



Our Ref/Ons Verw: Farm 1202-59, Johannesburg

Your Ref/U Verw:

6 July 2017

Mr. Lukas Louw  
Bart Senekal Inc  
PO BOX 1196  
STELLENBOSCH  
7600

By e-mail: [lukas@bs-inc.co.za](mailto:lukas@bs-inc.co.za)

Sir,

**STATUS OF MUNICIPAL SERVICES CAPACITY FOR PROPOSED DEVELOPMENT OF FARM 1202/59, JOHANNESDAL**

Your request for an updated letter refers. This letter thus supercedes the letter dated 24 August 2016 and contains new information that has become available since then, specifically with regards to the approved 2017-18 municipal budget for the Dwarsriver WWTW.

The confirmation of services capacity is based on the status of the infrastructure at this point in time and in no ways reflect the official viewpoint whether the development will be approved or not. The official viewpoint of this Directorate will only be given once a complete Land-use application, accompanied by an Engineering Report and a Traffic Impact Assessment (if applicable), is submitted for formal comment.

The proposed upgrades in this letter in no way reflect these upgrades to be the only upgrades needed. A more detailed technical discussion will be held once the land-use application is in a more advanced stage.

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

The external water system (i.e. in Lumley Street) to which the development will connect does have sufficient capacity to accommodate the proposed development. A GLS report may be required at development application stage to confirm if any network upgrades are necessary. However, no water reticulation infrastructure of the Municipality currently exists in the immediate vicinity of the site. As stated in your Engineering Services report dated 15 October 2013, the supply and distribution of water to the development will be via future reticulation system of the proposed Logie development on Farm 1202/23 to the north. Therefore, should the developer of 1202/59 want to proceed with the implementation of his development, it will be a requirement that portions of the reticulation infrastructure of the Logie development on Farm 1202/23 be installed by the developer at his cost. Approval for this work to be undertaken is to be obtained from the landowner of Farm 1202/23.



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

Although a new 1.5ML reservoir is required for additional capacity for future areas (master plan Item SDW.B16), the bulk water supply system currently has sufficient capacity to accommodate the proposed development. The status of the bulk water supply system will be re-visited when a complete land use application is submitted for comment.

## **3. SEWER RETICULATION**

The external sewer system in Lumley Street to which the development will connect does have sufficient capacity to accommodate the proposed development. A GLS report may be required at development application stage to confirm if any network upgrades are necessary. However, no sewer reticulation infrastructure of the Municipality currently exists in the immediate vicinity of the site. As stated in your Engineering Services report dated 15 October 2013, the drainage of sewer will have to be via the future reticulation system of the proposed Logie development on Farm 1202/23 to the north. Therefore, should the developer of 1202/59 want to proceed with the implementation of his development, it will be a requirement that portions of the reticulation infrastructure of the Logie development on Farm 1202/23 be installed by the developer at his cost. Approval for this work to be undertaken is to be obtained from the landowner of Farm 1202/23.

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

The proposed development falls within the catchment area of the existing Dwarsrivier Waste Water Treatment Works (WWTW). This WWTW does not have sufficient capacity to accommodate new developments.

The 2017-18 municipal budget has however made allowance for funding to upgrade the WWTW and create additional capacity:

- R 1 000 000 ex VAT 2017-18
- R 20 000 000 ex VAT 2018-19
- R15 000 000 ex VAT 2019-20

According to the budget, planning and design is planned for 2017-18 and construction is planned to commence in 2018-19. The soonest estimated date when capacity will be available is July 2020. This date is however subject to various factors outside the Municipality's control such as environmental and other approvals, funding based on detail design, contractor's construction programme and his adherence to such programme. It is recommended that the Applicant consult with the Municipality at regular intervals for updates regarding the status of the project.



Therefore, the proposed development will be supported subject to sewer discharge only taking place after the completion of the upgrade to the Dwarsriver WWTW.

## 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, unless it can be confirmed by a registered engineer that the discharge into an approved stormwater system can be dealt with without the need for on-site detention facilities. 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

Stellenbosch Municipality currently has capacity at the Devon Valley landfill site, although it is very limited. With current disposal trends it will be full by 2018. No new landfill site suitable as replacement has been identified within the WCO24 despite undertaking studies since 2006. This would mean that disposal costs will be very costly from 2018 onwards if waste need to be transported to neighbouring municipalities. This must be taken into consideration by the Developer.

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

Yours faithfully

**Tyrone King**

**Head: Development Services and Project Management**

W:\AAUSERS\Tyrone\DS\Dev Capacities (Letters, Constraints, Discussions)\Capacity Letters\Farm 1202-59, Johannesdal\Ccapacity letter Farm 1202-59\_2.doc

Cc:

Mr Dries van Taak  
Manager: Water Services  
Stellenbosch Municipality  
Dries.Vantaak@stellenbosch.gov.za