



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12267

Our File Reference Number: Erf 579, Franschhoek

Your Reference Number: P3536/16(A6)PP

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR REZONING AND SUBDIVISION OF ERF 579, FRANSCHHOEK

1. The above application refers.
2. The Municipal Planning Tribunal on 16 July 2021 resolved as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Erf 579, Franschhoek, namely:
 - 2.1.1 The Rezoning from Community Zone to Subdivisional Area in terms of Section 15(2)(a) of the By-Law for the following:
 - (i) 7 Conventional Residential erven,
 - (ii) 1 Private Open Space and Private Road purposes
 - 2.2 The Subdivision in terms of Section 15(2)(d) of the By-Law, as noted on the Plan of Subdivision, Plan No 3REV 3, Dated May-Dec 2020, Drawn by David Hellig & Abrahamse Professional Land Surveyors, attached as **Annexure D**, to create the following erven:
 - (i) Portion 1-7 for Conventional Residential purposes, and
 - (ii) Portion 8 for Private Open Space and Private Road purposes

BE APPROVED in terms of Section 60 of the said Bylaw and **BE SUBJECT** to conditions in terms of Section 66 of the said Bylaw:

3. CONDITIONS OF APPROVAL:

- 3.1 The approval applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- 3.2 An electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG be submitted to the Directorate: Planning and Economic Development. The following information be indicated on the plan: Newly allocated Erf Numbers, Co-ordinates, Survey Dimensions, Street names (If approved by Council).
- 3.3 A Service agreement be signed with the Directorate: Infrastructure Service before any property is transferred or any construction takes place and that the agreement contains the relevant conditions of approval as imposed by the Directorate: Infrastructure Service in their Memo dated 16 February 2021, as attached as **Annexure F** and that the service agreement be complied with.
- 3.4 A detailed subdivision plan, clearly indicating the street names and street numbering be submitted for approval in terms of the Stellenbosch Municipal Planning Bylaw prior to the first property been transferred.
- 3.5 A Home Owners Association be established in terms of section 29 of the said bylaw and that all properties form part of the home owner association.
- 3.6 A constitution for the Home Owners Association be submitted to the Municipality for approval prior to the first unit/property being transferred and which constitution takes into account the requirements stipulated in Section 29(3) of the said bylaw.
- 3.7 A Home Owners Association Constitution be approved by the relevant authorised official prior to the transfer/ registration of the first residential property.
- 3.8 The common property be transferred / registered in favour of the Home Owners Association with the transfer/ registration of the first residential property.
- 3.9 Design Guidelines be submitted and approved by the relevant authorised official prior to the submission of the first building plan for the residential properties.

- 3.10 A Site Development Plan with a detailed layout of the entrance gates, boundary fencing with refuse room and position of the development footprints be submitted and approved by the relevant authorised official before the submission of any building plan application.
- 3.11 A detailed landscaping and street lighting plan be submitted to the Stellenbosch Municipality for the common property of the development with the building plan for the entrance gate, refuse room and boundary fence.
- 3.12 The Landscaping on the common property of the development be implemented prior to the first residential property being transferred.
- 3.13 A detailed landscaping plan which is endorsed by the Home Owners Association be submitted with the building plan for each residential property and the landscaping plan be implemented prior to an occupation certificate being issued for the new dwelling unit.
- 3.14 The refuse room, entrance gates and boundary fencing be constructed in line with the approved Site Development Plan prior to the first residential property being transferred.
- 3.15 Only one Dwelling unit be permitted on each residential unit.

4. REASONS FOR APPROVAL

- 4.1 There is adequate site-specific justification to deviate from the provisions of the Stellenbosch MSDF, namely:
- a) The property is zoned for institutional zone and does not have an agricultural zoning;
 - b) The property is surrounded by various properties that obtained development rights of an urban nature which properties are already developed and used mainly for residential purposes;
 - c) The nature and character of the development was planned in a sensitive manner so as to respect the rural character of the area with intense landscaping and low density of a similar nature as the surrounding development;
 - d) The landscaping plan reflects and respects the rural character of the area by the planting of vineyards, olive trees and fynbos;

e) The development will be sensitive to the character of the immediate surrounding area and serve as a transitional area between urban and agricultural areas.

4.2 The MSDF as supported by the Heritage Inventory and Management Plan is regarded as relevant to this area and the Site-Specific Deviation presented has taken note of this fact as the heritage worthy portion of the property has been identified and retained as noted in the residential layout proposed.

4.3 Although the subject property is located outside the urban edge, the proposal as submitted has taken cognisance of the surrounding land uses.

4.4 Franschoek is not identified as a growth node by the MSDF and the application has taken note of this fact as the proposed developments is of a low density.

4.5 The development of the subject property to establish a low density gated residential development that is in character with its surroundings.

4.5 The proposal has taken its surroundings into consideration as the subject property constitutes a transition zone between the urban and rural areas of Franschoek and the revised proposal submitted reflects this fact.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

- (I) First names and surname;
- (II) ID number;
- (III) Company of Legal person's name (if applicable)
- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

- (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.
- (c) The grounds of the appeal which may include the following grounds:
 - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
 - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
- (d) whether the appeal is lodged against the whole decision or a part of the decision;
- (e) if the appeal is lodged against a part of the decision, a description of the part;
- (f) if the appeal is lodged against a condition of approval, a description of the condition;
- (g) the factual or legal findings that the appellant relies on;
- (h) the relief sought by the appellant; and
- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
- (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

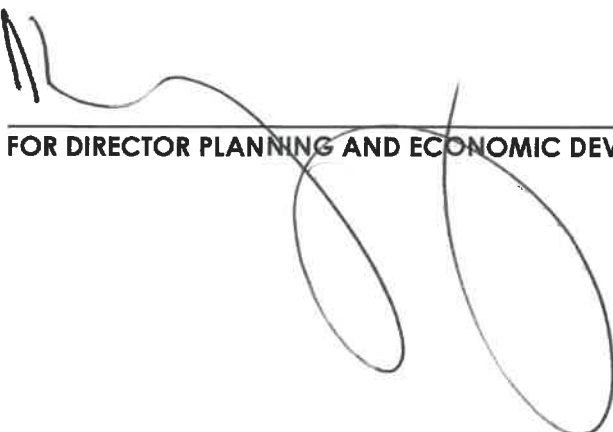
7. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the

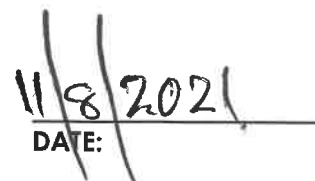
appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
10. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



DATE:

COPIES TO:

1) Franschhoek Heritage and Ratepayers Association

[Redacted]

2) Andrew Miszewski

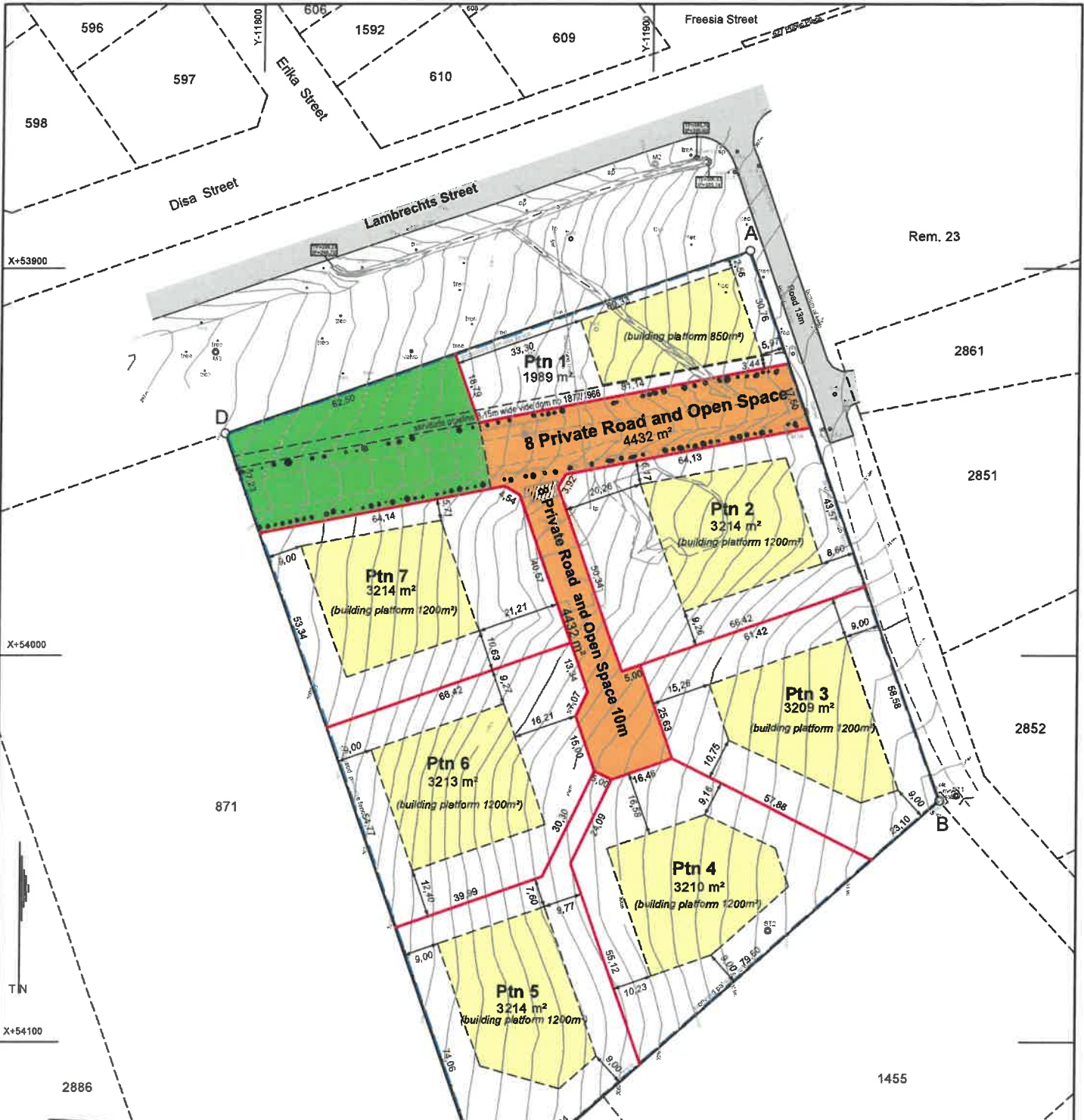
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348
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ANNEXURE D



STELLENBOSCH MUNICIPALITY
 THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
 TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
 LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
 CONDITIONS AS PER ATTACHED LETTER DATE
 11/8/2021
 AUTHORIZED EMPLOYEE/MPT

Ref : 1) Co-ordinate System WGS 84/19°
 2) Height Datum : M.S.L (TRIG)
 3) S. G. Noting 1603, 1607

dh&a
 david hellig & abrahamse
 professional land surveyors

project

PLAN OF SUBDIVISION
Erf 579 Franschoek

- Notes :**
- 1) Erf 579 Franschoek measuring 2,5695ha in extent is to be rezoned from Community Zone to Conventional Residential Zone.
 - 2) Erf 579 Franschoek is to be subdivided into :
 - a) Ptns 1 - 7 : Conventional Residential Zone
 - b) Ptn 8 : Private Open Space Zone

Scale	1 / 1000 @A3
Date	May - Dec 2020
File No	P3536/16
Plan No	3 REV 3



355
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ANNEXURE F



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Nicole Katts
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 16 February 2021
Our Ref ▫ Ons Verw: Civil 2131
Your Ref: LU/12267
Re ▫ Insake: Erf 579, FH: Rezoning and subdivision for the construction of 7 residential erven (average size 1200m²)

Details, specifications and information reflected in the following documents refer:

- Motivation report by David Hellig & Abrahamse, dated December 2020;
- Proposed Site Development Plan Drawing 1.1 – 26/11/2020 by JdV Landscape Studio;
- Traffic Impact Statement (TIS) by Zutari, dated 2020/12/01;
- Report on Civil Engineering Services, by Zutari, dated 2020/12/09;

These comments and conditions are based on the following proposed development parameters:

- Total Units: 7 residential erven (1200m²)

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

This document consists of the following sections:

A. Definitions

B. Recommendation to decision making authority

C. Specific conditions of approval: These conditions must be complied with before clearance certificate, building plan or occupation certificate approval; whichever is applicable to the development in question.

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

D. General conditions of approval: These conditions must be adhered to during implementation of the development to ensure responsible development takes place. If there is a contradiction between the specific and general conditions, the specific conditions will prevail:

A. Definitions

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:
 - (a) "*Municipality*" means the STELLENBOSCH MUNICIPALITY, a Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act 117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;
 - (b) "*Developer*" means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;
 - (c) "*Engineer*" means an engineer employed by the "*Municipality*" or any person appointed by the "*Municipality*" from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;
2. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the "*Engineer*".

B. Recommendation:

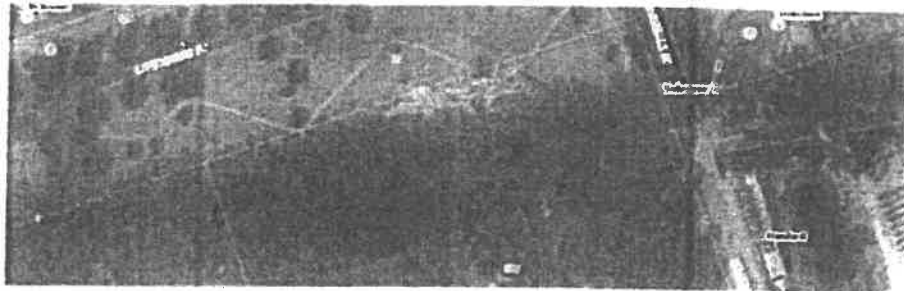
3. The development is recommended for approval, subject to the conditions as stated below.

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

C. Specific conditions of approval**4. that the following upgrades are required to accommodate the development****a. Water Network:**

- i. The existing supply zone has sufficient capacity to accommodate the 7 erven. The preferred connection point will be at the existing 160 mm pipe across Lambrecht Street, between Erica and Nerina Street. The final position of the connection point will be determined at detail design stage. The connection will be for the Developer's cost.
- ii. There is an existing water pipeline located in a 3.15m servitude that runs across the site (see below). This pipe must be relocated to the MR 191 (R45) road reserve. Permission must first be obtained by the Developer from the provincial roads authority, who owns the road reserve. Detail engineering drawings must be approved by the Municipality before construction commences.

Funding: Developer's own cost



- b. **Sewer Network:** The existing network has sufficient capacity to accommodate the 7 erven. The preferred connection point will be at the existing sewer line in Lambrecht Street, slightly west of erf 579. The final position of the connection point will be determined at detail design stage. The connection will be for the Developer's cost.

c. Roads Network:

- i. Bagatelle Road is already paved from the MR 191 (R45) to the access to the development. Should any additional areas unpaved areas be identified

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

during detail design stage, it will must be formalized (paved) at the Developer's cost.

- ii. A formal 2.4m sidewalk must be constructed on the western side of Bagatelle Street, between the MR 191 (R45) and the entrance to the development. Detail design drawings to be submitted for approval.

Funding: Developer's own cost

d. Stormwater Network:

- i. that the consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval;

e. Solid Waste:

- i. The Municipality can provide a solid waste removal service.

Development Charges

- 5. that the "Developer" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy;
- 6. that the "Developer" hereby acknowledges that the development charges levy as determined by the "Municipality" and or the applicable scheme tariffs will be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
- 7. that the "Developer" accepts that the Development Charges will be subject to annual adjustment up to date of payment. The amount payable will therefore be the amount as calculated according to the applicable tariff structure at the time that payment is made;

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

8. that the "Developer" may enter into an engineering services agreement with the "Municipality" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;
9. that the Development Charges levy to the amount of R 598 687. 18 (Excluding VAT) as reflected on the DC calculation sheet, dated 11 February 2021, and attached herewith as **Annexure DC**, be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy.
10. that the Development Charges levy be paid by the "Developer" per phase –
 - prior to the approval of Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law;
11. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site Development Plan, once approved, which might lead to an increase in the number of units i.e. more than 7 units, or which might lead to an increase in the Gross Leasable Area i.e. a GLA of more than 00 m², will result in the recalculation of the Development Charges;
12. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;

Site Development Plan

13. that provision be made for a stacking distance of 6m minimum. The stacking distances shall be measured from the edge of the closest sidewalk or cycle lane to the entrance gate. The guiding principle is that vehicle and pedestrian traffic should not be obstructed by stacking vehicles. This detail must be indicated on the engineering drawings and/or building plans submitted for approval;
14. that sufficient entrance and exit widths will be created at the vehicle access points: 2.7m minimum and 4,0m maximum width for a single entrance or exit way; 5,0m min and 8,0m maximum for a combined entrance and exit way. To accommodate emergency vehicles, at least one lane should be 4, 0 metres wide and have a minimum height clearance of 4.3 m.

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

This detail must be indicated on the engineering drawings and/or building plans submitted for approval;

15. that provision be made for a refuse room and a refuse embayment as indicated on the proposed SDP. The refuse embayment can also serve a dual purpose of a public transport embayment. Details to be provided for approval at detail design stage;
16. that if the "Developer" wishes to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "Municipality";
17. that any amendments to cadastral layout and or site-development plan to accommodate the above requirements will be for the cost of the "Developer" as these configurations were not available at land-use application stage;

Ownership and Responsibility of services

18. that it be noted that the roads are reflected as private roads. Therefor all internal services on the said erf will be regarded as private services and will be maintained by the "Developer" and or Owner's Association;

Internal- and Link Services

19. that the "Developer", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;

Bulk Water Meter

20. that the "Developer" shall install a bulk water meter conforming to the specifications of the Directorate: Engineering Services at his cost at the entrance gate and that clearance will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;

Solid Waste

21. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste, before building plan

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.

General

22. that the "Developer" will be held liable for any damage to municipal infrastructure within the road reserves, caused as a direct result of the development of the subject property. The "Developer" will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services;

Electrical Engineering

23. Refer to Annexure: Electrical Engineering;

D. General conditions of approval: The following general development conditions are applicable. If there is a contradiction between the specific and general development conditions, the specific conditions will prevail:

24. that the "Developer" will enter into an Engineering Services Agreement with the "Municipality" in respect of the implementation of the infrastructure to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;
25. that should the "Developer" not take up his rights for whatever reason within two years from the date of this memo, a revised Engineering report addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the "Developer" for further comment and conditions. Should this revised Engineering report confirm that available services capacities is not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services as any clearances for the development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available upon occupation or taking up of proposed rights;
26. that the "Developer" indemnifies and keep the "Municipality" indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise) arising out of the establishment of the development, the provision of services to the

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

27. that the "Developer" must ensure that he / she has an acceptable public liability insurance policy in place;
28. that, if applicable, the "Developer" approach the Provincial Administration: Western Cape (District Roads Engineer) for their input and that the conditions as set by the Provincial Administration: Western Cape be adhered to before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued;
29. that the "Developer" informs the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;
30. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3rd Edition (2015);
31. Should the "Developer" wish to discuss the possibility of proceeding with construction work parallel with the provision of the bulk services listed above, he must present a motivation and an implementation plan to the "Engineer" for his consideration and approval. The implementation plan should include items like programmes for the construction of the internal services and the building construction. Only if the programme clearly indicates that occupation is planned after completion of the bulk services, will approval be considered. If such proposal is approved, it must still be noted that no occupation certificate will be issued prior to the completion and commissioning of the bulk services. Therefore should the proposal for proceeding with the development's construction work parallel with the provision of the bulk services be agreed to, the onus is on the "Developer" to keep up to date with the status in respect of capacity at infrastructure listed above in order for the "Developer" to programme the construction of his/her development and make necessary adjustments if and when required. The Developer is also responsible for stipulating this condition in any purchase contracts with buyers of the properties;
32. that the "Developer" takes cognizance and accepts the following:

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

- a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;
- b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and or SDP approval is obtained;
- c.) that no approval of internal – and external civil engineering services drawings will be given before the "Developer" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;
- d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;
- e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;
- f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law is issued unless the "Developer" obtains the approval of the "Engineer" for construction work of his development parallel with the provision of the bulk services.

Site Development Plan

- 33. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the "Developer";
- 34. that even if a Site Development Plan is approved by this letter of approval, a further fully detailed site plan be submitted for approval prior to the approval of engineering services plans and or building- and/or services plans to allow for the setting of requirements, specifications and conditions related to civil engineering services. Such Plan is to be substantially in accordance with the approved application and or subdivision plan and or precinct plan and or site plan, etc. and is to include a layout plan showing the position of all roads, road reserve widths, sidewalks, parking areas with dimensions, loading areas, access points, stacking distances at gates, refuse removal arrangements, allocation of uses, position and orientation of all buildings, the allocation of public and private open spaces, building development parameters, the required number of parking bays, stormwater detention facilities, connection points to municipal water- and sewer services, updated land-use diagram and possible servitudes;

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

35. that if the fully detailed Site Development Plan, as mentioned in the above item, contradicts the approved Site Development Plan, the "Developer" will be responsible for the amendment thereof and any costs associated therewith;
36. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

Internal- and Link Services

37. that the Directorate: Infrastructure Services may require the "Developer" to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development Charges payable in respect of bulk civil engineering services if approved by the Directorate: Infrastructure Services;
38. that the detailed design and location of access points, circulation, parking, loading - and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;
39. that plans of all the internal civil services and such municipal link services as required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
40. that construction of services may only commence after municipal approval has been obtained;
41. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
42. that the "Developer" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (as amended) and that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with this document, unless otherwise agreed with the Engineer. The said document is available in electronic format on request;
43. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal - and external services;

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

44. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
45. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal - and link services be inspected for approval by the "Engineer" on request by the "Developer's" Consulting Engineer;
46. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued (prior to transfer of individual units or utilization of buildings);
47. that Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;
48. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on request;
49. that the "Developer" shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
50. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
51. that the "Developer" be liable for all damages caused to existing civil and electrical services of the "Municipality" relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the "Developer" to determine the location of existing civil and electrical services;
52. that all connections to the existing services be made by the "Developer" under direct supervision of the "Engineer" or as otherwise agreed and all cost will be for the account of the "Developer"

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

53. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;
54. that the "Developer", at his/her cost, will be responsible for the maintenance of all the internal (on-site) municipal – and private civil engineering services constructed for this development until at least 80% of the development units (i.e. houses, flats or GLA) is constructed and occupied whereafter the services will be formally handed over to the Owner's Association, in respect of private services, and to the Municipality in respect of public services;

Servitudes

55. that the "Developer" ensures that all main services including roads to be taken over by the Directorate: Infrastructure Services, all existing municipal – and or private services including roads, crossing private - and or other institutional property and any other services/roads crossing future private land/erven are protected by a registered servitude before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be given;
56. The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The "Developer" will be responsible for the registration of the required servitude(s), as well as the cost thereof;
57. that the "Developer" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party before final approval of engineering drawings be obtained.

Stormwater Management

58. Taking into account the recent water crisis, and associated increase in borehole usage, it is important that the groundwater be recharged as much as possible. One way of achieving the above is to consider using Sustainable Drainage Systems (SuDS) approach wrt SW management. From Red Book: "SuDS constitute an approach towards managing stormwater runoff that aims to reduce downstream flooding, allow infiltration into the ground, minimise pollution, improve the quality of stormwater, reduce pollution in water bodies, and enhance biodiversity. Rather than merely collecting and discarding stormwater through a system of pipes and culverts, this approach recognises that stormwater could be a resource." The Developer is encouraged to implement SuDS principles that are practical and easily implementable. Details of such systems can be discussed and agreed with the Municipality and must be indicated on the engineering drawings.

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

59. that the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;
60. that overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;
61. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;
62. that no disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;
63. that the consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans;
64. that for larger developments, industrial developments or developments near water courses a stormwater management plan for the proposed development area, for both the minor and major storm events, be compiled and submitted for approval to the Directorate: Infrastructure Services.
65. that the approved management plan be implemented by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services. The management plan, which is to include an attenuation facility, is to be submitted concurrent with the detail services plans;

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

- 66. that in the case of a sectional title development, the internal stormwater layout be indicated on the necessary building plans to be submitted for approval.
- 67. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The "Developer" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Roads

- 68. that, where applicable, the application must be submitted to the District Roads Engineer for comment and conditions . Any conditions set by the District Roads Engineer will be applicable;
- 69. that no access control will be allowed in public roads;
- 70. that the layout must make provision for all deliveries to take place on-site. Movement of delivery vehicles may not have a negative impact on vehicular – and pedestrian movement on public roads and or public sidewalks;
- 71. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
- 72. that, prior to commencement of any demolition / construction work, a traffic accommodation plan for the surrounding roads must be submitted to the Directorate: Infrastructure Services for approval, and that the approved plan be implemented by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;
- 73. that visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;
- 74. that each erf has its own access (drive-way), (the new access(es) (dropped kerb(s)) to the proposed parking bays be) constructed to standards as set out by the the Directorate: Infrastructure Services and in line with the Road Access Guideline;
- 75. that the access road to the existing facility be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN**Wayleaves**

76. that way-leaves / work permits be obtained from the Directorate: Infrastructure Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;
77. that wayleaves will only be issued after approval of relevant engineering design drawings;
78. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

Owner's Association (Home Owner's Association or Body Corporate)

79. that an Owner's Association be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law and shall come into being upon the separate registration or transfer of the first deducted land unit arising from this subdivision;
80. that the Owner's Association take transfer of the private roads simultaneously with the transfer or separate registration of the first deducted land portion in such phase;
81. that in addition to the responsibilities set out in section 29 of the Stellenbosch Municipal Land Use Planning By-law, the Owner's Association also be responsible for the maintenance of the private roads, street lighting, open spaces, retention facilities and all internal civil services;
82. that the Constitution of the Owner's Association specifically empower the Association to deal with the maintenance of the roads, street lighting, open spaces, retention facilities and all internal civil services;
83. that the Constitution of the Owner's Association specifically describes the responsibility of the Owner's Association to deal with refuse removal as described in the "Solid Waste" section of this document;

Solid Waste

84. The reduction, reuse and recycle approach should be considered to waste management:
- Households to reduce waste produced
 - Re-use resources wherever possible
 - Recycle appropriately

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

To give effect to the above, the following are some typical waste minimization measures that should be implemented by the Developer, to the satisfaction of the Stellenbosch Municipality:

- Procedures should be stipulated for the collection and sorting of recyclable materials;
- Provision should be made for centralized containers for recyclable materials including cardboard, glass, metal, and plastic and green waste;
- A service provider should be appointed to collect recyclable waste. Such service provider must be legally compliant in terms of all Environmental Legislation and/or approved by the Municipality's Solid Waste Management Department;
- Procedures for removal of waste (materials that cannot be reused or recycled) from the site should be stipulated;
- General visual monitoring should be undertaken to identify if these measures are being adhered to;
- Record shall be kept of any steps taken to address reports of dumping or poor waste management within the Development;

Where an Owner's Association is to be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law, the Constitution of the Owner's Association shall incorporate the above in the Constitution and:

- Each party's (Developer/Owner's Association/Home Owner) responsibilities w.r.t. waste management and waste minimization should be clearly defined in such constitution.
- A set of penalties for non-compliance should be stipulated in the Constitution

85. that it be noted that the Solid Waste Branch will not enter private property, private roads or any access controlled properties for the removal of solid waste;
86. that the "Developer" must apply and get approval from the Municipality's Solid Waste Department for a waste removal service prior to clearance certificate or occupation certificate (where clearance not applicable). Contact person Mr Saliem Haider, 021 808 8241; saliem.haider@stellenbosch.gov.za;
87. that should it not be an option for the "Municipality" to enter into an agreement with the "Developer" due to capacity constraints, the "Developer" will have to enter into a service agreement with a service provider approved by the "Municipality" prior to clearance certificate or occupation certificate (where clearance not applicable);

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

88. that if the "Developer" wishes to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "Municipality";
89. Access to all properties via public roads shall be provided in such a way that collection vehicles can complete the beats with a continuous forward movement;
90. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
91. Maximum depth of cul-de-sac shall be 20 meters or 3 erven, whichever is the lesser. Where this requirement is exceeded, it will be necessary to construct a turning circle with a minimum turning circle radius of 11m or, alternatively – a turning shunt as per the Directorate Infrastructure Services' specifications. With respect to the latter, on street parking are to be prohibited by way of "red lines" painted on the road surface as well as "no parking" signboards as a single parked vehicle can render these latter circles and shunts useless;
92. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
93. Road foundation shall be designed to carry a single axle load of 8.2 tons;
94. Refuse storage areas are to be provided for all premises other than single residential erven;
95. Refuse storage areas shall be designed in accordance with the requirements as specified by the Solid Waste Branch. Minimum size and building specifications is available from the Solid Waste Branch;
96. A single, centralized, refuse storage area which is accessible for collection is required for each complete development. The only exception is the case of a single residential dwelling, where a refuse storage area is not required;
97. The refuse storage area shall be large enough to store all receptacles needed for refuse disposal on the premises, including all material intended to recycling. No household waste is allowed to be disposed / stored without a proper 240 l Municipal wheelie bin;
98. The size of the refuse storage area depends on the rate of refuse generation and the frequency of the collection service. For design purposes, sufficient space should be available to store two weeks' refuse;

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

99. Where the premises might be utilized by tenants for purposes other than those originally foreseen by the building owner, the area shall be sufficiently large to store all refuse generated, no matter what the tenant's business may be;
100. All black 85 l refuse bins or black refuse bags is in the process of being replaced with 240 l black municipal wheeled containers engraved with WC024 in front, and consequently refuse storage areas should be designed to cater for these containers. The dimensions of these containers are:

Commercial and Domestic : 585 mm wide x 730 mm deep x 1100 mm high

101. With regard to flats and townhouses, a minimum of 50 litres of storage capacity per person, working or living on the premises, is to be provided at a "once a week" collection frequency;
102. Should designers be in any doubt regarding a suitable size for the refuse storage area, advice should be sought from the Solid Waste Department : Tel 021 808-8224
103. Building specifications for refuse storage area:

Floor

The floor shall be concrete, screened to a smooth surface and rounded to a height of 75mm around the perimeter. The floor shall be graded and drained to a floor trap (See: Water Supply and Drainage).

Walls and Roof

The Refuse Storage Area shall be roofed to prevent any rainwater from entering. The walls shall be constructed of brick, concrete or similar and painted with light color high gloss enamel. The height of the room to the ceiling shall be not less than 2.21 meters.

Ventilation and Lighting

The refuse storage area shall be adequately lit and ventilated. The room shall be provided with a lockable door which shall be fitted with an efficient self-closing devise. The door and ventilated area shall be at least 3 metres from any door or window of a habitable room. Adequate artificial lighting is required in the storage area.

Water Supply and Drainage

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

A tap shall be provided in the refuse storage area for washing containers and cleaning spillage. The floor should be drained towards a 100 mm floor trap linked to a drainage pipe which discharges to a sewer gully outside the building. In some cases a grease gully may be required.

104. Should the refuse storage area be located at a level different from the level of the street entrance to the property, access ramps are to be provided as stairs are not allowed. The maximum permissible gradient of these ramps is 1:7;
105. A refuse bay with minimum dimensions of 15 meters in length x 2, 5 meters in width plus 45 degrees splay entrance, on a public street, must be provided where either traffic flows or traffic sight lines are affected. The refuse bays must be positioned such that the rear of the parked refuse vehicle is closest to the refuse collection area;
106. Any containers or compaction equipment acquired by the building owner must be approved by the Directorate: Infrastructure Services, to ensure their compatibility with the servicing equipment and lifting attachments;
107. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
108. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
109. All refuse storage areas shall be approved by the Directorate: Infrastructure Services, to ensure that the Council is able to service all installations, irrespective of whether these are currently serviced by Council or other companies;

AS-BUILTs

110. The "Developer" shall provide the "Municipality" with:
 - a. a complete set of as-built paper plans, signed by a professional registered engineer;
 - b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "Engineer" and is reflected herewith as Annexure X;

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

- c. a completed Asset Verification Sheet in Excell format, reflecting the componitization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "Engineer", and is to be verified as correct by a professional registered engineer;
- d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
- e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "Municipality" are fully paid;

- 111. All relevant as-built detail, as reflected in the item above, of civil engineering services constructed for the development, must be submitted to the "Engineer" and approved by the "Engineer" before any application for Certificate of Clearance will be supported by the "Engineer";
- 112. The Consulting Civil Engineer of the "Developer" shall certify that the location and position of the installed services are in accordance with the plans submitted for each of the services detailed below;
- 113. All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;
- 114. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law shall not be issued unless said services have been inspected by the "Engineer" and written clearance given, by the "Engineer";

Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law

- 115. It is specifically agreed that the "Developer" undertakes to comply with all conditions of approval as laid down by the "Municipality" before clearance certificates shall be issued, unless otherwise agreed herein;
- 116. that the "Municipality" reserves the right to withhold any clearance certificate until such time as the "Developer" has complied with conditions set out in this contract with which he/she is in

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

default. Any failure to pay monies payable in terms of this contract within 30 (thirty) days after an account has been rendered shall be regarded as a breach of this agreement and the "Municipality" reserves the right to withhold any clearance certificate until such time as the amount owing has been paid;

- 117 that clearance will only be given per phase and the onus is on the "Developer" to phase his development accordingly;
118. The onus will be on the "Developer" and or his professional team to ensure that all land-use conditions have been complied with before submitting an application for a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law. Verifying documentation (proof of payment in respect of Development Charges, services installation, etc.) must be submitted as part of the application before an application will be accepted by this Directorate;
119. that any application for Certificate of Clearance will only be supported by the "Engineer" once all relevant as-built detail, as reflected in the item "AS-BUILT's" of this document, is submitted to the "Engineer" and approved by the "Engineer"

Avoidance of waste, nuisance and risk


120. Where in the opinion of the "Municipality" a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the "Municipality" may give the "Developer" and or OWNER'S ASSOCIATION written notice to remedy the defect failing which the "Municipality" may carry out the work itself or have it carried out, at the cost of the "Developer" and or OWNER'S ASSOCIATION.

Streetlighting

121. The "Developer" will be responsible for the design and construction at his own expense of all internal street lighting services and street lighting on link roads leading to his development (excluding Class 1, 2 and 3 Roads) according to specifications determined by the municipality's Manager: Electrical Services and under the supervision of the consulting engineer, appointed by the "Developer";
122. Prior to commencing with the design of street lighting services, the consulting electrical engineer, as appointed by the "Developer" must acquaint himself with, and clarify with the municipality's Manager: Electrical Engineering, the standards of materials and design requirements to be complied with and possible cost of connections to existing services;

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

123. The final design of the complete internal street lighting network of the development must be submitted by the consulting electrical engineer, as appointed by the "Developer", to the municipality's Manager: Electrical Engineering for approval before any construction work commences;
124. Any defect with the street lighting services constructed by the "Developer" which may occur during the defects liability period of 12 (TWELVE) months and which occurs as a result of defective workmanship and/or materials must be rectified immediately / on the same day the defect was brought to the attention of the consulting electrical engineer, appointed by the "Developer". Should the necessary repair work not be done within the said time the "Municipality" reserves the right to carry out the repair work at the cost of the "Developer";
125. The maintenance and servicing of all private internal street lighting shall be the responsibility and to the cost of the "Developer" and or Home Owner's Association.

**TYRONE KING Pr Tech Eng****MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**W:\2 0 DEVELOPMENT\20 Developments\2131 (TK) E1 579 Franschhoek (LU-12267)\2131 (TK) E1 579 Franschhoek (LU-12267).doc**ATTACHMENT X****Geographic Information System (GIS) data capturing standards**

In drawing up the As-build Plans relating to this development, the consultant must create the following separate layers in ESRI .shp, electronic file format in order for the data to reflect spatially correct.

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET_NAMES	Road centre lines with street names
STREET_NUMBERS	Points with street numbers
COMPLEX BOUNDARIES	Where applicable, polygon with complex name (mention whether gated or not and if so, where gates are)
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

When data is provided in a .shp format it is mandatory that the .shx, .dbf, files should accompany the shapefile. The prj file containing the projection information must also accompany the shapefile.

It is important that different geographical elements for the GIS capture process remains separate. That means that political boundaries like wards or suburbs be kept separate from something like rivers. The same applies for engineering data types like water lines, sewer lines, electricity etc. that it is kept separate from one another. When new properties are added as part of a development, a list of erf numbers with its associated SG numbers must be provided in an electronic format like .txt, .xls or .csv format.

For road layer shapefiles; the road name, the from_street and to_street where applicable as well as the start en end street numbers needs to be included as part of the attributes. A rotation field needs to be added to give the street name the correct angle on the map.

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the Stellenbosch Municipality standard as follows:

- Datum : Hartebeeshoek WGS 84
- Projection : Transverse Mercator
- Central Longitude/Meridian 19
- False easting : 0.00000000
- False northing : 0.00000000

ERF 579, FRANSCHHOEK: DEVELOPEMNT OF 7 RESIDENTIAL ERVEN

- Central meridian : 19.00000000
- Scale factor : 1.00000000
- Origin latitude : 0.00000000
- Linear unit : Meter

APPLICATION INFORMATION

DC 2131 (TK) Erf 579 Franschoek (LU-12267)

Thursday, 11/Feb/2021

2020/21

579

0. • Proposed Site Development Plan Drawing 1.1 – 26/11/2020 by JdV Landscape Studio

SUMMARY OF DC CALCULATION

	Water kl/day	Sewer kl/day	Storm-water ha°C	Solid-Waste t/week	Roads trips/day	Community Facilities person
Usage before Deductions	8.400	4.900	0.336	0.280	28.00	28.0
	R 206 425.79	R 79 704.20	R 23 505.80	R 15 653.11	R 182 127.58	R 91 270.71
VAT)	R 206 425.79	R 79 704.20	R 23 505.80	R 15 653.11	R 182 127.58	R 91 270.71
	R 30 963.87	R 11 955.63	R 3 525.87	R 2 347.97	R 27 319.14	R 13 690.61
AT)	R 237 389.66	R 91 659.83	R 27 031.67	R 18 001.07	R 209 446.71	R 104 961.31

380

APPLICANT INFORMATION

Tyrone King

As above

Franchise Fee

Land Use Category	Unk Type	Existing Usage		Proposed New Usage		Increased Usage		Water	Sewer	Stormwater	Development Charge Index (per VA)		Community Facilities	Taxes
		area (sq ft)	sq/acre	area (sq ft)	sq/acre	area (sq ft)	sq/acre				yes	no		
Residential	Single Residential - 1/20000	du	0	0	0	0	0	0	0	0	0	0	0	0
	Single Residential - 1/30000	du	0	0	0	0	0	0	0	0	0	0	0	0
	Single Residential - 1/50000	du	0	0	0	0	0	0	0	0	0	0	0	0
	Single Residential - 1/75000	du	0	0	0	0	0	0	0	0	0	0	0	0
	Low Density Residential - 1/25000	du	0	0	0	0	0	0	0	0	0	0	0	0
	Low Density Residential - 1/50000	du	0	0	0	0	0	0	0	0	0	0	0	0
	Low Density Residential - 1/75000	du	0	0	0	0	0	0	0	0	0	0	0	0
	Medium Density Residential - 1/25000	du	0	0	0	0	0	0	0	0	0	0	0	0
	Medium Density Residential - 1/50000	du	0	0	0	0	0	0	0	0	0	0	0	0
	Medium Density Residential - 1/75000	du	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	General Business - office	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	General Business - office	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	General Business - office	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	General Business - retail	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Community	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Education	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
Industrial	Industrial - light	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Industrial - heavy	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Industrial - heavy	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Industrial - heavy	m2 GLA	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
Other	Open Space	m2	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Open Space	m2	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Open Space	m2	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Open Space	m2	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Open Space	m2	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
	Open Space	m2	0%	0%	0%	0%	0%	0	0	0	0	0	0	0
Special	To be calculated													
	To be calculated													

Category	Water	Sewer	Stormwater	Development Charge Index (per VA)	Community Facilities	Taxes
Residential	206,425.79	79,704.20	23,505.80	15,653.11	182,127.58	91,270.71
Commercial	0	0	0	0	0	0
Industrial	0	0	0	0	0	0
Other	0	0	0	0	0	0
Special	0	0	0	0	0	0
Total	206,425.79	79,704.20	23,505.80	15,653.11	182,127.58	91,270.71

* Complete performance code.
 - du = dwelling unit, GLA = gross leasable area.
 - m2 = Development Charge Index before Deduction
 - m2 = Deductions per service (M)
 - m2 = Deductions per service (amort)
 - Additional Deduction per service - from Service Agreement (sum)
 - Bids Total after Deductions (including VAT)
 VAT