



# MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES  
DIREKTORAAT: INFRASTRUKTUURDIENSTE

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

**FOR ATTENTION** : **Nolosindiso Momoti**

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

**AUTHOR** : **Tyrone King**

**DATE** : **26 January 2021**

**RE.** : **Consent us to use existing labourer's cottage buildings as a tourist accommodation establishment consisting of 17 bedrooms, reception and an office; Consent Use in order to utilise existing labourer's cottages as a tourist facility in the form of conference facility for a Retreat, training rooms, library, exhibition space and a market of 100m<sup>2</sup> in the parking area occasionally.**

**YOUR REF** : **LU/11787**

**OUR REF** : **2091 CIVIL LU**

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

- Proposed Site Development Plan Dwg No SK 100 (TDS20/05) dated 2020/07/24
- Transport Impact Assessment by ITS dated July 2020;
- Report on Civil Engineering Services, by Lyners, dated 12 August 2020;
- GLS capacity analysis of the bulk water and sewer services dated 5 December 2020

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

- Total GLA: 1182.9 m<sup>2</sup>

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:

## CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)

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;
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:**

## CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)

### 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 (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 currently insufficient capacity at the WWTW for the proposed development. However, the Municipality is currently busy with the upgrading of the WWTW to create spare capacity. The current estimated completion date for the project is **December 2021**. Clearance for the five Phase 2 erven will only be given when the WWTW upgrade has been completed.
  - b. **Water Network:** The items as indicated in the GLS capacity analysis of the bulk water and sewer services dated 5 December 2020 (**Annexure: Water**)
    - i. The development will connect to the existing 160mm diameter municipal water line in Lanquedoc. The link water (Item 1 on GLS Figure 1) will be for the Developers cost. The route of the proposed pipeline is schematically shown on Figure 1, but has to be finalized subsequent to a detail pipeline route investigation by the Developer's Consulting Engineer and to be approved by the Municipality. Where the pipeline crosses any private property, a servitude must be registered and the Developer must provide written proof that consent is given by the Owner, prior to any drawings being approved by the Municipality. A bulk water meter must be installed before the line enters private property. The line between the connection point and the bulk water meter will be public (maintained by the Municipality) and the section between just after the bulk water meter and the development will be private (maintained by the Developer).
  - c. **Sewer Network:** The items as indicated in the GLS capacity analysis of the bulk water and sewer services dated 5 December 2020 (**Annexure: Sewer**)

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- i. The development will connect to the existing Lanquedoc pumpstation. The new private pumpstation and link sewer line (Items 2 and 3 on GLS Figure 2) will be for the Developers cost. The route of the proposed pipeline is schematically shown on Figure 2, but has to be finalized subsequent to a detail pipeline route investigation by the Developer's Consulting Engineer and to be approved by the Municipality. Where the pipeline crosses any private property, a servitude must be registered and the Developer must provide written proof that consent is given by the Owner, prior to any drawings being approved by the Municipality. The new rising main will be a private line (maintained by the Developer). If it is possible for the rising main to discharge into a manhole once the line enters municipal property, and from there the sewer can gravitate, then the Municipality can consider taking over the gravitation line. Since limited detail regarding the pipe route is available at this stage, further or amended requirements and conditions may be determined at engineering drawing approval stage and will be the Developer's responsibility to implement.

### d. **Roads Network:**

- i. The Lanquedoc Main Road / Ou Wapad intersection must be formalized and surfaced. Engineering drawings to be submitted for approval prior to construction.

Funding: For the Developer's own cost

### e. **Stormwater Network:**

- i. The stormwater run-off increase is expected to be marginal and it is recommended that the stormwater be accommodated in a sustainable manner;

### f. **Solid Waste:**

- i. The Municipality will provide a solid waste removal service, unless agreed otherwise in writing the Solid Waste Department;
- ii. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch

## CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)

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 (021 808 8241; [clayton.hendricks@stellenbosch.gov.za](mailto:clayton.hendricks@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.

### 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. 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;
8. 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;
9. that the Development Charges levy to the amount of R 535 826. 44 (Excluding VAT) as reflected on the DC calculation sheet, dated **7 December 2020**, 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.
10. 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 erf or portion thereof being put to the approved use;

## **CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)**

11. 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 0 units, or which might lead to an increase in the Gross Leasable Area i.e. a GLA of more than 1182.9 m<sup>2</sup>, will result in the recalculation of the Development Charges;
12. 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;
13. 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;
14. 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**

15. that details of the access to the development (access road from the Wapad) be indicated on the building plans. Such detail must indicate: stacking distance, entrance and exit lane widths, the type of access control to be provided; suitable storage and collection points for solid waste;
16. 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**

17. that it be noted that this is a private and 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;

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### **Internal- and Link Services**

18. 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;
19. Any alterations to existing services necessitated by the new development will be for the Developer’s cost;

### **Bulk Water Meter**

20. 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 / where the water connection enters private property 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;

### **Floodplain Management**

21. that the 1:50 and 1:100 year flood lines of the Dwarsrivier River be shown on all plans submitted. The flood lines are to be verified by a suitably qualified registered engineering professional. Where flood lines have not previously been determined, the “*Developer*” must procure the services of a suitably qualified registered engineering professional to undertake such determinations at his/her own cost. No new development will be allowed under the 1:100 year flood line;
22. that the floor level of all buildings be at least 100 mm above the 1:100 year flood level. These levels must be indicated on all building plans submitted and must be certified by a Registered Professional Engineer;
23. that all perimeter fencing below the 1:50 year flood line be visually permeable from ground level and not adversely affect the free flow of water (e.g. palisade fencing). No fences will be allowed across the watercourse;

### **Roads**

24. that the “*Developer*”, at his/her cost, implement the recommendations of the approved Transport Impact Assessment by ITS dated July, and where required, a sound Traffic

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Management Plan to ensure traffic safety shall be submitted for approval by the Directorate: Infrastructure Services and the approved management plan shall be implemented by the “*Developer*”, at his/her cost. If any requirement of the TIA is in conflict with one of the conditions of approval, the conditions of approval shall govern;

### **Electricity – Comments and conditions from Martin Slabber Supt Dwarsrivier Elect.**

25. General: None
26. Comments/conditions: Any moving or upgrading of electricity services, via recoverable cost application.

### **Damage to municipal infrastructure and assets**

27. 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;

**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:**

28. 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;
29. 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



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commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

30. that the “*Developer*” must ensure that he / she has an acceptable public liability insurance policy in place;
31. 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;
32. 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;
33. 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 3<sup>rd</sup> Edition (2015);
34. 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;**
35. that the “*Developer*” takes cognizance and accepts the following:

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- 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;
- 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**

- 36. 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*”;
- 37. 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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38. 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;
39. 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

40. 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;
41. 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;
42. 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;
43. 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;
44. that construction of services may only commence after municipal approval has been obtained;
45. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the “Engineer”;
46. 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

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shall be generally in accordance with this document, unless otherwise agreed with the Engineer. The said document is available in electronic format on request;

47. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
48. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
49. 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;
50. 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);
51. 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;
52. 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;
53. that the “*Developer*” shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
54. that the “*Developer*” shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
55. 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;

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56. 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*”.
57. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;

### **Servitudes**

58. 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;
59. 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;
60. 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**

61. 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.

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62. 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;
63. 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;
64. 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;
65. 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;
66. 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;
67. that for larger developments, industrial developments or developments near water courses a stormwater management plan for the proposed development area, for both the minor and major storm events, be compiled and submitted for approval to the Directorate: Infrastructure Services.
68. 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;
69. 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.

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70. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m<sup>2</sup> 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

71. 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;
72. that no access control will be allowed in public roads;
73. 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;
74. that the access road to the existing facility be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;
75. that the parking area be provided with a permanent surface and be clearly demarcated and accessible. Plans of the parking layout, pavement layerworks and stormwater drainage are to be approved by the Directorate: Infrastructure Services before commencement of construction and that the construction of the parking area be to the standards of the Directorate: Infrastructure Services;

### Wayleaves

76. 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;
77. that wayleaves will only be issued after approval of relevant engineering design drawings;
78. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

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### Solid Waste

79. 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;
- 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

80. 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;



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81. 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: Senior Manager: Solid Waste (021 808 8241; clayton.hendricks@stellenbosch.gov.za)
82. 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);
83. that if the “*Developer*” removes the waste by private service provider, provision must still be made for a refuse room should this function in future revert back to the “*Municipality*”;
84. 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;
85. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
86. 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;
87. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
88. Road foundation shall be designed to carry a single axle load of 8.2 tons;
89. Refuse storage areas are to be provided for all premises other than single residential erven;
90. 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;

## CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)

91. 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;
92. 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;
93. 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;
94. 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;
95. 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:

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

96. 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;
97. 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
98. 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**

## CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)

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.

99. 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;
100. 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;
101. 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;
102. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
103. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;

## CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)

104. 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**

105. 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 compositization 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;

106. 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*”;

107. 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;

108. 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;

**CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)**

109. 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*”;

**Occupation Certificate in terms of Section 14 of the the National Building Regulations and Building Standards Act 103 of 1977 (where a subdivision and clearance certificate is not applicable)**

110. It is specifically agreed that the “*Developer*” undertakes to comply with all conditions of approval as laid down by the “*Municipality*” before occupation certificates shall be issued, unless otherwise agreed herein;

111. that the “*Municipality*” reserves the right to withhold any occupation 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 occupation certificate until such time as the amount owing has been paid;

112. **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 an occupation certificate in terms of the National Building Regulations. 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;**

## CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)

### Avoidance of waste, nuisance and risk

113. 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 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)**

W:\2.0 DEVELOPMENT\00 Developments\2091 (TK) Farm 1674-11 Paarl (LU-11787) (Bertha's Retreat - Boschendal)\2091 (TK) Farm 1674-11 Paarl (LU-11787).doc

## ATTACHMENT X

### **Geographic Information System (GIS) data capturing standards**

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)

## CONSENT USE FOR TOURIST FACILITIES ON FARM 1674-11 (BOSCHENDAL)

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:

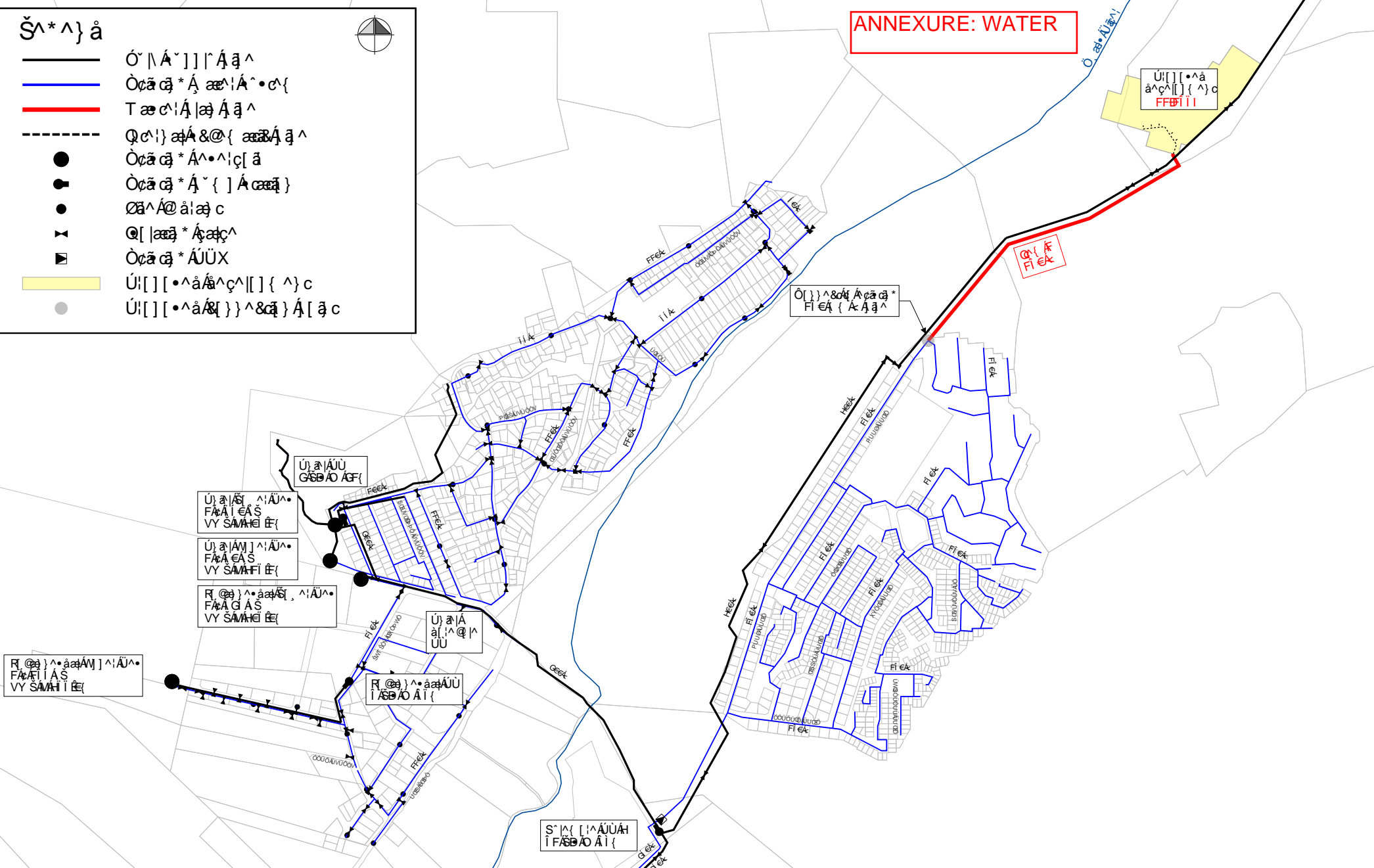
- Datum : Hartebeeshoek WGS 84
- Projection : Transverse Mercator
- Central Longitude/Meridian 19
- False easting : 0.00000000
- False northing : 0.00000000
- Central meridian : 19.00000000
- Scale factor : 1.00000000
- Origin latitude : 0.00000000
- Linear unit : Meter

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ANNEXURE: WATER



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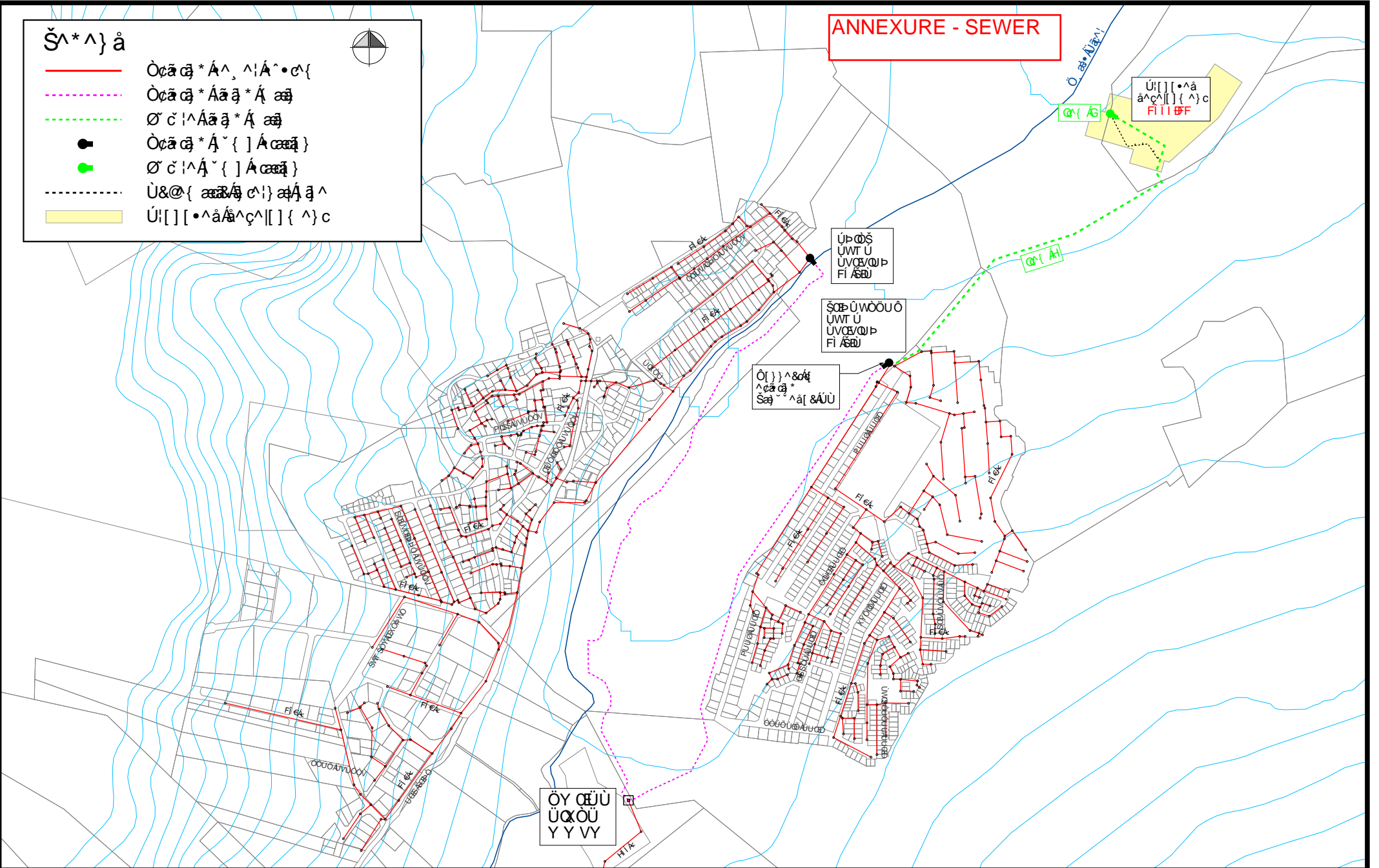
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ANNEXURE - SEWER

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**DC 2091 (TK) Farm 1674-11 Paarl (LU-11787) (Bertha's Retreat - Boschendal)**

**DCs Summary**

**07-Dec-20**

|  | <b>Water</b> | <b>Sewer</b> | <b>Swater</b> | <b>Solid Waste</b> | <b>Roads</b> | <b>Community</b> | <b>Total DC Payable</b> |
|--|--------------|--------------|---------------|--------------------|--------------|------------------|-------------------------|
| <b>DC - New GLA</b>                      | R97 823.33   | R122 015.56  | R8 968.44     | R21 125.03         | R423 795.22  | R17 137.16       |                         |
| <b>DC - Credit - 8 existing cottages</b> | R0.00        | R0.00        | -R13 647.13   | -R14 286.94        | -R114 645.76 | -R104 309.38     |                         |
| <b>Total</b>                             | R97 823.33   | R122 015.56  | -R4 678.69    | R6 838.09          | R309 149.46  | -R87 172.22      |                         |
| <b>Corrected Total ex VAT</b>            | R97 823.33   | R122 015.56  | R0.00         | R6 838.09          | R309 149.46  | R0.00            | R535 826.44             |
| <b>VAT</b>                               | R14 673.50   | R18 302.33   | R0.00         | R1 025.71          | R46 372.42   | R0.00            | R80 373.97              |
| <b>Corrected Total incl VAT</b>          | R112 496.83  | R140 317.89  | R0.00         | R7 863.80          | R355 521.88  | R0.00            | R616 200.41             |

Note - 8 existing cottages were not connected to municipal sewer and water, therefore no credit applicable.

# Stellenbosch Municipality - Development Charge Calculation



## APPLICATION INFORMATION

|                            |   |
|----------------------------|---|
| Application Number         | Civil LU 2019 (LU-11787)  |
| Date                       | Monday, 07/Dec/2020   |
| Financial Year             | 2020/21   |
| Erf Location               | Dwarsrivier   |
| Erf No                     | 1674-11   |
| Erf Size (m <sup>2</sup> ) |   |
| Suburb                     |   |
| Applicant                  |   |
| Approved Building Plan No. | Site Developemnt Plan Dwg No SK 100 (TDS20/05) dated 2020/07/24 |

## SUMMARY OF DC CALCULATION

|   | Water        | Sewer        | Storm-water | Solid-Waste | Roads        | Community Facilities | Totals              |
|---|--------------|--------------|-------------|-------------|--------------|----------------------|---------------------|
| Unit(s)                                     | kl/day       | kl/day       | ha°C        | t/week      | trips/day    | person               |                     |
| Total Increased Services Usage              | 4.732        | 4.140        | 0.095       | 0.473       | 106.46       | 106.5                |                     |
| Total Development Charges before Deductions | R 97 823.33  | R 122 015.66 | R 8 968.44  | R 21 125.03 | R 423 795.22 | R 17 137.16          | R 690 864.84        |
| Total Deductions                            |              |              |             |             |              |                      |                     |
| Total Payable (excluding VAT)               | R 97 823.33  | R 122 015.66 | R 8 968.44  | R 21 125.03 | R 423 795.22 | R 17 137.16          | R 690 864.84        |
| VAT   | R 14 673.50  | R 18 302.35  | R 1 345.27  | R 3 168.75  | R 63 569.28  | R 2 570.57           | R 103 629.73        |
| Total Payable (including VAT)               | R 112 496.83 | R 140 318.00 | R 10 313.71 | R 24 293.79 | R 487 364.50 | R 19 707.74          | <u>R 794 494.57</u> |

## APPLICANT INFORMATION

|                           |   |
|---------------------------|---|
| Application Processed by: | Tyrone King   |
| Signature                 | This is the new GLA only. Credit for existing 8 workers cottages calculated seperately - water and sewer not connecte |
| Date                      | As above  |
| Amount Paid:              |   |
| Date Payment Received     |   |
| Receipt Number            |   |

**Dwarsrivier**

| Land Use Category                        | Unit Type                         | Existing Usage |                    |             | Proposed New Usage |        |                      | Increased Usage | Development Charge levied (excl VAT) |           |     |            |     |          | Total |           |   |            |   |           |   |            |
|--|-----------------------------------|----------------|--------------------|-------------|--------------------|--------|----------------------|-----------------|--------------------------------------|-----------|-----|------------|-----|----------|-------|-----------|---|------------|---|-----------|---|------------|
|  |                                   | Water          | Sewer              | Storm-water | Solid-Waste        | Roads  | Community Facilities |                 |                                      |           |     |            |     |          |       |           |   |            |   |           |   |            |
| Infrastructure Type applicable? (yes/no) |                                   |                |                    |             |                    |        |                      | yes             | yes                                  | yes       | yes | yes        | yes |          |       |           |   |            |   |           |   |            |
|  | du                                | area (m2)      | du                 | du/ha       | area (m2)          | du     | du/ha                | du              |                                      |           |     |            |     |          |       |           |   |            |   |           |   |            |
|  | m2 GLA                            |                | m <sup>2</sup> GLA | % GLA       |                    | m2 GLA | % GLA                | m2 GLA          |                                      |           |     |            |     |          |       |           |   |            |   |           |   |            |
|  | m2                                |                | m <sup>2</sup>     |             |                    |        |                      | m2              |                                      |           |     |            |     |          |       |           |   |            |   |           |   |            |
| Residential                              | Single Residential >1000m2        | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Single Residential >500m2         | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Single Residential >250m2         | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Single Residential <250m2         | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Less Formal Residential >250m2    | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Less Formal Residential <250m2    | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Group Residential >250m2          | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Group Residential <250m2          | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Medium Density Residential >250m2 | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Medium Density Residential <250m2 | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
| High Density Residential - flats         | du                                |                | 0                  |             | 0                  | 0      | 0                    | R               | -                                    | R         | -   | R          | -   | R        | -     |           |   |            |   |           |   |            |
| High Density Residential - student rooms | du                                |                | 0                  |             | 0                  | 0      | 0                    | R               | -                                    | R         | -   | R          | -   | R        | -     |           |   |            |   |           |   |            |
| Commercial                               | Local Business - office           | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Local Business - retail           | m2 GLA         |                    | 0%          |                    | 1 183  | 0%                   | 1 183           | R                                    | 97 823.33 | R   | 122 015.66 | R   | 8 968.44 | R     | 21 125.03 | R | 423 795.22 | R | 17 137.16 | R | 690 864.84 |
|  | General Business - office         | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | General Business - retail         | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Community                         | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Education                         | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
| Industrial                               | Light Industrial                  | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | General Industrial - light        | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | General Industrial - heavy        | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Noxious Industrial - heavy        | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
| Other                                    | Resort                            | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Public Open Space                 | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Private Open Space                | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Natural Environment               | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Utility Services                  | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Public Roads and Parking          | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
|  | Transport Facility                | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -         | R   | -          | R   | -        | R     | -         |   |            |   |           |   |            |
| Limited Use                              |                                   |                |                    |             | 0%                 | 0      | 0                    | R               | -                                    | R         | -   | R          | -   | R        | -     |           |   |            |   |           |   |            |
| Special                                  | To be calculated                  |                |                    |             |                    |        |                      |                 |                                      |           |     |            |     |          |       |           |   |            |   |           |   |            |
|  | based on equivalent demands       |                |                    |             |                    |        |                      |                 |                                      |           |     |            |     |          |       |           |   |            |   |           |   |            |

\* Complete yellow/green cells.

\*\* du = dwelling unit, GLA=Gross lettable area.

\*\*\* displays red if not equal to existing area

|   |                    |                    |                   |                   |                    |                  |                    |
|---|--------------------|--------------------|-------------------|-------------------|--------------------|------------------|--------------------|
| Total Development Charges before Deductions                     | R97 823.33         | R122 015.66        | R8 968.44         | R21 125.03        | R423 795.22        | 17 137.16        | R690 864.84        |
| % Deductions per service (%)                                    | 0.00%              | 0.00%              | 0.00%             | 0.00%             | 0.00%              | 0.00%            |                    |
| % Deductions per service (amount)                               | R 0.00             | R 0.00             | R 0.00            | R 0.00            | R 0.00             | R 0.00           | R 0.00             |
| Additional Deduction per service - from Service Agreement (sum) |                    |                    |                   |                   |                    |                  | R 0.00             |
| Sub Total after Deductions (excluding VAT)                      | R97 823.33         | R122 015.66        | R8 968.44         | R21 125.03        | R423 795.22        | 17 137.16        | R690 864.84        |
| VAT   | R14 673.50         | R18 302.35         | R1 345.27         | R3 168.75         | R63 569.28         | 2 570.57         | R103 629.73        |
| <b>Total</b>  | <b>R112 496.83</b> | <b>R140 318.00</b> | <b>R10 313.71</b> | <b>R24 293.79</b> | <b>R487 364.50</b> | <b>19 707.74</b> | <b>R794 494.57</b> |

# Stellenbosch Municipality - Development Charge Calculation



## APPLICATION INFORMATION

|                            |   |
|----------------------------|---|
| Application Number         | Civil LU 2019 (LU-11787)  |
| Date                       | Monday, 07/Dec/2020   |
| Financial Year             | 2020/21   |
| Erf Location               | Dwarsrivier   |
| Erf No                     | 1674-11   |
| Erf Size (m <sup>2</sup> ) |   |
| Suburb                     |   |
| Applicant                  |   |
| Approved Building Plan No. | Site Developemnt Plan Dwg No SK 100 (TDS20/05) dated 2020/07/24 |

## SUMMARY OF DC CALCULATION

|   | Water  | Sewer  | Storm-water | Solid-Waste | Roads     | Community Facilities | Totals |
|---|--------|--------|-------------|-------------|-----------|----------------------|--------|
| Unit(s)                                     | kl/day | kl/day | ha°C        | t/week      | trips/day | person               |        |
| Total Increased Services Usage              | 0.000  | 0.000  | 0.000       | 0.000       | 0.00      | 0.0                  |        |
| Total Development Charges before Deductions |        |        |             |             |           |                      |        |
| Total Deductions                            |        |        |             |             |           |                      |        |
| Total Payable (excluding VAT)               |        |        |             |             |           |                      |        |
| VAT   |        |        |             |             |           |                      |        |
| Total Payable (including VAT)               |        |        |             |             |           |                      |        |

## APPLICANT INFORMATION

|                           |   |
|---------------------------|---|
| Application Processed by: | Tyrone King   |
| Signature                 | This is the credit calculation only. Credit given for existing 8 workers cottages excl water and sewer. DCs calculated on |
| Date                      | As above  |
| Amount Paid:              |   |
| Date Payment Received     |   |
| Receipt Number            |   |

**Dwarsrivier**

| Land Use Category                        | Unit Type                         | Existing Usage |                    |             | Proposed New Usage |        |                      | Increased Usage | Development Charge levied (excl VAT) |     |     |     |     |            | Total |            |   |             |   |             |   |             |
|--|-----------------------------------|----------------|--------------------|-------------|--------------------|--------|----------------------|-----------------|--------------------------------------|-----|-----|-----|-----|------------|-------|------------|---|-------------|---|-------------|---|-------------|
|  |                                   | Water          | Sewer              | Storm-water | Solid-Waste        | Roads  | Community Facilities |                 |                                      |     |     |     |     |            |       |            |   |             |   |             |   |             |
| Infrastructure Type applicable? (yes/no) |                                   |                |                    |             |                    |        |                      | no              | no                                   | yes | yes | yes | yes |            |       |            |   |             |   |             |   |             |
|  | du                                | area (m2)      | du                 | du/ha       | area (m2)          | du     | du/ha                | du              |                                      |     |     |     |     |            |       |            |   |             |   |             |   |             |
|  | m2 GLA                            |                | m <sup>2</sup> GLA | % GLA       |                    | m2 GLA | % GLA                | m2 GLA          |                                      |     |     |     |     |            |       |            |   |             |   |             |   |             |
|  | m2                                |                | m <sup>2</sup>     |             |                    |        |                      | m2              |                                      |     |     |     |     |            |       |            |   |             |   |             |   |             |
| Residential                              | Single Residential >1000m2        | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          |   |             |   |             |   |             |
|  | Single Residential >500m2         | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          |   |             |   |             |   |             |
|  | Single Residential >250m2         | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          |   |             |   |             |   |             |
|  | Single Residential <250m2         | du             |                    | 8           |                    | 0      | -8                   | -8              | R                                    | -   | R   | -   | R   | -13 647.13 | R     | -14 286.94 | R | -114 645.76 | R | -104 309.38 | R | -246 889.21 |
|  | Less Formal Residential >250m2    | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Less Formal Residential <250m2    | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Group Residential >250m2          | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Group Residential <250m2          | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Medium Density Residential >250m2 | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Medium Density Residential <250m2 | du             |                    | 0           |                    | 0      | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
| High Density Residential - flats         | du                                |                | 0                  |             | 0                  | 0      | 0                    | R               | -                                    | R   | -   | R   | -   | R          | -     | R          | - | R           | - |             |   |             |
| High Density Residential - student rooms | du                                |                | 0                  |             | 0                  | 0      | 0                    | R               | -                                    | R   | -   | R   | -   | R          | -     | R          | - | R           | - |             |   |             |
| Commercial                               | Local Business - office           | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Local Business - retail           | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | General Business - office         | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | General Business - retail         | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Community                         | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Education                         | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
| Industrial                               | Light Industrial                  | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | General Industrial - light        | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | General Industrial - heavy        | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Noxious Industrial - heavy        | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
| Other                                    | Resort                            | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Public Open Space                 | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Private Open Space                | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Natural Environment               | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Utility Services                  | m2 GLA         |                    | 0%          |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Public Roads and Parking          | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
|  | Transport Facility                | m2             |                    |             |                    | 0%     | 0                    | 0               | R                                    | -   | R   | -   | R   | -          | R     | -          | R | -           | R | -           |   |             |
| Limited Use                              |                                   |                |                    |             | 0%                 | 0      | 0                    | R               | -                                    | R   | -   | R   | -   | R          | -     | R          | - | R           | - |             |   |             |
| Special                                  | To be calculated                  |                |                    |             |                    |        |                      |                 |                                      |     |     |     |     |            |       |            |   |             |   |             |   |             |
|  | based on equivalent demands       |                |                    |             |                    |        |                      |                 |                                      |     |     |     |     |            |       |            |   |             |   |             |   |             |

\* Complete yellow/green cells.

\*\* du = dwelling unit, GLA=Gross lettable area.

\*\*\* displays red if not equal to existing area

|   |              |              |              |              |              |             |              |
|---|--------------|--------------|--------------|--------------|--------------|-------------|--------------|
| Total Development Charges before Deductions                     | R0.00        | R0.00        | R0.00        | R0.00        | R0.00        | 0.00        | R0.00        |
| % Deductions per service (%)                                    | 0.00%        | 0.00%        | 0.00%        | 0.00%        | 0.00%        | 0.00%       |              |
| % Deductions per service (amount)                               | R 0.00       | R 0.00       | R 0.00       | R 0.00       | R 0.00       | R 0.00      |              |
| Additional Deduction per service - from Service Agreement (sum) |              |              |              |              |              |             | R 0.00       |
| Sub Total after Deductions (excluding VAT)                      | R0.00        | R0.00        | R0.00        | R0.00        | R0.00        | 0.00        | R0.00        |
| VAT   | R0.00        | R0.00        | R0.00        | R0.00        | R0.00        | 0.00        | R0.00        |
| <b>Total</b>  | <b>R0.00</b> | <b>R0.00</b> | <b>R0.00</b> | <b>R0.00</b> | <b>R0.00</b> | <b>0.00</b> | <b>R0.00</b> |

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RE: THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" AND ASSOCIATED INFRASTRUCTURE ON PORTION 11...

 **Martin Van As** <Martin.VanAs@stellenbosch.gov.za>  
To  Info

Reply Reply All Forward

Wed 2022/01/26 09:29

 Follow up. Start by Wednesday, 26 January 2022. Due by Wednesday, 26 January 2022.  
You forwarded this message on 2022/01/26 09:58.  
This message was sent with High importance.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

Dear Sir/Madam

The above application for the proposed development of a "new retreat" and associated infrastructure on portion 11 of farm 1674 refers.

1. The conditions set by the Department of Environmental Affairs and Development Planning, Directorate Air Quality Management on the draft BAR and EMPr in terms of the National Environmental Management: Air Quality Act No. 39 of 2004 (NEM:AQA) must always be adhered to.
2. Activities on site, during construction and thereafter, must comply with the Western Cape Noise Control Regulations PN200/2013.
3. During construction the owner, developer or any agent acting on his/her behalf, must take all reasonable steps to prevent nuisance caused by dust in accordance with the National Dust Control Regulations and the Stellenbosch Municipality Air Quality By-Law 2018.

Kindly, be informed that the local authority reserves the right to impose any other measures that may be found hereafter, or during operations, which may be deemed reasonable to apply to reduce noise and or dust emissions, either as determined by the applicant and / or the local authority.



*Kind regards*

**Martin van As**  
Air Quality & Noise Control Officer  
Community & Protection Services