

Mr Robin Clark  
Senior Electrical Engineer  
Trac Professional Services Pty Ltd  
2A Carmichael Road  
**FISH HOEK**  
7975

**Date:**  
19 April 2021

**Enquiries:**  
Miriam van der Heever  
Tel. +27 21 915 2371  
Fax. +27 86 6556969

Dear Mr Clark

**SUPPLY OF ELECTRICITY  
PROPOSED DEVELOPMENT AT BERTHA RETREAT, FARM 1674/11, BOSCHENDAL,  
PAARL**

With reference to your ENQUIRY at Eskom, I advise that Eskom is the licensed Distributor to the proposed development.

- This letter is in support of the Environmental Impact Assessment (EIA) to continue to obtain the required Environmental Approval (EA) for the development, or Municipal development rights.
- The area is within the supply area of Eskom and is supplied from on Kylemore Farmers 1. There is sufficient capacity on the network to supply the 200kVA for this new development.

The method of supplying the electricity will be determined once details are made available. The formal quote process will confirm spare capacity available and a proposal to supply such development. Execution of making supply available will only be initiated on acceptance of a formal quote. The date to make a point of supply available will be confirmed during this process.

Please direct a formal application to our Group Customer Services for a quote:

Distribution  
Eskom  
PO Box 2100  
Bellville, 7535

Yours faithfully



**Sarita van Coller**  
**KEY CUSTOMER RELATIONS MANAGER**

Distribution Retail Operations  
Key Account Relations Western Cape Operating Unit  
60 Voortrekker Road Bellville 7530  
PO Box 2100 Bellville 7535  
Tel +27 21 915 2371 Fax +27 86 607 4317 [www.eskom.co.za](http://www.eskom.co.za)

**Eskom Holdings SOC Ltd Reg No 2002/015527/3**

Mr Robin Clark  
Senior Electrical Engineer  
Trac Professional Services Pty Ltd  
2A Carmichael Road  
**FISH HOEK**  
7975

**Date:**  
19 April 2021

**Enquiries:**  
Miriam van der Heever  
Tel. +27 21 915 2371  
Fax. +27 86 6556969

Dear Mr Clark

**SUPPLY OF ELECTRICITY  
PROPOSED DEVELOPMENT AT BERTHA RETREAT, FARM 1674/11, BOSCHENDAL,  
PAARL**

With reference to your ENQUIRY at Eskom, I advise that Eskom is the licensed Distributor to the proposed development.

- This letter is in support of the Environmental Impact Assessment (EIA) to continue to obtain the required Environmental Approval (EA) for the development, or Municipal development rights.
- The area is within the supply area of Eskom and is supplied from on Kylemore Farmers 1. There is sufficient capacity on the network to supply the 200kVA for this new development.

The method of supplying the electricity will be determined once details are made available. The formal quote process will confirm spare capacity available and a proposal to supply such development. Execution of making supply available will only be initiated on acceptance of a formal quote. The date to make a point of supply available will be confirmed during this process.

Please direct a formal application to our Group Customer Services for a quote:

Distribution  
Eskom  
PO Box 2100  
Bellville, 7535

Yours faithfully



**Sarita van Coller**  
**KEY CUSTOMER RELATIONS MANAGER**

Distribution Retail Operations  
Key Account Relations Western Cape Operating Unit  
60 Voortrekker Road Bellville 7530  
PO Box 2100 Bellville 7535  
Tel +27 21 915 2371 Fax +27 86 607 4317 [www.eskom.co.za](http://www.eskom.co.za)

**Eskom Holdings SOC Ltd Reg No 2002/015527/3**

RE: New Retreat: Capacity Letter Acceptable? - Message (HTML)

FileMessageHelpPDFsam Enhanced 6 CreatorTell me what you want to do

Delete

Reply

Reply All

Forward

Mark Unread

Find

Zoom

Save

Undo


Redo

Previous Item

Next Item

Edit Message

RE: New Retreat: Capacity Letter Acceptable?



Samornay Smidt <Samornay.Smidt@westerncape.gov.za>

To: Marielle Penwarden

Cc: Andrea Thomas

Reply

Reply All

Forward

Tue 2021/06/01 08:38

You replied to this message on 2021/06/01 09:18.

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

Hi Marielle,

Sorry for the late response, it seems I missed your first email. The attached capacity letter is acceptable.

Regards,  
Sam

From: Marielle Penwarden <marielle@chand.co.za>

Sent: Monday, 31 May 2021 16:07

To: Samornay Smidt <Samornay.Smidt@westerncape.gov.za>

Cc: Andrea Thomas <Andrea.Thomas@westerncape.gov.za>

Subject: RE: New Retreat: Capacity Letter Acceptable?

Dear Sam

I hope that you remain well, and warm!

I just wanted to follow up on this query- are you able to assist?

Warm regards

Windows taskbar with various application icons and system tray showing date and time (07:38).



Our Ref/Ons Verw: Farm 1674-11, Boschendal Retreat

Your Ref/U Verw:

19 April 2021

Mr. Marc Middelman  
43B Goldbourne Road  
Kenilworth  
Cape Town

Enquiries: Colin Taylor

By e-mail: [marc@mha-engineers.co.za](mailto:marc@mha-engineers.co.za)

Sir,

**CAPACITY STATUS OF MUNICIPAL CIVIL ENGINEERING INFRASTRUCTURE TO SERVICE THE PROPOSED ACCOMMODATION AND CONFERENCE FACILITIES DEVELOPMENT ON PORTION 11 OF FARM 1674 (THE NEW RETREAT - BOSCHENDAL FARM), DWARS RIVER**

Your enquiry regarding a capacity letter required for the abovementioned development's Environmental Authorisation process refers.

The information provided in this letter is based on the information received in the land use application (Ref: LU/11787) and our comments as per our memo dated 26 January 2021.

**1. WATER RETICULATION (pipes from water source to erf)**

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).

**2. BULK WATER SUPPLY (Reservoirs and associated infrastructure to reservoirs)**

The existing water system has sufficient capacity to accommodate the proposed development.



### **3. SEWER RETICULATION**

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.

### **4. MAIN OUTFALL SEWER AND WASTE WATER TREATMENT**

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 June 2022. Clearance for the five Phase 2 erven will only be given when the WWTW upgrade has been completed.

### **5. STORMWATER DETENTION**

It will be a condition for the development that the difference between the pre- and post-development stormwater run-off will have to be detained on-site. The pre-development run-off will be accommodated in the existing municipal stormwater system without any major impact on the surrounding areas.

### **6. SOLID WASTE**

It is confirmed that Stellenbosch Municipality will handle all solid waste as per the normal waste removal policy. Limited but sufficient capacity is available at the Stellenbosch waste disposal site for spoil as well as construction and demolition wastes. Whilst the landfill is not accepting domestic or commercial municipal solid waste sufficient airspace is available at the alternative site being used by the Municipality for disposal, until airspace at the Stellenbosch landfill has been authorised and constructed. Garden waste and recyclables are unaffected. If the construction phase entails generating large spoil volumes, the Developer must identify and give proof of an alternative disposal site, as the municipality will not be able to accept large spoil volumes, due to capacity constraints at the landfill site.

### **7. CONCLUSION**

In-principle, the Directorate: Engineering Services will support the proposed development subject to compliance of development conditions to be stipulated during the assessment of the land-use application. Such conditions will entail that no physical construction and or implementation of the development will be



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

allowed until such time that the bulk infrastructure as discussed above, is in place and able to accommodate the proposed development.

Feel free to contact our Colin Taylor, Principal Technician: Development, on 021 – 808 8205 for any further enquiries.

Yours faithfully

**Colin Taylor Pr Techni Eng**

**Principal Technician: Development**

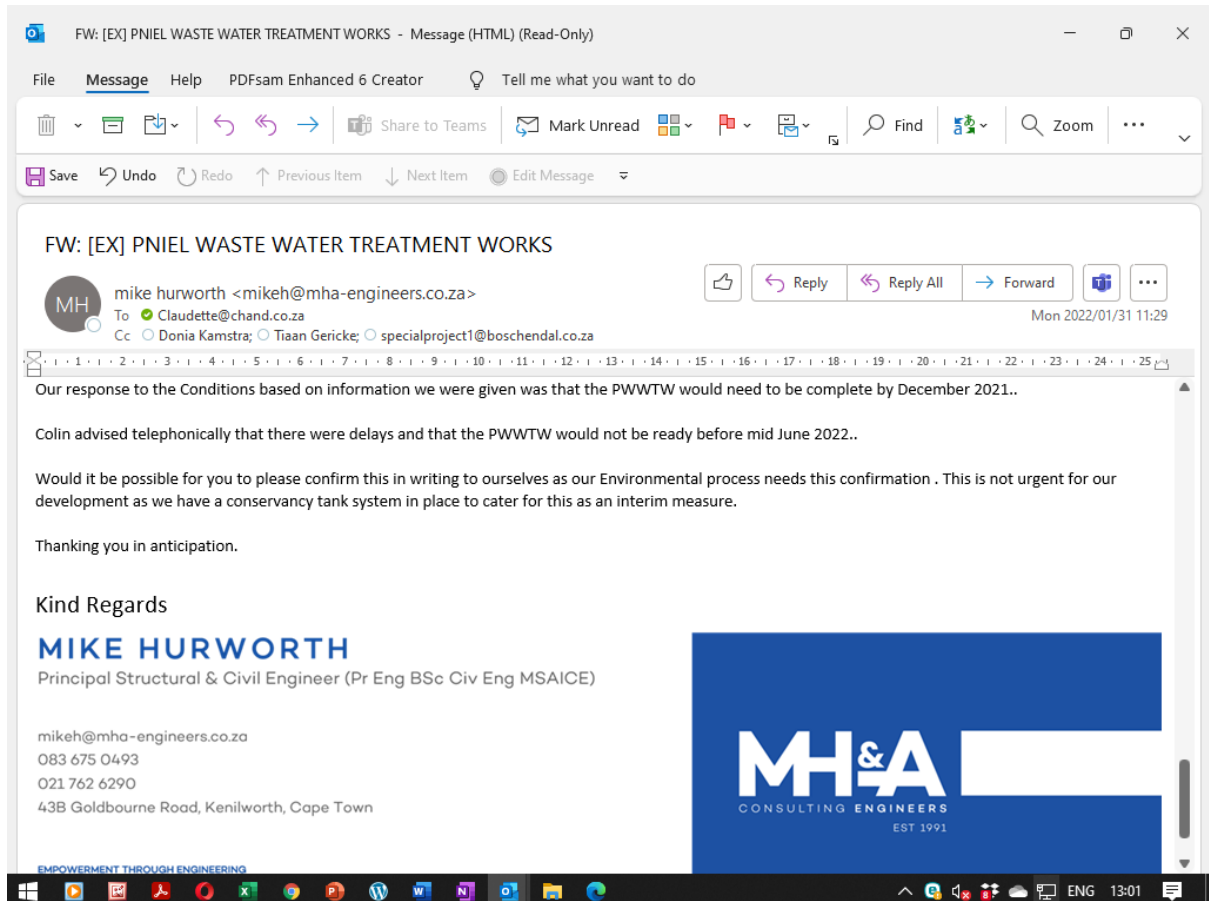
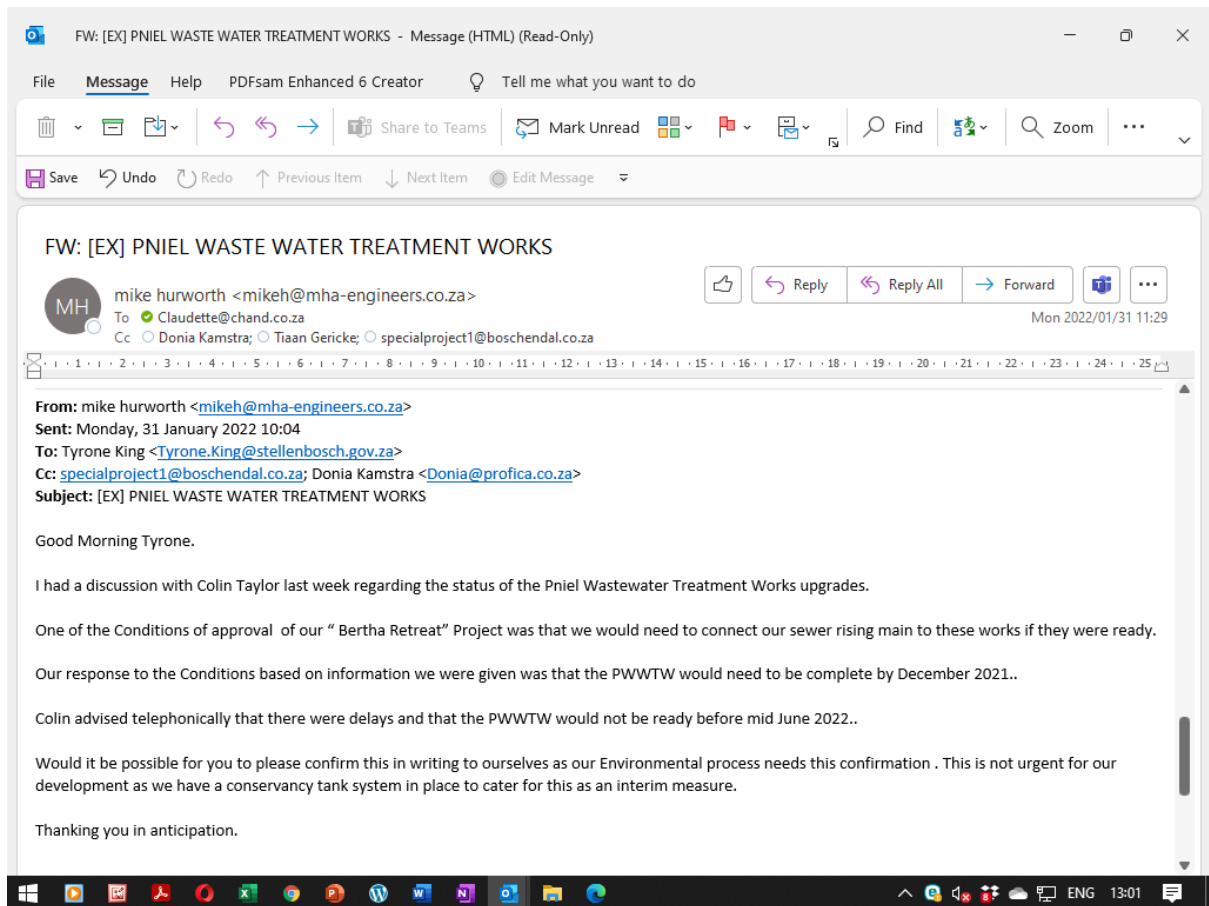
V:\2.0 DEVELOPMENT\Capacities (Letters, Constraints, Discussions)\Capacity Letters\Farm 1674 -11, Boschendal Retreat\Farm 1674-11, Boschendal Retreat (Capacity Letter).doc











FW: [EX] PNIEL WASTE WATER TREATMENT WORKS - Message (HTML) (Read-Only)

FileMessageHelpPDFsam Enhanced 6 CreatorTell me what you want to do

Share to Teams

Mark Unread

FindZoom

SaveUndoRedoPrevious ItemNext ItemEdit Message

FW: [EX] PNIEL WASTE WATER TREATMENT WORKS

MH

mike hurworth <mikeh@mha-engineers.co.za>

Reactions

Reply

Reply All

Forward

To

Claudette@chand.co.za

Cc

Donia Kamstra; Tiaan Gericke; specialproject1@boschendal.co.za

Mon 2022/01/31 11:29

From: Tyrone King <Tyrone.King@stellenbosch.gov.za>

Sent: Monday, 31 January 2022 11:25


To: mike hurworth <mikeh@mha-engineers.co.za>

Cc: specialproject1@boschendal.co.za; Donia Kamstra <Donia@profica.co.za>; Colin Taylor <Colin.Taylor@stellenbosch.gov.za>; James Beukes <James.Beukes@stellenbosch.gov.za>

Subject: RE: [EX] PNIEL WASTE WATER TREATMENT WORKS

Hi Mike, yes I can confirm that the latest estimated completion date for the Pniel WWTW upgrade project is June 2022. Please note that this date is given in good faith, but may change due to contractor's performance and or other unforeseen circumstances outside of the Municipality's control.

Regards



**Tyrone King** Pr Tech Eng

Manager: Development

Infrastructure Services

T: +27 21 808 8214 | F: +27 21 883 9874

1<sup>st</sup> Floor, Ecclesia Building, 71 Plein Street,

Stellenbosch, 7600

[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)

Windows Taskbar

System Tray

## Seppie's Transport

15 Williamstr  
Kylemore  
Stbosch  
Seppie (0732606178)



### BILL TO

Boschendal Pty (ltd)  
Groot Drakenstein.  
P.O.Box.25  
7680  
Att.Naomi

INVOICE #

205

INVOICE DATE

13/06/2019

# Invoice Total

# R1,400.00

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	W/water at Jaco's house	1,400.00	1,400.00

POSTED

^

### TERMS & CONDITIONS

Nedbank Current  
L J September t/a  
Seppie's Transport  
Nr.1053767730  
Cde:10711000

Vendor
G/L 373430
Dept 51-04-02
Block
G/C

150370

Smart Waste Western & Northern Cape cc  
P O Box 2330  
Somerset West  
7130

Accounts: [gayle@smartwaste.co.za](mailto:gayle@smartwaste.co.za)  
076 4725137

CC Reg No: 1998/20497/23  
VAT No: 4760263253

**TAX INVOICE**  
**BOSCHENDAL ESTATE**

**TO**

**INVOICE NO** 4197

Boschendal Estate  
Pniel Road, Groot Drakenstein  
Franschoek  
7670  
[jan.larv@boschendal.co.za](mailto:jan.larv@boschendal.co.za)

Date: 31-May-18

Due by: 30-Jun-19

CLIENT'S VAT NUMBER: 4170209326

QUANTITY	DESCRIPTION	UNIT PRICE	NET PRICE
1	Hire of 35 cubic metre container (general waste)	R 1 056.11	R 1 056.11
1	Collection charge for 35 cu.m. container (17 May 2019)	R 3 707.91	R 3 707.91
6	Disposal charge per ton per collection (17 May - 6 tons)	R 591.92	R 3 551.52

**POSTED**

**BANKING DETAILS**

Account Name Smart Waste Western & Northern Cape  
Bank: FNB  
Branch Code: 200512  
Account Type: Business Essential  
Account No: 62328776854

**SUB TOTAL** R 8 315.54

**VAT** R 1 247.33

**TOTAL DUE** R 9 562.87





21 January 2022  
Ms Nicole Bates  
Boschendal Estate  
Helshoogte Road  
Franschhoek  
7690  
[ERM@boschendal.co.za](mailto:ERM@boschendal.co.za)

Dear Nicole,

**SMART WASTE/ GENERAL WASTE REMOVAL**

This serves to confirm that we have been involved with Boschendal Estate's waste management system since 2016.

We have arranged for the collection and disposal of the general waste from the entire estate which does not fit into a standard 240 litre wheelie bin. This includes all the items generated as a result of farming activities, the hospitality and commercial activities as well as the houses.

The general waste has been placed in a 30 cubic metre container which has been collected when full by our service provider Waste Control. Waste Control is a licensed carrier and is accredited by the City of Cape Town. The waste has been disposed of at the Vissershok Landfill site.

We have the capacity to include waste removal for the proposed New "Bertha" Retreat to our current service if required.

Should you wish to discuss this further difficulty kindly contact the writer on 079 579 8210.

Yours faithfully

A handwritten signature in black ink, appearing to read "R. van der Merwe", is written over a horizontal line.

Tel: 021 – 851 9235  
PO Box 2330 Somerset West 7129  
Email: [reg@smartwaste.co.za](mailto:reg@smartwaste.co.za)  
[www.smartwaste.co.za](http://www.smartwaste.co.za)



## REPORT

26 January 2022

**ATTENTION:** Boschendal (Pty) Ltd  
Pniel Main Road  
Pniel  
7681  
Tel: 072 285 1221  
Mail: erm@boschendal.co.za

**RE: BERTHA RETREAT**

### **REMOVAL OF WASTE WATER**

Drain-It is the current provider for Boschendal for removal and dumping of waste water. We do have the capacity to undertake additional removals with our 4000 & 8000lt E-Vac Trucks.

Please feel free to contact our office for quote on rates.

Trusting this meets with your approval.

Kind Regards  
Natasha



Unit 1 Borfam  
Building  
C/O Oxford &  
Wellington road  
Durbanville 7550

PHONE 021 979 4925  
MOBILE 082 871 4960  
EMAIL info@drain-it.co.za  
VAT 4090234966