STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1505/2025
Our File Reference Number: Erf 838, Franschhoek
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME: ERF 838, FRANSCHHOEK

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law on Erf 838, Franschhoek for:

2.1.1 Application in terms of Section 15(2)(b) of the said By-law for permanent departure to permit 3 parking bays in lieu of 4.5 parking bays required for three flats,

2.1.2 Application in terms of Section 15(2)(g) of the said By-law for permission in terms of the zoning scheme for the following:

a. To permit flats (to be used as tourist dwelling units) on the ground floor of a building located on a Mixed-use Zone property,

b. To permit alterations to a building located in the Franschhoek Urban Conservation Overlay Zone.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

3. The approval is subject to the following **condition**s imposed in terms of Section 66 of the said By-law:

3.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

3.2 The development be undertaken and building plans be generally in accordance with the Site and Floor Plan as referenced (Plan No. CDC/78/25 rev 06 dated 2026-03-02) and drawn by EJS Consulting, attached as **Annexure A**.

3.3 Building plans for all new structures and for all structural alterations or changes of use in the existing building be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.4 The flats (to be used as tourist dwelling units) on the ground floor be limited to a maximum of two units.

3.5 Sufficient on-site parking be provided in accordance with Site and Floor Plan as referenced (Plan No. CDC/78/25 rev 06 dated 2026-03-02) and drawn by EJS Consulting, attached as **Annexure A**.

3.6 Each tourist dwelling unit be limited to one bedroom and a maximum of two transient guests/a single family per unit be permitted at any one time.

3.7 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans and to the satisfaction of the Directorate Infrastructure Services.

3.8 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 05/03/2026 and email dated 20/01/2026, and attached as **Annexure B1 & B2** respectively, be complied with to the satisfaction of the said department.

4. The **reasons** for the above decision are as follows:

4.1 The scale and nature of the proposal will not compromise the existing character of the surrounding landscape or heritage value of the property.

4.2 The proposal is considered a desired use given its location, and it makes optimal and appropriate use of an existing graded building and available infrastructure.

5. Matters **to be noted**:

5.1 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

5.2 This approval allows the use of the property for the accommodation of transient guests but does not permit the use of the property for the hosting of functions, events or other gatherings by transient guests and any visitors without the approval of the Municipality.

5.3 An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Spatial Planning Department: Heritage Resource Management.

5.4 No directional signage may be erected without the prior approval of the Provincial Roads Engineer and/or the Municipality.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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.

7. Appeals must be submitted by completing the required form 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.

8. **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**

9. 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.

10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

11. An applicant who lodges 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.

12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. Kindly note the above decision in the case of any approval, is suspended, and 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

27/3/2026.
DATE

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ANNEXURE A

SITE AND FLOOR PLAN

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ANNEXURE B

COMMENTS FROM DIRECTORATE INFRASTRUCTURE SERVICE

12

STELLENBOSCH MUNICIPALITY

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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

Erf 838 FH

CIVIL ENGINEERING SERVICES

802357

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Bulelwa Mdoda**
From ▫ Van:	**Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Siyasanga Zweni**
Date ▫ Datum:	**05 March 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3036**
Town Planning Ref:	**TP1505/2025**
Re ▫ Insake:	**Erf 838, Franschhoek: 1. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Planning By-law 2023 for permanent departure to permit 4 parking bays in lieu of 4.5 parking bays on Erf 838, Franschhoek.2. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Planning By-law 2023 for permission in terms of the zoning scheme for the following on Erf 838, Franschhoek: a)To permit flats (to be used as tourist dwelling units) on the ground floor of a building located on a Mixed-use Zone property, b)To permit alterations to a building located in the Franschhoek Urban Conservation Overlay Zone.**

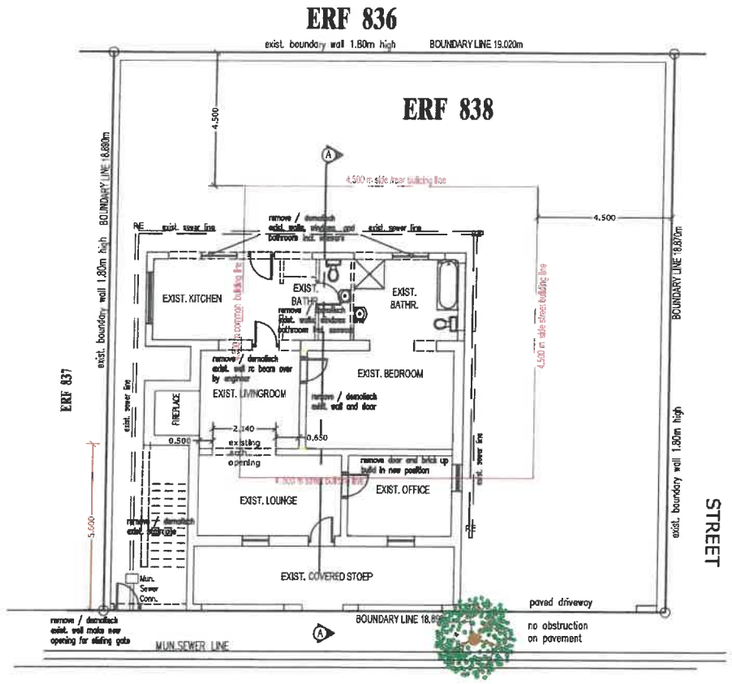
STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
11 MAR 2026
RECEIVED

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering Services

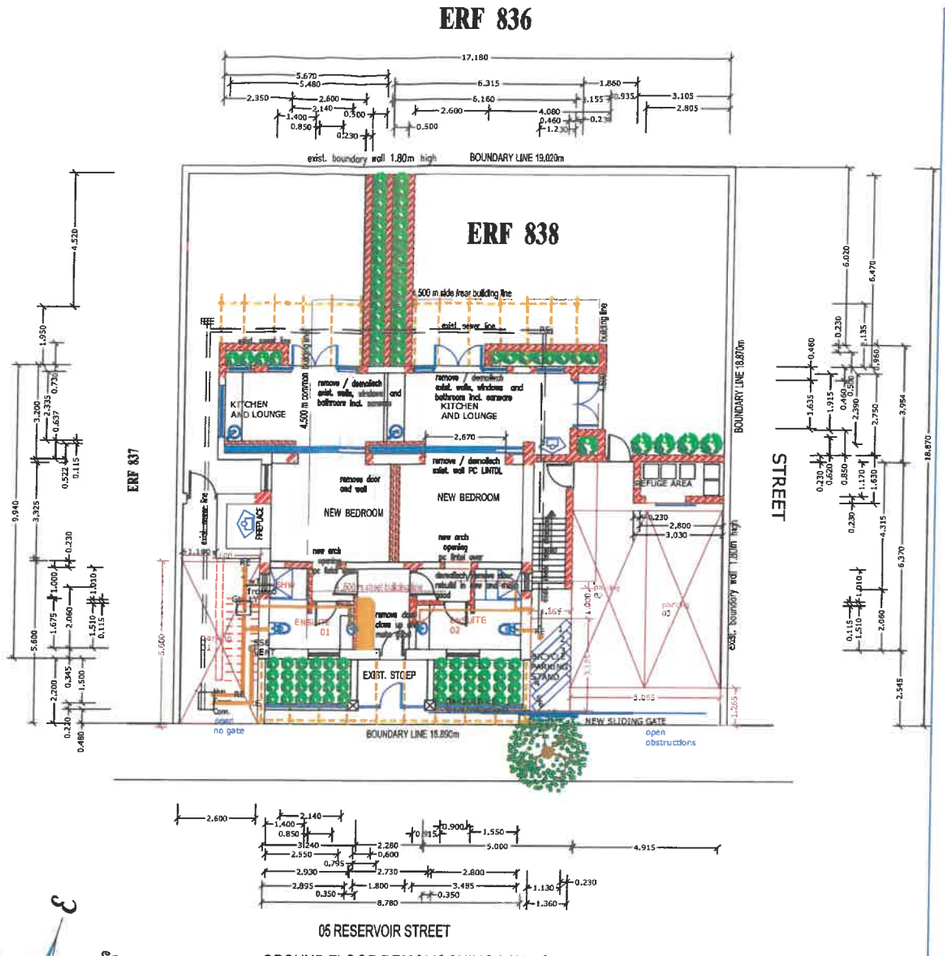
1.1 At the building plan submission stage, the proposed building plan must align with the approved Site Development Plan (SDP).

1.2 All the additions must make use of the existing sewer and water connection.



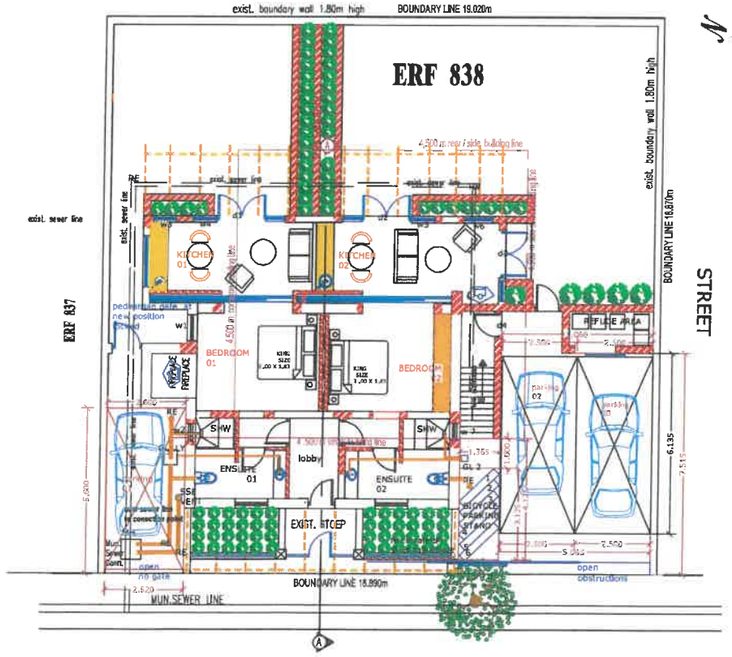
05 RESERVOIR STREET

PROPOSED GROUND FLOOR PLAN & SITE PLAN SCALE 1:100



05 RESERVOIR STREET

GROUND FLOOR DEMOLISCHING LAY - OUT SCALE 1:100

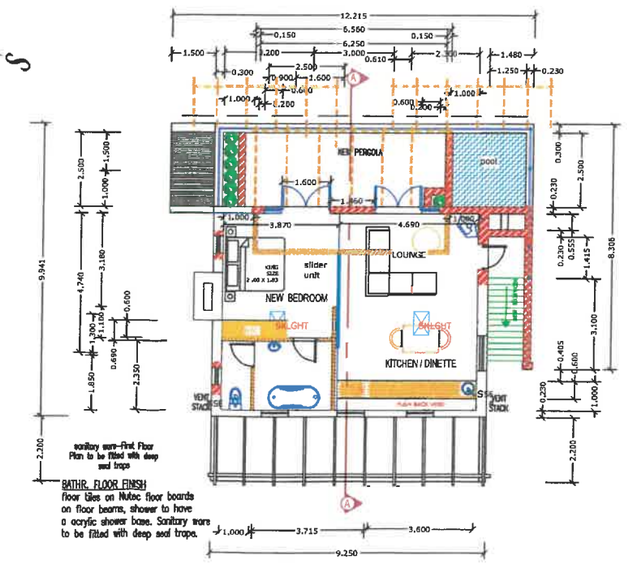


05 RESERVOIR STREET

GROUND FLOOR LAY - OUT

parking and sewerage / building lines

SCALE 1:100



05 RESERVOIR STREET

PROPOSED NEW FIRST FLOOR PLAN SCALE 1:100

SPECIFICATIONS AS PER IN NHBRC REG

ROOF CONSTRUCTION: (SANS 10400, PART L)

Single Laught IBR ROOF SHEETING .047 MICRON at 27/21° fall on 76x50mm purlins at 1 000mm c/c on 5 GRADE 114x38mm TRUSSES at MAX 1200mm c/c SPACING.
c/c APPROVED UNDERLAY ON TRUSSES @ 780 CC – GRADES 114x38mm TRUSSES at MIN SPACING.
TRUSSES TO HAVE A MAXIMUM SPAN OF 8.00m. TRUSSES TIED WITH BOLTS AT HEEL AND SPLICE JOINTS AT 2ø@12.
TO COMPLY WITH SANS 10400 PART L
TOP CORD 152 X38 GRADE 5
BOT. CORD 152 X 38 GRADE 5
WEB 114 X 38 GRADE
2 X M 12 BOLTS WITH A WEATHER WASHER BOTH SIDES + 4 (100MM) NAILS (CLINCHED OVER)
TO BE USED IN ALL HEEL AND SPICE JOINTS & 6 X (100MM)NAILS IN ALL OTHER

Tiebeam to be 114x38mm.
King Post to be 152x38mm. GRADE 5
BRACE SIZE TO BE 76x38mm
WITH WEB SIZE TO BE 114x38mm WITH A NUMBER OF 6 BAYS.

Trusses ceiling on 114x38mm wallplate tied down with 1200x30mmø galvanised hoop iron anchored at a min. of 600mm below wallplate into brickwork.
Sisalation 420 insulation between batten and roof sheeting.
Rhinoboard ceilings on 38x38mm brandering at max. 400mm cc. with 75mm rhino cornice. Fibreglass insulationon ceiling board.

FLOOR CONSTRUCTION: (SANS 10400, PART I)

Floor covering on owner's choice on 25mm grano cement screed on 75mm 25mpa concrete slab on 250 micron Dampproof Membrane on 50mm clean sand on well compacted hardcore filling in layers of 150mm evcr. to 100% MOD, AASHTO free of any organic material.

FOUNDATIONS: (SANS 10400, PART H)

All footings to be constructed in (1:12 M25 concrete, 1:4:5), ordinary Portland cement, sand and 26mm stone for footbearing walls. All concrete footings to be min. 600x200mm. Footings to be at good founding depth. Foundation walls to be filled with concrete up to floor level. Provide 900x900x300mm concrete footings to all free standing columns.

CONCRETE / PLASTER MIXTURE:

For structural concrete mix must be: 1 part cement, 4 parts sand and 5 parts 19mm gravel stone. A concrete strenght of 10mpa on day 28 is required. Plaster cement must be mix 1 part cement, 1,5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like weeds etc. All plaster work to be trowelled.

DRAINAGE: (SANS 10400, PART P)

110mmø uPVC drainpipe connected to existing manhole to 1:60 and max. 1:5 fall as indicated on site and ground floor plans. Invert level to be min. 450mm deep. Bedding 0,m at every bend and min. every 25 metres. Each drainline to ventilate with 50mmø ventpipe. Drainpipe to be encased in 300mm concrete surround when underneath constructed floor and/or driveway.

LINTELS: (SANS 10400, PART K)

Prestressed precast concrete lintels with 230mm min. bearing on both sides. Bricklaw as follows: 2.1m–3.0m=4 layers of brickforce.
3.0–3.8m= 5 layers of brickforce, 3.85m–5.1m=6 layers of brickforce.

GLAZING: (SANS 10400, PART N)

All glazing to comply with requirements of SANS 10137 & SANS Part N– Access doors and side lights.
Windows lower than 500mm from floor, windows lower than 1,800m above pitch line of stairs and shop at eye level.

Guttery and down pipes (SANS 10400, PART J)

Open seamless aluminium gutters (125x85x0.6mm thick)colors asper clients preference secured to 15x300mm fibre cement fascia boards with internal hangers at 600mm c/c spacing including aluminium swan leaf trap out over gutter with 75 mmø63mm uPVC downpipes, fixed to walls with holderbats. seal all gutter and downpipes on the insides with silicone sealant as per in use....

RAINWATER GOODS : (SANS 10400, PART R)

Seamless WATERITE Approved pvc gutters with rectangular flated 78mmø downpipes, all to be prepainted similar to walls on 225x12mm fibre cement fasciaboards.

DOORS AND WINDOWS: (SANS 10400, PART O)

External doors to be solid hardcore timber doors with profile in timber frames. Internal doors to be Masonite hollow core doors. Doors and windows according SMARTLAND catalogue.

(SANS 10400, PART XA) HOT WATER SYSTEMS

At least 50% of all hot water must come from a alternative HEATING source (SOLAR PANELS)

PIPE INSULATION:
All hot water pipes and bwc to be insulated to comply with sans204:2011 4.5.2 bwc's to be insulated with 100mm flexible polyester blanket with a min R-value of2
hot water pipes to be insulated with isover snap–on rigid non– combustable lightweight glasswool reinforced pipe insulation with plane facing (similar approved)
,nominal density 75 kg/sqm, is 1000mm snap–on pipe section . fitted to pipes and fittings
All as per manufacturers recommendation

HOT WATER: COMPLYING TO REF. TABLE 5 ON P 38 OF SANS 10252–1
Hot water demand and storage and heating power & heater power.
dwelling houses with minimum to high rental and population of 8 persons with 2 per room.
total hot water demand 115.x8=69 l/d.
storage volume require=40l per 6 persons=24l
heater power 2 to 2–5kw/unit
heat pump tipe. water heating device and insulation
all requirements with regards to hot water as stipulated in SANS 10400 have been met

hot water cylinder:=1x 200 l standard 800l dyel electric water heater,(code: EF –200–2d –l) complying with SABS –1851, overall size1380 x 535mm high fitted with isolator switches, operating at 400 kpa with temp. and pressure safety relief valve including 20 famelle drainoock with inlet compression
gyser to be installed horizontally in roof
cdrip trys with union and back nut connection to 20mm pvc overflow pipe taken out or eaves –
code GSTP–1650 & 22MM PIPE WORK INCLUDING TRO 22MM VACUUM BREAKERS – CODE kmh4.200 ex– INSTALLED ON HOT AND COLD WATER SUPPLY INSTALLATION TO INCLUDE A 22M 400KPA KHKM340T MONO CONTROLE AND EXPANTION RELIEF VALVE –CODE KHN3.114– ALL I N ACCORDENCE TO sans10254 CONNECTED TO SINGLE PHASE ELECTRICAL POWE SUPPLY

VENTILATION

SUPPLY MINIMUM 10% LIGHT AREA TO EACH RESPECTIVE ROOM FLOOR AREA OF WHICH 5% TO BE OPENABLE. ALL TIMBER WINDOWS AND DOORS EX – RUTHERFORDS JOINER (PTY) LTD. GLAZING TO WINDOWS AND DOORS IN EXCESS OF 1M²OR LESS THAN 300MM FROM FINISHED FLOOR LEVEL TO BE SAFETY GLAZED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SABS 0400 . 1990. PROVIDE AIRBRICKS TO EXTERNAL WALLS OF ALL ROOMS AS REQUIRED BY THE LOCAL AUTHORITIES.

Natural light and ventilation area of all openings in accordance of floor area and SABS 0400 Part O natural light area: min.10 SABS 0400 and all requirements of Municipal and Local

General Notes
The design of this drawing is copyright. All work carried out in strict accordance local authority and NBR regulations. All relevant details, levels and dimensions to checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing. Figure dimensions to be taken in preference to scaling of drawings. All dimensions are in millimeters. The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the client immediately. No portion of building to encroach over boundary lines. All electrical and drainage work to be done by registered tradesman. Any drainage pip underside of building to be encased in300mm concrete surround.

ENERGY EFFICIENCY

A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING , INCLUDING BUT NOT LIMITED TO, SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEM OR PROCESSES.

GLAZING
GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAX PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS
GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.

ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART N– ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1.800m ABOVE PITCH LINE OF STAIRS AND SHOP FRONT TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AS EYE LEVEL & GLASS >1m²

ORIENTATION

ORIENTATION AND SUN PROTECTION COMPLIES TO REGULATION XA OF SANS 204: 2011
ALL FOUNDATION IN ACCORDANCE WITH NBR PART 'B'
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART 'D'.

ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY. A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY SERVICES DEPARTMENT BE FOR ANY EXCAVATION MAY COMMENCE.
A MINIMUM OF 3m TO ANY OVERHEAD MAINS CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES

NO COMBUSTIBLE MATERIAL SUCH AS TIMBER JOIST, TRIMMER, ROOF TRUSSES SHALL BE BUILT WITHIN 200mm OF THE INSIDE OF CHIMNEY FLUME

INSULATION
CEILING AND INSULATION IN ACCORDANCE WITH NBR PART 'I' AND PART 'L'.
ROOF IN ACCORDANCE WITH NBR PART 'L'
WALLS IN ACCORDANCE WITH NBR PART 'K'

ENGINEERS SPECIFICATIONS

ALL FOUNDATIONS IN ACCORDANCE WITH NBR PART "B"
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART "B"
R.C SLABS AND R.C BEAMS TO BE NBR PART " B"

MASONRY COLUMNS AND FOOTINGS TO BE NBR PART "B"
R.C STAIRCASE TO ENG SPECIFICATIONS NBR PART "M" WITH 1.000m HIGH HANDRAIL

SPECIFICATIONS AS PER IN NHBRC REG

1 All levels & dimn to be checked on site before any work is commenced
2 No part of bldg are to encroach over boundary.
3 PC lintels with 4 courses brikwrk with bridforce over to be placed over all wall openings not exceeding 3m
All PC & stresso lintels exceeding 3m to be laid in accordance with manufacturer's specs with 6 courses brikwrk over with bridforce over every course
4 DPC to be placed under all walls.(345mic)
5 BRACING:
114X38 diagonal and bracing (45°) nailed to underside of raft at each end of roof & in both planes.
6 Gable end walls to be tied back to roof structure with 1.2mmx30mm galv hoop on straps @ 600c/c, embedded 300 into wall bent over & fixed to 2 raft.
8 CEILING:
Skimmed rhinoboard on 38X38 batt @ 380 c/c
9 STORMWATER:
100 mm pvc gutters & pvc downpipes
12 GLAZING:
All glazing to comply with requirements of SANS 10137 & SANS 10400 Part N– Access doors & sidelights, windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs & IN EXCESS OF 1m² to be safety glass(6mm) & clearly indicated as such on glass at eye level.
17 Trusses to be tied down to walls with 1.2mmx30mm galv hoop iron straps or 2 strands of 4mm dia wire embedded 600 into wall
18 Tie wire to be used @ every 4th course & @ 400 c/c
21 All work to be done in accordance with local authority by laws / SANS 10400 (Protection / Safety)
25 Parapet walls to max height of 500mm
32 Floors & ceilings to be sealed with cornice & skirtings as per SANS 10400
37 Regulation in terms of XA Part XA (Reg XA 2 & XA 4.1 has been met.
38 All installation (XA) will be done in accordance with SANS 10252/1 & SANS 10106
39 All hot water pipes to be clad with insulation with a R–Value of 1.00.= 40mm insulation.
40 Ceiling voids to be laid with a R Value of 3.7min =135mm.
42 All walls to comply with Part K SANS 10400 (Solid Units)

Project:
PROPOSED NEW ADDITIONS AND ALTERATIONS TO EXIST. HOUSE AT
[redacted]

Drawn by: EJS CONSULTING cameron fort	client: MRS. T & W GEORGE
PLAN Nr. CDC/78/25 rev 06	Date: 2026-03-02
SACAP registered D1550	Scale@ A1: 1:100

[redacted]

2. Development Charges (DCs)

2.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:

- Building plans

A final calculation will be provided prior to payment.

2.2 The appropriate DC's are payable before building plan approval.

2.3 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

S.Zweni

Siyasanga Zweni
Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\3036 (SZ) Erf 838 Franschhoek (TP1505-2025)\3036 (SZ) Erf 838 Franschhoek (TP1505-2025).doc

Franschhoek

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)								
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
										Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du		1					-1	-R 22 498,04	-R 23 621,96	-R 3 763,29	-R 4 235,94	-R 33 587,12	-R 87 706,35	-R 16 706,04	-R 104 412,39
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du					3		3	R 43 389,08	R 47 243,93	R 3 926,92	R 12 707,81	R 69 273,43	R 176 541,16	R 50 118,12	R 226 659,28
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodati	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0											

	Charges before adjusting for positive only, before Deductions	R 20 891,04	R 23 621,96	R 163,82	R 8 471,87	R 35 688,31	R 88 834,81	R 33 412,08	R 122 246,89
Deduct	Charges adjusted for positive only, before Deductions	R 20 891,04	R 23 621,96	R 163,82	R 8 471,87	R 35 688,31	R 88 834,81	R 33 412,08	R 122 246,89
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%) Percentage: 0,00%	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 20 891,04	R 23 621,96	R 163,82	R 8 471,87	R 35 688,31	R 88 834,81	R 33 412,08	R 122 246,89
	VAT	R 3 133,66	R 3 543,29	R 24,54	R 1 270,78	R 5 352,95	R 13 325,22	R 5 011,81	R 18 337,03
	Total Development Charges	R 24 024,69	R 27 165,26	R 188,16	R 9 742,65	R 41 039,26	R 102 160,03	R 38 423,89	R 140 583,92

Stellenbosch Municipality

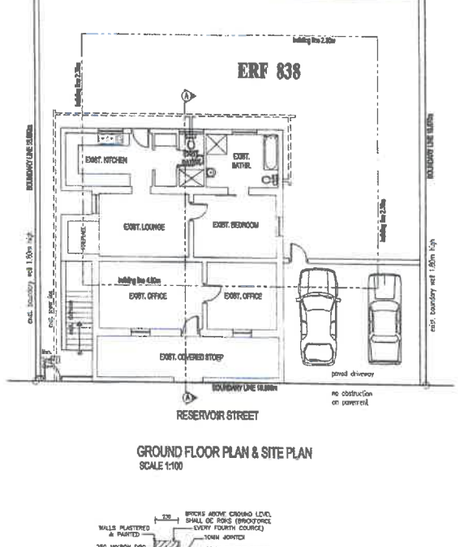
Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	3036 (SZ) Erf 838 Franschhoek (TP1505-2025)
Development Name:	
Date:	05 March 2026
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Franschhoek
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 838
DC Parameters Reference:	Proposed new additions and alterations, Drawing no.: CDC/78/25 rev 06 by EJS Consulting, Dated: 02.03.2026

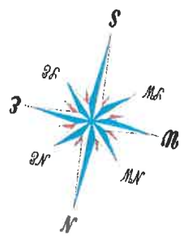
SUMMARY OF DC CALCULATION

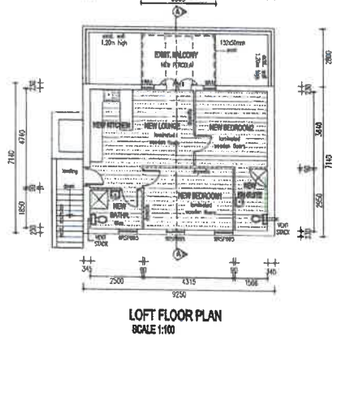
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	0,65	0,6	0,001	0,08	4,25		8	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	0,65	0,60	0,00100	0,080	4,3		8	
Charges before adjusting for positive only, before Deductions	R 20 891,04	R 23 621,96	R 163,62	R 8 471,87	R 35 686,31	R 88 834,81	R 33 412,08	R 122 246,89
Charges adjusted for positive only, before Deductions	R 20 891,04	R 23 621,96	R 163,62	R 8 471,87	R 35 686,31	R 88 834,81	R 33 412,08	R 122 246,89
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 20 891,04	R 23 621,96	R 163,62	R 8 471,87	R 35 686,31	R 88 834,81	R 33 412,08	R 122 246,89
VAT:	R 3 133,66	R 3 543,29	R 24,54	R 1 270,78	R 5 352,95	R 13 325,22	R 5 011,81	R 18 337,03
Total Development Charges Payable (including VAT):	R 24 024,69	R 27 165,26	R 188,16	R 9 742,65	R 41 039,26	**R 102 160,03**	R 38 423,89	**R 140 583,92**

APPLICANT INFORMATION	
Application Processed by:	Siyasanga Zweni
Signature:	S.Zweni
Notes:	NB: Credit has been applied for the existing house.



GROUND FLOOR PLAN & SITE PLAN
SCALE 1:100



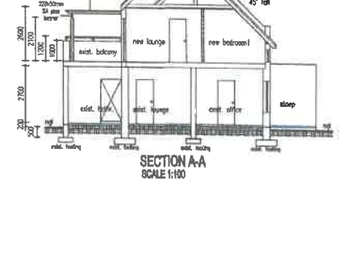


LOFT FLOOR PLAN
SCALE 1:100

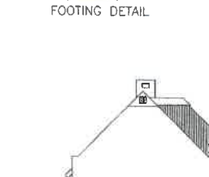
PERGOLA:
152x50mm Rafters with back end built into wall and front end bolted to 225x50mm beam/fascia, resting on150x50mm wooden posts.

DRYWALL CONSERVATION:
Plasterand painted 6.4mm chipboard to inside of 66x44mm frame with all members to be 600mm c/c in both direction, screwed to walls and floor. Provide 100mm thick fiberwarm insulation material to inside of drywall cavity.

BATHR. FLOOR FINISH:
Floor tiles on Nutec floor boards on floor beams, shower to have a acrylic shower base. Sanitary ware to be fitted with deep seal traps.



SECTION A-A
SCALE 1:100



FOOTING DETAIL

ERF	=	358.00m²
EXIST. HOUSE	=	85.00m²
LOFT FLOOR	=	85.00m²
BALCONY	=	26.00m²
COVERAGE	=	23%

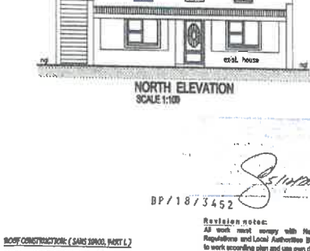
WINDOW SCHEDULE:

	SIZE/S	HEIGHT
W1	= 600 x 1500	
WRSP850	= 800 x 900	

DOORS SCHEDULE

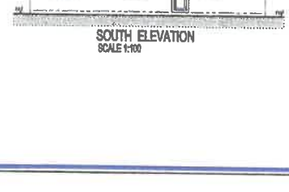
EXTERNAL	= SOLID WOODEN DOOR
INTERNAL	= HOLLOW CORE DOORS
PATIO DOOR	= PD11

EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

BP/18/3452

DOORS AND WINDOWS: (SANS 10400, PART O)
External doors to be solid hardwood timber doors with profile to timber frames, internal doors to be hollowcore hollow core doors. Doors according 1200mm minimum clearance. Aluminium windows to be used.
(SANS 10400, PART XA) FIRST WATER SYSTEMS
At least 50% of all hot water must come from a alternative HEATING source (SOLAR PANELS)
BALUSTRADES: (SANS 10400, PART H)
Calm, steel Balustrade as per owner choice with handrail to be min. 1020mm high. Balustrade positioned and openings not to be more than 100mm.
STAIRWAYS: (SANS 10400, PART M)
The headroom at the point on any stairway shall be not less than 1,100m measuring vertically from the pitch line and the width of any stairway shall be not less than 750mm. The riser shall be no more than 200mm. The tread shall be not less than 220mm. The handrail shall be not less than 865mm high.

CONCRETE / PLASTER MASONRY:
For structural concrete mix shall be 1 part cement, 4 parts sand and 5 parts 19mm graded stone. A concrete strength of 17mpa or 25 to requires. Plaster cement shall be mix 1 part cement, 1.5 parts lime and 9 parts sand. Sand for plaster must be clean with no oreplastic material like weeds etc. All plaster work to be painted.
MASONRIES GOODS : (SANS 10400, PART X)
Sandstone WATERPROOF hyprimed pre plasters with rectangular fluted 750mmof dampcloth, all to be premolded similar to make on 225x125mm fiery cement bricksworks.
BRICKWORK: (SANS 10400, PART P)
110mmof UPVC drainpipe connected to existing manhole to 1:60 and max. 15 fall as indicated on site and ground floor plans. Invert level to be min. 450mm deep. Building Eye at every bend and min. every 25 metres. Each manhole to ventilate with 50mmof vantpipe. Drainpipe to be a encased in 300mm concrete surround when underneath constructed floor and/or driveway.
CONCRETE: (SANS 10400, PART P)
Prestressed precast concrete lintols with 230mm min. bearing on both sides. Brickforce as follows: 2.1m-3.0m=4 layers of brickforce, 3.0-3.9m= 5 layers of brickforce, 3.9m-4.5mm6 layers of brickforce.
STORMWATER : (SANS 10400, PART R)
The control and disposal of stormwater must be strict accordance with the requirements of 4.2

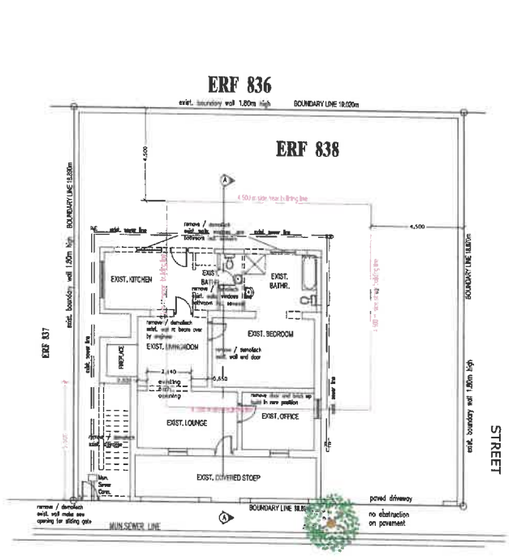
ROOF CONSTRUCTION: (SANS 10400, PART L)
50x 203mm Black Thatch Roof at 45° fall on 25mmf purlins at 320mm c/c on 89mm rafters at 820mm c/c on 150mm trusss AS PER SPECIALIST.
WALL CONSTRUCTION: (SANS 10400, PART K)
Exterior and internal walls 1 s to be plastered and painted. SABS approved 220x150x75mm R.O.K bricks layed in stretcher bond in 1:5 cement mortar with brickforce to every 6th brick course.
FLOOR CONSTRUCTION: (SANS 10400, PART J)
Floor investing on owner's choice on 25mm grano cement screed on 75mm 20mpa concrete slab on 250 micron dampproof membrane on 350mm stone pond on well compacted hardcore filling in layers of 150mm max. to 100% MOD. AASHTO free of any organic material.
FOUNDATIONS: (SANS 10400, PART H)
All footings to be constructed to 1:2:4 RCD concrete, 19x25, ordinary portland cement, sand and 20mm stone for hardbearing soils. All concrete footings to be min. 700x250mm. Footings to be at 1000mm minimum depth. Steel reinforcement to be introduced where required. Foundation walls to be filled with concrete up to floor level. Provide 600x600x300mm concrete footings to all load bearing columns.
GLAZING: (SANS 10400, PART N)
All glazing to comply with requirements of SANS 10137 & SANS Part N- Access doors and sash. Safety. Windows lower than 800mm from floor, sanitary units lower than 1,500m above plate line of stairs and steep fronts to be suitably glazed and clearly indicated as such on glass at eye level.

Revision notes:
All work must comply with National Building Regulations and Local Authorities By-laws. Builder to work according plan and use own discretion where necessary. All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan.

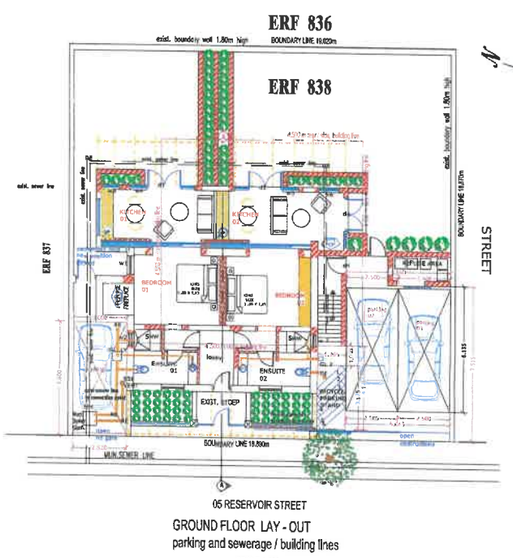
Project
PROPOSED NEW ADDITIONS
[redacted]
AT

Drawn by: FILTON BWAPITZ	Client: MRS. M. MADIN
PLAN NR: 19/2016	DATE: 2018-08-22
SCALE: registered D1800	SIZE: A1: 1:100

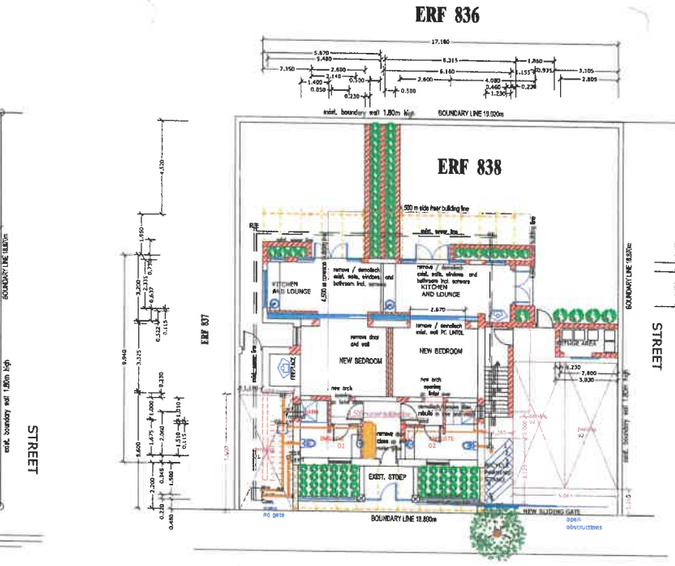
[redacted]



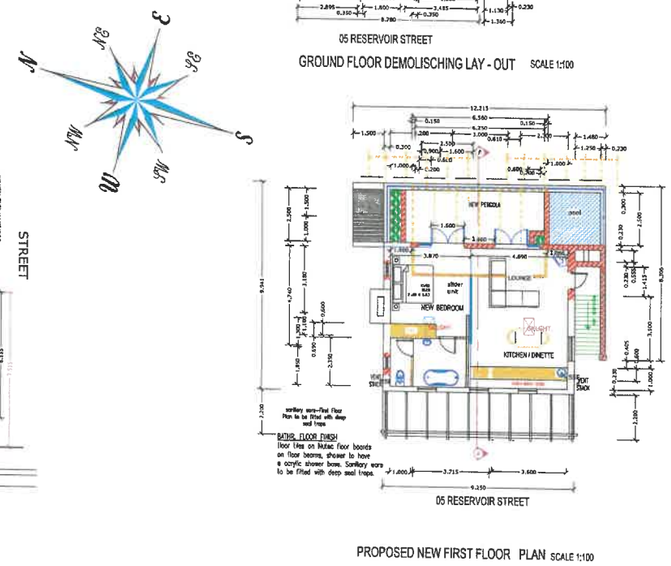
PROPOSED GROUND FLOOR PLAN & SITE PLAN SCALE 1:100



GROUND FLOOR LAY - OUT
parking and sewerage / building lines
SCALE 1:100



GROUND FLOOR DEMOLISCHING LAY - OUT SCALE 1:100



PROPOSED NEW FIRST FLOOR PLAN SCALE 1:100

SPECIFICATIONS AS PER IN NHBRC REG

ROOF CONSTRUCTION: (SANS 10400, PART L)

Single Length BR ROOF SHEETING .047 WORKH at 37/2° fall on 76x50mm purlins at 1 800mm c/c on 5 GRADE 114x50mm TRUSSES at MAX 1800mm C/C SPACING.
c/c APPROVED UNDERLAY ON TRUSSES @ 760 CC – GRADES 114x50mm TRUSSES at MAX SPACING
TRUSSES TO HAVE A MAXIMUM SPAN OF 8.00m. TRUSSES TIED WITH BOLTS AT HEEL AND SPLICE JOINTS AT 7.6M/2.
TO COMPLY WITH SANS 10400 PART L.
TOP CORD 152 X38 GRADE 5
BOTT. CORD 152 X 38 GRADE 5
WEB 114 X 38 GRADE
2 X M 12 BOLTS WITH A WEATHER WASHER BOTH SIDES @ 4 (1200MM) RAILS (CONCRETE OVER)
TO BE USED IN ALL HEEL AND SPICE JOINTS @ 6 X (1200MM)WEBS IN ALL OTHER

Tieboom to be 114x38mm.
King Post to be 152x38mm. GRADE 5
BRACE, SIDE, TO BE 76x38mm
WEB WEB BOTT TO BE 114x38mm WITH A NUMBER OF 6 BWS.

Trusses resting on 114x38mm wallplate tied down with 1200x30mmø galvanised hoop iron anchored at a max. of 800mm apart subjects bits brickwork.
Insulation 120 insulation between battan and roof sheeting.
Ribboboard ceilings on 38x38mm brandering at max. 400mm cc. with 75mm thick cornice. Fibreglass insulationon ceiling board.

FLOOR CONSTRUCTION: (SANS 10400, PART J)

Floor covering on screed's shaker on 25mm grano cement screed on 75mm 25mpa concrete slab on 250 micron Dampproof Membrane on 50mm clean sand on well compacted hardcore filling in layers of 150mm max. to 100% MOD. ASHTO free of any organic material.

FOUNDATIONS: (SANS 10400, PART H)

All footings to be constructed in (1:3:6 NOR concrete, 0.425, ordinary Portland cement, and 20mm stone for load-bearing walls. All concrete footings to be min. 600x200mm Footings to be at good founding depth. Foundation walls to be filled with concrete up to floor level. Provide 900x600x300mm concrete footings to all free standing columns.

CONCRETE / PLASTER MIXTURE:

For structural concrete mix shall be 1 part cement, 6 parts sand and 9 parts 19mm gravel stone. A concrete strength of 17mpa on day 28 is required. Plaster cement must be mix 1 part cement, 4.5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like weeds etc. All plaster work to be trowelled.

DRAINAGE: (SANS 10400, PART P)

110mm uPVC drainpipes connected to existing manhole to 1:50 and min. 1:6 fall as indicated on site and ground floor plans. Invert level to be min. 450mm deep. Bedding 6pc at every bend and min. every 25 metres. Each pipeline to manhole with 50mmø vertpipe. Drainpipe to be encased in 200mm concrete surround when underneath constructed hse and/or driveway.

LINTELS: (SANS 10400, PART K)

Prestressed precast concrete lintels with 230mm min. bearing on both sides. Bindstones as follows: 2.1m–3.0mwith 3 layers of bricklaying. 3.0–3.6m= 5 layers of bricklaying. 3.6m–4.7m=6 layers of bricklaying.

GLAZING: (SANS 10400, PART N)

All glazing to comply with requirements of SANS 10137 & SANS Part N– Access doors and side lights.
Windows lower than 500mm from floor, windows lower than 1,800m above pitch line of stairs and steep at eye level.

Gutters and downpipes (SANS 10400, PART P)

Open seamless aluminium gutters (125x95x0.6mm thick)joiners expan sions preference secured to 15x30mm thick cement fascia boards with internal hangers at 800mm c/c spacing including aluminium mesh leaf trap and over gutter with 75 mmø/3mm uPVC downpipes, fixed to walls with brackets, and all gutter and downpipes on the inside with silicone sealant as per its use.

RAINWATER GOODS: (SANS 10400, PART R)

Seamless MAIDSTONE Approved pvc gutters with rectangular fluted 78mmø downpipes, all to be propelled similar to walls on 22.5x13mm thick cement brackets.

DOORS AND WINDOWS: (SANS 10400, PART O)

External doors to be solid hardwood timber doors with profile in timber frames. Internal doors to be Masonite hollow core doors. Doors and windows according SAWALAND catalogue.

(SANS 10400 PART XA) HOT WATER SYSTEMS

At least 50% of all hot water must come from a alternative HEATING source (SOLAR PANELS)

PIPE INSULATION:

All hot water pipes and hot to be insulated to comply with sans204/2011 45.2 hwc's to be insulated with 10mm finishes polyester blanket with a min R-value ≥2
hot water pipe to be insulated with foamed snap-on rigid non- combustible lightweight elastomeric cellular pipe insulation with plane lacing (similar approved)
Jointed density 25 kg/cmpa, in 1000mm snap-on pipe section , fitted to pipes and fittings.
All as per manufacturers recommendation

HOT WATER: COMPLYING TO REF, TABLE 5 ON P 35 OF SANS 10252-1
hot water demand and storage and heating power & heater power, dwelling houses with minimum to high rental and population of 6 persons with 2 per room.
total hot water demand 115.x6=691 l/d,
storage volume required=1 per 5 persons=240
heater power 2 to 2–5kw/m³
heat pump tipe, water heating devices and insulation
all requirements with regards to hot water as stipulated in SANS 10400 have been met

hot water cylinder–1x 200 l standard 600 dyet electric water heater/ geyser, code: ST –200–24–1 complying with SANS – 1851, overall size1300 x 530mm high fitted with insulator enclosure, operating at 400 kpa with temp. and pressure safety relief valve including 20 famcle drainage with inlet compression
geyser to be installed horizontally in roof
cable type with water and back nut connection to 22mm pvc overflow pipe taken out at eaves – code: OSTP–1850 & 22MM PIPING WORK INCLUDING TRO 22MM VACUUM BREAKERS – CODE: 6662 ITOC re-INSTALLED ON HOT AIRDOLLA WATER SUPPLY INSTALLATION TO INCLUDE A 22M 400KPA EXPANSION MEMO CONTROLE AND EXPANSION RELIEF VALVE –CODE: 60863.114– ALL I IN ACCORDANCE TO sans10254 CONNECTED TO SINGLE PHASE ELECTRICAL PUMP SUPPLY

BATHR. FLOOR FINISH
floor tiles on Rstac floor boards on floor beams, shower to have a acrylic shower base. Sanitary ware to be fitted with deep seal traps.

VENTILATION

SUPPLY MINIMUM 10% LIGHT AREA TO EACH RESPECTIVE HABITABLE FLOOR AREA OF WHICH 5% TO BE OPENABLE. ALL TIMBER WINDOWS AND DOORS CL – PUNDERSONS JOINERY (PTY) LTD. LEADING TO WINDOWS AND DOORS IN EXCESS OF 1 METER LEVEL DIFF. 300MM FROM FINISHED FLOOR LEVEL TO BE SAFETY GLASS IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & BUILDING STANDARDS ACT 1990, PROVIDE ARRANGES TO EXTERNAL WALLS OF ALL ROOMS AS REQUIRED BY THE LOCAL AUTHORITIES.

Natural light and ventilation area of all openings in accordance

General Notes

The design of this drawing is copyright. All work carried out in strict accordance with local authority and NBR regulations. All relevant details, levels and dimensions to be checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing. Figured dimensions to be taken in preference to scaling of drawings. All dimensions are given in millimeters. The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the client immediately. No portion of building to encroach over boundary lines. All electrical and drainage work to be done by registered tradesmen. Any drainage pipes underside of building to be encased in300mm concrete surround.

ENERGY EFFICIENCY

A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING , INCLUDING BUT NOT LIMITED TO, SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEM OR PROCESSES.

GLAZING

GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAN PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS.
GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.

ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART N– ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1.800m ABOVE PITCH LINE OF STAIRS AND SHOP FRONT TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AS EYE LEVEL & GLASS >1m²

ORIENTATION

ORIENTATION AND SUN PROTECTION COMPLIES TO REGULATION XA OF SANS 204: 2011

ALL FOUNDATION IN ACCORDANCE WITH NBR PART "D"
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART "D".
ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY, A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY SERVICES DEPARTMENT BE FOR ANY EXCAVATION MAY COMMENCE.
A MINIMUM OF 3m TO ANY OVERHEAD WIRES. CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES

NO COMBUSTIBLE MATERIAL, SUCH AS TIMBER JOIST, TRIMMER, ROOF TRUSSES SHALL BE BUILT WITHIN 200mm OF THE INSIDE OF CHIMNEY FLUME

INSULATION

CEILING AND INSULATION IN ACCORDANCE WITH NBR PART "I" AND PART "L".
ROOF IN ACCORDANCE WITH NBR PART "L"
WALLS IN ACCORDANCE WITH NBR PART "K"

ENGINEERS SPECIFICATIONS

ALL FOUNDATIONS IN ACCORDANCE WITH NBR PART "D"
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART "D"
R.C SLABS AND R.C BEAMS TO BE NBR PART " D"

MASONRY COLUMNS AND FOOTINGS TO BE NBR PART "D"
R.C STAIRCASE TO ENG SPECIFICATIONS NBR PART "D" WITH 1.000m HIGH HANDRAIL

SPECIFICATIONS AS PER IN NHBRC REG

1 All levels & dimn to be checked on site before any work is commenced
2 No part of bldg are to encroach over boundary.
3 PC lintels with 4 courses brickwork with bridoove over to be placed over all wall openings not exceeding 3m
All PC & sirmesa lintels exceeding 3m to be laid in accordance with manufacturer's specs with 6 courses brickwork over with bridoove over every course
4 DPC to be placed under all walls.(545mic)
5 BRACING:
114X38 diagonal and bracing (45°) nailed to underside of roof at each end of roof & in bath planes.
6 Gable end walls to be tied back to roof structure with 1.2mmx30mm galv hoop on straps @ 600c/c, embedded 300 into wall bent over & fixed to 2 roll.
8 CEILING:
10mmmdf chirboard on 38X38 batt @ 380 c/c
9 STORMWATER:
100 mm pvc gutters & pvc downpipes
12 GLAZING:
All glazing to comply with requirements of SANS 10137 & SANS 10400 Part N– Access doors & sidelights, windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs & IN EXCESS OF 1m² to be safety glass(6mm) & clearly indicated as such on glass at eye level
17 Trusses to be tied down to walls with 1.2mmx30mm galv hoop iron straps or 2 strands of 4mm dia wire embedded 600 into wall
18 Tie wire to be used @ every 4th course & @ 400 c/c
21 All work to be in accordance with local authority by laws / SANS 10400 (Protection / Safety)
25 Parapet walls to max height of 500mm
32 Floors & ceilings to be sealed with cornice & skirtings as per SANS 10400
37 Regulation in terms of XA Part XA (Reg XA 2 & XA 4.1 has been met.
38 All installation (XA) will be done in accordance with SANS 10252/1 & SANS 10106
39 All hot water pipes to be clad with insulation with a R-Value of 1.00 = 40mm insulation.
40 Ceiling vents to be laid with a R Value of 3.7mm =150mm
42 All walls to comply with Part K SANS 10400 (Solid brick)

Project

Drawn by:
SJS CONSULTING
cameron fort

Client:
MRS. T & W GEORGE

PLAN No.
CC/278/25 rev 06

Date:
2025-05-02

SACAP registered
01560

Scale @ A1:
1:100

Bulelwa Mdoda

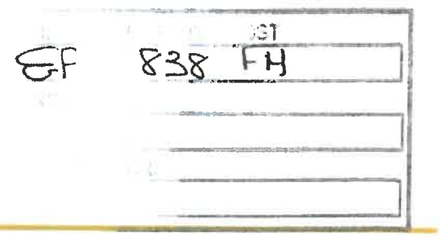
From: Martin Slabber
Sent: Tuesday, 20 January 2026 10:51
To: Bulelwa Mdoda; Tyrone King; Kurt Titus; Xolani Tika (Development Technician); Siyasanga Zweni
Cc: Charne Williams
Subject: RE: COMMENTS ON LAND USE APPLICATION: ERF 838 FRANSCHHOEK

GENERAL: NONE
CONDITIONS: If any electrical services must move, remove, change or upgrade – apply via recoverable cost application, for applicants cost.
Subject to SANS 10142,204-1-2008, energy savings and efficiency implementation and Municipal bylaws – Only existing electrical connection is available.

1. Installation of 10A electrical control units 2. Solar water heating/heat pump installation

3. Energy efficient lightning 4. Roof insulation 5. Cooking with gas fired appliances 6. Control air condition equipment with energy saving devices. 7. Preheat at least 50% of hot water with alternative energy savings devices.

TX



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