
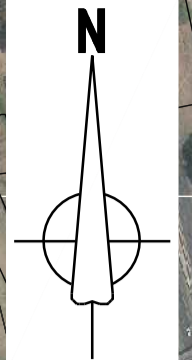
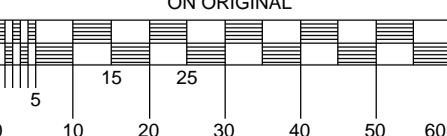


ANNEXURE A: LOCALITY PLAN

LEGEND
 STUDY AREA BOUNDARY



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Client Approval: _____ Date: _____
 Consultant Signature: _____ Date: _____



Client Approval: _____ Date: _____
 Consultant Signature: _____ Date: _____

Project Title
375C STIKLAND SOUTH PRECINCT PLAN
 Drawing Title
LOCALITY PLAN

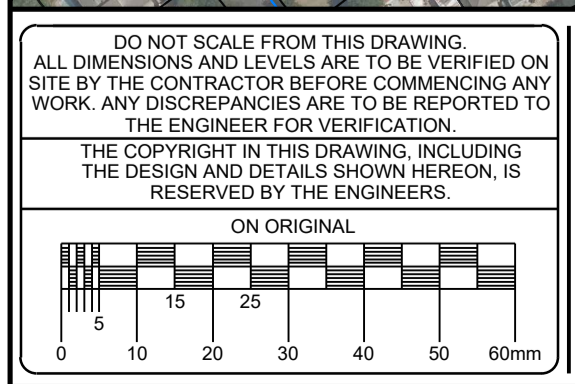
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Scale	1:5000
Drawing Number	HHO-7515-702-1000
Rev	A

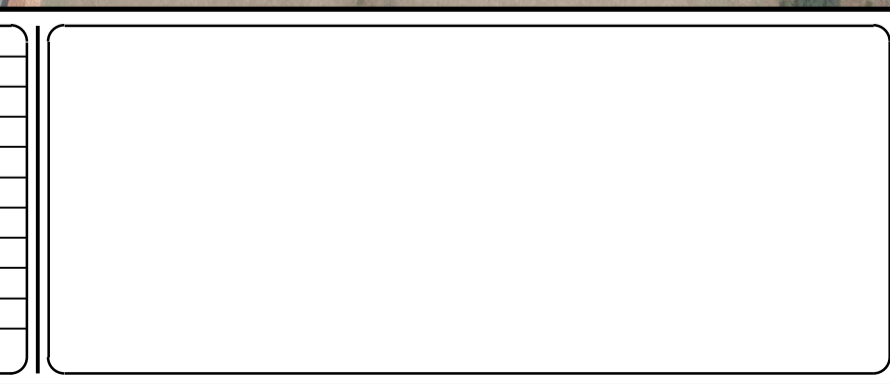
ANNEXURE B: EXISTING POTABLE WATER LAYOUT



NOTES
 1. SPECIFIC WATER CONNECTIONS UNKNOWN FOR PROJECT SITE.



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Project Title
375C STIKLAND SOUTH PRECINCT PLAN

Drawing Title
**EXISTING WATER SERVICES:
 SHEET 1**

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Client Number	
Scale	1:2000
Drawing Number	HHO-7515-702-1461
Rev	A



LEGEND

- SITE BOUNDARY
- w— EXISTING WATER (GIS)

NOTES
 1. SPECIFIC WATER CONNECTIONS UNKNOWN FOR PROJECT SITE.

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Client

Project Title

375C STIKLAND SOUTH PRECINCT PLAN

Drawing Title

EXISTING WATER SERVICES: SHEET 2

Client Number _____

Scale

1:2000

Drawing Number

HHO-7515-702-1462

Rev

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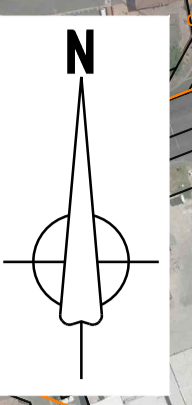
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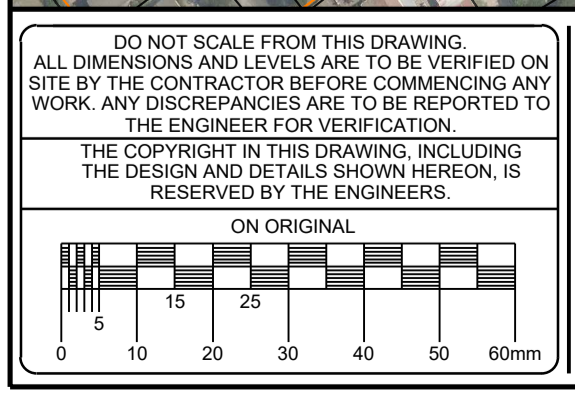
ANNEXURE C: EXISTING FOUL SEWER LAYOUT



LEGEND
 — SITE BOUNDARY
 - - - EXISTING SEWER (GIS)



NOTES
 1. SEWER CONNECTIONS UNKNOWN FOR PROJECT SITE



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Consultant Signature _____ Date _____

Project Title
375C STIKLAND SOUTH PRECINCT PLAN

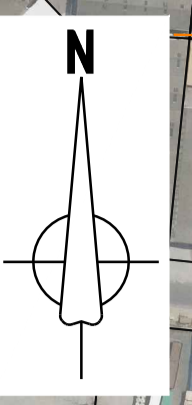
Drawing Title
EXISTING SEWER SERVICES: SHEET 1

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Drawing Number	HHO-7515-702-1401
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LEGEND
 — SITE BOUNDARY
 - - - EXISTING SEWER (GIS)



NOTES
 1. SEWER CONNECTIONS UNKNOWN FOR PROJECT SITE.

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Consultant Revision Details						Status

Client

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Project Title
375C STIKLAND SOUTH PRECINCT PLAN
 Drawing Title
EXISTING SEWER SERVICES: SHEET 2

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ANNEXURE D: EXISTING STORMWATER LAYOUT



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Consultant Signature	Date



Client Number

Scale

1:2000

Drawing Number

HHO-7515-702-1421

Rev

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Project Title

375C STIKLAND SOUTH PRECINCT PLAN

Drawing Title

EXISTING STORMWATER SERVICES:
SHEET 1

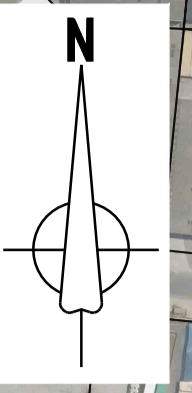
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LEGEND
 — SITE BOUNDARY
 — EXISTING STORMWATER (GIS)



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Client

Client Approval _____ Date _____

Consultant Signature _____ Date _____

Project Title
375C STIKLAND SOUTH PRECINCT PLAN

Drawing Title
EXISTING STORMWATER SERVICES: SHEET 2

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Client Number	
Scale	1:2000
Drawing Number	HHO-7515-702-1422
Rev	A

ANNEXURE E: DEVELOPMENT CHARGES



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

Erf Number(s) * **6300-0-2**
 Suburb/Allotment * **Stikland**
 Developer/Owner * **Western Cape Government**
 Erf Size (ha) * **25**
 Date (YYYY/MM/DD) * **June 30, 2025**
 Current Financial Year * **2024/2025**
 Application Reference

Code	Land Use	Unit	Development Parameters	
			Existing Right	Total New Right
RESIDENTIAL				
A1	Single Residential > 1000m² Erf	Dwelling unit		
A2	Single Residential > 650m² Erf	Dwelling unit		
A3	Single Residential > 350m² Erf	Dwelling unit		
A4	Single Residential < 350m² Erf	Dwelling unit		
A5	State Funded Housing	Dwelling unit		1207
A6	GAP/Affordable Housing	Dwelling unit		1475
A7	Group Housing >650m² Erf	Dwelling unit		
A8	Group Housing >200m² Erf	Dwelling unit		
A9	Group Housing <200m² Erf	Dwelling unit		
A10	Flats > 100m²/Unit	Dwelling unit		
A11	Flats < 100m²/Unit	Dwelling unit		
A12	Additional Dwelling/Unit (up to 100m²)	Dwelling unit		
A13	Rural / Undetermined / Agricultural	Dwelling unit		
A14	Rural Intensification / Agri-subdivisions	Dwelling unit		
ACCOMMODATION ESTABLISHMENTS				
B1	Hotel	Rooms		
		m² GLA		
B2	Accommodation Establishments	Rooms		
		m² GLA		
BUSINESS				
C1	General Business	m² GLA		
C2	Office	m² GLA		40 973
C3	Retail/Shop	m² GLA		28 525
INDUSTRIAL				
D1	Warehouse	m² GLA		
D2	Industrial	m² GLA		
INSTITUTIONAL/COMMUNITY				
E1	Early Childhood Development Centres / Home Child Care	Learner		
		m² GLA		
E2	Universities / Schools	Learner		
		m² GLA		4 292
E3	Care / Accommodation (Hospitals, Clinics, Old age home)	Bed		
		m² GLA		
E4	Office/ Consulting rooms (welfare offices, clinics, hospitals & env. facilities)	m² GLA	5 306	3 868
E5	Meeting Places (places of assembly, place of worship)	m² GLA		
E6	Open Spaces / Public Open Spaces	m²		
Land uses not reflected on the calculator		Actual Demand	Click yellow button to enter demand	

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

Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
Roads	trips/day	11023.2755	R 4 886.19	R 53 861 862.39	R 8 079 279.36	R 61 941 141.75
Transport	pers.trips/peak period	6475.5000	R 1 268.57	R 8 214 656.08	R 1 232 198.41	R 9 446 854.49
Stormwater	ha*C	44.4145	R 250 401.48	R 11 121 444.30	R 1 668 216.65	R 12 789 660.95
Sewerage	kl/day	1188.3324	R 25 459.26	R 30 254 067.37	R 4 538 110.10	R 34 792 177.47
Water	kl/day	1362.2080	R 3 122.96	R 4 254 115.50	R 638 117.32	R 4 892 232.82
Solid Waste	kg/day	10895.3600	R 630.10	R 6 865 133.51	R 1 029 770.03	R 7 894 903.54
Total bulk engineering services component of Development Charge payable				R 114 571 279.15	R 17 185 691.87	R 131 756 971.02

Calculated : _____ Signature : _____ Date : _____	City of Cape Town	Received : _____ Signature: _____ Date: _____	Developer/Owner
---	-------------------	---	-----------------

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

Notes:

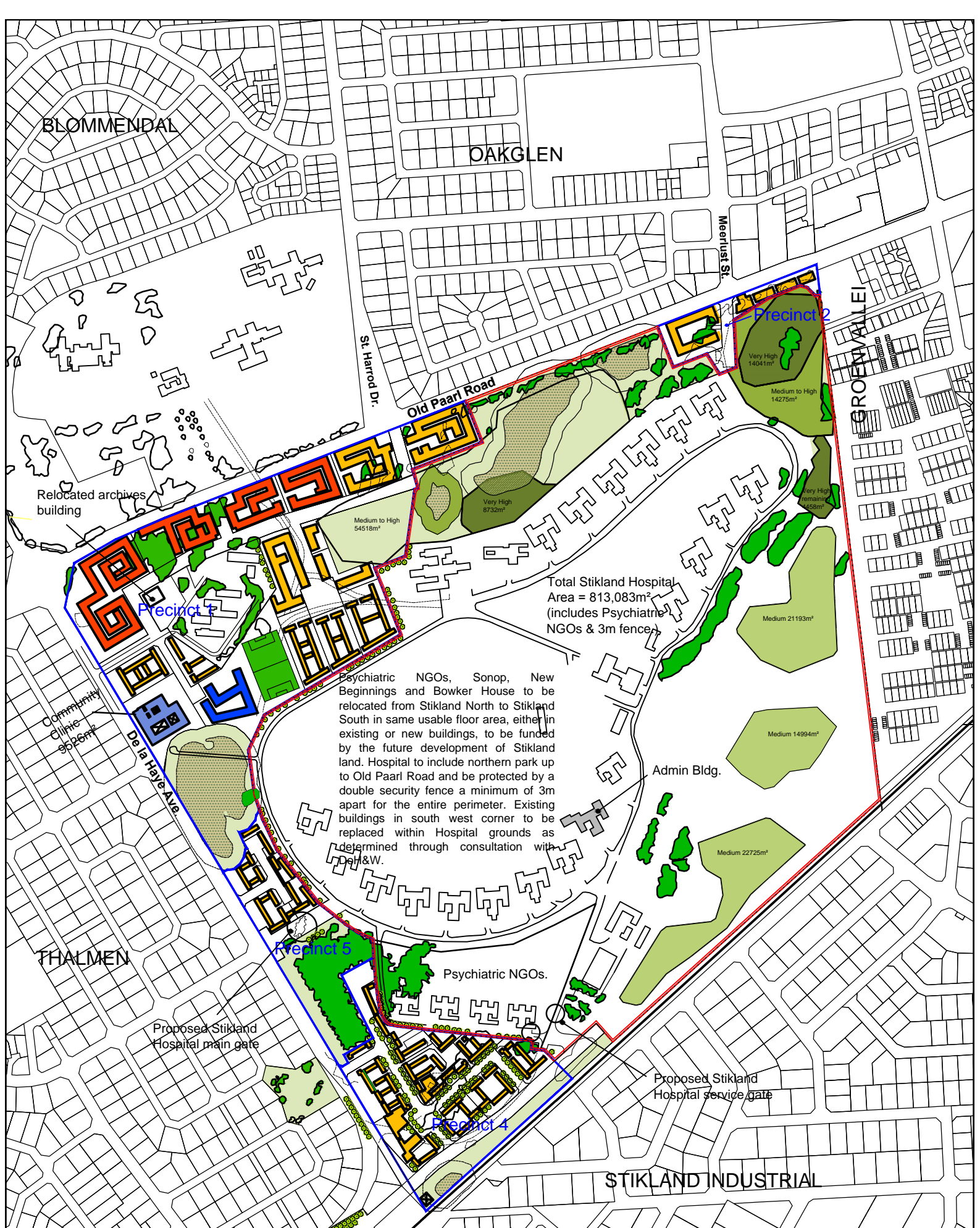
ANNEXURE F: RUNOFF ESTIMATION

RATIONAL METHOD - ALTERNATIVE 3								
Description of catchment		Stikland South: Pre- Development Scenario						
River detail								
Calculated by		PL		Date		03/12/2024		
Physical characteristics								
Size of catchment (A)		1.14 km ²		Weather Service Station		BELLVILLE (SAR KWEKERY)		
Longest watercourse (L)		1.5 km		Weather Service Number		0021204_W		
Average slope (S _{av})		0.015 m/m		Area distribution factors				
Dolomite area (D _%)		0 %		Rural (α)		Urban (β)	Lakes (γ)	
Mean annual precipitation		518 mm		1		0	0	
Rural				Urban				
Surface slope	%	Factor	C _s	Description	%	Factor	C ₂	
Vleis and pans				Lawns				
Flat areas		100	0.08	0.08	Sandy, flat (<2%)			
Hilly					Sandy, steep (>7%)			
Steep areas					Heavy soil, flat (<2%)			
SubTotal				0.08	Heavy soil, steep (>7%)			
Permeability	%	Factor	C _p	Residential areas	%	Factor	C ₂	
Very permeable					Houses			
Permeable		100	0.08	0.08	Flats			
Semi-permeable					Industry			
Impermeable					Light industry			
SubTotal				0.08	Heavy industry			
Vegetation	%	Factor	C _v	Business	%	Factor	C ₂	
Thick bush and plantation					City centre			
Light bush and farm-lands		100	0.11	0.11	Suburban			
Grasslands					Streets			
No vegetation					Maximum flood			
SubTotal				0.11				
Total C ₁ = C _s + C _p + C _v			0.27	Total (c ₂)		SUM<>100	-	0
Time of concentration (T _c)				Notes:				
Defined watercourse		Overland flow						
$T_{c} = \left(\frac{L}{1000 S_{av}} \right)^{0.385}$		$T_{c} = \frac{rL}{0.604 \sqrt{S_{av}}}$		r	0.3			
hours		2.219	hours	Total hours				
				2.22				
Run-off coefficient								
Return period (years), T	2	5	10	20	50	100		
Run-off coefficient, C ₁ (C ₁ = C _s + C _p + C _v)	0.27	0.27	0.27	0.27	0.27	0.27	0.27	
Adjusted for dolomite areas, C _{1D} ($C_1 = C_1(1 - D_{av}) + C_1 D_{av} (S_{av} / D_{av})^{0.4}$)	0.27	0.27	0.27	0.27	0.27	0.27	0.27	
Adjustment factor for initial saturation, Ft	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Adjusted run-off coefficient, C _{1T} (= C _{1D} x Ft)	0.27	0.27	0.27	0.27	0.27	0.27	0.27	
Combined run-off coefficient C _T = αC _{1T} + βC ₂ + γC ₃	0.27	0.27	0.27	0.27	0.27	0.27	0.27	
Rainfall								
Return period (years), T	2	5	10	20	50	100		
Point precipitation (mm), P _T	15.46	26.09	34.12	42.16	52.78	60.81		
Point intensity (mm/hour), P _{IT} (= P _T /T _c)	6.97	11.75	15.38	19.00	23.78	27.40		
Area reduction factor (ARF _T) (Fig. 9.20, Fig. 9.20 or $ARF_T = \frac{100000 - P_T}{100000}$)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Average intensity (mm/hour), I _T (= P _{IT} x ARF _T)	6.97	11.75	15.38	19.00	23.78	27.40		
Return period (years), T	2	5	10	20	50	100		
Peak flow (m ³ /s), $Q_{T} = (C_{T} I_{T} A) / 3.6$	0.60	1.00	1.31	1.62	2.03	2.34		
Peak Flow (litres/s) (100%)	595.72	1004.97	1314.56	1624.15	2033.41	2343.00		

RATIONAL METHOD - ALTERNATIVE 3							
Description of catchment		Stikland South: Existing Scenario					
River detail							
Calculated by		PL		Date		03/12/2024	
Physical characteristics							
Size of catchment (A)		1.14 km ²		Weather Service Station		BELLVILLE (SAR KWEKERY)	
Longest watercourse (L)		1.5 km		Weather Service Number		0021204_W	
Average slope (S _{av})		0.015 m/m		Area distribution factors			
Dolomite area (D _%)		0 %		Rural (α)		Urban (β)	Lakes (γ)
Mean annual precipitation		518 mm		0		1	0
Rural				Urban			
Surface slope	%	Factor	C _s	Description	%	Factor	C ₂
Vleis and pans				Lawns			
Flat areas				Sandy, flat (<2%)	60	0.05	0.03
Hilly				Sandy, steep (>7%)			
Steep areas				Heavy soil, flat (<2%)			
SubTotal			0	Heavy soil, steep (>7%)			
Permeability	%	Factor	C _p	Residential areas	%	Factor	C ₂
Very permeable				Houses	10	0.65	0.065
Permeable				Flats			
Semi-permeable				Industry	%	Factor	C ₂
Impermeable				Light industry			
SubTotal			0	Heavy industry			
Vegetation	%	Factor	C _v	Business	%	Factor	C ₂
Thick bush and plantation				City centre			
Light bush and farm-lands				Suburban	10	0.65	0.065
Grasslands				Streets	20	0.8	0.16
No vegetation				Maximum flood			
SubTotal			0				
Total C ₁ = C _s + C _p + C _v			0	Total (C ₂)	100	-	0.32
Time of concentration (T _c)				Notes:			
Defined watercourse		Overland flow					
$T_{c} = \left(\frac{0.87L}{\sqrt{1000S_{av}}} \right)^{0.385}$		$T_{c} = \frac{0.604(rL/\sqrt{S_{av}})}{r}$		0.3			
hours		2.219 hours		Total hours			
				2.22			
Run-off coefficient							
Return period (years), T	2	5	10	20	50	100	
Run-off coefficient, C ₁ (C ₁ = C _s + C _p + C _v)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adjusted for dolomite areas, C _{1D} ($C_1 = C_1(1 - D_{av}) + C_1D_{av}(S_{av}/D_{av})^{0.4}$)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adjustment factor for initial saturation, Ft	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted run-off coefficient, C _{1T} (= C _{1D} x Ft)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Combined run-off coefficient C _T = αC _{1T} + βC ₂ + γC ₃	0.32	0.32	0.32	0.32	0.32	0.32	0.32
Rainfall							
Return period (years), T	2	5	10	20	50	100	
Point precipitation (mm), P _T	15.46	26.09	34.12	42.16	52.78	60.81	
Point intensity (mm/hour), P _{IT} (= P _T /T _c)	6.97	11.75	15.38	19.00	23.78	27.40	
Area reduction factor (ARF _T) (Fig. 9.20, Fig. 9.20 of 100000 - 120000 L/s)	1.00	1.00	1.00	1.00	1.00	1.00	
Average intensity (mm/hour), I _T (= P _{IT} x ARF _T)	6.97	11.75	15.38	19.00	23.78	27.40	
Return period (years), T	2	5	10	20	50	100	
Peak flow (m ³ /s), $Q_{T} = (C_{T} I_{T} A) / 3.6$	0.71	1.19	1.56	1.92	2.41	2.78	
Peak Flow (litres/s) (100%)	706.04	1191.08	1558.00	1924.92	2409.96	2776.88	

RATIONAL METHOD - ALTERNATIVE 3									
Description of catchment		Stikland South: Proposed Scenario							
River detail									
Calculated by		RP		Date		13/08/2025			
Physical characteristics									
Size of catchment (A)		1.14 km ²		Weather Service Station		BELLVILLE (SAR KWEKERY)			
Longest watercourse (L)		1.5 km		Weather Service Number		0021204_W			
Average slope (S _{av})		0.015 m/m		Area distribution factors					
Dolomite area (D _%)		0 %		Rural (α)		Urban (β)	Lakes (γ)		
Mean annual precipitation		518 mm		0		1	0		
Rural				Urban					
Surface slope		%	Factor	C _s	Description		%	Factor	C ₂
Vleis and pans					Lawns				
Flat areas					Sandy, flat (<2%)		35	0.05	0.0175
Hilly					Sandy, steep (>7%)				
Steep areas					Heavy soil, flat (<2%)				
SubTotal				0	Heavy soil, steep (>7%)				
Permeability		%	Factor	C _p	Residential areas		%	Factor	C ₂
Very permeable					Houses				
Permeable					Flats		10	0.65	0.065
Semi-permeable					Industry		%	Factor	C ₂
Impermeable					Light industry				
SubTotal				0	Heavy industry				
Vegetation		%	Factor	C _v	Business		%	Factor	C ₂
Thick bush and plantation					City centre				
Light bush and farm-lands					Suburban		30	0.65	0.195
Grasslands					Streets		25	0.8	0.2
No vegetation					Maximum flood				
SubTotal				0					
Total C _r = C _s + C _p + C _v				0	Total (c ₂)		100	-	0.4775
Time of concentration (T _c)					Notes:				
Defined watercourse		Overland flow							
$T_{c} = ([0,87L] \wedge 2 / (1000S_{av})) \wedge 0,385$		$T_{c} = 0,604(rL/V(S_{av}))$		r	0.3				
hours		2.219	hours	Total hours		2.22			
Run-off coefficient									
Return period (years), T		2	5	10	20	50	100		
Run-off coefficient, C ₁ (C ₁ = C _s + C _p + C _v)		0.00	0.00	0.00	0.00	0.00	0.00		
Adjusted for dolomite areas, C _{1D} (= C ₁ (1 - D _%) + C _{1D} (S/D _% × C _s))		0.00	0.00	0.00	0.00	0.00	0.00		
Adjustment factor for initial saturation, Ft		1.00	1.00	1.00	1.00	1.00	1.00		
Adjusted run-off coefficient, C _{1T} (= C _{1D} × Ft)		0.00	0.00	0.00	0.00	0.00	0.00		
Combined run-off coefficient C _T = αC _{1T} + βC ₂ + γC ₃		0.48	0.48	0.48	0.48	0.48	0.48		
Rainfall									
Return period (years), T		2	5	10	20	50	100		
Point precipitation (mm), P _T		15.46	26.09	34.12	42.16	52.78	60.81		
Point intensity (mm/hour), P _{IT} (= P _T /T _c)		15.60	11.75	15.38	19.00	23.78	27.40		
Area reduction factor (ARF _T) (Fig. 8.26, Fig. 8.26 or (0.50 - 0.05 × T _c) ^{0.4})		1.00	1.00	1.00	1.00	1.00	1.00		
Average intensity (mm/hour), I _T (= P _{IT} × ARF _T)		15.60	11.75	15.38	19.00	23.78	27.40		
Return period (years), T		2	5	10	20	50	100		
Peak flow (m ³ /s), Q _T = (C _T I _T A)/3,6		2.36	1.78	2.32	2.87	3.60	4.14		

ANNEXURE G: SITE LAYOUT



STIKLAND SOUTH DRAFT DEV. FWK.

KEY	
	4 Storey Walk-Ups
	School
	Park
	4 to 7 Storey Mixed Use
	Clinic
	Wetland
	Outer Boundary of Stikland Hospital
	Detention Pond
	Proposed Tree
	Existing Tree

0 50 100 M
 Scale 1 : 7500
 at A4

