



STELLENBOSCH

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Application Number: LU/13694

Our File Reference Number: Erf 95, Johannesburg

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir /Madam

APPLICATION FOR REZONING, SUBDIVISION AND STREET NAMING AND NUMBERING ON ERF 95, JOHANNESDAL

1. The above applications refer.
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)(d) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 95, Johannesburg for the:
 - a) Application for rezoning in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the rezoning of the property from Conventional Residential Zone to Subdivisional Area Overlay Zone to establish,
 - 1.1.1 Portion A ($\pm 1105\text{m}^2$), zoned Conventional Residential Zone,
 - 1.1.2 Portion B ($\pm 403\text{m}^2$), zoned Conventional Residential Zone,
 - 1.1.3 Portion C ($\pm 387\text{m}^2$), zoned Conventional Residential Zone,
 - 1.1.4 Portion D ($\pm 384\text{m}^2$), zoned Conventional Residential Zone,
 - 1.1.5 Portion E ($\pm 403\text{m}^2$), zoned Conventional Residential Zone and
 - 1.1.6 Portion F ($\pm 391\text{m}^2$), zoned Private Open Space Zone for a private road.
 - b) Application for Subdivision in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the subdivision of Erf 95, Johannesburg into 6 portions of:
 - 1.2.1 Portion A = $\pm 1105\text{m}^2$
 - 1.2.2 Portion B = $\pm 403\text{m}^2$

- 1.2.3 Portion C = $\pm 387\text{m}^2$
- 1.2.4 Portion D = $\pm 384\text{m}^2$
- 1.2.5 Portion E = $\pm 403\text{m}^2$ and
- 1.2.6 Portion F = $\pm 391\text{m}^2$

and includes the registration of the following servitudes as per Drawing No: sub_plan-rev11.dwg A2, drawn by Friedlaender, Burger & Volkman Professional Land Surveyors, dated 04 December 2025, attached as **ANNEXURE B**;

- 1.2.7 a 2.50m wide stormwater servitude over Portion A.
- 1.2.8 a 2.50m and 2m wide stormwater and a 2m services servitude over Portion B
- 1.2.9 a 3m services servitude over Portion C.
- 1.2.10 a 2m and 3m services servitude over Portion D.

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

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

- a) The approval only applies to the proposed applications for rezoning and subdivision under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- b) The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed application.
- c) The subdivision must be undertaken in accordance with the subdivision plan, as indicated on the referenced plan; JOH95, Drawing No: sub_plan-rev11.dwg A2, drawn by Friedlaender, Burger & Volkman Professional Land Surveyors, dated 04 December 2025, attached as **ANNEXURE B**.
- d) 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.
- e) Conditions imposed by the Municipal Infrastructure Department as contained in the memorandum dated 06 July 2023 attached as **ANNEXURE C**, be complied with.
- f) An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:

- 2.2.1 Newly allocated erf numbers
- 2.2.2 Co-ordinates
- 2.2.3 Survey dimensions
- 2.2.4 Street names and numbering

- g) An owner's association for the subject development be established in terms of section 29(1) of the subject Bylaw.
- h) All common property, the private road (Portion F) and land required for services by the owners' association, be transferred at his cost by the current owner to the owner's 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.
- i) The services servitude rights be registered in the title deeds of the applicable property/ies on registration.
- j) The construction and maintenance of the private road will be for the account of the developer and private owners, as agreed upon between themselves.
- k) The proposed subdivisional portions must have its own electricity supply cable, separate of the existing building, and its installation will be for the account of the applicant.
- l) All electrical wiring should be carried out in accordance with SANS 10142 & SANS104XA and if connecting a generator or solar panels for backup, the setup needs to comply to SANS10142 and all municipal by-laws.
- m) The subdivision hereby approved be valid for a period of five (5) years from the date of final notification that the approval comes into operation and lapses if the conditions herein are not complied with within that period.

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

- 2.3.1. The proposed subdivision is a moderate form of densification inside an urban edge, which is promoted by the principals of the Stellenbosch Municipal Spatial Development Framework.
- 2.3.2. Safe accesses off a public road via a private road are created and municipal service could be provided to the satisfaction of the Municipal Director: Infrastructure Services.
- 2.3.3. The establishment of a Homeowners Association could secure access arrangements to all subdivided units off Portion F.

- 2.3.4. All zoning scheme bylaw parameters for all portions will still be able to be complied with, for any new construction, with minimum effect on surrounding neighbouring properties.
- 2.3.5. The proposals would not have a significant impact on traffic generation, which would be detrimental to the area.
- 2.3.6. It provides for accessible land ownership and housing opportunities.

2.4. **Matters** to be noted:

- 2.4.1 The subdivision and registration of servitudes only comes into effect once all conditions or relevant legislative provisions have been complied with.
 - 2.4.2. No electrical supply will be switched on if the Certificate of Compliance is outstanding.
 - 2.4.3. The application for the approval of the Street name Mentoor Avenue to a private street in terms of the Stellenbosch Municipal Street Naming and Numbering Policy 2022, must be submitted for consideration to the delegated functionary in accordance with the Delegations of the Policy for the Naming and Renaming of Streets, Public Places, Natural Areas, Artefacts and Council-Owned Buildings and Facilities, July 2022 as approved by Council vide Item 11.8.3 and dated 23 November 2022.
 - 2.4.4. A general plan for the subdivision be approved by the Surveyor-General and that at least one property on the general plan be registered within the validity period and the certification for the confirmation of the subdivision in terms of Section 21 (3) of the Stellenbosch Municipal Land Use Planning Bylaw be obtained from the Municipality, failing which the approval for the subdivision will lapse.
 - 2.4.5. A constitution for the owners' association be submitted and approved by the Municipality as contemplated in Section 29(3) of the said Bylaw prior to the transfer of the first land unit, which constitution makes provision for the relevant matters in Section 29 of the subject Bylaw.
3. That the application for street naming and numbering on Erf 95, Johannesdal as contemplated in Section 98 of the Stellenbosch Municipal Land Use Planning Bylaw and indicated on the plan with Reference; JOH95, Drawing No: sub_plan-rev11.dwg A2, drawn by Friedlaender, Burger & Volkman Professional Land Surveyors, dated 04 December 2025 (See **ANNEXURE B**).

BE APPROVED in terms of the Policy for the Naming and Renaming of Streets, Public Places, Natural Areas, Artefacts and Council-Owned Buildings and Facilities, July 2022.

4. The **reason** for the above decision is as follows:

4.1 The street name and numbering conform to the criteria and rules contained in the Policy.

5. **Matters** to be noted:

5.1 The provision of street name signage should comply with the requirements as prescribed in municipal guidelines and the policy on outdoor advertising and signage.

5.2 The display of street numbers must comply with Section 31 of the Roads and Streets By-Law, 2021.

5.3 It is the responsibility of the applicant to inform essential services, other relevant authorities and departments of the new street naming and numbering, e.g., the South African Police Service, Post Office, Telkom, emergency and ambulance services, etc. after the registration of the properties.

5.4 Copies of the decision will be internally circulated to the municipal departments responsible for finance, fire management, engineering services and GIS for their action.

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.

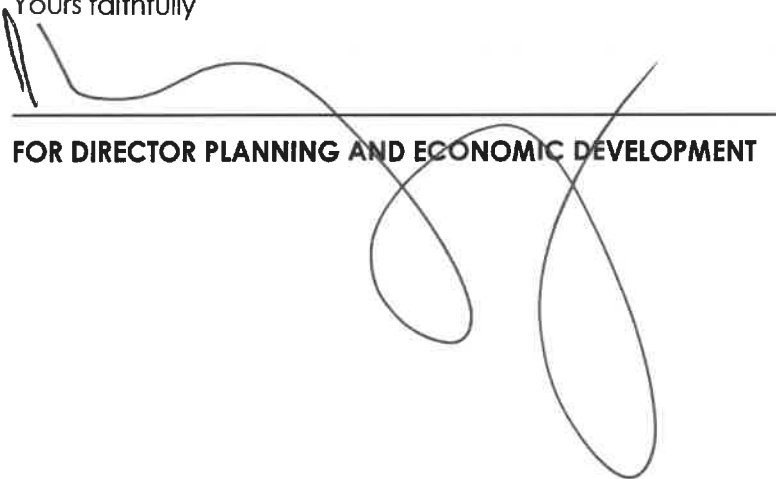
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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

2/4/2026
DATE

APPENDIX B

APPENDIX C



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

TO : **The Director: Planning and Development**

FOR ATTENTION : **N Momoti**

FROM : **Manager: Development (Infrastructure Services)**

AUTHOR : **Tyrone King**

DATE : **6 July 2023**

RE. : **Erf 95 Johannesburg, rezoning and subdivision for 5 residential erven**

YOUR REF : **LU/6562**

OUR REF : **1526 CIVIL LU**

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

- Subdivision Plan dated 5 July 2023 FBV Ref JOH95
- Concept civil eng services drawing 9392/01 by Bart Senekal (**Annexure: Services**)
- Turning Circle analysis by Bart Senekal (**Annexure: Turning Circles**)

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

- **Total Units:** 5 residential erven

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

This document consists of the following sections:

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.

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

A. Definitions

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

B. Recommendation:

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

C. Specific conditions of approval

4. that the following upgrades are required to accommodate the development. No taking up of proposed rights including Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates

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(whichever comes first) will be allowed until the following upgrades have been completed and/or conditions have been complied with:

- a. **Pniel WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Pniel WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.
- b. **Water Network:** There is sufficient capacity in the bulk water reticulation network to accommodate the proposed development.
- c. **Sewer Network:** There is sufficient capacity in the bulk sewer reticulation network to accommodate the proposed development.
- d. **Roads Network:** There is sufficient capacity in the bulk roads network to accommodate the proposed development.
- e. **Stormwater Network:**
 - i. A stormwater servitude across erf 94 (unregistered portion of 92) must be registered before subdivision clearance so erf 95 can connect to the existing SW canal on said erf.
 - ii. The management of stormwater from Ptn C and Ptn D must be addressed on the detail engineering drawings and must indicate that no downstream problems will be caused for neighboring erven.
 - iii. 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;

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f. Solid Waste:

- i. The Municipality will provide a solid waste removal service, and must be arranged by the Owner with the Solid Waste Department;

Development Charges

5. that the "*Developer*" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy;
6. that the "*Developer*" hereby acknowledges that the development charges levy as determined by the "*Municipality*" and or the applicable scheme tariffs will be paid by the "*Developer*" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
7. Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charge will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development contributions will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first;
8. 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;
9. 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;
10. that the Development Charges as reflected on the DC calculation sheet, 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.
11. that the Development Charges levy be paid by the "*Developer*" per phase –

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- prior to the approval of subdivision clearance certificates in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or;
- 12. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site Development Plan, once approved, which might lead to an increase in the number of units i.e. more than 5 units, or which might lead to an increase in the Gross Leasable Area i.e. a GLA of more than 00m², will result in the recalculation of the Development Charges;
- 13. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;
- 14. The Municipality may approach the Developer at any stage, before completion of the Development, to implement any infrastructure / community facilities, in lieu of DCs payable, should the need for such infrastructure / facilities be identified;
- 15. that the "*Developer*" will enter into an Engineering Services Agreement with the "*Municipality*" in respect of the implementation of any infrastructure or community facilities to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;

Site Development Plan

- 16. The final house layout designs must be done in accordance with the turning circle analysis as per **Annexure: Turning Circles** to ensure that vehicles can manoeuvre safely and conveniently.
- 17. that formalised provision be made on the sidewalk for 5 refuse bins to be placed on collection days. the exact position and details must be determined in conjunction with the Municipality at detail design stage.
- 18. that any amendments to cadastral layout and or site-development plan to accommodate the above requirements will be for the cost of the "*Developer*" as these configurations were not available at land-use application stage;

Ownership and Responsibility of services

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19. that it be noted that as per Subdivisional Plan that 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

20. 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. This must be completed before subdivision clearance;
21. Any alterations to existing services necessitated by the new development will be for the Developer's cost;

Bulk Water Meter

22. that the "*Developer*" shall install a bulk water meter conforming to the specifications of the Directorate: Engineering Services at his cost at the entrance 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. Details hereof will be addressed at detail design stage.

Servitudes

23. All servitudes as required and/or as indicated on Concept civil eng services drawing 9392/01 by Bart Senekal, as wel las the subdivision plan must be registered prior to subdivision clearance.

Damage to municipal infrastructure and assets

24. that 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 any clearance (or occupation certificate where clearance is not applicable) being given;

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D. General conditions of approval: The following general development conditions are applicable. If there is a contradiction between the specific and general development conditions, the specific conditions will prevail:

25. that 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;
26. 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.
27. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
28. 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;
29. 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);
30. 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;

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- b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and or SDP approval is obtained;
- c.) that no approval of internal – and external civil engineering services drawings will be given before the “Developer” obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;
- d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;
- e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;
- f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law is issued unless the “Developer” obtains the approval of the “Engineer” for construction work of his development parallel with the provision of the bulk services.

Site Development Plan

- 31. 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”;
- 32. 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;

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33. 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;
34. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

Internal- and Link Services

35. 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;
36. 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;
37. 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;
38. that construction of services may only commence after municipal approval has been obtained;
39. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
40. 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;
41. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;

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42. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
43. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal - and link services be inspected for approval by the "Engineer" on request by the "Developer's" Consulting Engineer;
44. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued (prior to transfer of individual units or utilization of buildings);
45. that Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law 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;
46. 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;
47. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
48. 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;
49. that all connections to the existing services be made by the "Developer" under direct supervision of the "Engineer" or as otherwise agreed and all cost will be for the account of the "Developer".

Servitudes

50. 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

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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;

51. 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;
52. 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.

Roads

53. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
54. 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;
55. 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;

Wayleaves

56. 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;
57. that wayleaves will only be issued after approval of relevant engineering design drawings;
58. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

AS-BUILTs

59. The "*Developer*" shall provide the "*Municipality*" with:

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- 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;
 - 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;
60. 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";
61. 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;
62. 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;
63. 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

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64. 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;
65. 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;
66. that clearance will only be given per phase and the onus is on the "*Developer*" to phase his development accordingly;
67. **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;**
68. 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*".

Avoidance of waste, nuisance and risk

69. 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

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remedy the defect failing which the "*Municipality*" may carry out the work itself or have it carried out, at the cost of the "*Developer*" and or OWNER'S ASSOCIATION.



TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

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ATTACHMENT X

Geographic Information System (GIS) data capturing standards

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In drawing up the As-build Plans relating to this development, the consultant must create the following separate layers in ESRI .shp, electronic file format in order for the data to reflect spatially correct.

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET_NAMES	Road centre lines with street names
STREET_NUMBERS	Points with street numbers
COMPLEX BOUNDARIES	Where applicable, polygon with complex name (mention whether gated or not and if so, where gates are)
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

When data is provided in a .shp format it is mandatory that the .shx, .dbf, files should accompany the shapefile. The prj file containing the projection information must also accompany the shapefile.

It is important that different geographical elements for the GIS capture process remains separate. That means that political boundaries like wards or suburbs be kept separate from something like rivers. The same applies for engineering data types like water lines, sewer lines, electricity etc. that it is kept separate from one another. When new properties are added as part of a development, a list of erf numbers with its associated SG numbers must be provided in an electronic format like .txt, .xls or .csv format.

For road layer shapefiles; the road name, the from_street and to_street where applicable as well as the start en end street numbers needs to be included as part of the attributes. A rotation field needs to be added to give the street name the correct angle on the map.

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the Stellenbosch Municipality standard as follows:

- Datum : Hartebeeshoek WGS 84
- Projection : Transverse Mercator

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- Central Longitude/Meridian 19
- False easting : 0.00000000
- False northing : 0.00000000
- Central meridian : 19.00000000
- Scale factor : 1.00000000
- Origin latitude : 0.00000000
- Linear unit : Meter



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2263 Erf 95 Johannesburg (LL-13694)
Development Name:	
Date:	06 July 2023
Financial Year:	2023/2024
Erf Location (Select from 7 Locations):	Dwarsrivier
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 95
DC Parameters Reference:	Subdivision Plan dated 5 July 2023 FBV Ref JOH95

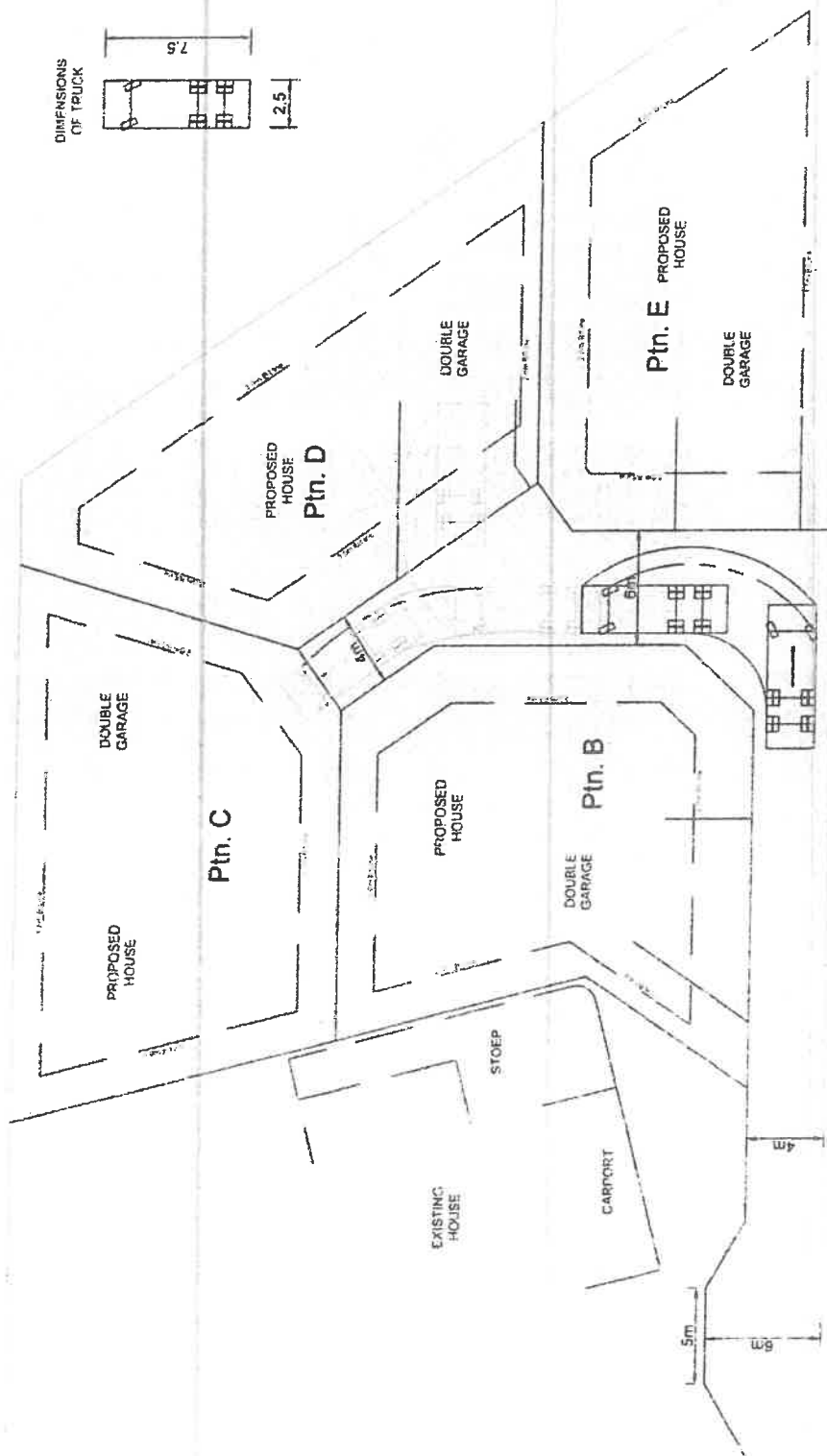
SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons		
Total Increased Services Usage:	2.8	2.4	0.092	0.16	16		16		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	2.80	2.40	0.09200	0.160	16.0		16		
Charges before adjusting for positive only, before Deductions	R 95 368.97	R 60 425.75	R 8 913.74	R 15 649.86	R 116 243.13	R 296 601.44	R 61 721.23	R	358 322.67
Charges adjusted for positive only, before Deductions	R 95 368.97	R 60 425.75	R 8 913.74	R 15 649.86	R 116 243.13	R 296 601.44	R 61 721.23	R	358 322.67
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R	-
Total Development Charges Payable (excluding VAT):	R 95 368.97	R 60 425.75	R 8 913.74	R 15 649.86	R 116 243.13	R 296 601.44	R 61 721.23	R	358 322.67
VAT:	R 14 305.35	R 9 063.86	R 1 337.06	R 2 347.48	R 17 436.47	R 44 490.22	R 9 258.18	R	53 748.40
Total Development Charges Payable (including VAT):	R 109 674.31	R 69 489.61	R 10 250.80	R 17 997.34	R 133 679.60	R 341 091.66	R 70 979.41	R	412 071.07

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

[illegible]

Charges before adjusting for positive only, before Deductions																
Charges adjusted for positive only, before Deductions																
Deductions per service (from usage reductions)																
Discount Deduction (%)																
Additional Deduction per service - from Service Agreement (sum)																
Sub Total after Adjustments and Deductions (excluding VAT)																
VAT																
Total Development Charges																
Deduct	R	95 368,97	R	60 425,75	R	8 913,74	R	15 649,86	R	116 243,13	R	296 801,44	R	61 721,23	R	358 322,67
	R	95 368,97	R	60 425,75	R	8 913,74	R	15 649,86	R	116 243,13	R	296 801,44	R	61 721,23	R	358 322,67
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals	R	95 368,97	R	60 425,75	R	8 913,74	R	15 649,86	R	116 243,13	R	296 801,44	R	61 721,23	R	358 322,67
	R	14 305,35	R	9 063,88	R	1 337,08	R	2 347,48	R	17 436,47	R	44 890,22	R	9 258,18	R	53 748,40
	R	109 674,31	R	69 489,61	R	10 250,80	R	17 597,34	R	133 678,00	R	341 091,66	R	70 979,41	R	412 071,07

ANNEXURE TURNING
CIRCLES



Truck turning

Prepared by Bart Senekal Incorporated, Consulting Engineers

Please note that proposed buildings are to illustrate feasibility only and do not represent final architectural proposals.

