

Appendix F: Permit(s) / license(s) from any other organ of state including service letters from the municipality

STELLENBOSCH MUNISIPALITEIT
STELLENBOSCH MUNICIPALITY

**KENNISGEWING VIR GOEDKEURING VAN BOUPLAN
NOTICE OF APPROVAL OF BUILDING PLAN**

RICHTER

Jonkershoek Drive
Stellenbosch
7600

Erf Number: SBP334/17

Building Plan number: **311/2020**

Situated at: Jonkershoek Drive

Description of application: New Dwelling

Approval date: 29/04/2021

**APPROVED IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATION AND
BUILDING STANDARDS, ACT 103 OF 1977.**

BUILDING CONTROL OFFICER – MARCO FOUCHE

CONDITIONS: ENGINEERING SERVICES: colin.taylor@ Stellenbosch.gov.za 021 808 8205

- 1.) Provide service level agreement.
- 2.) Development Chargers may be payable.
- 3.) Civil engineering services must be inspected by municipal engineers.

Recommended for approval subject to the following conditions:

1. All work to be done in accordance with the National Building Regulations and standards Act 103 of 1977.
2. This approval does not exempt the owner from complying with any relevant legislation.
3. The approval granted in terms of Section 7 (4) of the Act 103 of 1977, shall lapse after the expiry of a period of 12 months unless the construction started prior to the said period or unless the applicant make application in writing to extend such period.
4. Where, in the opinion of the local authority, the location of any boundary of a site has not been accurately determined such local authority may, require the owner, at his own cost, to engage a professional land surveyor and to submit to the local authority a certificate, in an approved form and signed by such professional land surveyor.

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MANAGER, BUILDING DEVELOPMENT MANAGEMENT



REFERENCE: TPW/CFS/RP/LUD/REZ/SUB-25/361 (Job 27649)

ENQUIRIES: Ms GD Swanepoel

DATE: 18 January 2021

TV3 Projects
79 Dorp Street
1st Floor
La Gratitude Office Building
STELLENBOSCH
7600

Attention: Mr Clifford Heys

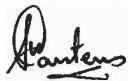
Dear Sir

FARM 1441, FARM 1440 AND PORTION 17 OF FARM 334, STELLENBOSCH: DIVISIONAL ROAD 1064: APPLICATION IN TERMS OF ACT 21 OF 1940 FOR ADDITIONAL FARM BUILDINGS

1. The following refer:
 - 1.1. This Branch's letter TPW/CFS/RP/LUD/REZ/SUB-25/361 (Job 27649) to Viridus Works dated 24 August 2020 and
 - 1.2. Your letter 3682-P dated 11 September 2020.
2. The application entails the following:
 - 2.1. A Second dwelling ($\leq 600\text{m}^2$ coverage); and a farm worker house ($\leq 120\text{m}^2$) on Farm 1441;
 - 2.2. A Second dwelling ($\leq 600\text{m}^2$ coverage); and a farm worker house ($\leq 120\text{m}^2$) on Portion 17 of Farm 334 and
 - 2.3. The removal of all the restrictive title conditions in Title Deed T19284/2019.
3. Divisional Road 1064 (DR1064) are directly affected by this application at $\pm 3.30\text{km}$ right hand side at the main access onto Farm 1440.
4. Access to Farm 1441 is via a right of way servitude over Farm 1440.

5. In terms of Act 21 of 1940 this Branch offers no objection to the construction of the new buildings as listed above outside the 95m building restriction line.
6. Herewith this Branch also approves the removal of the restrictive conditions in terms of Act 21 of 1940 from Title Deed T19284/2019.
7. Please be reminded that the removal of the restrictive title conditions does not exempt the owner of the above properties to still comply with Act 21 of 1940 as Divisional Road 1064 remains a building restriction road.

Yours faithfully



S CARSTENS

For **DEPUTY DIRECTOR-GENERAL: ROADS**

ENDORSEMENTS

1. Stellenbosch Municipality

Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)

2. TV3 Projects

Attention: Mr C Heys (e-mail: clifford@tv3.co.za)

3. District Roads Engineer
Paarl

4. Mr Elroy Smith (e-mail)

5. Mr SW Carstens (e-mail)

6. Mr B du Preez (e-mail)



water affairs

Department:
Water Affairs
REPUBLIC OF SOUTH AFRICA

Private Bag X16, Sanlamhof, 7532/52 Voortrekker Road, Bellville 7530
Enquires: Nomvuyiseko Tumana, E tumanan@dwa.gov.za, Tel: (021) 941 6233 Fax: (021) 950 7224
27/2/1/G200/A/8

D. du Preez
26 Kleinvallei Road
STELLENBOSCH
7600

Dear Sir/Madam

START OF OPERATION OF SEWER PIPELINE RIVER CROSSING: JONKERSDRIFT FARM, STELLENBOSCH

Your correspondence dated 21 May 2012 with Ref No (27/2/1/G200/A/8) refer:

Section 2.3 of the water use licence issued to the owners of Jonkersdrift Farm states that an operational environmental management plan (OEMP) for the sewer pipeline with specific specifications must be submitted to this Department for approval before pipeline becomes operational. This Department reviewed the above mentioned application and you are hereby advised in the following:

- All the impacts that are associated with the installation of the associated structure should be avoided or mitigated so as to minimize adverse environmental effects on Jonkersdrift River. Impacts like modification of the bed/banks, flow modification, sewer leakages could have serious implication on the quality of the river, therefore mitigation measure should be adhered to all the time. All the contingency plans stated in the EMP to address issues such as accidental sewage spills, leakages, mitigation measures for odour control and accidental run-off of sewage into the river must be adhered to all the time.
- This Department supports the regular monitoring of the pipeline so as to ensure that any problems with the pipeline are rectified before any impacts on the river.
- Any sewer spills that may cause water pollution should be reported to this Department within 24 hours of the occurrence.

Should you have any further queries, you are welcome to contact this office.

Yours faithfully

Am Schreiner
PP **CHIEF DIRECTOR: WESTERN CAPE**

DATE: 18 June 2012