

# HESSEQUA

Munisipaliteit / Municipality / U Masipala



Rig alle korrespondensie aan die Munisipale Bestuurder  
Address all correspondence to the Municipal Manager

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[www.hessequa.gov.za](http://www.hessequa.gov.za)

Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref:

Navrae/Enquiries:

SBW657

H S Visser/lc

2 April 2020

**Attention: Mr. Devilliers Neethling**

ELLENSRUST PTY (LTD)

STILBAAI

6674

Dear Sir

## **CONFIRMATION OF BULK SERVICE AVAILABILITY FOR THE DEVELOPMENT OF THE PROPOSED RETIREMENT VILLAGE ON A PORTION OF ERF 657, STILBAAI WEST**

1. The letter from the Department of Environmental Affairs and Development Planning dated 10 March 2020 refers.
2. Below our comments as per their request regarding the services for the retirement resort development in Stilbaai. This serves as additional comments to our letter from the 24<sup>th</sup> of February 2020.
3. Herewith a broad overview of the civil services that will have a direct impact on the development:

### **3.1 WATER:**

There is an existing 150mm asbestos water line adjacent to the erf whereby the proposed development can connect to.

#### **a) Potable water supply**

According to the updated sewer and water masterplans of 2019 the current annual average water demand in Stilbaai is 2171 kl/day and the current water allocation is 3923 kl/day.

---

### **STREEKKANTORE / REGIONAL OFFICES**

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**STILBAAI**

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The total existing capacity of the municipal potable water supply is almost double the amount required. The exact sustainable yield of the fountains, springs and boreholes need to be determined and thus an overall water supply allocation could only be supplied. Below is a short summary of the capacity of the existing sources:

Stilbaai is supplied with raw water from 2 boreholes (Platbos and Attie Nel boreholes), 4 fountains (Olienhoutfontein, Grootsandfontein, Palinggat and Hawefontein) and the Olive Grove dam. Water quality from the Palinggat spring and the Platbos borehole sources is poor and the Platbos borehole is currently not in use. Raw water from the Olive Grove dam, which is filled with water from the Melkhoutfontein, is purified at the Olive Grove WTP next to the dam. The WTP has a capacity of 5 270 kℓ/d. Purified water from the WTP is then pumped to the Stilbaai East and Dunes reservoirs in Stilbaai East and the Olienhoutfontein pump station (PS) in Stilbaai West. From the Olienhoutfontein pump station water from the Olienhoutfontein (situated next to the pump station) and the Olive Grove WTP is pumped to the Platbos reservoirs. Water extracted from the Grootsandfontein fountain is pumped to the Toerelle and Platbos reservoirs. The Platbos reservoirs are also supplied with water from the Platbos borehole, situated close to the reservoirs. Bulk water from the Attie Nel borehole and the Harbour fountain is pumped directly into the Stilbaai reticulation system. The current water allocation for Stilbaai from all sources is 1 412 Mℓ per year.

The existing capacity of the reservoirs in Stilbaai

Still bay East Dam – 0.6 ML  
Duine Dam – 1.2 ML  
Preekstoel – 0.6 ML  
Toerelle – 0.5 ML  
Platbos – 6.8 ML  
Stilbay West res – 0.6ML

No additional expansion has been approved or budgeted for in the next financial year as the capacity is currently sufficient to supply the area as well as the proposed development.

Seven additional boreholes with a sustainable yield of 2507 m<sup>3</sup>/d has been drilled and to be connected to the water reticulation system in the 2020/21 financial year that will increase the water allocation to the Stilbaai west area.

Borehole number	Sustainable Yield (l/s @ 24hr)	Volume abstraction (m <sup>3</sup> /d)	Critical water level (mbgl)	Static water level (mbgl)	Pump depth (mbgl)	Borehole depth (mbgl)	Elevation (mamsl)
<b>STILBAAI</b>							
Deep borehole	6	518.4	115	13.85	130	175	85
BH39	3	259	11	3.25	12	13	25
BH46B	1.55	134	11	3.32	12	16	25
BH46C	1	86	11.55	3.85	12	16	25
<b>TOTAL</b>		<b>998</b>					
<b>MELKHOUTFONTEIN</b>							
BH4	7	605	15	2.58	18	40	37
BH36	7	605	15	3.85	18	43	37
BH01B	3.47	300	21	11.85	22	24	49
<b>TOTAL</b>		<b>1509</b>					

### 3.2 SEWERAGE:

The present AADD for the existing erven in the Stilbaai system that contributes to the domestic sewer flow is 2978 kl/d which includes unaccounted -for -water(UAW). The PDDWF for the Stilbaai system is estimated at 2074 kl/d or roughly 70% of the AADD. Approximately 73% of this is a direct contribution from connections to the sewerage system and the 27% is contributed by groundwater infiltration.

After the currently upgrade, the facility will be able to cater for ± 3.8M//d which is deemed roughly equal to the 2018/2019 seasonal peak contributing population of up to 17,250 people (completed by end of June 2020).

No additional expansion of the sewer or WWTW capacity has already been approved however the municipality is in the process to upgrade the existing sewer network. The municipality is in the process to appoint a consultant engineer to upgrade the WWTW to be able to cater for 12 ML/d.

### **3.3 ELECTRICITY:**

A new electrical substation (SS3) has been constructed within 200m from the development site and will serve as the main power source to the development. There is a 120mm<sup>2</sup> x 3 vein cable on the western boundary of the site whereby the proposed development can connect to. The capital contribution for the development's electricity needs will be used to make the connection between the new SS3 Substation and the overhead line in Oester Avenue to ensure that the proposed development is connected to a circular feeder. The municipality will make this connection between the substation and the overhead line. The developer will be responsible for the connection to the site. The Current Distribution Capacity is 9MVA.

### **3.4 SOLID WASTE:**

Two sites will handle the waste generated in Stilbaai, namely Melhoutfontein (49475 m<sup>2</sup>) and Steynkloof (55990m<sup>2</sup>) which is situated in Riversdale. All the sites under consideration are classified G:C: B- where the "G" classification refers to the type of waste that may be received at the site, which in this case is "general waste". General waste is the description given to all domestic waste and all wastes generated from commercial, business and industrial activities that are not hazardous or toxic. Pharmaceutical and medical wastes are also not part of general waste. The "C" classification refers to a volume of waste disposed of less than 25 tonnes per day and the "B-" indicates that the site should not generate significant leachate because of the climate. This climatic water balance is calculated in accordance to the Minimum Requirements (2nd Edition, 1998) Clause 3.4.2. No leachate management systems are required for B- sites per Minimum Requirements. The expected airspace for both sites is between 10 and 15 years. The consultants are currently in the process to determine the airspace at each site.

No additional applications were submitted for expansions as the regional waste site will be used once the airspace limit has been reached.

We trust that this information will be sufficient to make an informed decision regarding the proposed development.

Yours faithfully



**HS VISSER Pr. Plan  
DIRECTOR DEVELOPMENT PLANNING**

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Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref: SBW657

Navrae/Enquiries:  
H.S. Visser/lc

17 June 2020

**Attention: Mr. Devilliers Neethling**

ELLENSRUST PTY (LTD)

STILBAAI

6674

Dear Sir

**MUNICIPAL COMMENTS ON THE QUERIES RAISED BY THE ROAD NETWORK MANAGEMENT, DEPARTMENT OF TRANSPORT AND PUBLIC WORKS, WESTERN CAPE GOVERNMENT FOR THE DEVELOPMENT FOR THE PROPOSED RETIREMENT VILLAGE ON A PORTION OF ERF 657, STILBAAI WEST**

1. The email from the Department: Transport and Public Works, Road Network Management Planning dated 26 May 2020 refers.
2. As mentioned in our letter dated 7 May 2020 the Municipality acknowledge and support the proposed recommendations as set out on page 26 of the Traffic Impact Assessment report as compiled by Urban Engineering. However, if the Department recommends a traffic circle at the MR331/MR332 intersection instead of a 4-way stop we have made provision for that for an amount of R 1000 000 on the 2020/21 budget.
3. There is no proclaimed road reserve that runs from the MR331/MR332 intersection, over erf 657, towards the school site, erf 692. The reserve was closed years ago after the development of the adjacent retirement village, Palinggat, and the resulting complaints from residents of the through route. The new site for the proposed retirement village was also sold per tender without any condition of a compulsory through route to the school site. Erf 692 is surrounded on two sides by access routes to the site, namely Sterretjie and Bosbok Avenues and should be sufficient for access to and from the site.

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4. The Municipality has been in consultation with the primary school, Bertie Barnard, for the possible relocation of the school site, erf 692, to a site adjacent to the current municipal sports grounds in Stilbaai. The primary school is currently renting the sports fields from the municipality and if a new school is to be developed in the future it would make sense from a town planning perspective to develop the school on the site where the sports facilities already exist rather than to duplicate it. The Municipality has identified this as a possible swop transaction with the Department of Public Works, namely, to swop erf 692 with a site next to the sports grounds and then utilise erf 692 for future residential development. This proposal has also been identified within the Local Spatial Development Framework Plan for Stilbaai.

We trust that this information will be sufficient to make an informed decision regarding the proposed development.

Yours faithfully



**HS VISSER Pr. Plan  
DIRECTOR DEVELOPMENT PLANNING**

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Van den Bergstraat

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H S Visser/lc

7 May 2020

**Attention: Mr. Devilliers Neethling**

ELLENSRUST PTY (LTD)

STILBAAI

6674

Dear Sir

## **HESSEQUA MUNICIPALITY AS THE ROAD AUTHORITY'S RECOMMENDATION FOR THE DEVELOPMENT OF THE PROPOSED RETIREMENT VILLAGE ON ERVEN 4784 AND 4785, STILBAAI WEST**

1. The letter from the Road Network Management Division dated 26 March 2020 refers.
2. Regarding the Traffic Impact Assessment as compiled by Urban Engineering dated November 2029 we hereby acknowledge and support the proposed recommendations as set out on page 26 of the report.
3. The Executive Mayoral Committee has resolved at its meeting of 21 October 2019, Item 7.3.1, to reconsider the proposed implementation of the western bypass arterial road and to look at alternatives with regards to the classification and implementation of the bypass road. It is the intention of the municipality to use part of the implementation funds of the bypass road to upgrade the MR331/MR332 intersection. The Municipality appointed Neil Lyner and Associates to conduct an Access Management Plan for Stilbaai and an amount of R 1000 000 has been allocated on the 2020/21 budget for the upgrading of the roads in Stilbaai.

We trust that this information will be sufficient to make an informed decision regarding the proposed development.

Yours faithfully

**HS VISSER Pr. Plan  
DIRECTOR DEVELOPMENT PLANNING**

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Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref: SBW657

H S Visser/lc  
Navrae/Enquiries:

24 February 2020

**Attention: Mr. Devilliers Neethling**

ELLENSRUST PTY (LTD)

STILBAAI

6674

Dear Sir

**CONFIRMATION OF BULK SERVICE AVAILABILITY FOR THE DEVELOPMENT OF THE PROPOSED RETIREMENT VILLAGE ON A PORTION OF ERF 657, STILBAAI WEST**

1. Our letters dated 7 May 2019 and 4 December 2019 refer.
2. The Hessequa Municipality hereby confirms the availability of bulk services for the abovementioned development as follows:

**2.1 WATER:**

There is an existing 150mm asbestos water line adjacent to the erf whereby the proposed development can connect to. The municipality has drilled four boreholes in Stilbaai to supplement our water supply. One of these boreholes provides a constant yield of 6L/s and will be incorporated within our existing Wesdam reservoir. This reservoir and the Platbos reservoir will provide the proposed development with water. There is however enough capacity to serve this development without the incorporation of the borehole.

**2.2 SEWERAGE:**

An upgrading project of the existing sewerage works in Stilbaai is currently underway and is expected to be completed in June 2020. This project entails the enlargement of the 2 megalitre clarifier to a 4 megalitre clarifier. This upgrading will create enough capacity to accommodate the proposed development. There is an existing 160mm asbestos sewerage line adjacent to the erf whereby the proposed development can connect to.

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### 2.3 ELECTRICITY:


A new electrical substation (SS3) has been constructed within 200m from the development site and will serve as the main power source to the development. There is a 120mm<sup>2</sup> x 3 vein cable on the western boundary of the site whereby the proposed development can connect to. The capital contribution for the development's electricity needs will be used to make the connection between the new SS3 Substation and the overhead line in Oester Avenue to ensure that the proposed development is connected to a circular feeder. The municipality will make this connection between the substation and the overhead line. The developer will be responsible for the connection to the site.

### 2.4 ROADS:

The Executive Mayoral Committee has resolved at its meeting of 21 October 2019, Item 7.3.1, to reconsider the proposed implementation of the western bypass arterial road and to look at alternatives with regards to the classification and implementation of the bypass road. It is the intention of the municipality to use part of the implementation funds of the bypass road to construct a traffic circle at the Jongensfontein intersection. This project is proposed to be finished by mid-2021 and engineers are already appointed to design the circle.

We trust that this information will be sufficient to make an informed decision regarding the proposed development.

Yours faithfully



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2 April 2020

**Attention: Mr. Devilliers Neethling**

ELLENSRUST PTY (LTD)

STILBAAI

6674

Dear Sir

## **CONFIRMATION OF BULK SERVICE AVAILABILITY FOR THE DEVELOPMENT OF THE PROPOSED RETIREMENT VILLAGE ON A PORTION OF ERF 657, STILBAAI WEST**

1. The letter from the Department of Environmental Affairs and Development Planning dated 10 March 2020 refers.
2. Below our comments as per their request regarding the services for the retirement resort development in Stilbaai. This serves as additional comments to our letter from the 24<sup>th</sup> of February 2020.
3. Herewith a broad overview of the civil services that will have a direct impact on the development:

### **3.1 WATER:**

There is an existing 150mm asbestos water line adjacent to the erf whereby the proposed development can connect to.

#### **a) Potable water supply**

According to the updated sewer and water masterplans of 2019 the current annual average water demand in Stilbaai is 2171 kl/day and the current water allocation is 3923 kl/day.

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The total existing capacity of the municipal potable water supply is almost double the amount required. The exact sustainable yield of the fountains, springs and boreholes need to be determined and thus an overall water supply allocation could only be supplied. Below is a short summary of the capacity of the existing sources:

Stilbaai is supplied with raw water from 2 boreholes (Platbos and Attie Nel boreholes), 4 fountains (Olienhoutfontein, Grootsandfontein, Palinggat and Hawefontein) and the Olive Grove dam. Water quality from the Palinggat spring and the Platbos borehole sources is poor and the Platbos borehole is currently not in use. Raw water from the Olive Grove dam, which is filled with water from the Melkhoutfontein, is purified at the Olive Grove WTP next to the dam. The WTP has a capacity of 5 270 kℓ/d. Purified water from the WTP is then pumped to the Stilbaai East and Dunes reservoirs in Stilbaai East and the Olienhoutfontein pump station (PS) in Stilbaai West. From the Olienhoutfontein pump station water from the Olienhoutfontein (situated next to the pump station) and the Olive Grove WTP is pumped to the Platbos reservoirs. Water extracted from the Grootsandfontein fountain is pumped to the Toerelle and Platbos reservoirs. The Platbos reservoirs are also supplied with water from the Platbos borehole, situated close to the reservoirs. Bulk water from the Attie Nel borehole and the Harbour fountain is pumped directly into the Stilbaai reticulation system. The current water allocation for Stilbaai from all sources is 1 412 Mℓ per year.

The existing capacity of the reservoirs in Stilbaai

Still bay East Dam – 0.6 ML  
Duine Dam – 1.2 ML  
Preekstoel – 0.6 ML  
Toerelle – 0.5 ML  
Platbos – 6.8 ML  
Stilbay West res – 0.6ML

No additional expansion has been approved or budgeted for in the next financial year as the capacity is currently sufficient to supply the area as well as the proposed development.

Seven additional boreholes with a sustainable yield of 2507 m<sup>3</sup>/d has been drilled and to be connected to the water reticulation system in the 2020/21 financial year that will increase the water allocation to the Stilbaai west area.

Borehole number	Sustainable Yield (l/s @ 24hr)	Volume abstraction (m <sup>3</sup> /d)	Critical water level (mbgl)	Static water level (mbgl)	Pump depth (mbgl)	Borehole depth (mbgl)	Elevation (mamsl)
<b>STILBAAI</b>							
Deep borehole	6	518.4	115	13.85	130	175	85
BH39	3	259	11	3.25	12	13	25
BH46B	1.55	134	11	3.32	12	16	25
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<b>TOTAL</b>		<b>998</b>					
<b>MELKHOUTFONTEIN</b>							
BH4	7	605	15	2.58	18	40	37
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BH01B	3.47	300	21	11.85	22	24	49
<b>TOTAL</b>		<b>1509</b>					

### 3.2 SEWERAGE:

The present AADD for the existing erven in the Stilbaai system that contributes to the domestic sewer flow is 2978 kl/d which includes unaccounted -for -water(UAW). The PDDWF for the Stilbaai system is estimated at 2074 kl/d or roughly 70% of the AADD. Approximately 73% of this is a direct contribution from connections to the sewerage system and the 27% is contributed by groundwater infiltration.

After the currently upgrade, the facility will be able to cater for ± 3.8M//d which is deemed roughly equal to the 2018/2019 seasonal peak contributing population of up to 17,250 people (completed by end of June 2020).

No additional expansion of the sewer or WWTW capacity has already been approved however the municipality is in the process to upgrade the existing sewer network. The municipality is in the process to appoint a consultant engineer to upgrade the WWTW to be able to cater for 12 ML/d.

### **3.3 ELECTRICITY:**

A new electrical substation (SS3) has been constructed within 200m from the development site and will serve as the main power source to the development. There is a 120mm<sup>2</sup> x 3 vein cable on the western boundary of the site whereby the proposed development can connect to. The capital contribution for the development's electricity needs will be used to make the connection between the new SS3 Substation and the overhead line in Oester Avenue to ensure that the proposed development is connected to a circular feeder. The municipality will make this connection between the substation and the overhead line. The developer will be responsible for the connection to the site. The Current Distribution Capacity is 9MVA.

### **3.4 SOLID WASTE:**

Two sites will handle the waste generated in Stilbaai, namely Melhoutfontein (49475 m<sup>2</sup>) and Steynkloof (55990m<sup>2</sup>) which is situated in Riversdale. All the sites under consideration are classified G:C: B- where the "G" classification refers to the type of waste that may be received at the site, which in this case is "general waste". General waste is the description given to all domestic waste and all wastes generated from commercial, business and industrial activities that are not hazardous or toxic. Pharmaceutical and medical wastes are also not part of general waste. The "C" classification refers to a volume of waste disposed of less than 25 tonnes per day and the "B-" indicates that the site should not generate significant leachate because of the climate. This climatic water balance is calculated in accordance to the Minimum Requirements (2nd Edition, 1998) Clause 3.4.2. No leachate management systems are required for B- sites per Minimum Requirements. The expected airspace for both sites is between 10 and 15 years. The consultants are currently in the process to determine the airspace at each site.

No additional applications were submitted for expansions as the regional waste site will be used once the airspace limit has been reached.

We trust that this information will be sufficient to make an informed decision regarding the proposed development.

Yours faithfully



**HS VISSER Pr. Plan  
DIRECTOR DEVELOPMENT PLANNING**

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Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref: 15/R

Navrae/Enquiries: Mr. R. Manho

5 October 2020

**Mr. De Villiers Neethling**

[Devilliers@dnpgroup.co.za](mailto:Devilliers@dnpgroup.co.za)

Dear Sir

## **CONFIRMATION OF BULK SERVICES FOR THE PROPOSED STILL BAY LIFESTYLE VILLAGE ON ERF 4784 (A PORTION OF ERF 657), STILL BAY**

Herewith final comments from the Hessequa Municipality with regards to the above-mentioned project.

- a) Potable water supply:
  - I. Still Bay is supplied with raw water from boreholes, fountains, springs and the Olive Grove dam. The annual average daily demand for Still Bay is 2135 kl/d and the total existing capacity of the municipal potable water supply is 3868 kl/d.
- b) Sewer network and waste water treatment:
  - I. The present average daily sewer flow for the existing erven in Still Bay that contributes to the domestic sewer flow is 1287 kl/d and the capacity of the waste water treatment plant is 4000kl/d.
  - II. The wastewater treatment plant was upgraded in the 2019/20 financial year from a total capacity of 2000kl/d to 4000kl/d.
- c) Solid Waste and disposal
  - I. All the domestic waste is transported from Still bay to the Steynskloof landfill site in Riversdale. The latter has more than 22 years landfill space and an indication that the waste generated from the proposed development will be easily accommodated.
  - II. The waste generated will be temporarily stored in operational waste containers or bins before transported to the landfill site.
- d) Electricity and electricity distribution:
  - I. The total existing electrical distribution capacity of the municipality in Still Bay is 9 MVA and the current demand is 6 MVA.

### **STREEKKANTORE / REGIONAL OFFICES**

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RIVERSDAL(E)

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- II. Bulk upgrades will be done in the 2020/21 financial from the main intake to substation 3 close to the development.

The municipality hereby confirm that all bulk infrastructure as indicated above is sufficient to accommodate the proposed development.

Yours faithfully



**Rhuschan Manho**

Director: Technical Services

Directorate: Technical Services

Hessequa Local Municipality

Van Den Berg Street, Riversdale, 6670

Office: +27 (0) 28 713 7964 | Cell: 0710058723 Fax: 086 401 5188

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**Copy: Mr. H. Visser**

**Collabref.: 1353503 (Correspondence)**

## STREEKANTORE / REGIONAL OFFICES

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# HESSEQUA

Munisipaliteit / Municipality / U Masipala



Rig alle korrespondensie aan die Munisipale Bestuurder  
Address all correspondence to the Municipal Manager

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Faks / Fax: 086 4015 118

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Van den Bergstraat

RIVERSDAL(E)

Navrae/Enquiries: L Steyn

Verw. / Ref: SBW 4784 (Ged. 657)

12 March 2020

## **ZONING CERTIFICATE: ERF 4784 STILBAAI WEST**

In terms of the Hessequa Zoning Scheme By-law, 2018, Erf 4784 Stilbaai West, is zoned as "**Undetermined Zone**".

This property may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme By-law a copy of which is available on request at the Hessequa Municipality.
- The extract information above primarily states land use rights as reflected in the relevant By-law and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme By-law.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Manager: Town Planning or other person exercising sub-delegated powers.

Yours truly

**PJ LOUW (Pr. Pln.)**  
**MANAGER: TOWN PLANNING**

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