

KUNZ RAUBENHEIMER
ARCHITECTS

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SACAP REG.
Pr ARCH 21230

REVISION NO.
2025/03/24
11:34:45

0 C-1004



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B



STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To o Aan: Director: Planning + Economic Development
Att Aandag: Salome Newman
From o Van: Manager: Development (Infrastructure Services)
Author o Skrywer: Tyrone King
Date o Datum: 14 March 2024
Our Ref o Ons Verw: Civil LU 2611
Town Planning Ref: LU/15919
Re o Insake: Farm 82/20, Stellenbosch: Application in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 to cancel a Subdivision plan / General Plan on Farm No. 82 Portion 20, Stellenbosch. Application in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 to Rezone Farm No. 82 Portion 20, Stellenbosch from Subdivisional Area to Multi-Unit Residential. Application in terms of Section 15(2)(f) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 for an exemption to register a 2 Electrical Service Servitudes on Farm No. 82 Portion 20, Stellenbosch.

It is noted that the number of units has increased from 252 to 280 units, including inclusionary housing units. The SDP evaluated is: **Drawing No 1306SDP17** dated Feb 2017 by JVZ Architects.

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering services

- 1.1 All previous conditions as per the Memo dated 21 Nov 2019 (1785 Civil LU) will remain valid.
- 1.2 Compliance with conditions will be checked at building plan stage, since subdivision clearance is no longer applicable.

2. Development Charges (DCs)

- 2.1 DCs are applicable and will be payable before building plan approval. DCs will be calculated based in the information on the building plans and must be paid before building plan approval.



Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\2611 (TK) Farm 82-20 Stellenbosch (LU-15919) Oakhills\2611 Farm 82-20 Stellenbosch (LU-15919)_1 (revised application).doc



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 : 21 November 2019 Replaces Memo dated 8 March 2019
RE. : Farm 82/20: approval of revised SDP; amendment of approved sub-divisional plan for 12 (Residential Zone IV) erven each with 1 block of flats of 21 units + 1 Open Space Zone for roads, electrical minisub servitude refuse area and parking; rezoning; relaxation of building lines; under provision of parking on erf 3, 8, 9, 10 and 11 and linking of additional parking on Erf 13; exemption of servitudes; HOA constitution and Arch design guidelines; approval of street names; deviation from control of boundary walls and fences by-law; approval of development name for the construction of 252 flats.
YOUR REF : LU/8805
OUR REF : 1785 CIVIL LU

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

- The abovementioned application dated 26 Oct 2018 and motivation report by TV3, dated 26 Oct 2018;
- Proposed Sub-divisional Plan and Zoning Plan No 3 dated 24/10/2018 by TV3;
- Transport Impact Assessment by ITS dated October 2018 (Rev 1);
- Report on Civil Engineering Services, by Bart Senekal, dated 16 June 2018;

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

- Total Units: 252 flats

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

LAND USE APPLICATION FOR FARM 82/20: 252 FLAT UNITS

This document consists of the following sections:

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;

B. Recommendation:

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

C. Specific conditions of approval

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

a. **Stellenbosch WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.

b. **Water Network (Annexure A):**

i. The development can connect to the existing 160mm diameter municipal water line in Lang Street. A new link pipe will have to be constructed from the development to the connection point in Lang Street.

SSW13.10: 350 m x 160 mm dia new supply pipe

Estimated cost: R 627 000*

Funding: Long Street section (+/- 220m) can be offset from DCs. It is indicated as a master plan item and will serve the development to the north as well in the future. The section in Welgevonden Boulevard is for the Developer's own cost as it only serves the development.

c. **Sewer Network (Annexure B):**

i. The development will connect to the existing 300 mm sewer to the west. This link (SSS1.48 – 70m x 160mm dia) will be for the Developer's own cost. From there the sewer drains to the Cloeteville and Plankenbrug Outfall sewers. There is insufficient capacity in these outfall sewer, but it is currently being upgraded by the Municipality and the estimated completion date is September 2019. Once completed there will be sufficient capacity for this development.

d. **Roads Network (Annexure C):**

i. A dedicated eastbound right-turn lane is recommended along Welgevonden Boulevard at the access.

Funding: Developer's cost

LAND USE APPLICATION FOR FARM 82/20: 252 FLAT UNITS

- ii. Two public transport bays must be provided along Welgevonden Boulevard.
The position of these bays must be determined with the Municipality during the detail design stage.
Funding: May be offset from DCs

e. **Stormwater Network:**

- i. that the consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval;

f. **Solid Waste:**

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

Development Charges

- 4. 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;
- 5. 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;
- 6. 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;

LAND USE APPLICATION FOR FARM 82/20: 252 FLAT UNITS

7. 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;
8. that the Development Charges levy to the amount of R 12 628 556. 73 (Excluding VAT) as reflected on the DC calculation sheet, dated 8 March 2019, 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.
9. that the Development Charges levy be paid by the "Developer" per phase –
 - prior to the approval of any building- and/or services plans in the case of a Sectional title erf in that phase or where a clearance certificate is not applicable and/or;
 - prior to the approval of Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or;
 - prior to the erf or portion thereof being put to the approved use;
10. 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 or GLA, will result in the recalculation of the Development Charges;
11. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;

Ownership and Responsibility of services

12. that it be noted that as per the Proposed Sub-divisional Plan and Zoning Plan No 3 dated 24/10/2018 by, 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

13. 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;

LAND USE APPLICATION FOR FARM 82/20: 252 FLAT UNITS

Bulk Water Meter

14. that 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;

Roads

15. that access to the property concerned shall be via Welgevonden Boulevard;
16. 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;
17. that, after the construction work on site has been completed, the sidewalk, kerbs and channeling in Welgevonden Boulevard, over the length of the road reserve abutting the development, be re-established / constructed by the "Developer" and to the cost of the "Developer" in compliance with the Design and Construction Standards of the Directorate: Infrastructure Services;

Parking

18. Parking is proposed as per Page 4 of the town planning report. Proof of the proposed notarial tie must be furnished for the under provision of parking on erf 3, 8, 9, 10 and 11 and linking of additional parking on Erf 13. This proof is required before building plan approval.

Solid Waste

19. 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.

LAND USE APPLICATION FOR FARM 82/20: 252 FLAT UNITS

Servitudes

20. 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;

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:

21. 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;
22. 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 any clearances for the development 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;
23. 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.
24. that the "Developer" must ensure that he / she has an acceptable public liability insurance policy in place;

LAND USE APPLICATION FOR FARM 82/20: 252 FLAT UNITS

25. 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;
26. that the "Developer" informs the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;
27. 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);
28. Should the "Developer" wish to discuss the possibility of proceeding with construction work parallel with the provision of the bulk services listed above, he must present a motivation and an implementation plan to the "Engineer" for his consideration and approval. The implementation plan should include items like programmes for the construction of the internal services and the building construction. Only if the programme clearly indicates that occupation is planned after completion of the bulk services, will approval be considered. If such proposal is approved, it must still be noted that no occupation certificate will be issued prior to the completion and commissioning of the bulk services. Therefore should the proposal for proceeding with the development's construction work parallel with the provision of the bulk services be agreed to, the onus is on the "Developer" to keep up to date with the status in respect of capacity at infrastructure listed above in order for the "Developer" to programme the construction of his/her development and make necessary adjustments if and when required. **The Developer is also responsible for stipulating this condition in any purchase contracts with buyers of the properties;**
29. 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;
 - 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;

LAND USE APPLICATION FOR FARM 82/20: 252 FLAT UNITS

- 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

- 30. 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";
- 31. 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;
- 32. 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;
- 33. 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;

LAND USE APPLICATION FOR FARM 82/20: 252 FLAT UNITS

Internal- and Link Services

34. 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;
35. 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;
36. 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;
37. that construction of services may only commence after municipal approval has been obtained;
38. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
39. 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;
40. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal - and external services;
41. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
42. 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;

LAND USE APPLICATION FOR FARM 82/20: 252 FLAT UNITS

43. 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);
44. 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;
45. that the "Developer" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
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".
49. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;
50. that the "Developer", at his/her cost, will be responsible for the maintenance of all the internal (on-site) municipal – and private civil engineering services constructed for this development until at least 80% of the development units (i.e. houses, flats or GLA) is constructed and occupied whereafter the services will be formally handed over to the Owner's Association, in respect of private services, and to the Municipality in respect of public services;

Servitudes

51. 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

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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;

52. 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;
53. 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

54. 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.
55. 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;
56. 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;

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57. 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;
58. 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;
59. that the approved management plan be implemented by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services. The management plan, which is to include an attenuation facility, is to be submitted concurrent with the detail services plans;
60. 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.
61. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The "Developer" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Roads

62. 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;
63. that no access control will be allowed in public roads;
64. 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;
65. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
66. 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;

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- 67. that visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;
- 68. 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;

Wayleaves

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

Owner's Association (Home Owner's Association or Body Corporate)

- 72. that an Owner's Association be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law and shall come into being upon the separate registration or transfer of the first deducted land unit arising from this subdivision;
- 73. that the Owner's Association take transfer of the private roads simultaneously with the transfer or separate registration of the first deducted land portion in such phase;
- 74. that in addition to the responsibilities set out in **section 29** of the Stellenbosch Municipal Land Use Planning By-law, the Owner's Association also be responsible for the maintenance of the private roads, street lighting, open spaces, retention facilities and all internal civil services;
- 75. that the Constitution of the Owner's Association specifically empower the Association to deal with the maintenance of the roads, street lighting, open spaces, retention facilities and all internal civil services;
- 76. that the Constitution of the Owner's Association specifically describes the responsibility of the Owner's Association to deal with refuse removal as described in the "Solid Waste" section of this document;

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Green Technologies

77. It is encouraged that peak water demand should be accommodated with supplementary storage and recycling (e.g. rainwater tanks, grey water recycling) of water so that municipal water only be used to satisfy the base demand;
78. Technologies that facilitate the efficient use of irrigation water is encouraged;
79. Planting of waterwise flora is encouraged;
80. In accordance with the new SANS 10400-XA standard, all new housing should install solar water heating devices;
81. All non-subsidy housing is encouraged to meet the portion of their electrical demand that exceeds 300 kWh per month by generators such as solar photovoltaic panels and solar hot water heating devices;
82. SANS 10400-XA energy efficiency standards should be adhered to in all planning applications for new buildings, major renovations and usage changes;

Solid Waste

83. 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;

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- 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:

- 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

84. 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;
85. 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;
86. 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);
87. 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";
88. 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;
89. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;

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90. 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;
91. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
92. Road foundation shall be designed to carry a single axle load of 8.2 tons;
93. Refuse storage areas are to be provided for all premises other than single residential erven;
94. 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;
95. 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;
96. 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;
97. 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;
98. 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;
99. 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:

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Commercial and Domestic : 585 mm wide x 730 mm deep x 1100 mm high

100. 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;

101. 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

102. 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.

103. 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;

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104. 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;
105. 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;
106. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
107. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
108. All refuse storage areas shall be approved by the Directorate: Infrastructure Services, to ensure that the Council is able to service all installations, irrespective of whether these are currently serviced by Council or other companies;

AS-BUILTs

109. The "*Developer*" shall provide the "*Municipality*" with:
 - a. a complete set of as-built paper plans, signed by a professional registered engineer;
 - b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "*Engineer*" and is reflected herewith as Annexure X;
 - c. a completed Asset Verification Sheet in Excell format, reflecting the componitization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "*Engineer*", and is to be verified as correct by a professional registered engineer;
 - d. 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;

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- e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "Municipality" are fully paid;

110. All relevant as-built detail, as reflected in the item above, of civil engineering services constructed for the development, must be submitted to the "Engineer" and approved by the "Engineer" before any application for Certificate of Clearance will be supported by the "Engineer";

111. The Consulting Civil Engineer of the "Developer" shall certify that the location and position of the installed services are in accordance with the plans submitted for each of the services detailed below;

112. All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;

113. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law shall not be issued unless said services have been inspected by the "Engineer" and written clearance given, by the "Engineer";

Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law

114. It is specifically agreed that the "Developer" undertakes to comply with all conditions of approval as laid down by the "Municipality" before clearance certificates shall be issued, unless otherwise agreed herein;

115. that the "Municipality" reserves the right to withhold any clearance certificate until such time as the "Developer" has complied with conditions set out in this contract with which he/she is in default. Any failure to pay monies payable in terms of this contract within 30 (thirty) days after an account has been rendered shall be regarded as a breach of this agreement and the "Municipality" reserves the right to withhold any clearance certificate until such time as the amount owing has been paid;

116. that clearance will only be given per phase and the onus is on the "Developer" to phase his development accordingly;

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117. The onus will be on the "Developer" and or his professional team to ensure that all land-use conditions have been complied with before submitting an application for a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law. Verifying documentation (proof of payment in respect of Development Charges, services installation, etc.) must be submitted as part of the application before an application will be accepted by this Directorate;
118. that any application for Certificate of Clearance will only be supported by the "Engineer" once all relevant as-built detail, as reflected in the item "AS-BUILT's" of this document, is submitted to the "Engineer" and approved by the "Engineer".



TYRONE KING Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

WA2.0 DEVELOPMENT\00 Developments\04 Tyrone King\Dev Applications\1765 - Farm 82-20, Stellenbosch\1765 - Farm 82-20, Stellenbosch_L1 (MPT kama).doc

ANNEXURE C

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

AUTHORISED EMPLOYEE/MPT

26/3/2020

RE/82

tv
ARCHITECTS AND TOWN PLANNERS

First Floor - Le Grandeur Office Building
57 Deep Street - Stellenbosch 7620
Tel: 021 881 3000
Fax: 021 881 3000
e-mail: info@tv.co.za
web: www.tv.co.za

Oakhills Estate SUBDIVISION- and SERVITUDES

Property Description:
Portion 20 of Farm Nr 82, Stellenbosch

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