APPENDIX F:

PERMITS, LICENCES & SUPPORTING LETTERS

HERITAGE WESTERN CAPE:
CONSOLIDATED RECORD OF DECISION

BREEDE VALLEY MUNICIPALITY:
CONFIRMATION OF MUNICIPAL SERVICES
Cape Town, 27 March 2007

Mr. J. Kaplan
Agency for Cultural Resource Management
P. O. Box 159
Klebeek West, 7306

Dear Mr. Kaplan,

Re: PHASE 1 AIA – PROPOSED HOUSING DEVELOPMENT, Erf 3, ROBERTSON, BREED RIVER MAGISTERIAL DISTRICT

The Archaeology, Palaeontology and Meteorites (APM) Committee of the Western Cape Provincial Heritage Resources Authority, Heritage Western Cape (HWC), at a meeting held on 27 March 2007, discussed the Phase 1 Archaeological Impact Assessment of the proposed housing development, Erf 3, Robertson.

The following was noted:

i) A notification of Intent to Develop (NID) has been completed by Mr. Kaplan and submitted to HWC.

ii) One Early Stone Age (ESA), one possible core and several quartzite chunks were located on site. These have been graded as of low significance.

iii) There is a historic gunpowder house. This house dates back to 1911, but is located outside the boundaries of the property identified for the proposed development and will not be impacted upon.

From the APM Committee area of competency, the following decisions were made.

i) There were no objections to the development with regard to archaeological and palaeontological resources.

ii) In the event that human burials or archaeological resources are uncovered or exposed during earthworks or excavations, they must be reported immediately to the South African Heritage Resources Agency – for burials only (Attn: Mrs M. Leslie or Mrs C. Scherreymeyer 021 462 4502) and Heritage Western Cape (Attn: Ndokuyakhe Ndlouv 021 483 9685). An archaeologist will be required to remove the remains at the expense of the developer.

Yours faithfully

Ndokuyakhe Ndlouv
Senior Heritage Officer: Archaeologist

Figure F1: Heritage Western Cape APM comment.
Record of Decision

Heritage Western Cape hereby notifies:

Jonathan Kaplan, Riebeek West, 7306

Of its intention to grant a permit in terms of
Section 38 (1) of the National Heritage Resources Act (Act 25 of 1999)
And Regulation 3(3)(a) of PN 298 (29 August 2003)

For: Proposed Development

At: Erf 7562, 3 Portion Farm Robertson

Heritage Western Cape decided: It has no objection with the development

In the absence of hard evidence of any human remains discovered during construction, HWC must be informed.

The following conditions apply: None

NOTE:

- This decision is subject to a general appeal period of 14 working days and may be suspended should appeal against this decision be received by Heritage Western Cape within 14 working days from the date the record of decision is issued.
- No work is to commence before the 14 days appeal period has lapsed and a permit has been issued by Heritage Western Cape.
- The applicant is required to inform all interested and affected parties of this record of decision with in the 14 day appeal period.
- This decision does not obviate the applicant from obtaining local authority approval or any other approval for the proposed work.

Ronny Nyuka
For Accounting Officer, Heritage Resources Management Service
P.p. Heritage Western Cape

Erf 7562 (Portion of Erf 3) Robertson BAR E12/2/3/1–B1/11–0346/07 Appendix F: 3 / 13
8 February 2007

Boland ENVIRO
P O Box 250
Worcester
6946

Sir

CONFIRMATION OF ASSURANCE OF WATER RESOURCES – ERF 3 ROBERTSON

Your enquiry (BAR/3/ Robertson, of 06/02/2007) refers:

It is hereby confirmed that bulk water/raw water resources will be adequate for the proposed extension.

Please find hereby attached the report from CES Engineering Services, who did the Water Master plan for council.

Yours faithfully

[Signature]

[Name]

HEAD CIVIL ENGINEERING SERVICES

Figure F4: Breede River Winelands – Assurance of water resources.
23 November 2006

Nortje & De Villiers
Bergsiglaan 1
P.O. Box 2665
Paarl
7620

Attention: Mr. Francois Nortje

Dear Sir,

DEVELOPMENT OF ERF 3, ROBERTSON BULK WATER SERVICES

Your request regarding comments on the bulk water to the proposed development (Erf 3), refers.

This document should also be read in conjunction with the Robertson Water Master Plan (performed for the Breede River Winelands Municipality) dated January 2006.

A larger area, (Future area 37), which includes the lower lying area of the proposed development was conceptually taken into consideration for the recently completed master plan for the water network.

1. WATER DISTRIBUTION SYSTEM

1.1 Distribution zone

This development area should be accommodated in the existing Reservoir 2 zone as shown on Figure 1.

1.2 Water demand

The original water analysis for the master plan was performed with a total annual average daily demand (AADD) for development (lower lying area of the proposed development) of 62 kl/d.

For this re-analysis, the AADD and fire flows for the proposed development was calculated as follows:

- 136 Residential units @ 1.0 kl/d/unit = 136 kl/d
- Fire flow criteria (Low Risk) = 15 l/s @ 7 m

Figure F5: Breede River Winelands – CES Report
13 Present situation

Accommodation of the development in the present system will require upgrading of the existing system to comply with the pressure and fire flow criteria as set out in the master plan.

1.4 Implementation of the master plan

Network upgrade

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRRW 2.1</td>
<td>880 m x 200 mm Ø supply pipeline</td>
<td>R 529 280 *</td>
</tr>
<tr>
<td>BRRW 2.2</td>
<td>130 m x 110 mm Ø network link</td>
<td>R 66 080 *</td>
</tr>
<tr>
<td>Item 1</td>
<td>410 m x 160 mm Ø supply pipeline</td>
<td>R 209 440 *</td>
</tr>
<tr>
<td>Item 2**</td>
<td>New booster pump station</td>
<td>R 40 000 *</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>R 840 800 *</td>
</tr>
</tbody>
</table>

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2006 Rand Value. This is a rough estimate which does not include major unforeseen costs).

(** The developer of Erf 3 will be liable for the implementation of an internal booster pump station to supply the higher lying erven of the development)

Take note that the route of the proposed pipeline is schematically shown on Figure 1, but has to be finalized subsequent to a detail pipeline route investigation.

Distribution zones

The distribution zones must be rezoned according to the master plan to improve pressures in the zones and to ensure that the storage capacities in the upper zones are optimised for the future demands.

2. INCREMENTAL COSTS TO THE DEVELOPER

The incremental cost of the proposed development on the relevant master plan items were calculated as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost Calculation</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRRW2.1</td>
<td>6.3 l/s x 219 l/s x R 529 280</td>
<td>R 151 108</td>
</tr>
<tr>
<td>BRRW2.2</td>
<td>0%</td>
<td>R 0</td>
</tr>
<tr>
<td>Item 1</td>
<td>100%</td>
<td>R 209 440</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>R 360 548</td>
</tr>
</tbody>
</table>
3. CONCLUSION

The developer of Erf 3 will be liable for the larger amount of R 360 548 (excluding VAT) or the Bulk Services Levy (as calculated by the Breede River Wine lands Municipality) as a contribution towards water infrastructure.

Over and above this contribution, the developer will also be liable for the construction of the internal booster pump station as indicated on Figure 1.

We trust you find the above of value.

Yours sincerely

COMMUNITY ENGINEERING SERVICES
REG. NO: 96/13328/07

[Signature]

Per: JJ STREICHER

Copy to: The Manager : Civil Engineering Services
Breede River Wine lands Municipality
Private Bag X2
Ashton
6715

Attention: Mr Klaas Koelegaen

Erf 7562 (Portion of Erf 3) Robertson BAR E12/2/3/1–B1/11–0346/07 Appendix F: 7 / 13
Figure F6: Breede River Winelands – Confirmation of Services. Effluent & Water Services
Further to our letter of 20 July 2007, the comment from the other departments are hereby included.

A. Solid Waste

- Generated during the construction phase
  The Developer will be responsible for the removal and transport of all building/construction rubble. The official dumpsite is situated at Ashton, and the dumping fee for the current financial year (2007 – 2008) is R15/m³.

- Domestic Solid Waste
  The Municipality has sufficient capacity at the approved dumping site near Ashton. Domestic solid waste is removed by the Municipality at a fixed tariff of R54/month for the current financial year (2007 – 2008)

B. Power Supply

This erf cannot be provided with electricity before the upgrading of the Muiskaatskop 66000 / 11000 Volt substation has not been completed.

Furthermore a new 11 000 Volt supply had to be installed to erf 3, as well as a 11 000/420 Volt substation on the premises itself.

Cost will be divided pro-rata between the Municipality and the Developer. The developer will be fully responsible for the bulk service contribution as well as the cost of the network.

2/....
Please contact the following persons if there may be any further enquiries or indistinctness concerning the above:

Electricity: Mr. J Rossouw  
Civil Services: Mr. NJ Koegelenberg  
Solid Waste: Mr. D Steyn

Yours faithfully

[Signature]

NJ KOEGELBENBERG
HEAD CIVIL ENGINEERING SERVICES

aa: MunAdmin
INTERNE MEMORANDUM
ELEKTRIESE INGENIEURSDIENSTE
Robertson Kantoor

DATUM: 13 DESEMBER 2006
VERW: 15/4/9/7
AAN: J LE R VAN ZYL
HOOF STADS EN STREEKBEPLANNER
MONTAGU

Meneer

VOORSTELDE HERSONGERING EN ONDERVERDELING VAN ERF 3, ROBERTSON


Hierdie erf sal nie van elektriese voorsiening kan word voordat die Muiskraalkop 66 000 / 11 000 volt substasie opgegrawe is, daar in niewe 11 000 volt toevoer na die personeel geinstalleer word en 'n 11 000 / 420 volt substasie op die personeel opgerig word nie.

Die koste sal pro-rata vir die eienaars se rekening bereken word en die volle Grootmaat Dienste Heffing sal vir die eienaars se rekening wees teen die tafel soos op daardie stadium van toepassing. Die interne elektriese verspreidings netwerk sal die eienaars se verantwoordelikheid wees om te ontwikkel.

Die uwe

HC DE WET
ASSISTENT HOOF ELEKTRIESE INGENIEURSDIENSTE
HCDW/en
Breërivier Wynland Munisipaliteit

Intern Memo – Siviele Ingenieurs
Robertson Kantoor

AAN: MNR. J. LE R. VAN ZYL
HOOF: STADS- EN STREEKBEPLANNER

Verw 15/11/92
Navrae N.J. Koegelenberg
Datum 04 December 2006

Meneer

VOORGESTEMDE HERSONERING EN ONDERVERDELING VAN ERF 3,
ROBERTSON

Water: Opgraderingswerk aan bestaande bevoorraad moet gedaan word ter een 'n beraande toelaat van ± R550 000-00. ‘n Bydrae sal moet gemaak word in ‘n nieuwe SMF reservoir soos aanbeveel in die Meesterbeplanning van Robertson.

Koop: Weens die ligging van die grond, kan die riolering nie op grafietasie by die bestaande netwerke aansluit nie, en sal daar van ‘n pomptesel gebruik gemaak moet word. Nadat finale vloeitafings ontwerp is kan koste bepaal word van opgraderings in terme van Meesterbeplanning.

Straat: Die enigste toegang is tans met Whitstraat bery die begraafplaas. Enige addisionele toegang word vir die rivier sal in die rekening van die ontwikkelaar wees. Enige moontlike toekomsstige aansluitings uit die hoofpad sal moet uitgekeur word door die ontwikkelaar met die Provinsiale Padingeneur.

Stroomwater: Kan direk in die rivier gestort word.

Algemeen: Volledige uitgeplante en aanvraag van dienste (water en riool) moet aan hierdie departement voorsien word in uitklaring alvorens daar begin mag word met konstruktiewerk.

Die awe,

N. J. KOEGELENBERG
HOOF SIVIELE INGENIEURSDIENSTE
rijk/w

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