



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1493/2025

Our File Reference Number: Erf 16510, Stellenbosch

Your Reference Number: 4089-A

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir / Madam

APPLICATION FOR PERMISSION IN TERMS OF THE ZONING SCHEME BY-LAW FOR THE APPROVAL OF A SITE DEVELOPMENT PLAN ON UNREGISTERED ERF 17684 (CONSISTING OF ERF 16510 AND PORTION OF ERF 16508), STELLENBOSCH

1. The above application refers.
2. The duly authorised decision-maker hereby decides on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law for permission in terms of the Zoning Scheme By-law to approve a site development plan for the proposed Agricultural Sciences Facility for the University of Stellenbosch on unregistered Erf 17684 (consisting of Erf 16510 and a portion of Erf 16508), Stellenbosch,

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.
3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said By-law:
 - 3.1. The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.
 - 3.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 3.3. The development be undertaken generally in accordance with the Site Development Plan referenced as drawing no. 4023/C/1103, dated 2025.11.24 and drawn by TV3 Architects and attached as **Annexure A**.
 - 3.4. Building plans for all new structures or uses be submitted to and approved by the Municipality prior to the commencement of any building works, including any initial land preparation.
 - 3.5. A copy of the certificate of title for unregistered Erf 17684 must be provided to the Municipality prior to the issuing of a certificate of occupancy.

- 3.6. The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 01/06/2026 and Electrical Services comment dated 27/03/2026, attached as **Annexure B**, be complied with to the satisfaction of the said directorate.
- 3.7. 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 agreed with the said directorate.
4. The **reasons** for the above decision are as follows:
- 4.1. The proposal facilitates the expansion of Stellenbosch University in accordance with the primary use rights applicable to the subject property zoned Education Zone.
- 4.2. The proposal will be located in a desirable location that is already partly developed and without any negative impact on the surrounding area as the surrounding properties are also owned by Stellenbosch University.
5. You are also hereby informed of your right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. Section 62 appeals must be submitted to the authorised Appeal Authority within 21 days from the date of notification of the above decision. Section 62 appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address:
municipal.manager@ Stellenbosch.gov.za and Landuse.Appeals@ Stellenbosch.gov.za.
6. Section 62 appeals must be submitted with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, failing which the appeal will be invalid.
7. 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


MANAGER: LAND USE MANGEMENT
DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

08.09.2026
DATE



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ANNEXURE A



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ANNEXURE B



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nolusindiso Momoti
From ▫ Van:	Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	1 June 2026
Our Ref ▫ Ons Verw:	Civil LU 3054
Town Planning Ref:	TP1493/2025
Re ▫ Insake:	Erf 16510, Stellenbosch: Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Planning By-Law (2023) for a permission required in terms of the zoning scheme, to approve the Site Development Plan (SDP) for the proposed Agricultural Sciences Facility for the University of Stellenbosch on Erf 16510, Stellenbosch.

This Memo replaces the one dated 13 May 2026. A few amendments are made to the conditions based on a meeting held with TV3 on 26 May 2026.

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

- Traffic Impact Statement (TIS) by UDS, dated 2 March 2026
- GLS report dated 22 April 2026
- Minutes of Meeting – E-mail from Kalla Smit (TV3) dated Wed 2026/05/27 17:06

Development parameters: According to the TIS, par 2.1 the facility will be for:

- 364 students and
- 121 staff members.

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 an Occupation Certificate being issued, unless specifically stated otherwise below.

1. Water

- 1.1 It is noted that sufficient capacity exists within the Welgelegen distribution water network to accommodate the proposed development under peak demand conditions. However, certain upgrades and reconfigurations to the existing network will be required to ensure compliance with fire flow criteria and to facilitate supply from the Welgelegen Reservoir network:

1.1.1 Items 1 to 8 and SUW 1.1 and SUW 1.2 (See **Annexure: Water**)

- The cost hereof will be for the Developer

2. Sewer

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

3. Roads

- 3.1 This approval is based on the trip generation motivated in the TIA. Should the actual peak hour trip-generation increase from the trip generation stated in the TIA, the municipality will re-evaluate the situation and revised conditions may become

applicable – which may include interventions to restrict the traffic generated and/or road upgrades. Any associated costs will be for the Developer.

- 3.2 To reduce the reliance on private vehicles, the university must expand their shuttle service and NMT network to also cater for the new Agri-Science building. A workable action plan must be presented before building plans are approved. The service must be ready to operate at the point of an Occupation Certificate being issued.
- 3.3 As per the TIA, the primary access shall be via Suidwal Street. The Park Road access will be a secondary access – for use by selected vehicles only and not by students.



Diagram 3 : Access to subject property and proposed development

- 3.4 All requirements of the TIS, by UDS, dated 2 March 2026 shall remain applicable.

4. Stormwater

- 4.1 The difference between the pre-and post-development run-off must be attenuated on site. Interventions to achieve this must be indicated on the engineering drawings submitted for approval. All stormwater infrastructure identified, including detention ponds, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards before Occupation Certificate. All earthworks and trimming and shaping of the pond must also be completed.

5. Solid Waste

- 5.1 With the inclusion of various levels of access control on the periphery of the property, to protect the new APGRF, the Stellenbosch Municipality will view Welgevallen in a similar fashion to a gated community.
- 5.2 The setback in front of the Welgevallen Cellar, on Suidwal street, provides a suitable collection point for solid waste collection by the Stellenbosch Municipality, should this ever become a requirement.

6. Servitudes

- 6.1 Should the need for any servitudes be identified during building plan approval and/or engineering drawing approval stage, such servitudes must be registered by the developer at their cost.

7. Installation of Engineering Services

- 7.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced to 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.
- 7.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction and prior to the approval of building plans. The engineering drawings approval letter issued by the Municipality will constitute the "engineering services agreement" for the provision and installation of services between the municipality and the land owner / developer, as stated in the municipality's land-use planning by-law.

8. Development Charges (DCs)

- 8.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment and prior to the approval of any building plans. 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.

8.2 A DCs estimate is provided in **Annexure DC**. This calculation is purely 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.

8.3 Where DCs are identified above as a potential funding source for infrastructure projects, the Developer must enter into a DCs Agreement with the Municipality, prior to any work commencing. This Agreement will stipulate, inter alia, the terms and conditions according to which the DCs may be utilised. Any work done or expenditure incurred prior to such an agreement will be at the Developer's own risk.

9. **As - Builts**

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

General Conditions

10. 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.

11. 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.

12. The internal services are **private**. Therefore, all internal services will be maintained by the **Owner**.

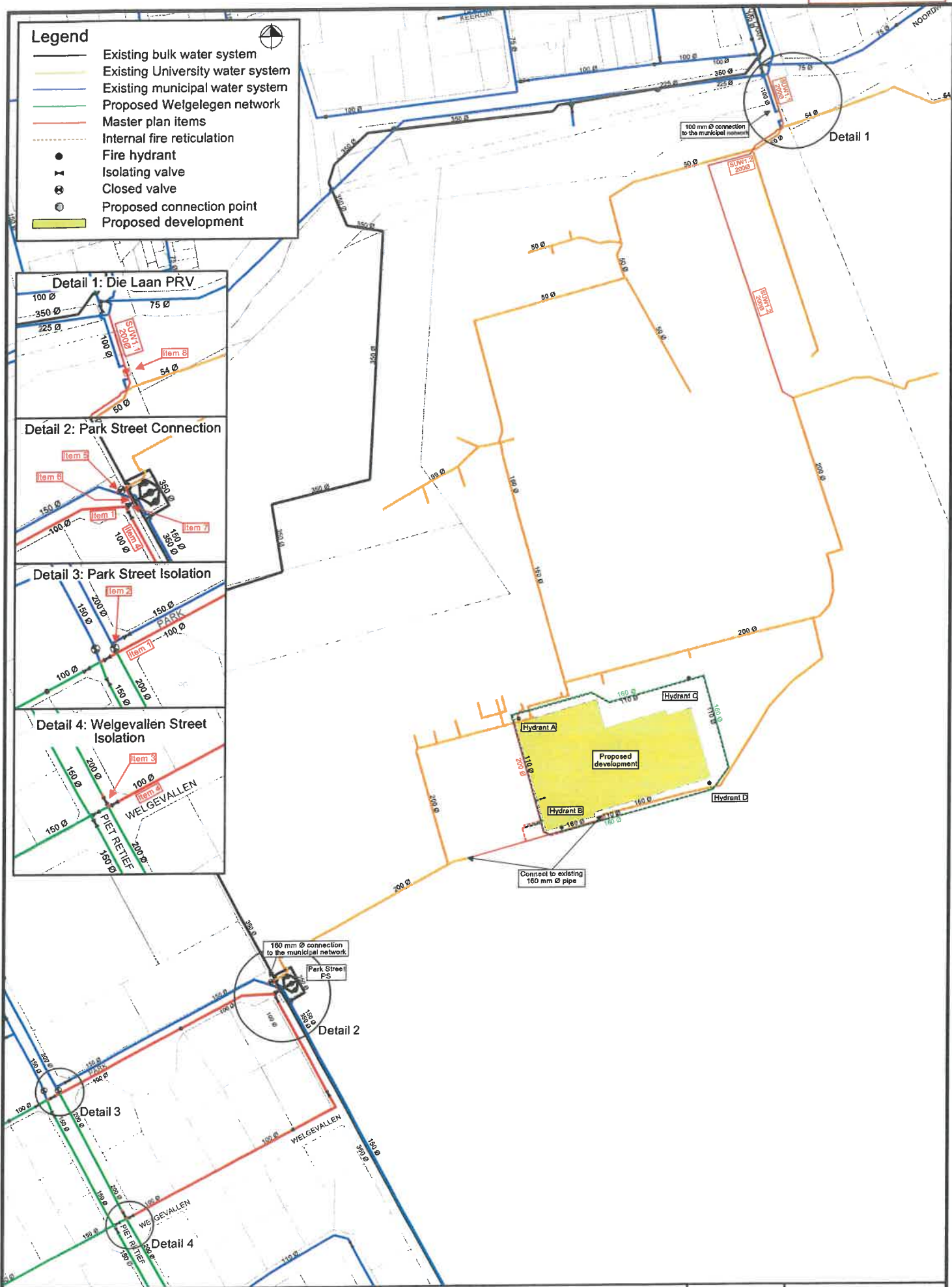
13. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.

14. The developer will be held liable for any nuisance, health or other risk to the public, caused as a direct result of the development of the subject property. Where in the opinion of the Municipality a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the Municipality may give the Developer and/or Owner's Association written notice to remedy the defect.



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

W:\2.0 DEVELOPMENT\01 Land Use applications\3054 (TK) Erf 16510 Stellenbosch (TP1493-2025), Agricultural Sciences Facility\3054 Erf 16510 Stellenbosch (TP1493-2025)_2 approved.doc



1.2 Water demand

The original water analysis for the water master plan was performed with a total average annual daily demand (AADD) for the proposed development area (future development area US21 in the June 2025 water master plan) of 50,7 kL/d.

For this re-analysis, the AADD and fire flows for the proposed development was calculated as follows:

- $\pm 44,09$ ha area with potential Education GLA of $\pm 6\,782\text{ m}^2$
Potential water demand @ $0,6\text{ kL/d/100 m}^2$ ⁽¹⁾ = $40,7\text{ kL/d}$
Total = $40,7\text{ kL/d}$
- Fire flow criteria (Moderate risk 1) ⁽¹⁾ = $50\text{ L/s @ }15\text{ m}$

⁽¹⁾ As per Tables J.2 & J17 from Section J - Water Supply of "The Neighbourhood Planning and Design Guide" (so called "Red book").

1.3 Present situation

1.3.1 Network capacity

There is sufficient capacity to accommodate the proposed development in the municipal water network under peak demand. However, upgrades to the existing water network will be required to comply with the fire flow criteria as set out in the master plan.

Alteration to the configuration of the existing water network will be required to supply the proposed development from the Welgelegen reservoir network (as opposed to the existing operation where the network is supplied from the Central water distribution zone).

The following network alterations and upgrades will be required to accommodate the development in the existing water system (refer to Figure 1 attached):

Network upgrades:

- 1) The existing zone valve at the corner of Piet Retief Street and Welgevallen Street should be opened and a new zone valve (closed) should be installed at the corner of Piet Retief and Park Streets (refer to items 2 and 3 in Figure 1).
- 2) The existing 200 mm Ø connection for Stellenbosch University in Park Road, is to isolated from the existing 150 mm Ø Central zone supply pipeline (item 5) and a new 200 mm Ø pipeline (items 1 & 6) from the 200 mm Ø Welgelegen reservoir pipeline is to be constructed and connected to the existing 200 mm Ø connection. This new interim connection should be fitted with a non-return valve (item 7).
- 3) The existing Stellenbosch University (SU) water network in the vicinity of the municipal connection in Suidwal Street consists of small diameter pipelines, ranging from 50 mm Ø to 90 mm Ø in size. The existing SU network has insufficient capacity to accommodate the proposed development.
- 4) A 200 mm Ø parallel reinforcement pipe to the SU network is proposed and should connect to the existing 225 mm Ø municipal pipe on the corner of Noordwal-East and Die Laan, extend along the bridge and connect to the existing SU network in Suidwal Road at the Coetzenburg Athletics stadium. The 200 mm Ø pipeline is then proposed to extend from Suidwal Road, parallel to the Tennis Court and connect to the existing 200 mm Ø on the Maties soccer field. (refer to items SUW1.1 and SUW1.2 in Figure 1).
- 5) To provide capacity in case of a fire, a PRV (item 8) is proposed on the 200 mm Ø pipeline from Die Laan connection. This PRV should be located in the vicinity of Suidwal Street and Die Laan, the proposed setting is 35 m or $\pm 3,4$ bar. Water supply to SU will then be from the Welgelegen reservoir network, with emergency supply from the Central zone network via the PRV.

6) To further improve network conveyance and redundancy, the existing 100 mm Ø pipeline ring in Park Street and Welgevallen Street should be replaced (this pipeline is in a bad state of repair). This upgrade is however not a minimum requirement for this development and is proposed to improve redundancy in the network.

Network upgrades:

• Item 1:	210 m x 200 mm Ø to replace existing 100 mm Ø pipeline	R	278 000 *
• Item 2:	1 x 200 mm Ø New Welgelegen zone valve to install	R	194 000 *
• Item 3:	1 x 200 mm Ø Welgelegen zone valve to open	R	0 *
• Item 4:	306 m x 110 mm Ø to replace existing 100 mm Ø pipeline	R	392 000 *
• Item 5:	1 m x 200 mm Ø Central zone valve to close	R	0 *
• Item 6:	20 m x 200 mm Ø interim connection to Welgelegen network	R	108 000 *
• Item 7:	1 x 200 mm Ø non-return valve to install	R	263 000 *
• Item 8:	150 mm Ø New PRV to install (setting 35 m)	R	376 000 *
• SUW1.1:	48 m x 200 mm Ø network reinforcement pipe	R	159 000 *
• SUW1.2:	281 m x 200 mm Ø network reinforcement pipe	R	596 000 *
Total		R	2 366 000 *

Notes:

- (* Including P & G, Contingencies and Fees, but excluding VAT - Year 2024/25 Rand Value. This is a rough estimate, which does not include major unforeseen costs).
- The routes of the proposed pipelines are schematically shown on Figure 1, but must be finalised after detailed pipeline route investigations.

1.3.2 Reservoir capacity

The criteria for total reservoir volume used in the Stellenbosch Water Master Plan is 48 hours of the AADD (of the reservoir supply zone) for gravity and pumped supply to the reservoir.

According to the master plan the AADD of the Welgelegen zone is currently approximately 555 kL/d. The storage capacity of the Welgelegen reservoir is 1 600 kL, which results in a current reservoir storage capacity of 69 hours of AADD supplied.

Thus, there is sufficient storage capacity available in the Welgelegen reservoir to accommodate the proposed development.

1.3.3 Bulk system capacity

The Welgelegen reservoir is supplied from the Paradyskloof Water Treatment Plant (WTP). The bulk supply pipelines to the reservoir have sufficient capacity.



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	DC 3054 Erf 16510 Stellenbosch (TP1493-2025)
Development Name:	US Agri Science building
Date:	13 May 2026
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Stellenbosch Town
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 16510
DC Parameters Reference:	Traffic Impact Statement (TIS) by UDS, dated 2 March 2026 Par 2.1

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	trip/day		persons		
Total Increased Services Usage:	48.5	24.25	0.485	2.425	970		0		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	48.50	24.25	0.48500	2.425	970.0		0		
Charges before adjusting for positive only, before Deductions	R 1 645 541.52	R 905 552.51	R 108 782.61	R 256 803.63	R 7 042 429.95	R 9 959 110.22	R -	R	9 959 110.22
Charges adjusted for positive only, before Deductions	R 1 645 541.52	R 905 552.51	R 108 782.61	R 256 803.63	R 7 042 429.95	R 9 959 110.22	R -	R	9 959 110.22
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R	-
Total Development Charges Payable (excluding VAT):	R 1 645 541.52	R 905 552.51	R 108 782.61	R 256 803.63	R 7 042 429.95	R 9 959 110.22	R -	R	9 959 110.22
VAT:	R 246 831.23	R 135 832.88	R 16 317.39	R 38 520.54	R 1 056 364.49	R 1 493 866.53	R -	R	1 493 866.53
Total Development Charges Payable (including VAT):	R 1 892 372.75	R 1 041 385.38	R 125 100.00	R 295 324.17	R 8 098 794.45	R 11 452 976.75	R -	R	11 452 976.75

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate
Notes:	364 students + 121 staff members = 485

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage Amount	Development Charge Levied (incl VAT)									
		Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result		Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total		
Residential	Single Residential >100m2	du						0	R	-	R	-	R	-	R	-	R	
	Single Residential >500m2	du						0	R	-	R	-	R	-	R	-	R	
	Single Residential >250m2	du						0	R	-	R	-	R	-	R	-	R	
	Single Residential <250m2	du						0	R	-	R	-	R	-	R	-	R	
	Second Dwelling	du						0	R	-	R	-	R	-	R	-	R	
	Less Formal Residential	du						0	R	-	R	-	R	-	R	-	R	
	Group Residential	du						0	R	-	R	-	R	-	R	-	R	
	Apartments	du						0	R	-	R	-	R	-	R	-	R	
	Retirement Village	du						0	R	-	R	-	R	-	R	-	R	
	Old age home	du						0	R	-	R	-	R	-	R	-	R	
Accommodation	Student Accommodation/Communes/Hostels	rooms						0	R	-	R	-	R	-	R	-	R	
	Guest House	rooms						0	R	-	R	-	R	-	R	-	R	
	Hotel, Residential	rooms						0	R	-	R	-	R	-	R	-	R	
	General Business	m2 GLA						0	R	-	R	-	R	-	R	-	R	
Commercial	Office	m2 GLA						0	R	-	R	-	R	-	R	-	R	
	Retail/Shop	m2 GLA						0	R	-	R	-	R	-	R	-	R	
	Restaurant	m2 GLA						0	R	-	R	-	R	-	R	-	R	
	persons							0	R	-	R	-	R	-	R	-	R	
	Outdoor Function / Picnic Area							0	R	-	R	-	R	-	R	-	R	
	Farm Market	stall						0	R	-	R	-	R	-	R	-	R	
	Conference Facility/Place of assembly	m2 GLA						0	R	-	R	-	R	-	R	-	R	
	Hospital/Clinic/Medical Rooms	m2 GLA						0	R	-	R	-	R	-	R	-	R	
	University/College	student					485	485	R	1 645 541.52	R	805 552.51	R	108 782.61	R	7 042 429.95	R	9 959 110.22
	School/Day Care	student						0	R	-	R	-	R	-	R	-	R	
Industrial	Industrial - light	m2 GLA						0	R	-	R	-	R	-	R	-	R	
	Industrial - heavy	m2 GLA						0	R	-	R	-	R	-	R	-	R	
	Warehousing/Light Manufacturing	m2 GLA						0	R	-	R	-	R	-	R	-	R	
	Storage Facilities	unit						0	R	-	R	-	R	-	R	-	R	
	Open Space/Natural Environment/Utility Site	ha						0	R	-	R	-	R	-	R	-	R	
Non demand	Roads and Parking	ha						0.0000	R	-	R	-	R	-	R	-	R	
	To be calculated	n/a						0.0000	R	-	R	-	R	-	R	-	R	
Other	(Based on equivalent demands)	n/a						0	R	-	R	-	R	-	R	-	R	
Total Area:		0							Total Area:		0							

Charges before adjusting for positive only, before Deductions		R	1 645 541.52	R	805 552.51	R	108 782.61	R	256 803.63	R	7 042 429.95	R	9 559 110.22	R	9 959 110.22
Charges adjusted for positive only, before Deductions		R	1 645 541.52	R	805 552.51	R	108 782.61	R	256 803.63	R	7 042 429.95	R	9 559 110.22	R	9 959 110.22
Deductions per service (from usage reductions)		R	-	R	-	R	-	R	-	R	-	R	-	R	-
Discount Deduction (%)		Percentage:		0.00%											
Additional Deduction per service - from Service Agreement (sum)		R	-	R	-	R	-	R	-	R	-	R	-	R	-
Sub Total after Adjustments and Deductions (excluding VAT)		R	1 645 541.52	R	805 552.51	R	108 782.61	R	256 803.63	R	7 042 429.95	R	9 559 110.22	R	9 959 110.22
VAT		R	248 831.23	R	135 632.89	R	18 317.39	R	36 620.54	R	1 065 354.49	R	1 493 866.53	R	1 493 866.53
Total Development Charges		R	1 892 372.75	R	1 041 185.38	R	125 100.00	R	293 424.17	R	8 098 784.45	R	11 452 976.75	R	11 452 976.75

ELETRICITY SERVICES: CONDITIONS OF APPROVAL
Erf 16510, Stellenbosch TP1493-2025

GENERAL COMMENT:

1. Recommended for approval

2. Caution to be taken close to the 66kV oil filled cable

3. No construction or excavations must take place over 66kV cable with in 5m both sides of cables (servitude area). No machinery excavation area

CONDITIONS

2. The electrical consulting engineer responsible for the development shall schedule an appointment with Manager Electricity Services (Infrastructure Services) before commencing with the construction of the development. As well as to discuss new power requirements if required.

3. The development's specifications must be submitted to Stellenbosch Municipality (Infrastructure Services) for approval. i.e.

a) The design of the electrical distribution system

b) The location of substations(s) and related equipment.

4. A separate distribution board/s shall be provided for municipal switchgear and metering. (Shall be accessible & lockable).

5. Metering panel box to build in boundary wall.

6. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity, should damage occur, the applicant will be liable for the cost involved for repairing damages.

7. On completion of the development, Stellenbosch Municipality (Electrical Services) together with the electrical consulting engineer and electrical contractor will conduct a take-over inspection.

8. No electricity supply will be switched on (energised) if the Development contributions, take-over Inspection and Certificate(s) of Compliance are outstanding.

9. All new developments and upgrades of supplies to existing projects are subject to **SANS 10400-XA** energy savings and efficiency implementations such as:

- Solar water Heating or Heat Pumps in building
- Energy efficient lighting systems
- Roof insulation with right R-value.
- In large building developments;
- Control Air condition equipment tied to alternative efficiency systems
- Preheat at least 50% of hot water with alternative energy saving sources
- All new hot water pipes to be clad with insulation with R-value of 1
- Provide a professional engineer's certificate to proof that energy saving measures is not feasible.

10. If connecting a generator or solar panels for backup, the generator or solar panels needs to comply to SANS10142

27/03/2026

Date



Signature