

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

AODENDAAL1
PROFESSIONAL OFFICER

T: 021 444 0561 F: 021 444 0561
E: ANDRI.ODENDAAL@CAPETOWN.GOV.ZA

BLUM022

11 JANUARY 2023

CASE ID : 70617201

DIMITRI CRISTALLIDES

85 BLOEM STREET
CAPE TOWN
7460

[Applicant name & address]

[Owner name & address]

[All objectors / appellants]

[Interveners]

FINAL NOTIFICATION LETTER

Dear Sir / Madam

PROPOSED APPLICATION: Cape Town Municipal Planning BY LAW: SECTION 42(D) - SUBDIVISION: ERF 27241, 29 ALBUS DRIVE SUNSET BEACH MILNERTON,

My previous correspondence dated 6 January 2023 refers.

I wish to advise that the appeal process has now been concluded and that the decision as per the City's previous letter of approval is therefore now considered final. Accordingly, the decision may now be acted upon, subject to compliance with the conditions detailed in the letter dated 6 January 2023 or

Note that in the case of an approval of an amendment, suspension or deletion of a restrictive condition in a title deed, and after the decision has been published by notice in the Provincial Gazette by the City, the City will notify the Registrar of Deeds of the approval of the application and will also forward a copy of the notification in the Provincial Gazette to the Registrar of Deeds. The Department will send the applicant a copy of the notification in the Provincial Gazette as part of a separate letter and inform them what steps should be followed to ensure that the Registrar of Deed make the appropriate entries and endorsements.

Note that in the case of a rezoning, consent use or departure, the owner must notify the City in writing within the lapsing period or extended lapsing period that the land is being used in accordance with the approval, failing which the rezoning, consent use or departure is presumed to have lapsed.

Yours faithfully

Andri
Odendaal

Digitally signed by
Andri Odendaal
Date: 2023.01.09
10:32:36 +02'00'

for **DIRECTOR : DEVELOPMENT MANAGEMENT**

MUNICIPAL BUILDING,
87 PIENAAR ROAD, MILNERTON, 7441



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

AODENDAAL1
PROFESSIONAL OFFICER

T: 021 444 0561
E: ANDRI.ODENDAAL@CAPETOWN.GOV.ZA
Case ID: 70617201

BLUM017

6 JANUARY 2023

DIMITRI CRISTALLIDES

Email: dimitri@iafrica.com

Dear Sir / Madam

APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 42(d) OF THE CAPE TOWN MUNICIPAL PLANNING BY-LAW: ERF 27241, MILNERTON, 29 ALBUS DRIVE, SUNSET BEACH

The application with reference 70617201 in the above regard, accepted on 11 October 2022, refers.

The authorised official on 28 December 2022 **approved** in terms of section 98 of the City of Cape Town Municipal Planning By-Law, 2015 (MPBL), the application for subdivision of erf 27241 Milnerton into two, subject to the conditions set out in the attached **Annexure A**.

Kindly note, this subdivision approval will lapse within 5 years after the effective date of decision (as contemplated in section 105(2) [see footnote] of the MPBL), unless it complies with section 55(1) [see footnote] of the MPBL.

Kindly also note where applicable, the above approval does not guarantee approval of any related building plan application in terms of the National Building Regulations and Building Standards Act, No 103 of 1977 and that building work may therefore only commence once such plans are formally passed.

Reasons for the above decision are set out below:

- The proposal complies with sections 99(1) and 99(2) of the Cape Town Municipal By-Law (CTMBL) and is deemed desirable in terms of section 99(3) of the CTMBL as per the assessment report done.
- The proposal was formally advertised, and no objections were received. Therefore no negative impact can be determined on the health and wellbeing of the surrounding community.
- The site is identified for urban development in both the Cape Town Municipal Spatial development framework and the Blaauwberg District plan and is therefore considered to be consistent with both policies' vision and objectives.
- The proposed subdivision does not deviate from its existing rights as it does not affect the base zoning (SR1) or development parameters. Therefore, it is not considered to have any negative impact on the surrounding properties or the residential character of the neighbourhood.
- All internal departments have supported the proposed application.

In terms of section 108(1) of the City of Cape Town Municipal Planning By-Law, 2015, you may appeal to the Appeal Authority against the above decision by giving written notice of the appeal and grounds of appeal and by completing and signing the prescribed form. An appeal, including the written notice and the grounds of appeal (and not only the intention to appeal), must be lodged on the prescribed form (the form can be downloaded here: <http://www.capetown.gov.za/LandUseAppeals>) with the City Manager, c/o the Blaauwberg District Manager, at the following email address: [\[appeals.blaauwberg@capetown.gov.za\]](mailto:appeals.blaauwberg@capetown.gov.za) within **21 days of the date of notification of the decision**. Failure to comply with the above requirements and provisions within section 108 of the MPBL will result in the appeal being ruled invalid.

Kindly note that the operation of the approval of this application is suspended [and may therefore not be acted on] until such time as the City gives notice that no appeal has been lodged and the decision is effective or the date that the appeal is decided by the appeal authority. If an appeal is lodged against a condition of approval the City may determine that the operation of the approval of the application is not suspended.

Yours faithfully

Elmarie
Marais

Digitally signed
by Elmarie Marais
Date:
2019.01.06
07:52:35 +02'00'

for **DIRECTOR : DEVELOPMENT MANAGEMENT**

Notes and extracts from sections of the City of Cape Town Municipal Planning By-Law, 2015

55 Confirmation of subdivision

- (1) Within a period of five years after the effective date of decision, the applicant must, in respect of the approved general plan or diagram –
 - (a) meet all of the requirements in section 54(1); and
 - (b) obtain the registration of transfer in terms of the Deeds Registries Act of at least one land unit.

54 Transfer of land unit arising out of approved subdivision

- (1) No person may obtain transfer of a land unit arising out of an approved subdivision or the relevant phase unless –
 - (a) the Surveyor-General has granted the approval contemplated in section 53;
 - (b) the engineering services required by the conditions of approval contemplated in section 52(4) and any other applicable legislation in respect of the area or the relevant phase on the approved general plan or diagram have been completely installed;
 - (c) all other conditions of subdivision or the conditions relating to the relevant phase on the approved general plan or diagram and all conditions precedent to the transfer of the land unit have been met; and
 - (d) where an owners' association is required,
 - (i) the City has certified the constitution of the association (as contemplated in section 62(2));
 - (ii) the association has been or will be established upon transfer of the first land unit (as contemplated in section 61(5)); and
 - (iii) all land designated in terms of the conditions of approval to be transferred to the owners' association including private roads and private open space, arising from the subdivision or relevant phase have been, or together with the transfer of the first land unit, will be transferred to the association, without compensation.

38 General lapsing provision

- (1) Unless otherwise specified in this By-Law, an approval granted or deemed to have been granted in terms of this By-Law to use or develop land lapses five years after the effective date of decision –
 - (a) where the land is not used in accordance with the approval; or
 - (b) where an improvement of land is required in order to use the land in accordance with the approval, lawful commencement of construction has not occurred.

105 Effective date of decision

- (2) The effective date of a decision in terms of this By-Law is –
 - (a) the date that the City gives notice that no appeal has been timeously lodged and that the decision is accordingly effective; or
 - (b) subject to subsection (3), if an appeal is timeously lodged, the date that the appeal is decided by the appeal authority.
- (3) If an appeal is lodged only against a condition imposed in terms of section 100, the City may determine that the operation of the approval of the application is not suspended

Method and date of notification

The date of notification is determined as follows:

if the notification is provided –

- (a) orally, it is the date of oral communication;
- (b) by hand, it is the date of delivery or collection;
- (c) by registered post, it is regarded as the fourth day after the date stamped upon the receipt for registration issued by the post office which accepted the notice; or
- (d) by email or fax, it is the date that the email or fax is sent,

- (4) Reckoning of number of days. – When any particular number of days is prescribed for the doing of any act, or for any other purpose, the same shall be reckoned exclusive of the first and inclusive of the last day, unless the last day happens to fall on a Sunday or on any public holiday, in which case the time shall be reckoned exclusive of the first day and exclusive also of every such Sunday or public holiday.

As an example, if the date of notification is 1 October, then the first day of calculation of the 21 day appeal period will be 2 October and the 21st day would be 22 October. If 22 October is either a Sunday or a public holiday, then the closing date will be the next following day that is not either a Sunday or a public holiday.

ANNEXURE A

In this annexure:

"City" means the City of Cape Town

"The owner" means the registered owner of the property

"The property" means **Erf 00027241, Milnerton**

"Bylaw" and "Development Management Scheme" has the meaning assigned thereto by the City of Cape Town Municipal Planning Bylaw, 2015 (as amended)

"Item" refers to the relevant section in the Development Management Scheme

"Dir: DM" means Director: Development Management or his/her delegatee.

CASE ID: 70617201

1. APPLICATION GRANTED IN TERMS OF SECTION 98 (b) OF THE BY-LAW

- 1.1. Subdivision into two portions, in accordance with drawing attached as Annexure B dated October 2020.

2. CONDITIONS OF APPROVAL IMPOSED IN TERMS OF SECTION 100 OF THE BY-LAW

DEVELOPMENT MANAGEMENT

- 2.1. The subdivision shall be generally in accordance with the endorsed plan attached as annexure B, August 2022.

ROADS AND INFRASTRUCTURE MANAGEMENT

- 2.2. In terms of Section 8.1 of the Development Charges (DC) Policy for Engineering Services for the City of Cape Town (Approved Policy C19/05/20 - June 2020) development charges apply to this application; The amount payable for the proposed land use right, in accordance with the attached DC calculation, is R 52 537.50. Note: The amount due will be escalated annually on 1 July with the Construction Price Adjustment Formula (CPAF) using the industry indices of StatsSA;
- 2.3. DC's will be payable within 30 days of the approval of this application or prior section 137 clearance;
- 2.4. That the developer be responsible for the reinstatement of all damaged municipal infrastructure after completion of the construction work to full municipal standards;
- 2.5. That the stormwater run-off from the individual portions shall be piped to the adjoining road, and not across the newly created portions;
- 2.6. That any services servitude required shall be registered by the owner/developer.

TIA

- 2.7. All access & parking requirements must be to the satisfaction of the department, prior to building plan approval.

WATER AND SANITATION

- 2.8. As per the bylaw of The City of Cape Town, all subdivided erven are to have separate water and sewer connections.
- 2.9. Detailed Civil Engineering services plans to be submitted to the Department of Water & Sanitation, indicating the new proposed water and sewer connections, prior to building plan approval.
- 2.10. All services to comply with the "Minimum Standards of Civil Engineering Services in Townships (as amended) document".
- 2.11. All new service connections to be constructed and inspected by Council, on completion, a certificate of completion to be issued by the Consulting Engineer, before section 137 for transfer will be approved.
- 2.12. Before commencement of construction, all way leave applications should be in place and approved.

Note: All internal services are private and will not be taken over by The City of Cape Town.

ENVIRONMENTAL AND HERITAGE MANAGEMENT BRANCH

- 2.13. Heritage Western Cape (HWC) must be informed of the proposed work prior to building plan approval. Proof must be provided prior to building plan approval that HWC has been informed of the proposed work. Please find herewith the contact details of the archaeologist at HWC, Ms Stephanie Barnardt: Email stephanie.barnardt@westerncape.gov.za.
- 2.14. The owner of Erf 27241, Milnerton shall Search and Rescue at his/her cost the critically endangered Cape Flats Dune Strandveld located on Erf 27241 for relocation to an appropriate receptor site prior to the Section 137 transfer of the first erf. The Search and Rescue must be done in accordance with a Method Statement (MS) that shall be submitted to the Head: Environmental & Heritage Management (Northern) for approval prior to the commencement of the search and rescue works.

GIS

- 2.15. The following street addresses below must be used for the subdivision:
 - Portion 1: No. 29A Albus Drive, Sunset Beach
 - Portion 2: No. 29 Albus Drive, Sunset Beach
- 2.16. Signed and approved SG diagram of the subdivision to be sent to GIS(PVCCadastral.Queries@capetown.gov.za) forthwith, in order to update the cadaster.

ENERGY AND CLIMATE CHANGE DIRECTORATE

- 2.17. Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.
- 2.18. A separate service connection cable, rated to supply the authorised capacity of the erf, must be installed to the point of supply on the boundary of each erf of the subdivision. The cable shall be routed clear of all other private property, typically within the public road reserve.
- 2.19. In accordance with policy and tariffs approved by Council, a shared-network charge and a connection fee to provide a separate connection to the property boundary, as published in the standard tariffs, shall be paid before clearance of the subdivision will be granted.

- 2.20. The individual connections to each erf of the subdivision will be provided by the Directorate on formal application by the relevant property owner.
- 2.21. Metering requirements must be resolved in consultation with the Electricity Generation and Distribution Department, prior to commencing construction.
- 2.22. Electrical infrastructure may exist on the property or in its vicinity. A wayleave shall be obtained from the Electricity Generation and Distribution Department before any excavation work may commence. In this regard, please contact the Drawing and Record Centre Office North: Daniel.DeVilliers@capetown.gov.za
- 2.23. The property owner is required to include in the development measures to improve energy efficiency to reduce the consumption of electricity.
- 2.24. Owners will have to conform to any conservation and/or rationing programme or scheme introduced, adopted or implemented by sphere of government or relevant regulating body by reducing their electricity consumption as required in terms of such programme or scheme.
- 2.25. Installations with a new or upgraded authorised capacity of more than 55 kVA will have to meet certain energy efficiency requirements.

General (for noting):

The following requirements shall be noted and complied with:

- The conditions attached to this approval do not exempt the owner from compliance with any other laws or requirements.
- The requirements of City Solid Waste Management (Annexure C)
- The DC sheet should be noted (Annexure D)

ANNEXURE D

City Of Cape Town Development Charges Calculator

Version 3.11

June 2022



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

Erf Number * 27241
Suburb * Sunset Beach
Developer/Owner * ZNG Khella
Erf Size (ha) * 895 m2
Date (YYYY/MM/DD) * November 16, 2022
Current Financial Year 2022/2023
Application Reference Case Nr. 70617201

Code	Land Use	Unit	Development Parameters	
			Existing Right	Total New Right
RESIDENTIAL				
A1	Single Residential > 1000m² Erf	Dwelling unit		
A2	Single Residential > 650m² Erf	Dwelling unit	1	
A3	Single Residential > 350m² Erf	Dwelling unit		2
A4	Single Residential < 350m² Erf	Dwelling unit		
A5	State Funded Housing	Dwelling unit		
A6	GAP/Affordable Housing	Dwelling unit		
A7	Group Housing >650m² Erf	Dwelling unit		
A8	Group Housing >200m² Erf	Dwelling unit		
A9	Group Housing <200m² Erf	Dwelling unit		
A10	Flat >100m² Unit	Dwelling unit		
A11	Flat <100m² Unit	Dwelling unit		
A12	Second/ Additional Dwelling/Granny Flat	Dwelling unit		
A13	Rural / Undetermined / Agricultural	Dwelling unit		
A14	Rural Intensification / Agri-subdivisions	Dwelling unit		
ACCOMMODATION ESTABLISHMENTS				
B1	Hotel	Rooms m² GLA		
B2	Accommodation Establishments	Rooms m² GLA		
BUSINESS				
C1	General Business	m² GLA		
C2	Office	m² GLA		
C3	Retail/Shop	m² GLA		
INDUSTRIAL				
D1	Warehouse	m² GLA		
D2	Industrial	m² GLA		
INSTITUTIONAL/ COMMUNITY				
E1	Early Childhood Development Centres / Home Child Care	Learner m² GLA		
E2	Universities / Schools	Learner m² GLA		
E3	Care / Accommodation (Hospitals, Clinics, Old age home)	Bed m² GLA		
E4	Office/ Consulting rooms (welfare offices, clinics, hospitals & env. facilities)	m² GLA		
E5	Meeting Places (places of assembly, place of worship)	m² GLA		
E6	Open Spaces / Public Open Spaces	m²		
Land uses not reflected on the calculator		Actual Demand	Click yellow button to enter demand	

Is the development located within Public Transport (PT2) zone?

Please select

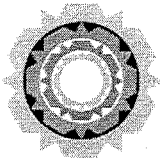
Calculation of bulk engineering services component of Development Charge									
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total			
Roads	trips/day	3.4000	R 7 822.05	R 26 594.98	R 3 989.25	R 30 584.23			
Transport	pers.trips/peak period	0.9700	R 1 108.00	R 1 074.76	R 161.21	R 1 235.98			
Stormwater	ha*C	0.0209	R 218 706.75	R 4 581.03	R 687.15	R 5 268.19			
Sewerage	kl/day	0.4000	R 22 236.74	R 8 894.70	R 1 334.20	R 10 228.90			
Water	kl/day	0.5000	R 2 727.67	R 1 363.83	R 204.57	R 1 568.41			
Solid Waste	kg/day	5.7700	R 550.34	R 3 175.47	R 476.32	R 3 651.79			
Total bulk engineering services component of Development Charge payable				R 45 684.78	R 6 852.72	R 52 537.50			

City of Cape Town		Developer/Owner	
Calculated :		Received :	
Signature :		Signature:	
Date :	Digitally signed by Yusuf Salie Date: 2022.11.17 10:07:32 +02'00'	Date:	

NOTE : THIS CALCULATION IS BASED ON THE DEVELOPMENT INFORMATION PROVIDED AND UNIT COSTS APPLICABLE FOR THE FINANCIAL YEAR IN WHICH THE DEVELOPMENT APPLICATION IS MADE. UNIT COSTS ARE ESCALATED ANNUALLY ON 1 JULY WITH THE CPAF AND THE ACTUAL AMOUNT DUE WILL BE BASED ON THE UNIT COST APPLICABLE ON THE DATE PAYMENT BECOMES DUE.

Notes:

ANNEXURE C



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

**WASTE SERVICES: COLLECTIONS DEPARTMENT:
RESEARCH AND DEVELOPMENT**

Gévarnia Petersen
Senior Clerk

T: +27 21 400 5239
E: SWMLUM@capetown.gov.za

Application Number/Case Number: 70617201
Reference Number:

Date: 21 OCTOBER 2022
Subject: **PLANNING AND BUILDING DEVELOPMENT MANAGEMENT**
Attention: **BARDIEN SHANAAZ**

Application for SUBDIVISION for ERF 27241, MILNERTON is supported by the Director: WASTE SERVICES (DWS) Subject Following Conditions Listed Below:

Please ensure that refuse bins are placed outside on the scheduled day of refuse removal to the nearest access Road for a Kerbside (Sidewalk) Refuse Removal Service.

Please Refer to Paragraph (1) listed below referring to Subdivision to enable refuse removal services.

- 1) Should the owner/s make alterations or additions to the Residential Property or Subdivide the Property into 2 or more portions for Residential Purposes and require Additional Refuse Containers / Bins, the owner/s must liaise with the Corporate Call Centre for WASTE SERVICES Enquiries on 086 010 3089 to make the necessary arrangements. The owner/tenants are required to Place the Refuse bin/s on their nearest access Road – the Kerbside (Sidewalk) of a Public Street on the Scheduled Day of Refuse Collection.

SUBDIVISION CONDITION COMPLIANCE ITO SECTION 137:

Solid Waste Conditions must be clearly stated with the Attached "Annexure A" forms to avoid delays with the clearances given by WASTE SERVICES.

Yours Faithfully,

Gévarnia Petersen:
For: The Director: WASTE SERVICES

ANNEXURE B

Erf 33851
Public Open Space

PTN 1
440m²

PTN 2
455m²

Erf 27242

ALBUS DRIVE
Erf 27241
895m²

PLEASE NOTE :
SIZES INDICATED ARE
APPROXIMATE AND ARE
SUBJECT TO FINAL SURVEY

EXTENT :
PTN 1 = 440m²
PTN 2 = 455m²
ABCDE = 895m²

PTN 1 : CDEFGH

DE : 31,310M
EF : 8,890M
FG : 5,350M
GH : 35,000M
HC : 7,470M
CD : 5,600M

PTN 2 : ABHG

AB : 35,000M
BH : 13,000M
HG : 35,000M
GA : 13,000M

Current Zoning :
Single Residential SR1



TOWN & REGIONAL PLANNERS
65 Bloom Street, Townsend Estate Goodwood
CET: 082 904 3384
Email: tnmplanners@gmail.com

PROJECT TITLE:

PROPOSED SUBDIVISION PLAN

DRAWING TITLE:


Erf 27241
29 Albus Drive
Sunset Beach
Miltoner

CLIENT:

Rosa Parks (Pty) Ltd.



DATE : Aug 2022
SCALE : 1:50 (A3)
DRAWN : AH
DRAWING NUMBER REF :
SUD001/27241/01



CITY OF CAPE TOWN
URBAN DEVELOPMENT
STADVAARSTAD

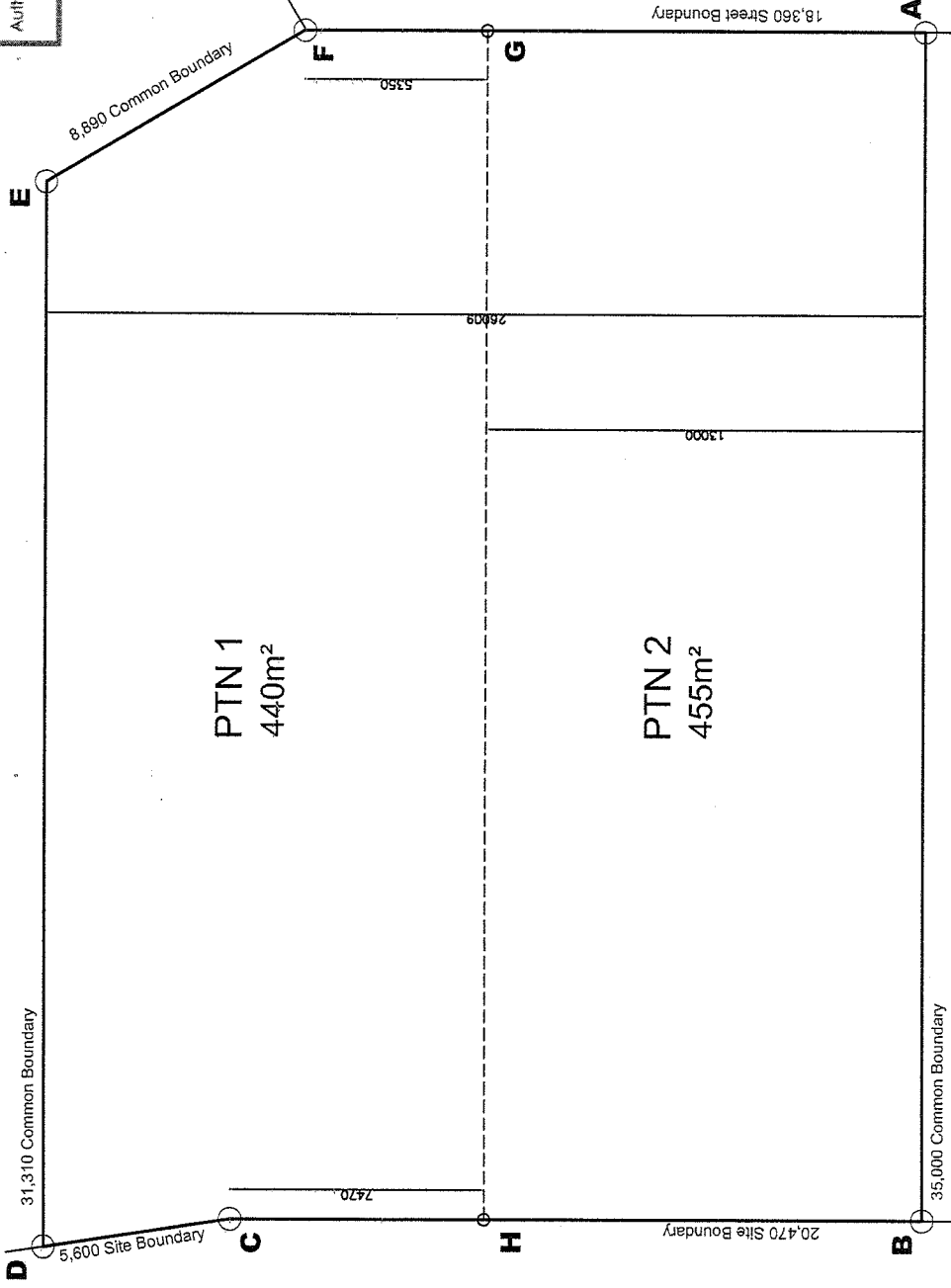
Case ID: 70617201

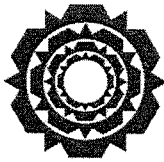
This SUBDIVISION plan has been APPROVED in terms of section 98 of the City of Cape Town Municipal Planning By-Law, 2015 subject to the conditions as per decision letter dated: 6.01.2023

Acting DM
Elmari Marais

Digitally signed by
Elmari Marais
Date: 2023.01.06
08:01:44 +02'00'

Authorised Official:
Marais





CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

AODENDAALI
PROFESSIONAL OFFICER

T: 021 444 0561
E: ANDRI.ODENDAAL@CAPETOWN.GOV.ZA
Case ID: 70617201

BLUM017

6 JANUARY 2023

DIMITRI CRISTALLIDES

Email: dimitri@iafrica.com

Dear Sir / Madam

APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 42(d) OF THE CAPE TOWN MUNICIPAL PLANNING BY-LAW: ERF 27241, MILNERTON, 29 ALBUS DRIVE, SUNSET BEACH

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Yours faithfully

Elmarie Marais
Digitally signed
 by Elmarie Marais
 Date: 2023.01.06
 09:20:39 +0200

for **DIRECTOR : DEVELOPMENT MANAGEMENT**

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- (c) by registered post, it is regarded as the fourth day after the date stamped upon the receipt for registration issued by the post office which accepted the notice; or
- (d) by email or fax, it is the date that the email or fax is sent,

- (4) Reckoning of number of days. – When any particular number of days is prescribed for the doing of any act, or for any other purpose, the same shall be reckoned exclusive of the first and inclusive of the last day, unless the last day happens to fall on a Sunday or on any public holiday, in which case the time shall be reckoned exclusive of the first day and exclusive also of every such Sunday or public holiday.

As an example, if the date of notification is 1 October, then the first day of calculation of the 21 day appeal period will be 2 October and the 21st day would be 22 October. If 22 October is either a Sunday or a public holiday, then the closing date will be the next following day that is not either a Sunday or a public holiday.

ANNEXURE A

In this annexure:

"City" means the City of Cape Town

"The owner" means the registered owner of the property

"The property" means **Erf 00027241, Milnerton**

"Bylaw" and "Development Management Scheme" has the meaning assigned thereto by the City of Cape Town Municipal Planning Bylaw, 2015 (as amended)

"Item" refers to the relevant section in the Development Management Scheme

"Dir: DM" means Director: Development Management or his/her delegatee.

CASE ID: 70617201

1. APPLICATION GRANTED IN TERMS OF SECTION 98 (b) OF THE BY-LAW

- 1.1. Subdivision into two portions, in accordance with drawing attached as Annexure B dated October 2020.

2. CONDITIONS OF APPROVAL IMPOSED IN TERMS OF SECTION 100 OF THE BY-LAW

DEVELOPMENT MANAGEMENT

- 2.1. The subdivision shall be generally in accordance with the endorsed plan attached as annexure B, August 2022.

ROADS AND INFRASTRUCTURE MANAGEMENT

- 2.2. In terms of Section 8.1 of the Development Charges (DC) Policy for Engineering Services for the City of Cape Town (Approved Policy C19/05/20 - June 2020) development charges apply to this application; The amount payable for the proposed land use right, in accordance with the attached DC calculation, is R 52 537.50. Note: The amount due will be escalated annually on 1 July with the Construction Price Adjustment Formula (CPAF) using the industry indices of StatsSA;
- 2.3. DC's will be payable within 30 days of the approval of this application or prior section 137 clearance;
- 2.4. That the developer be responsible for the reinstatement of all damaged municipal infrastructure after completion of the construction work to full municipal standards;
- 2.5. That the stormwater run-off from the individual portions shall be piped to the adjoining road, and not across the newly created portions;
- 2.6. That any services servitude required shall be registered by the owner/developer.

TIA

- 2.7. All access & parking requirements must be to the satisfaction of the department, prior to building plan approval.

WATER AND SANITATION

- 2.8. As per the bylaw of The City of Cape Town, all subdivided erven are to have separate water and sewer connections.
- 2.9. Detailed Civil Engineering services plans to be submitted to the Department of Water & Sanitation, indicating the new proposed water and sewer connections, prior to building plan approval.
- 2.10. All services to comply with the "Minimum Standards of Civil Engineering Services in Townships (as amended) document".
- 2.11. All new service connections to be constructed and inspected by Council, on completion, a certificate of completion to be issued by the Consulting Engineer, before section 137 for transfer will be approved.
- 2.12. Before commencement of construction, all way leave applications should be in place and approved.

Note: All internal services are private and will not be taken over by The City of Cape Town.

ENVIRONMENTAL AND HERITAGE MANAGEMENT BRANCH

- 2.13. Heritage Western Cape (HWC) must be informed of the proposed work prior to building plan approval. Proof must be provided prior to building plan approval that HWC has been informed of the proposed work. Please find herewith the contact details of the archaeologist at HWC, Ms Stephanie Barnardt: Email stephanie.barnardt@westerncape.gov.za.
- 2.14. The owner of Erf 27241, Milnerton shall Search and Rescue at his/her cost the critically endangered Cape Flats Dune Strandveld located on Erf 27241 for relocation to an appropriate receptor site prior to the Section 137 transfer of the first erf. The Search and Rescue must be done in accordance with a Method Statement (MS) that shall be submitted to the Head: Environmental & Heritage Management (Northern) for approval prior to the commencement of the search and rescue works.

GIS

- 2.15. The following street addresses below must be used for the subdivision:
 - Portion 1: No. 29A Albus Drive, Sunset Beach
 - Portion 2: No. 29 Albus Drive, Sunset Beach
- 2.16. Signed and approved SG diagram of the subdivision to be sent to GIS(PVCCadastral.Queries@capetown.gov.za) forthwith, in order to update the cadaster.

ENERGY AND CLIMATE CHANGE DIRECTORATE

- 2.17. Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.
- 2.18. A separate service connection cable, rated to supply the authorised capacity of the erf, must be installed to the point of supply on the boundary of each erf of the subdivision. The cable shall be routed clear of all other private property, typically within the public road reserve.
- 2.19. In accordance with policy and tariffs approved by Council, a shared-network charge and a connection fee to provide a separate connection to the property boundary, as published in the standard tariffs, shall be paid before clearance of the subdivision will be granted.

- 2.20. The individual connections to each erf of the subdivision will be provided by the Directorate on formal application by the relevant property owner.
- 2.21. Metering requirements must be resolved in consultation with the Electricity Generation and Distribution Department, prior to commencing construction.
- 2.22. Electrical infrastructure may exist on the property or in its vicinity. A wayleave shall be obtained from the Electricity Generation and Distribution Department before any excavation work may commence. In this regard, please contact the Drawing and Record Centre Office North: Daniel.DeVilliers@capetown.gov.za
- 2.23. The property owner is required to include in the development measures to improve energy efficiency to reduce the consumption of electricity.
- 2.24. Owners will have to conform to any conservation and/or rationing programme or scheme introduced, adopted or implemented by sphere of government or relevant regulating body by reducing their electricity consumption as required in terms of such programme or scheme.
- 2.25. Installations with a new or upgraded authorised capacity of more than 55 kVA will have to meet certain energy efficiency requirements.

General (for noting):

The following requirements shall be noted and complied with:

- The conditions attached to this approval do not exempt the owner from compliance with any other laws or requirements.
- The requirements of City Solid Waste Management (Annexure C)
- The DC sheet should be noted (Annexure D)