



Our Ref/Ons Verw: Erf 11330, Stellenbosch

Your Ref/U Verw:

23 January 2019

Myra Francis
Stellenbosch Municipality - Housing

Enquiries: Tyrone King

Madam,

CAPACITY STATUS OF MUNICIPAL CIVIL ENGINEERING INFRASTRUCTURE TO SERVICE THE PROPOSED DEVELOPMENT ON ERF 11330, IDAS VALLEY, STELLENBOSCH

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

The development proposal is for 203 GAP and affordable houses and 96 flats, as per the e-mail from Ecoimpact, dated Wed 2018/12/05 12:14 PM. The development was originally approved for 203 houses and 30 flats, therefore the impact of an additional 36 flats have been taken into account for this capacity confirmation letter.

1. WATER

There is sufficient capacity in the bulk sewer network to accommodate the proposed development. The Developer will be responsible for link pipeline to connect the internal water reticulation to the external municipal system.

2. SEWER

The following bulk sewer upgrades are currently underway that will provide sufficient capacity for the proposed development:

- Plankenbrug main outfall Sewer Phase 1 (WWTW to Plankenbrug River at Bosman's Crossing): Completed
- Plankenbrug main outfall Sewer Phase 2 (Plankenbrug River at Bosman's Crossing to Merriman Avenue): Construction underway, completion expected September 2019.
- Idas Valley Merriman Outfall Sewer: Construction underway, completion expected October 2019.

3. WASTE WATER TREATMENT

The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste



Water Treatment Works). There is sufficient spare capacity at the Stellenbosch WWTW to accommodate the proposed development.

4. STORMWATER

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. The Developer will be responsible for the upgrade of any link or bulk SW infrastructure, where the pre-development run-off is concentrated before it connects to the municipal system.

5. SOLID WASTE

It is confirmed that Stellenbosch Municipality will handle all solid waste as per the normal waste removal policy and that limited but sufficient capacity is available at the waste removal site. If the construction phase entails generating large spoil volumes, an alternative disposal site will be identified by the Municipality as the landfill will not be able to accept large spoil volumes, due to capacity constraints.

6. ROADS

A revised transport impact statement dated 8 January 2019, by DECA Consulting Engineers states that “the transport impact of the additional 36 flats on Remainder 11330 will be negligible”.

The following road upgrades have recently been completed by the Municipality, to create additional capacity for new developments in the Idas Valley area, specifically the municipal housing projects on erven 9445 and 11330:

- Helshoogte Road/Lelie Street intersection
- Helshoogte Road/Cluver Road/Rustenburg Road intersection and Rustenburg Road/Sonnebloem Road intersection

Yours faithfully

Tyrone King Pr Tech Eng
Manager: Development

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