



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11780

Our File Reference Number: Erf 15756, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

PER E-MAIL: [REDACTED]

Sir / Madam

## **APPLICATION FOR REZONING, SUBDIVISION AND AMENDMENT OF THE CONDITIONS OF APPROVAL AND ARCHITECTURAL GUIDELINES: ERF 15756, STELLENBOSCH**

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 the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Erf 15756, Stellenbosch namely:
    - 2.1.1 The application in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning By-law (2015) for the amendment of a condition of approval (condition 1.2.2 imposed in the letter of approval dated 2006-09-28) in order to increase the number of approved erven from 20 to 22 (2 additional erven) for the De Bosch Estate development (See **ANNEXURE B**).
    - 2.1.2 The application in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-law (2015) for the rezoning of Erf 15756, Stellenbosch from Conventional Residential to subdivisinal area to make provision for four (4) erven consisting of three (3) Conventional Residential zoned properties and one (1) Public Road and Parking Zone erf (See **ANNEXURE C**).
    - 2.1.3 The application in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law (2015) for the subdivision of Erf 15756, Stellenbosch (to be zoned subdivisinal area) into 4 Portions; namely

- a. Portion 1 ( $\pm 2942\text{m}^2$  - Conventional Residential),
- b. Portion 2 ( $\pm 2901\text{m}^2$  - Conventional Residential),
- c. Portion 3 ( $\pm 3970\text{m}^2$  - Conventional Residential), and
- d. Portion 4 Remainder Road ( $\pm 988\text{m}^2$  - Public Road and Parking Zone), which entails the amendment of General Plan 220/2007 (See **ANNEXURE C**).

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

3. Conditions of approval;

3.1 The approval applies only to the applications in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council and external authorities.

3.2 Erf diagrams must be submitted to the municipality for record purposes together with the request for clearances certificates.

3.3 The approval will lapse if not implemented within 5 years from the date of final notification.

3.4 That the amended De Bosch Architectural Guidelines and all addendums attached as **ANNEXURE D and E** at all times be complied with.

3.5 It is the responsibility of the applicant to inform external departments of the new street numbering, such as the Surveyor-General, Telkom, Post Office, the South African Police Service, Emergency Services, National Place Names Committee and map producers, etc. after the registration of the properties.

3.6 Building Plans for all new structures must be submitted to the HOA or its nominated architect to confirm compliance with the architectural guidelines in **ANNEXURE D and E** attached, prior to submitting building plans to this municipality for approval or construction commencing on site.

3.7 That the owner ensures that the title deed conditions D1 and 2 (T30253/2007) be transfer to the new created title deeds for Portion 1, 2 and 3.

3.8 The conditions of approval in the memorandum dated 31/05/2021 from the Directorate: Infrastructure Services in the attached **ANNEXURE J**, must at all times be adhered to.

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

- 4.1 The proposal is in compliance with the zoning scheme by-law for the proposed uses and size of the properties, consistent with relevant legislation, planning principles, policies and guidelines and do not specifically compromise the principles of the IDP or the Municipal SDF, if approved.
- 4.2 It is not envisaged that the approval of the proposal will impact negatively on any surrounding property owner's or the street aesthetics.
- 4.3 The proposal presents a moderate form of densification within an urban edge, which is promoted by the Stellenbosch Municipal Spatial Development Framework.
- 4.4 Sufficient services and safe access could be provided to the proposed subdivisional units.

**Application wording for additional matters to be noted**

The decision maker is delegated to simultaneously approve new street numbering together with a subdivisional plan as requested in the street naming and numbering policy. No separate delegation is required to approve new street numbering together with a subdivision application.

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](mailto: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:

## **ANNEXURE B**

DEADP approval dated 28/09/2006

Verwysing

Reference

Isithotho

E17/2/2/1/AS10/Farm 1374/1

Ngowazi

Enclosures

Imibuzo

Ms E. Nkwatani

Datum

Date

Umbizo

28/09/2006



Departement van Omgewingsake en Ontwikkelingsbeplanning  
Department of Environmental Affairs and Development Planning  
ISEbe leMfizi-imbhi yeNdalo esiNgqongileyo noCwangciso lePikuhliso

The Municipal Manager  
Department of Planning & Economic Development Services  
Stellenbosch Municipality  
P.O Box 17  
Stellenbosch  
7599

Dear Sir

**APPLICATION FOR AN AMENDMENT OF URBAN STRUCTURE PLAN, REZONING AND SUBDIVISION OF FARM 1374/1, STELLENBOSCH**

1. Your letter Farm 1374/1 dated 16 March 2005 has reference.
  - 1.1 The Competent Authority for the administration of the Land Use Planning Ordinance has in terms of section 4(7) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) granted approval for the amendment of the Stellenbosch Urban Structure Plan from Agricultural to Urban Development in order to permit the use of that section of Portion 1 of Farm 1374, Stellenbosch which is currently designated for agricultural purposes for residential use.
  - 1.2 The Competent Authority for the administration of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) has, in terms of section 16 and 42(1) of the said Ordinance, granted approval for the rezoning of a portion of Portion 1 of Farm 1374, Stellenbosch from Agriculture to Subdivisional Area with zonings for Residential zone I and Transport zone II, subject to the following conditions:

Umbuzo-gebou, Dorpsstraat 1,  
Private Bag 19086 Kaapstad 8000

Utilities Building, 1 Dorp Street  
Private Bag 19086 Cape Town 8000

Tel No.: (021) 483 4780  
Fax No.: (021) 483 3633

2.1

- 1.2.1 The applicant must submit a revised plan of subdivision for further consideration by Council. Such plan must provide for the required riverine corridor of private open space of at least 30m and be zoned Private Open Space; a site for a sewerage pump station with access and must clearly identify a building platform area of maximum 1000m<sup>2</sup> of each residential erf to which area the construction of all buildings will in future be restricted. The plan and/or accompanying documentation must also give clear indication of the provision made for refuse removal from the individual properties as per agreement with Council.
- 1.2.2 The development must be limited to 20 erven as indicated on the attached layout plan. The development parameters applicable to the erven, to be zoned Residential Zone I, will be the following:
- (a) Maximum height of 8m measured from the natural ground level to the roof pitch.
  - (b) The maximum size of the dwellings will be limited to 500m<sup>2</sup>.
  - (c) If the Council is of the opinion that it will not have a significant negative impact, the 500m<sup>2</sup> size restriction can be relaxed after receiving a written request from the applicant.
  - (d) All the other parameters and restrictions as prescribed for Residential Zone I in terms of the applicable Zoning Scheme.
- 1.2.3 Buildings may only be erected above the 1:50 year flood line.
- 1.2.4 The layout plan must be amended to make provision for sewerage pump station as well as suitable Municipal access to the site.
- 1.2.5 The normal main service contribution of the Council will be applicable.



- 1.2.6 The developer must submit to the Council a Site Development Plan inclusive of Architectural Design Guidelines and a Landscape Master Plan for the development. The latter should cover both the hard and soft landscaping proposals for the development and should include items such as project and individual site fencing, site illumination and signage as well as the restoration, rehabilitation and future landscaping of the river corridor.
- 1.2.7 A Special Management Area shall be applicable over the entire site. The applicants must draw up an Environmental Management System, addressing, inter alia, all environmental issues e.g. rehabilitation, erosion and management of the river and the rehabilitation of the land on the farm. The recommendations as made in the specialist studies for rehabilitation and management, visual impact, etc. must also be included in the EMS. The EMS must be submitted to Council before any building plans shall be considered. The Council must be kept informed on the audits to be undertaken periodically by the independent auditor on the implementation and compliance with the stipulations of the Environmental Management System.
- 1.2.8 The Ecologically sensitive river areas on the property must be reserved for inclusion into an ecological corridor in the future. All owners must be part of a sectoral plan to be drawn up in future by the local authority as earmarked in the Winelands Integrated Development Framework.
- 1.2.9 A Trust Fund be established for the purposes of the issues set out in paragraph 11.1.2.7 above. A cash contribution of 1% of the sale price of each dwelling on the first and all subsequent transfers must be made available to a Trust upon transfer, to comply with the concept of the "Special Management Area". This condition must be taken up in the Constitution of the Home Owners Association, the Deed of Sale and the Deed of Transfer. The Trust Deed must be submitted and approved by Council before registration of units is undertaken and before any clearance for transfer purposes shall be provided by Council.

- 1.2.10 A Home Owners Association must be established for the entire property. All homeowners shall be members of the Association. A new constitution must be drawn up and submitted to Council for approval. The constitution must also include the issues on the Trust, architectural and design guidelines.
- 1.2.11 The colour of all walls, doors, windows, roofs, etc. must be sympathetic to the character of the area and blend in with the surrounding landscape. All materials used in the construction of buildings on the property must complement the character of the environment. Architectural guidelines and development parameters must be drawn up and included in the constitution of the Home Owners Association.
- 1.2.12 Building plans for all proposed buildings must be submitted to the Council and the Heritage Committee for approval.
- 1.2.13 A *Alignment plan* general plan for the newly created erven and footprints must be submitted to the Council for clearance and record purposes.
- 1.2.14 A report on job opportunities and the parameters that developers are going to put in place to ensure that local residents of Stellenbosch will benefit and retain these opportunities, must be submitted to the satisfaction of the Council, before any building plans will be considered.
- 1.2.15 The stipulations of Sections 26, 27, 28 and 31 of the Land Use Planning Ordinance, 1985 (No 15 of 1985), be complied with.
- 1.2.16 The stipulations of Regulations 37, 38 and 39 of the Section 47(1) Regulations promulgated by PN 1050 of 1988, be complied with.
- 1.2.17 The conditions of the Municipality's Director: Engineering and Technical services must be adhered to.

1.2.18 Pro rata contributions for main electrical services shall be payable to the Council.

1.2.19 The developer shall be responsible for the total costs of the electrical network and street lighting of the development to the satisfaction of the Council.

1.2.20 The developer must appoint an electrical consulting engineer that can negotiate with the Council regarding the following:

- (a) the design of the electrical distribution system;
- (b) the provision of street lighting;
- (c) the positioning of the substation and related equipment;
- (d) the standard of electrical services;
- (e) the electrical supply of the development;
- (f) the extent of electrical supply to even;
- (g) the possible damage to existing services; and
- (h) the compliance to the requirements of Telkom.

1.2.21 The conditions as set out in the Record of Decision, E12/2/2/1 - 105 Farm 1374/1 dated 2003-10-25 of the Department of Environmental Affairs and Development Planning, must be adhered to.

1.2.22 No pollution, including noise pollution, may take place on the property. All health regulations must be complied with. Where noise is concerned, the Environmental Conservation Act, Act 73 of 1989, as well as the SABS code of conduct 0103-1994, must be used as a guideline and shall be the owner's responsibility.

1.2.23 The requirements of the National Water Act, 1998, the Water Service Act, 1997 and the Environmental Conservation Act, 1989, must be adhered to at all times.

1.2.24 The approval applies only to the rezoning in question and shall not be construed as authority to depart from any other legal prescriptions or requirements.

1.2.25 The rezoning shall lapse if the development rights is not exercised within a period of two years.

1.2.26 The applicant shall be responsible for all costs necessary to comply with all the conditions unless otherwise specified.

1.2.27 The owner or his assignee confirm in writing that the aforementioned conditions are understood and shall be adhered to, before any clearances shall be given by Council.

1.2.28 These conditions of approval imposed must be made known to any new owner and/or developer and shall be binding on any new owner and/or developer.

1.2.29 The Council reserves the right to impose further conditions subject to the approval of the Director, Integrated Environmental Management Region A of the Department of Environmental Affairs and Development Planning, if needed.

1.2.30 That there will be no gated entrance to the development, in order to allow for an inclusive relationship between this development and the surrounding Die Boord area.

Yours faithfully

  
HEAD OF DEPARTMENT



STELLENBOSCH  
STELLENBOSCH • PNIEL • FRANSCHHOFF

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Department: Economic Facilitation Services  
Departement: Ekonomiese Fasiliteringsdienste

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**APPLICATION FOR THE AMENDMENT OF CONDITION AND APPROVAL OF SITE DEVELOPMENT PLAN ON PORTION 1 OF THE FARM 1374, STELLENBOSCH**

Farm Number: Farm 1374/1, Stellenbosch  
Location: Access from Saffraan Avenue, Die Boord  
Extent of property: ±15.2 ha  
Zoning: Residential Zone I, Open Space Zone II and Transport Zone II  
Owners: FJD Trust  
Applicant: Taylor, Van Rensburg & Van der Spuy Architects and Planners

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**1. APPLICATION FOR CONSIDERATION:**

Application is made in terms of section 42 of the Land Use Planning Ordinance, 1985 (No 15 of 1985), for the amendment of condition 1.2.2(b) as stated in approval letter from the Department of Environmental Affairs and Development Planning dated 28 September 2006. Application is also made for the approval of the Site Development Plan and Architectural Guidelines.

**2. ADVERTISING:**

No advertising was deemed necessary as the application for the rezoning has been advertised previously.

**3. PLANNING COMMENTS:**

The Department of Environmental Affairs and Development Planning approved the amendment of the structure plan and a rezoning to subdivisional area with zonings Residential Zone I and Transport Zone II. The proposed development will consist of 20 erven with an open space system running adjacent to the river. The erf sizes will vary between 3100m<sup>2</sup> and 18 000m<sup>2</sup>. A condition was imposed that the dwellings may not exceed 500m<sup>2</sup> without the prior approval from Council. The applicant requested that the size be increased to 1000m<sup>2</sup>. It should be taken into consideration that these properties form part of the transition zone between the urban and rural areas. Taking into account that this is incorporated into the urban development area and that the proposed 1000m<sup>2</sup> building footprint will be less than the 50% coverage for Residential Zone I erven, the application can be supported. It should however be stipulated that this increase will include all building work namely verandas, stoeps and outbuildings on the properties.

The owner has submitted a Site Development Plan and Architectural Guidelines for the development. The SDP includes the height and type of

2.7

fences, building lines and building platforms and the open space for the development. The architectural guidelines forms part of the documents which was requested by Province in the approval granted. An architectural assessor will be appointed to scrutinize all building plans before submission to the Local Authority. They will ensure that the plans comply to all the architectural guidelines as stated in the document.

## 5 RECOMMENDATION:

5.1 That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985) for the subdivision of Portion 1 of the Farm No 1374, Stellenbosch into 20 portions subject to the standard conditions.

5.2 That the condition 1.2.2(b) as stipulated in approval letter from the Department of Environmental Affairs and Development Planning dated 28 September 2006 be amended in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985) to read as follows:

*That the maximum size of all the buildings including stoeps, verandas and outbuildings will be limited to a total area of 1000m<sup>2</sup> on the ground floor and a maximum of 500m<sup>2</sup> on the first floor.*

5.3 That all conditions, except 1.2.2(b), of approval as stated in letter of approval dated 28-09-2006 with regards to the amendment of the urban structure plan, rezoning and subdivision of Farm 1374/1, Stellenbosch is still applicable.

5.4 That the Site Development Plan with drawing number L2617-D-101 dated 21 September 2006 be approved.

5.5 That the Architectural Guidelines dated 10 October 2006 be approved subject to the amendment of Paragraph 2.1.2 as follows:

Note: Described as the enclosed building area measured to the external face of the outside walls. The calculation of the floor area includes all stoeps, verandas and outbuildings.

THE ABOVE RECOMMENDATION IS HEREBY APPROVED BY THE EXECUTIVE DIRECTOR: ECONOMIC FACILITATION SERVICES UNDER DELEGATED POWERS

  
pp Dudley Adolph

Executive Director: Economic Facilitation Services

12.10.06  
Date





# STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

04 October 2006

F J D Trust  
38 Kerk Straat  
Stellenbosch  
7600

Geagte Meneer

U brief gedateer 28 September 2006 het betrefsaak:

Hiermee word die Klousule 1.2.2 (b) ~~versleg~~ en word goedkeuring gegee dat die grondvloer tot op 'n maksimum van 1000 vierkante meter vergroot word en dat die eerste vlak tot 500 vierkante meter beperk word.

Vanweë die algemene grootte – orde van die erwe wat tussen 6000 en 7000 m<sup>2</sup> is, sal die gebou – ontwikkeling soos hierbo goedgekeur, geen negatiewe impak op brêre omgewing hê nie.

Ek hoop u vind dit in orde.

  
D. Adolph

Uitvoerende Direkteur: Ekonomiese Diens

2.10



# **ANNEXURE C**

## Subdivisional and Street Numbering Plan

**PROPOSED SUBDIVISION**

ERF EXTENT(m²)	LAND USE	ZONING
1	2942 Residential	CR
2	2901 Residential	CR
3	3970 Residential	CR
4	988 Public Road	Public Roads and Parking Zone

750m² max. ground floor building area  
(The red block is only an indication of the maximum building footprint).

**STELLENBOSCH MUNICIPALITY**

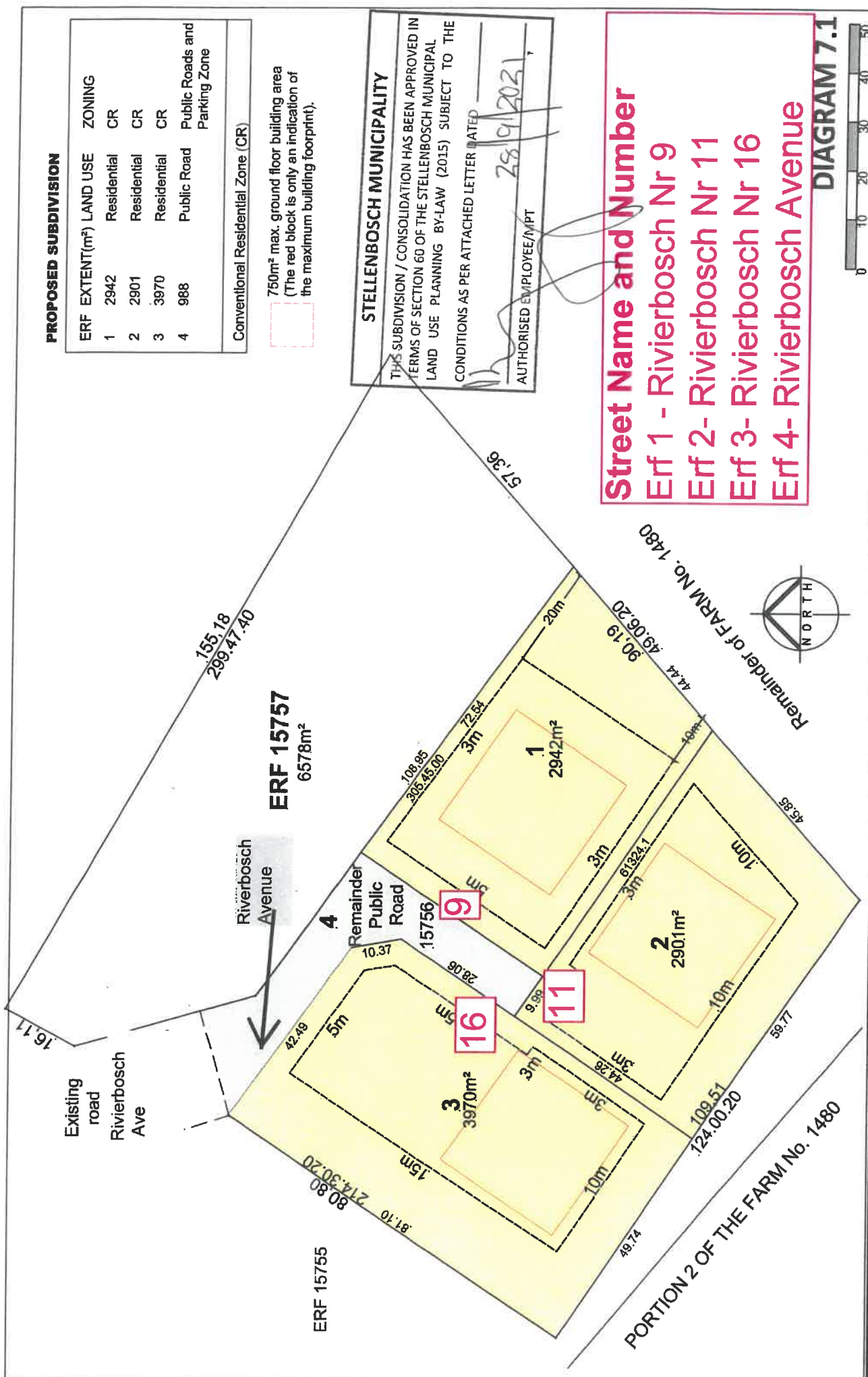
THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED

28/9/2021

AUTHORISED EMPLOYEE/MPT

**Street Name and Number**  
 Erf 1 - Rivierbosch Nr 9  
 Erf 2 - Rivierbosch Nr 11  
 Erf 3 - Rivierbosch Nr 16  
 Erf 4 - Rivierbosch Avenue

**DIAGRAM 7.1**



PROJECT DESCRIPTION:

DE BOSCH - PROPOSED NEW DEVELOPMENT  
 DRAWING DESCRIPTION:  
 SUBDIVISIONAL PLAN  
 ERF 15756



CHECKED: Edwin Swanepoel DRAWN: MC  
 DATE: 21-10-2020 | SCALE/SHEET SIZE: 1:1000/A4  
 DRAWING NO.: 3664/A/105B  
 REVISION: J



## **ANNEXURE D**

Approved De Bosch Architectural Guidelines

Project: L2617

# DE BOSCH ESTATE RESIDENTIAL DEVELOPMENT

Portion 1374/1, Libertas Farm, Stellenbosch



## TV3

Taylor I van Rensburg I van der Spuy  
ARGITEKTE EN BEPLANNERS • ARCHITECTS AND PLANNERS

### Architectural & Landscaping Guidelines

<b>Original</b>	<b>2006/10/17</b>
<b>Revision A</b>	<b>2007/06/18</b>
<b>Revision B</b>	<b>2007/11/07</b>
<b>Revision C</b>	<b>2010/07/07</b>

#### 1. INTRODUCTION

##### THE REASONS FOR THE MANUAL

The guidelines established in the design manual in response to the special significance of the site will give owners the added benefit of ensuring a consistently high neighbourhood quality. The application of the design manual will also sustain and enhance property values throughout the development.

##### BACKGROUND TO THE MANUAL

**1.2.1 STATUS AND PURPOSE OF THE MANUAL:**  
In terms of Section 29 of the Land Use Planning Ordinance of 1985 (Nr. 15 of 1985) this Manual, being a condition of subdivision, has statutory authority. The property will be subject to the control of a Home Owners' Association.

TV3 Architects and Town Planners have been commissioned to assess the design of all development on this property and will act as Architectural Assessors.

TV3 Architects & Planners

The Constitution of the Home Owners Association shall be prepared to the satisfaction of Stellenbosch Municipality.

##### 1.2.2

##### REQUIRED DOCUMENTATION:

Submissions to the Architectural Assessors must be prepared by an Architect registered at the Institute of South African Architects, and should include not less than the following:

- (1) Sketch Plans to a scale of 1:100 showing:
  - the plan of all floors;
  - all four elevations, including full street elevations up to the side boundaries;
  - a site plan showing sitework including yards, driveways and main landscaping elements;
  - elevations of street boundary walls and gate ways where applicable;
  - section indication proposed excavations and topography.
- (2) A Specification of all external materials and finishes.
- (3) A Colour Schedule of external finishes.
- (4) A4 size "brush out" samples of all external paint colours.
- (5) Any other additional relevant information / documentation required by the Architectural Assessors.

1.2.3

PROCEDURES

A fixed amount scrutiny fee of R2 500 (excluding VAT) is payable with 1<sup>st</sup> submission of the sketch design to the Architectural Assessor.

Thereafter with any re-submission, including the submission of Local Authority building plans approval, the Architectural Assessor will be remunerated on a cost / time basis in accordance with the current recommended private sector fees for a "principal" architect as published in the latest Government Gazette. Final signing-off / approval by the Architectural Assessor will not be issued before all outstanding accounts are settled.

The Architectural Assessor will consider the drawings and will notify the owner's Architect of the approval, or of any suggested amendments within two weeks after submission of the plans.

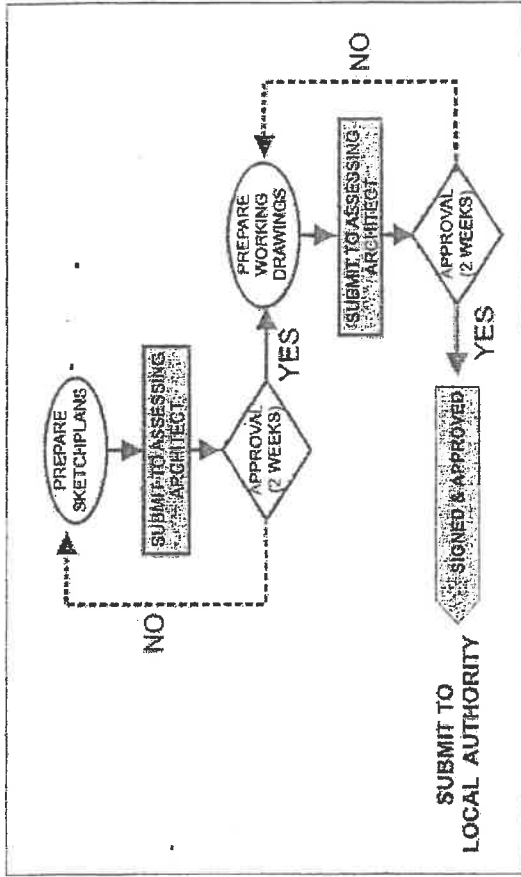
Should the Architectural Assessor suggest any amendment of the design, the owner's Architect must resubmit amended design drawings to the Architectural Assessor who shall confirm within two weeks of submission whether the amendments are accepted.

Before working drawings are submitted to the Local Authority, a copy of the working drawings must be submitted to the Architectural Assessor for final approval.

The Architectural Assessor will consider the drawings and will notify the owner's Architect of the approval, or of any suggested amendments within two weeks after submission of the plans. Working drawings are to meet the same requirements as the design drawings and the local authority will only accept plans signed by the Architectural Assessors.

2.12

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CONCEPT STATEMENT

These architectural guidelines establish the architectural character of the development. In all instances the Local Authority By-Laws and the National Building Regulations are applicable.

The following parameters and constraints were considered:

- The location offers the future resident a opportunity to experience the charm and charisma offered by a contemporary Cape rural settlement, directly linked with all the luxuries and amenities offered by Stellenbosch.
- De Bosch Estate borders in the south onto the farm yard of the historical Cape Dutch Libertas homestead, which has been successfully restored – therefore adding to the unique historical Cape setting and rustic rural ambience. In view of the historical sensitive nature of this context, it is of paramount importance that the local aesthetic and character, or sense of place (i.e. "Genius Loci"), be protected and enhanced at all cost. It is important to note that a

sustainable rural estate, like De Bosch, can only retain its synergy and tranquil setting if guidelines are defined and enforced to serve both the character of the community as well as the rights of the individual landowner.

#### 1.4 CONCEPTUAL DESIGN ANALYSIS

When formulating a design approach for De Bosch Estate, bordering onto the prominent historical Libertas Cape Dutch homestead and some of the country's historically most important vineyards and rivers, the following must be addressed:

##### HISTORICAL CONTEXT:

The historical context refers to an analysis of the existing structures of historical value, and the subsequent use of a specific contemporary building type suitable to a Residential Estate, that will be modern and contemporary but also compatible to the surrounding area.

##### NATURAL CONTEXT:

The Estate is located within an agricultural and wine producing area bordered by two rivers and therefore ecological constraints must come into play within the development. The local campaign to reinstate the "Bosch" in its natural environment (especially along the rivers) must also be considered as an important landscape design element that must be incorporated.

Contextual requirements such as design of the roofscape and colour of the facades so as to best integrate the built forms within the natural topography, agricultural landscape and the mountain backdrop, were considered.

The suggested dark grey roofs blend well with the mountain backdrop and vegetation whereas the typical Cape bright white building facades is to be replaced by earthy (beige to light browns) colours which blend well with the landscape.

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For the maximum exploitation of the dramatic surrounding panoramic views from within the Estate, building forms and roof scapes are fragmented to allow views and vistas through and over the building forms.

The De Bosch Estate development concept includes the following:

Various complex contextual and classical design models were developed, tested, refined and eventually abandoned in favour of a simple contemporary rural development concept, that will enhance the idiosyncratic nature of the site.

Dwellings must be designed and executed to retain the features prominent in a typical Cape rural settlement, in a contemporary fashion. The classical design principles from the 18<sup>th</sup> century, that was introduced by Thibault in the Western Cape area, must be employed as guidelines to determine the larger layout of individual units - this will automatically ensure that the correct use of axis and vistas will be achieved. It is important that the dwellings are closely linked with its rural natural and agricultural surroundings, thereby adopting a more rustic approach, based on the above-mentioned classical principles.

Within the above guidelines and restrictions an aesthetic language was formulated to define an unique architectural approach for this development.

#### 1.5 ARCHITECTURAL STYLE

Refer to the attached diagrams A & B, the existing dwellings on the estate, and the collage of photos (diagrams C & D) illustrating the intended architectural language. It is not the intention for submission of new designs to be copies of the above examples / diagrams.

## DESIRABLE ARCHITECTURAL APPROACH

- **Contemporary Cape rural vernacular.** The designs should be compatible with the gracious and imposing qualities of Cape Vernacular Architecture.
- Combination of contemporary modern and traditional Cape architectural elements, proportions and scale.
- Designs should adhere to the classical rules of proportion and scale and should compliment the rural setting, resulting in a pleasant and tranquil neighbourhood.
- The De Bosch architectural language promotes and incorporates the following:
  - External covered areas / patios.
  - Simple pitched roofs / floating roofs / combination of pitch and enclosed flat roofs.
  - Dwellings should be rectangular in shape and employ in general a vertical proportion.
  - Fragmented, simple rectilinear pitched roof blocks clipped together with flat roof "knuckles".
  - Soft subdued earthy colours and tones.
  - Different textures to create depth and contrasts.
  - "Barn" building form.
  - Corner windows / ribbon windows / large pane windows.

2.14

## 2. BUILDING FORM

### 2.1 FOOTPRINT & LAYOUT

- Zoning:  
Residential Zone 1.
- 2.1.1 Maximum building area:  
Total = 1500m<sup>2</sup>. (consisting of maximum 1000m<sup>2</sup> ground floor and maximum 500m<sup>2</sup> 1<sup>st</sup> floor).
- 2.1.2 Erf 15749 (Erf 13): Total of limitation of 500 m<sup>2</sup> for the whole house.

**Note:** Described as the enclosed building area measured to the external face of the outside walls. The calculation of the floor area includes all stoeps, veranda's and outbuildings.

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### 2.1.3

#### Building lines:

The building lines for each erf is described as a building platform and are predetermined for each site. This describes the area to which the building structure or any roofed component must be confined. (See SDP attached)

#### Specific building lines to note:

- (a) Erf 12: 40 m building line from eastern boundary.
- (b) Erven 15, 16, 17, 18, 19 & 20: 80 m building line from northern boundary.
- (c) Erven 2, 4, 6, 10: 30 m heritage building line from southeastern boundary.

#### Building platforms:

Maximum 1000 m<sup>2</sup>

### 3. BUILDING HEIGHT AND PROPORTIONS

#### 3.2.1 Maximum building height:

The maximum height of any dwelling is 8 000 mm measured from the natural ground level to the roof pitch.

#### 3.2.2 Second Storey:

The second storey to be limited to maximum of 500m<sup>2</sup>.

## 3. BUILDING ELEMENTS + MATERIALS

### 3.1 ROOF

#### Roof type:

- Saddle roof (primary roof)
- Enclosed flat roof (secondary roof)
- Gable walls not to protrude past roof finish / roof line

#### Exclusions:

- Mono-pitch
- Hipped
- Hip gable
- Dutch Hip
- Butterfly
- Lean to
- Eaved flat roof



3.1.2

Material: One of the following:

- Single span pre-coated metal roof sheeting with concealed fixing ("Klip-lock" or similar approved).
- S-profile pre-coated metal roof sheeting.
- Concrete flat roofs behind parapets covered with natural stone chip.

3.1.3

Colour:

- Charcoal or Dark Grey.

3.1.4

Pitch:

- Main structure - double pitch roofs between 40 and 45 degrees.
- Secondary or linking structures - flat roofs (also garages) obscure from view by use of parapet walls.

3.1.5

Protruding timber rafters to be varnished / stained dark.

3.1.6

Maximum roof overhang of 500 mm.

3.1.7

Steelwork and steel rafters to be painted a dark colour (charcoal or dark grey).

3.1.8

Rainwater goods: Gutters to be seamless pre-painted aluminium ogee gutters with rectangular or round downpipes mounted on walls or columns or purposed made galvanized steel, painted dark colour (charcoal or dark grey).

3.1.9

Gutters, rainwater & downpipes: Seamless pre-painted aluminium ogee gutters with rectangular or round downpipes mounted on walls or columns.

3.1.10

Dormers, roof lights & skylights:

- To be designed as an integral part of the roof structure with vertical penetration using the same pitch as the main roof.
- Width restricted to 2,500 mm and not exceed 20 % of the roof length.

3.1.11

Fascia & bargeboards:

- Painted or dark varnished timber or painted fibre cement.
- Maximum width 250 mm.

**3.2**

**EXTERNAL MATERIALS & FINISHES**

3.2.1

Dwelling walls:

- Walls must be plaster and painted.
- Plinths and detailing of approved (stipple) texture plaster may be used.

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- No facebricks, semi-face bricks or exposed concrete blocks are permitted.
- Texture paints and / or pigmented plasters are encouraged to give depth and contrasting textures.

3.2.2

External wall colours:

- External colours must reflect soft subdued natural earthy tones such as beige, sandstone and warm greys. Bright contrasting colours will not be allowed.
- Only the following colours to be used.

(Codes taken from Plascon Expressions Catalogue):

(1) Main (primary) colours:

- E13-3 PICASSO
- E16-3 MAYOR
- E15-3 DUNDAS
- E14-3 PAPYRUS
- E13-3 PINTO
- D13-3 CHAPS

(2) Secondary colours (dark):

- E16-4 NEUTRAL
- E15-4 BURWELL
- E14-4 MAYAN STONE
- E13-4 TRENTON

(3) Secondary colours (light):

- E16-2 PLASTER
- E17-2 CORBUSIER
- E15-2 LANDING
- E13-2 PERMAFROST
- E14-2 HUDSON

Plaster bands and details

Stone:

- Natural stone / sandstone cladding to be used as contrasting texture and accent features.
- No mock / imitation stone / faux cladding are permitted.

Gates:

- Powder coated or epoxy painted galvanized steel or hardwood / timber or a combination of above.
- Steel gates must be painted one of the colours prescribed for aluminium doors and windows.

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- All gates (vehicular and pedestrian) in the "werf" walls on the street boundary to be a combination of steel (painted dark: colour) and horizontal hard wood slats as illustrated in attached diagram 4 (wall type B). These gates must be flush with the "werf" (boundary) walls and may not protrude into the property.

3.2.6 Columns:

- Plaster and painted (square or round).
- Sandstone cladding.
- Double timber columns with 50 mm gap (colour = dark stain).
- Steel, painted in dark colours.

3.2.7 Flues for fireplaces / braai's:

- Simplified, contemporary interpretations of "Cape Vernacular" elements.
- To be treated as feature elements - it is encouraged to treat them with stone cladding or a textured finish.

3.2.8 Windows:

- Material:
  - (1) Natural or painted timber.
    - Timber windows and doors (excluding garage doors) shutters and ventilators may be varnished or alternatively painted in a darker colour to match the colours specified for aluminium windows and doors.
    - (2) Dark colour aluminium powder coated.
  - Aluminium door and window frames must be powder coated in one of the following colours:
    - Vedoc: Dark Umber grey VP 7012
    - Matt Dark Umber grey VP 7112
    - Charcoal VP 7107
    - Dark Grey VP 7004
- No small panes are permitted.
- No mock sash windows are permitted.

3.2.9 Burglar proofing:

- To form part of solid timber shutters designed as an integral part of the house. Any steel bars must be internally mounted in a simple orthogonal grid pattern and purpose made to suite window proportions and mullion positions.

2.16

- Specific exclusions:
  - (1) External mounted "Trellidor" or similar security gates that are visible from the street.
  - (2) Burglar bars mounted externally.
- General inclusions:
  - (1) External mounted security gates that are compatible with the design of the house (gates preferably fixed internally).
  - (2) Inconspicuous burglar bars fixed internally.

3.2.10 Garage doors:

- To be hardwood timber tip-up type or aluminium sectional overhead doors.
- Pattern: Horizontal or vertical lines.
- Colour: Similar to walls or windows.

3.3 VERANDA'S, PERGOLAS, BALCONIES & BALUSTRADES

Above elements must be designed and constructed of material in keeping with the main structure.

3.3.1 Veranda's + pergola's:

- Verandas and pergolas should be designed to reduce the scale of facade walls and must be limited to the ground floor.
- The structure should be constructed from rectangular hardwood timber sections supported on brick, timber or steel columns.
- No shade cloth or temporary structures will be permitted.
- No Perspex (acrylic) or polycarbonate sheeting will be permitted.

3.3.2 Balustrading (material):

- Hardwood timber dark varnish or painted.
- Square mild steel tubing or flats - painted.
- Plaster and painted brickwork.
- Stainless steel.
- Glass and stainless steel combinations.
- No precast concrete, wrought iron, steel or other thin solid sheet paneling will be permitted.

3.3.3 Balconies:

Must be designed to form an integral part of the building.

### 3.4 BOUNDARY WALLS & SECURITY

3.4.1 Street boundary: (Wall type B)

A 1.25m high boundary "werf" wall must be built on the street boundary and 15 m inwards from street boundary on side boundaries as prescribed in attached diagram 4 - wall type B and SDP. Gates refer to 3.2.5.

3.4.2 Side boundary:

- Side boundary may be enclosed with:

(1) Timber "horse-fence" hedges and planted barriers. (See attached diagram 5 - fence type D and SDP.)

or

(2) Wall type B (see attached diagram 4).

- A 1.8m high boundary wall measured from the natural ground level may be constructed along common side boundaries not closer than 15m and not further than 50m from the street boundary (see attached diagram 5 - wall type C).

- Walls shall be of the same construction and finish as the main dwelling.

- No prefabricated walling systems, sheet material, wire mesh fencing or barbed wire is permitted.

3.4.3 Perimeter:

(i) Palisade fencing to approved design will be installed by Developer (see diagram 6 - fence type A).

(ii) The perimeter fence on the southern boundary of erven 5768, 5769, 5770 and 5771 (Stellenbosch) and the northern boundary of erven 16 and 17 of the Development will not exceed 1.3 meters in height.

(iii) The provision in clause (ii), above can only be amended with the consent of the owners of erven 5768, 5769, 5770 and 5771 or their successors in title.

3.4.4 Privacy:

It is recommended that that outdoor living areas such as pool decks and terraces should as far as possible be positioned in such a way that the building shelters it. Additional walls and fences may be erected to secure privacy, provided that they comply with the above guidelines and meets the approval of the Architectural Assessor.

### 3.5 SERVICES & MECHANICAL EQUIPMENT

- TV antennae, satellite dishes, solar panels, extraction units, washing lines and pumping systems should not be positioned where visible from public areas and may not protrude above the roof line.

- The location of all television aerials or satellite dishes should not be highly visible from the street or adjoining properties.

- Architects to give full consideration to the positioning of the above equipment.

- No exposed plumbing will be permitted.

### 3.6 EXTERNAL LIGHTING

- External and internal lighting should be subtle and non intrusive.

- Floodlights may only be installed for security purposes.

- No coloured lights are permitted.

- Streetlighting should be downlit bollard lighting, spread evenly along road burrows.

### 3.7 PARKING, GARAGES, CARPORTS / OUT BUILDINGS & DRYING YARDS

- Parking for at least three cars must be provided on each erf of which at least one must be a visitors' parking bay.

- Carports and garages should form an integral part of the design and construction or the main structures and must conform to the same guidelines.

- No Temporary structures, tool sheds, wendy houses or shade cloth structures are permitted.

- Staff accommodation and kitchens are required to open on to a screened yard.

- Drying yards must be screened with yard walls from neighbouring properties and the street view.

- Drying yard walls to be 2.0 metres (measured from natural ground level) maximum in height and length of yard walls on internal streets not to exceed 6 metres.

- The maximum street frontage of garages: 10 m

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**3.8 CARAVANS & BOATS**

- Caravans and boats must be stored out of sight.
- Suitable garaging or screening with walls of sufficient height must be provided as for yards.
- Drive through garages to allow tandem parking is encouraged.

**3.9 HARD LANDSCAPING, PAVING AND DRIVE WAYS**

- Natural finishes in keeping with the rural atmosphere to blend with the natural textures and colors.
- It is recommended that owners use a similar surface as for the common internal roads.
- The following paving materials are preferred:
  - Cobbles (charcoal or sandstone colour)
  - Sandstone coloured exposed aggregate concrete pavers or similar
  - Laterite
  - Approved Brick pavers.
- Specific exclusions:
  - Chip and spray (tarred)
  - Premix
  - Light grey concrete slabs or paving
  - Mixed colour concrete pavers
  - Gravel or stone chip

2.18

**3.10 SOFT LANDSCAPING**

- Trees, shrubs and ground covers.
- Specific exclusions:
- Restricted aliens and invasive species.
- General inclusions:
- Indigenous plants.
  - Accepted imports, especially oaks, olives, planes and creepers such as bougainvillea and wisteria which define the character of old Cape farmsteads in the area.
  - Refer to indigenous planting list at end of report.

**3.11 REFUSE BINS / GAS CYLINDERS / CLOTHES LINES / COMPOST PILES:**

- Not to be stored in front of public façade line.
- To be kept in screened enclosure / yards so that not to be visible from the street or neighbouring dwellings.

**3.12 LETTER (POST) / MILK BOXES**

- Specific exclusions:
- Not in front of public façade line
  - Not surface mounted on walls.
- General inclusions:
- On / In façade of dwelling.
  - Hatch access through boundary walls.
  - A simple slot in wall.

**3.13 SWIMMING POOLS**

- Specific exclusions:
- Not to be visible from the street.
- General inclusions:
- Pools to be set into the ground.

**3.13 STREET NUMBERS / HOUSE NUMBERS**

- Maximum size of lettering: 200 mm.
  - All lettering to be spaced horizontally in line.
  - Any modern font type to be approved.
  - Colour: Dark [see 3.2.9 (2)] or stainless steel.
- Exclusions:
- Ceramic
  - Italic lettering
  - Free form lettering

## **ANNEXURE E**

### Addendum to Approved De Bosch Architectural Guidelines

Project: 3664-P

# DE BOSCH ESTATE: PHASE 2 RESIDENTIAL DEVELOPMENT ERF 15756 – STELLENBOSCH



since 1991

ARCHITECTS  
TOWN PLANNERS  
URBAN DESIGNERS

## Architectural & Landscaping Guidelines

Original Date : 2020/08/20  
Revision A : 2021/08/17

### 1. INTRODUCTION

#### 1.1 THE REASONS FOR THE MANUAL

The guidelines established in the design manual in response to the special significance of the site will give owners the added benefit of ensuring a consistently high neighbourhood quality. The application of the design manual will also sustain and enhance property values throughout the development.

#### 1.2 BACKGROUND TO THE MANUAL

##### 1.2.1 STATUS AND PURPOSE OF THE MANUAL:

In terms of Section 29 of the Stellenbosch Municipal Land Use Planning Bylaw (2015) this Manual, being a condition of rezoning and subdivision, has statutory authority.

The development will be subject to the control of the existing Home Owners' Association and the current approved constitution.

TV3 Architects and Town Planners have been commissioned to assess the design of all development on this property and will act as Architectural Assessors.

##### 1.2.2

##### REQUIRED DOCUMENTATION:

Design submissions to the Architectural Assessors must be prepared by a Professional Architect registered at the South African Council of Architectural Professionals (SACAP), and the DESIGN PACK should include, not less than, the following:

- (1) Sketch Plans to a scale of 1:100 showing:
  - the plan of all floors, (inclusive a roof plan and indicating neighbouring structures);
  - all four elevations, including full street elevations up to the side boundaries;
  - a site plan showing site work including yards, driveways and main landscaping elements;
  - elevations of street boundary walls and gate ways where applicable;
  - 2 x sections in different directions. These sections should clearly indicate proposed excavations and topography.
- (2) A Specification of all external materials and finishes.
- (3) A Colour Schedule of external finishes.
- (4) A4 size "brush-out" samples of all external paint colours.
- (5) Any other additional relevant information / documentation required by the Architectural Assessors.

### 1.3

### PROCEDURES

A scrutiny fee of R7 500-00 (excluding V.A.T.) is payable to the Architectural Assessor with submission of the Design Pack.

Thereafter with any re-submission, including the submission of Local Authority building plans approval, the Architectural Assessor will be remunerated on a cost / time basis in accordance with the current recommended private sector fees for a "principal" architect as published in the latest Government Gazette. This fee will be a minimum amount of R2 500-00 (excluding V.A.T.). Final signing-off / approval by the Architectural Assessor will not be issued before all outstanding accounts are settled.

The Architectural Assessor will consider the drawings and will notify the owner's Architect of the approval, or of any suggested amendments within two weeks after submission of the plans.

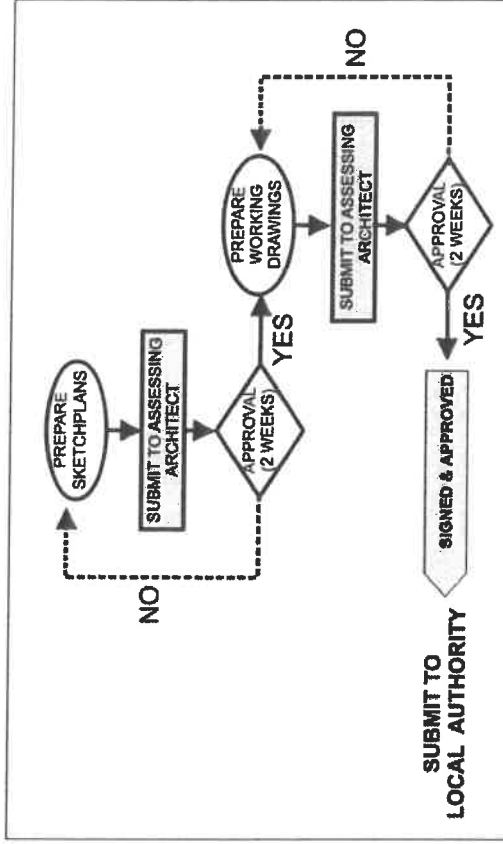
Should the Architectural Assessor suggest any amendment of the design, the owner's Architect must re-submit amended design drawings to the Architectural Assessor who shall confirm within two weeks of submission whether the amendments are accepted.

Before working drawings are submitted to the Local Authority, a copy of the working drawings must be submitted to the Architectural Assessor for final approval. The working drawings are to meet the same requirements as the design drawings and the Local Authority will only accept working drawings approved and signed by the Architectural Assessors.

A scrutiny fee of R3 500-00 (excluding V.A.T.) will be payable to the Architectural Assessor for any additional submissions or changes after municipal approval.

All construction of homes on the 3 new erven must be completed within 4 years after final planning approval has been granted by all relevant authorities to the developer, where after a penalty to be determined by the HOA will be applicable. HOA will communicate date of final Planning Approval to all owners.

Only an official Municipal Occupation Certificate, as issued by the Building Inspector of Stellenbosch Municipality, will be accepted by the HOA as proof of completion.



### 1.4 CONCEPT STATEMENT

These architectural guidelines establish the architectural character of the development. In all instances the Local Authority By-Laws and the National Building Regulations are applicable.

The following parameters and constraints were considered:

- The location offers the future resident an opportunity to experience the charm and charisma offered by a **contemporary Cape Rural Settlement**, directly linked with all the luxuries and amenities offered by Stellenbosch.
- De Bosch Estate borders in the south onto the farm yard of the historical Cape Dutch Libertas Homestead, which has been successfully restored – therefore adding to the unique historical Cape setting and rustic rural ambience. In view of the historical sensitive nature of this context, it is of paramount importance that the local aesthetic and character, or sense of place (i.e. “Genius Loci”), be protected and enhanced at all cost. It is important to note that a sustainable rural estate, like De Bosch, can only retain its synergy and tranquil setting if guidelines are defined and enforced to serve both the character of the community as well as the rights of the individual landowner.

## 1.5 CONCEPTUAL DESIGN ANALYSIS

When formulating a design approach for De Bosch Estate, bordering onto the prominent historical Libertas Cape Dutch Homestead and some of the country's historically most important vineyards and rivers, the following must be addressed:

- **HISTORICAL CONTEXT:**  
The historical context refers to an analysis of the existing structures of historical value, and the subsequent use of a specific contemporary building type suitable to a Residential Estate, that will be modern and contemporary but also compatible to the surrounding area.
- **NATURAL CONTEXT:**  
The Estate is located within an agricultural and wine producing area bordered by two rivers and therefore ecological constraints must come into play within the

development. The local campaign to reinstate the “Bosch” in its natural environment (especially along the rivers) must also be considered as an important landscape design element that must be incorporated.

Contextual requirements such as design of the roofs cape and colour of the facades so as to best integrate the built forms within the natural topography, agricultural landscape and the mountain backdrop, were considered.

The suggested dark grey roofs blend well with the mountain backdrop and vegetation whereas the typical Cape bright white building facades is to be replaced by earthy (beige to light browns) colours which blend well with the landscape.

For the maximum exploitation of the dramatic surrounding panoramic views from within the Estate, building forms and roof scapes are fragmented to allow views and vistas through and over the building forms.

The De Bosch Estate development concept includes the following:

Various complex contextual and classical design models were developed, tested, refined and eventually abandoned in favour of a simple contemporary rural development concept that will enhance the idiosyncratic nature of the site.

Dwellings must be designed and executed to retain the features prominent in a typical Cape rural settlement, in a contemporary fashion. The classical design principles from the 18<sup>th</sup> century that was introduced by Thibault in the Western Cape area must be employed as guidelines to determine the larger layout of individual units – this will automatically ensure that the correct use of axis and vistas will be achieved. It is important that the dwellings are closely linked with its rural natural and agricultural surroundings, thereby adopting a more rustic approach, based on the abovementioned classical principles.



Within the above guidelines and restrictions an aesthetic language was formulated to define a unique architectural approach for this development.

## 1.6 ARCHITECTURAL STYLE

Refer to the attached **diagrams 1 & 2**, some of the existing dwellings on the estate and the collage of precedent photos (**diagram 3**) illustrating the intended architectural language. Also refer to the existing houses built on the estate as a general design intent guideline and the overall intended aesthetic. Please note that some of these houses are not necessarily perfect examples of the guideline intent, but must be holistically viewed with specific reference to this document. No new house designs may be copies of the above examples / diagrams or any existing houses.

### DESIRABLE ARCHITECTURAL APPROACH

- **Contemporary Cape rural vernacular.** The designs should be compatible with the gracious and imposing qualities of Cape Vernacular Architecture.
- Combination of contemporary modern and traditional Cape architectural elements, proportions and scale.
- Designs should adhere to the classical rules of proportion and scale and should complement the rural setting, resulting in a pleasant and tranquil neighbourhood.
- The De Bosch architectural language promotes and incorporates the following:
  - External covered areas / patios.
  - Simple pitched roofs / floating roofs / combination of pitch and enclosed flat roofs.
  - Dwellings should be rectangular in shape and employ in general a vertical proportion.
  - Fragmented, simple rectilinear pitched roof blocks clipped together with flat roof "knuckles".
  - Soft subdued earthy colours and tones.
  - Different textures to create depth and contrasts.
  - "Barn" building form.
  - Corner windows / ribbon windows / large pane windows.

## 2. BUILDING FORM

### 2.1 BUILDING DEVELOPMENT PARAMETERS

#### 2.1.1 Zoning:

- Conventional Residential Zoning.
- No second dwelling will be permitted on the erven (this is also a condition in each Title Deed).

#### 2.1.2 Coverage:

- Ground Floor: Maximum 750m<sup>2</sup>.
- 1<sup>st</sup> Floor: May not exceed 60% of Ground Floor coverage.

Total 1<sup>st</sup> Floor area may not exceed 400m<sup>2</sup>.

**Note: Measuring Coverage: As per the "Stellenbosch Municipality Zoning Scheme By-Law 2019 adopted by Council on 29 May 2019 and effective from 01 November 2019.**

#### 2.1.3 Building lines:

The building lines for each erf is described as a building platform and are predetermined for each site. This describes the area to which the building structure or any roofed component must be confined (see SDP - **diagram 7.2 3664/A/106**).

Specific building lines to note:

For all specific building lines, refer to SDP (**diagram 7.2 3664/A/106**).

### 2.2 BUILDING HEIGHT AND PROPORTIONS

#### 2.2.1 Maximum building height:

The maximum height of any dwelling is 8 000 mm measured from the natural ground level to the roof pitch.

### 3. BUILDING ELEMENTS + MATERIALS

#### 3.1 ROOF

- 3.1.1 Roof type:
- Saddle roof (primary roof)
  - Enclosed flat roof (secondary roof)
  - Gable walls not to protrude past roof finish / roof line
- Exclusions:
- Mono-pitch
  - Hipped
  - Hip gable
  - Dutch Hip
  - Butterfly
  - Lean-to
  - Eaved flat roof
- 3.1.2 Material: One of the following:
- Single span pre-coated metal roof sheeting with concealed fixing ("Klip-lock" or similar approved).
  - S-profile pre-coated metal roof sheeting.
  - Concrete flat roofs behind parapets covered with natural stone chip.
- 3.1.3 Colour:
- Charcoal or Dark Grey.
- 3.1.4 Pitch:
- Main structure – double pitch roofs between 40 and 45 degrees.
  - Secondary or linking structures – flat roofs (also garages) obscure from view by use of parapet walls.
- 3.1.5 Protruding timber rafters to be varnished / stained dark.
- 3.1.6 Maximum roof overhang of 500 mm.
- 3.1.7 Steelwork and steel rafters to be painted a dark colour (charcoal or dark grey).
- 3.1.8 Rainwater goods: Gutters to be seamless pre-painted aluminium ogee gutters with rectangular or round downpipes mounted on walls or columns or purposed made galvanized steel, painted dark colour (charcoal or dark grey).
- 3.1.9 Gutters, rainwater & downpipes: Seamless pre-painted aluminium ogee gutters with rectangular or round downpipes mounted on walls or columns.

3.1.10 Dormers, roof lights & skylights:

- To be designed as an integral part of the roof structure with vertical penetration using the same pitch as the main roof.
  - Width restricted to 2,500 mm and not exceed 20 % of the roof length.
  - Roof windows – mounted flush with roof material and will only be allowed on non-street facing elevations.
- 3.1.11 Fascia & bargeboards:
- Painted or dark varnished timber or painted fibre cement.
  - Maximum width 250 mm.

#### 3.2 EXTERNAL MATERIALS & FINISHES

3.2.1 Dwelling walls:

- Walls must be plaster and painted.
  - Plinths and detailing of approved (stipple) texture plaster may be used.
  - No face bricks, semi-face bricks or exposed concrete blocks are permitted.
  - Texture paints and / or pigmented plasters are encouraged to give depth and contrasting textures.
- 3.2.2 External wall colours:
- External colours must reflect soft subdued natural earthy tones such as beige, sandstone and warm greys. Bright contrasting colours will not be allowed.
  - Only the following colours to be used.

(Codes taken from Plascon Expressions Catalogue):

(1) Main (primary) colours:

E13-3	PICASSO
E16-3	MAYOR
E15-3	DUNDAS
E14-3	PAPYRUS
E13-3	PINTO
D13-3	CHAPS

(2) Secondary colours (dark):

E16-4	NEUTRAL
E15-4	BURWELL
E14-4	MAYAN STONE
E13-4	TRENTON

(3) Secondary colours (light):

E16-2 PLASTER  
E17-2 CORBUSIER  
E15-2 LANDING  
E13-2 PERMAFROST  
E14-2 HUDSON

3.2.3 Plaster bands and details

3.2.4 Stone:

- Natural stone / sandstone cladding to be used as contrasting texture and accent features.

- No mock / imitation stone / faux cladding are permitted.

3.2.5 Gates:

- Powder coated or epoxy painted galvanized steel or hardwood / timber or a combination of above.
- Steel gates must be painted one of the colours prescribed for aluminium doors and windows.
- All gates (vehicular and pedestrian) in the "werf" walls on the street boundary to be a combination of steel (painted dark colour) and horizontal hard wood slats as illustrated in attached diagram 4 (wall type B). These gates must be flush with the "werf" (boundary) walls and may not protrude into the property.

3.2.6 Columns:

- Plaster and painted (square or round).
- Sandstone cladding.
- Double timber columns with 50 mm gap (colour = dark stain).

3.2.7

- Steel, painted in dark colours.

Flues for fireplaces / braai's:

- Simplified, contemporary interpretations of "Cape Vernacular" elements.
- To be treated as feature elements – it is encouraged to treat them with stone cladding or a textured finish.

3.2.8

Windows:

- Material:
  - (1) Natural or painted timber.
- Timber windows and doors (excluding garage doors) shutters and ventilators may be varnished or alternatively painted in a darker colour to match the colours specified for aluminium windows and doors.

- (2) Dark colour aluminium powder coated. Aluminium door and window frames must be powder coated in one of the following colours:

Vedoc: Dark Umber grey VP 7012  
Matt Dark Umber grey VP 7112  
Charcoal VP 7107  
Dark Grey VP 7004

- No small panes are permitted.
- No mock sash windows are permitted.

3.2.9 Burglar proofing:

- To form part of solid timber shutters designed as an integral part of the house. Any steel bars must be internally mounted in a simple orthogonal grid pattern and purpose made to suite window proportions and mullion positions.
- Specific exclusions:
  - (1) External mounted "Trellidor" or similar security gates that are visible from the street.
  - (2) Burglar bars mounted externally.
- General inclusions:
  - (1) External mounted security gates that are compatible with the design of the house (gates preferably fixed internally).
  - (2) Inconspicuous burglar bars fixed internally.
  - (3) Clear polycarbonate bars.
  - (4) Security shutters ("American Shutters").

3.2.10 Garage doors:

- To be hardwood timber tip-up type or aluminium sectional overhead doors.
- Double door may not exceed 6m in width.
- Single garage doors may not exceed 3m in width.
- No more than 2 x single or 1 x double garage doors may be visible from the street.
- Pattern: Horizontal or vertical lines.
- Colour: Similar to walls or windows.

### 3.3 VERANDA'S, PERGOLAS, BALCONIES & BALUSTRADES

Above elements must be designed and constructed of material in keeping with the main structure.

#### Veranda's + Pergola's:

- Verandas and pergolas should be designed to reduce the scale of facade walls and must be limited to the ground floor.
- The structure should be constructed from rectangular hardwood timber sections supported on brick, timber or steel columns.
- No shade cloth or temporary structures will be permitted.
- No Perspex (acrylic) or polycarbonate sheeting will be permitted.

#### 3.3.2 Balustrading (material):

Inclusions:

- Hardwood timber dark varnish or painted.
- Square mild steel tubing or flats - painted.
- Plaster and painted brickwork.
- Brushed stainless steel.
- Glass and stainless steel combinations.
- Frameless glass. Only grey glass colour will be permitted.

Exclusions:

- No precast concrete, wrought iron, steel or other thin solid sheet panelling will be permitted.
- No tensile cables.
- No coloured glass.

#### 3.3.3

Balconies:

- Must be designed to form an integral part of the building.
- All balconies must respectively face towards the centre of the site; not to overlook, or to compromise the privacy of neighbouring properties. Balconies overlooking neighbouring properties will be prohibited.
- All concrete structured balconies must be provided with an upstand to prevent direct water run-off, forming water stains.

### 3.4 BOUNDARY WALLS & SECURITY

#### 3.4.1

Street boundary: (Wall type B)

A 1.25m high boundary "werf" wall must be built on the street boundary and 15 m inwards from street boundary on side boundaries as prescribed in attached **diagram 4** - wall type B and **diagram 7.2**. Gates refer to 3.2.5.

Side boundary:

- Side boundary may be enclosed with:

(1) Timber "horse-fence" hedges and planted barriers. (See attached diagram 5 - fence type D and **diagram 7.2**) or

(2) Wall type B (see attached **diagram 4**).

- A 1,8m high boundary wall measured from the natural ground level may be constructed along common side boundaries not closer than 15m and not further than 50m from the street boundary (see attached diagram 5 - wall type C).

- Walls shall be of the same construction and finish as the main dwelling.

- No prefabricated walling systems, sheet material, wire mesh fencing or barbed wire is permitted.

Privacy:

It is recommended that that outdoor living areas such as pool decks and terraces should as far as possible be positioned in such a way that the building shelters it. Additional walls and fences may be erected to secure privacy, provided that they comply with the above guidelines and meets the approval of the Architectural Assessor. Landscape screening are encouraged!

#### 3.4.3

### 3.5 SERVICES & MECHANICAL EQUIPMENT

- All extraction units, washing lines, air-conditioner condenser units, heat pump units, plumbing systems, and PVC water tanks, etc. may not be visible from any public areas, streets or may not protrude above the roof line. This equipment should all be completely hidden by screening elements such as walls, screens or suitable landscaping.

- The location of all TV antennae/aerials, satellite dishes, solar panels should be very carefully considered by the designing architect to ensure that it is not highly visual from the street of neighbouring properties.
- **NB:** The location of all above items should be indicated on the plans and elevations (design pack) for approval by the architectural assessor.
- No exposed plumbing, pipes or services will be permitted.

### 3.6 EXTERNAL LIGHTING

- External and internal lighting should be subtle and non-intrusive.
- Floodlights may only be installed for security purposes, but may not be a disturbance to other owners.
- No coloured lights are permitted.
- Driveway lighting should be down-lit bollard lighting, spread evenly along road burrows.

### 3.7 PARKING, GARAGES, CARPORTS / OUT BUILDINGS & DRYING YARDS

- Parking for at least three cars must be provided on each erf of which at least one must be a visitors' parking bay.
- Carports and garages should form an integral part of the design and construction or the main structures and must conform to the same guidelines.
- No Temporary structures, tool sheds, Wendy Houses or shade cloth structures are permitted.
- Staff accommodation and kitchens are required to open on to a screened yard.
- Drying yards must be screened with yard walls from neighbouring properties and the street view.
- Drying yard walls to be 2.0 metres (measured from natural ground level) maximum in height and length of yard walls on internal streets not to exceed 6 metres.
- No yard walls will be permitted on the street boundary. A yard wall will only be permitted on a 3m street building line.
- The maximum street frontage of garages: 10 m

### 3.8 CARAVANS & BOATS

- Caravans and boats must be stored out of sight.
- Suitable garaging or screening with walls of sufficient height must be provided as for yards.
- Drive through garages to allow tandem parking is encouraged.

### 3.9 HARD LANDSCAPING, PAVING AND DRIVEWAYS

- Hard landscaping surfaces, i.e. paving, tiling etc. around houses, will be restricted. Cumulatively paving shall not cover more than 35% of each erf's area and a minimum of 20% of each erf must consist of soft landscaping.
- Drive way widths are limited to 7.
- Natural finishes in keeping with the rural atmosphere to blend with the natural textures and colours.
- It is recommended that owners use a similar surface as for the common internal roads.
- The following paving materials are preferred:
  - Cobbles (charcoal or sandstone colour).
  - Sandstone coloured exposed aggregate concrete pavers or similar.
  - Laterite.
  - Approved Brick pavers.
- Specific exclusions:
  - Chip and spray (tarred).
  - Premix.
  - Light grey concrete slabs or paving.
  - Mixed colour concrete pavers.
  - Gravel or stone chip.

### 3.10 SOFT LANDSCAPING

Trees, shrubs and ground covers.

Specific exclusions:

- Restricted aliens and invasive species.

General inclusions:

- Indigenous plants.
- Accepted imports, especially oaks, olives, planes and creepers such as bougainvillea and wisteria which define the character of old Cape farmsteads in the area.
- Refer to indigenous planting list by "Withers Environmental Consultant" attached.

### 3.11 REFUSE BINS / GAS CYLINDERS / CLOTHES LINES / COMPOST PILES:

- Not to be stored in front of public façade line.
- To be kept in screened enclosure / yards so that not to be visible from the street or neighbouring dwellings.

### 3.12 LETTER (POST) / MILK BOXES

Specific exclusions:

- Not in front of public façade line
- Not surface mounted on walls.

General inclusions:

- On / in façade of dwelling.
- Hatch access through boundary walls.
- A simple slot in wall.

### 3.13 SWIMMING POOLS

- Swimming pools should be properly screened for privacy reasons. Landscaping as a screening element are preferred.
- Swimming pools to be set into the ground.

### 3.14 STREET NUMBERS / HOUSE NUMBERS

- Maximum size of lettering: 200 mm.
- All lettering to be spaced horizontally in line.
- Any modern font type to be approved.
- Colour: Dark [see 3.2.9 (2)] or stainless steel.

Exclusions:

- Ceramic
- Italic lettering
- Free form lettering

## 4. WATER SAVING MEASURES

The following water saving measures must be installed:

- Underground or above ground tanks to capture and store rainwater.
- Greywater systems are encouraged.
- All PVC water tanks to be underground or completely screened from view (public or neighbours).
- Galvanised steel tanks above ground are encouraged.
- Dual flush toilets.
- Low flow shower heads.

## 5. ELECTRICITY SAVING MEASURES

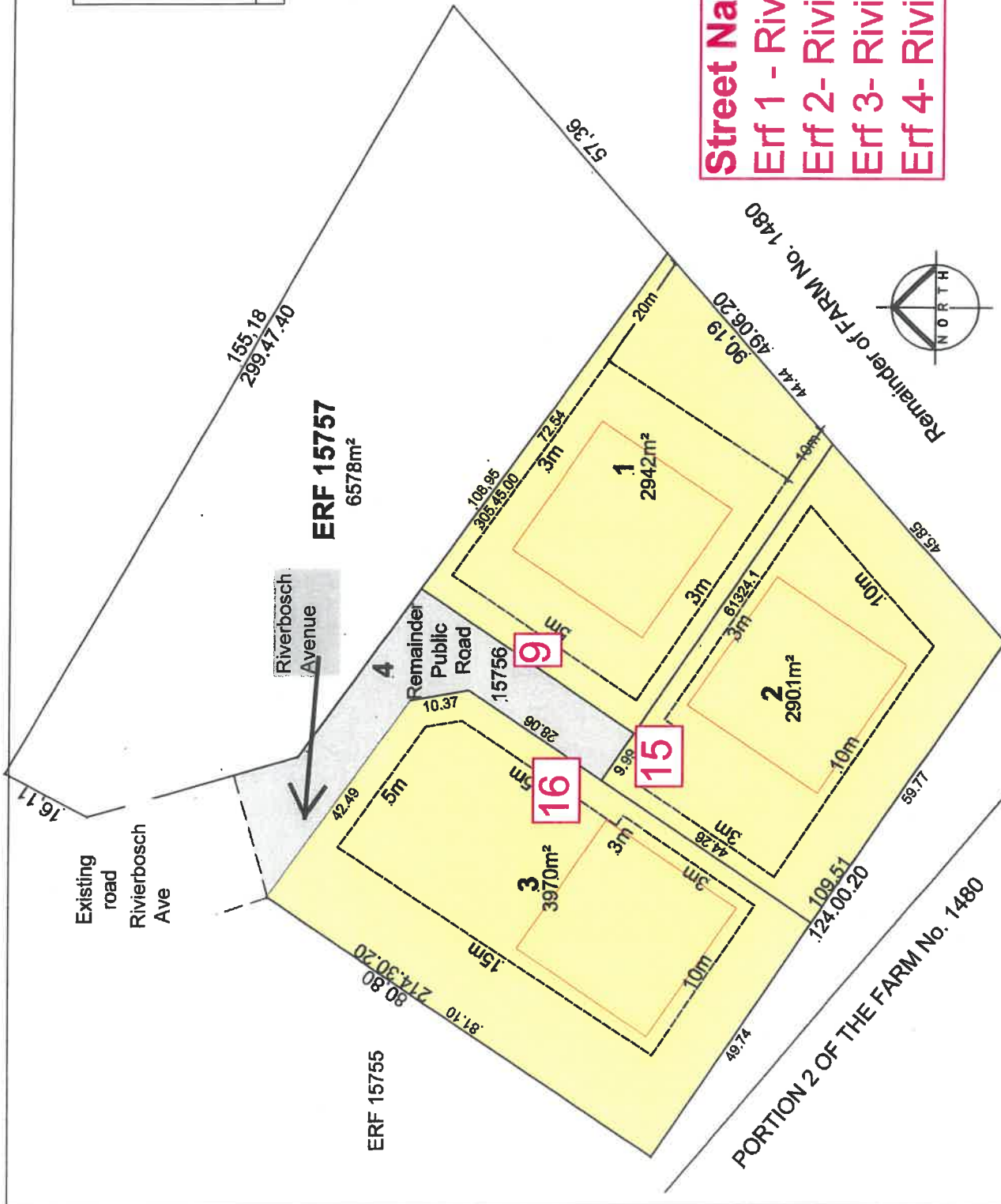
The following areas will be addressed to ensure energy efficiency. This section is split into two parts. The first part will be enforced by the Building Manual and will be implemented when the house is built.

**PROPOSED SUBDIVISION**

ERF EXTENT(m <sup>2</sup> )	LAND USE	ZONING
1 2942	Residential	CR
2 2901	Residential	CR
3 3970	Residential	CR
4 988	Public Road	Public Roads and Parking Zone

Conventional Residential Zone (CR)

750m<sup>2</sup> max. ground floor building area  
(The red block is only an indication of the maximum building footprint).



**Street Name and Number**  
**Erf 1 - Rivierbosch Nr 9**  
**Erf 2- Rivierbosch Nr 15**  
**Erf 3- Rivierbosch Nr 16**  
**Erf 4- Rivierbosch Avenue**

**DIAGRAM 7.1**



**PROJECT DESCRIPTION:**  
**DE BOSCH - PROPOSED NEW DEVELOPMENT**  
**DRAWING DESCRIPTION:**  
**SUBDIVISIONAL PLAN**  
**ERF 15756**

**ARCHITECTS AND TOWN PLANNERS**

**TV3**  
 First Floor • La Gratitude Office Building  
 97 Dop Street • Stellenbosch 7600  
 tel (021) 881 3800  
 fax (021) 882 8025  
 e-mail: [studio@tv3.co.za](mailto:studio@tv3.co.za)  
 web: [www.tv3.co.za](http://www.tv3.co.za)

**CHECKED:** Edwin Swanepoel **DRAWN:** MC  
**DATE:** 21-10-2020 | **SCALE/SHEET SIZE:** 1:1000/A4  
**DRAWING No.:** 3664/A/105B  
**REVISION:** J

## **ANNEXURE J**

Directorate: Infrastructure Services comments





# MEMO

DIRECTORATE: ENGINEERING SERVICES  
DIREKTORAAT: INGENIEURSDIENSTE

**To ▫ Aan:** Director: Planning + Economic Development

**Att Aandag** Nicole Katts

**From ▫ Van:** Colin Taylor (Development)

**Date ▫ Datum:** 31/05/2021

**Our Ref ▫ Ons Verw:** Civil Lu 2152

**Your Ref:** LU/11780

**Re ▫ Insake:** Erf 15756, Stellenbosch: Application Subdivision, rezoning and amendment of the approved De Bosch Architectural Guidelines

STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICE

31 MAY 2021

SCAN NR: E 15756 S

COLLABORATOR NR: 707885

**RECEIVED**

This memo supersedes the one dated 14 January 2021.

Details, specifications and information reflected the following refers:

- Application i.t.o. Stellenbosch Municipality Land Use Planning By-law, dated 6 November 2020;
- Water and Sewer connections-Layout Drawing 10485/01B by Bart Senkekal Inc (Annexure A)

The application is for the following item:

- For the rezoning of Erf 15756, Stellenbosch from Conventional Residential to subdivisional area to accommodate the zonings of Conventional Residential and Public Road and Parking Zone; )
- For the subdivision of Erf 15756 (to be zoned subdivisional area) into 4 Portions; namely Portion 1 (±2942m<sup>2</sup> - Conventional Residential), Portion 2 (±2901m<sup>2</sup> - Conventional Residential), Portion 3 (±3970m<sup>2</sup> -Conventional Residential and Portion 4 (Remainder Road ±988m<sup>2</sup> - Public Road and Parking Zone, and
- For the amendment of the approved De Bosch Architectural Guidelines.

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

- 1. Water Connections**
  - 1.1 Each erf must have its own water connection and water meter installed.
  - 1.2 The cost of the installation is for the account of the owner.
- 2. Sewer Connections**

- 2.1 Each erf must have its own sewer connection.
- 2.2 The cost of the installation of the sewer connection is for the account of the owner.
- 2.3 Once the subdivision is formally approved. The engineers drawing indicating the new sewer layout and connection point must be submitted for approval.
- 2.4 A quotation for the sewer connection inspection can be provided by the Water Services Department.
- 2.5 Installation must be done by a suitable Contractor appointed by the Owner. The cost of the installation of the sewer connection is for the account of the owner.
- 2.6 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the sewer connection has been installed to their satisfaction.
- 2.7 All servitudes must be clearly indicated on the engineering services drawing.
- 2.8 The servitude over the newly constructed main sewer has to be indicated on the site development plan.
- 2.9 Proof of servitude registration to be furnished prior to Section 28 clearance being issued.

### **3. Roads**

- 3.1 Sufficient parking must be provided and indicated on the SDP.

### **4. Stormwater**

- 4.1 A servitude must be registered over the existing stormwater pipe and has to be indicated on the site development plan.
- 4.2 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
- 4.3 Proof of servitude registration to be furnished prior to Section 28 clearance being issued.

### **5. Development Charges (DCs)**

- 5.1 Based on the information provided, the Development Charges payable by the developer is R 225 602.65 (Vat incl.) as per attached Development Charges calculation.
- 5.2 The DC's were calculated for the 2019/2020 financial year. If the account is paid after 30 June 2021 it has to be recalculated using the then applicable tariffs.
- 5.3 The appropriate DC's are payable before a Clearance certificate can be issued.

### **6. Clearance Certificates**

- 6.1 The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above mentioned conditions.

### **7. Electrical**

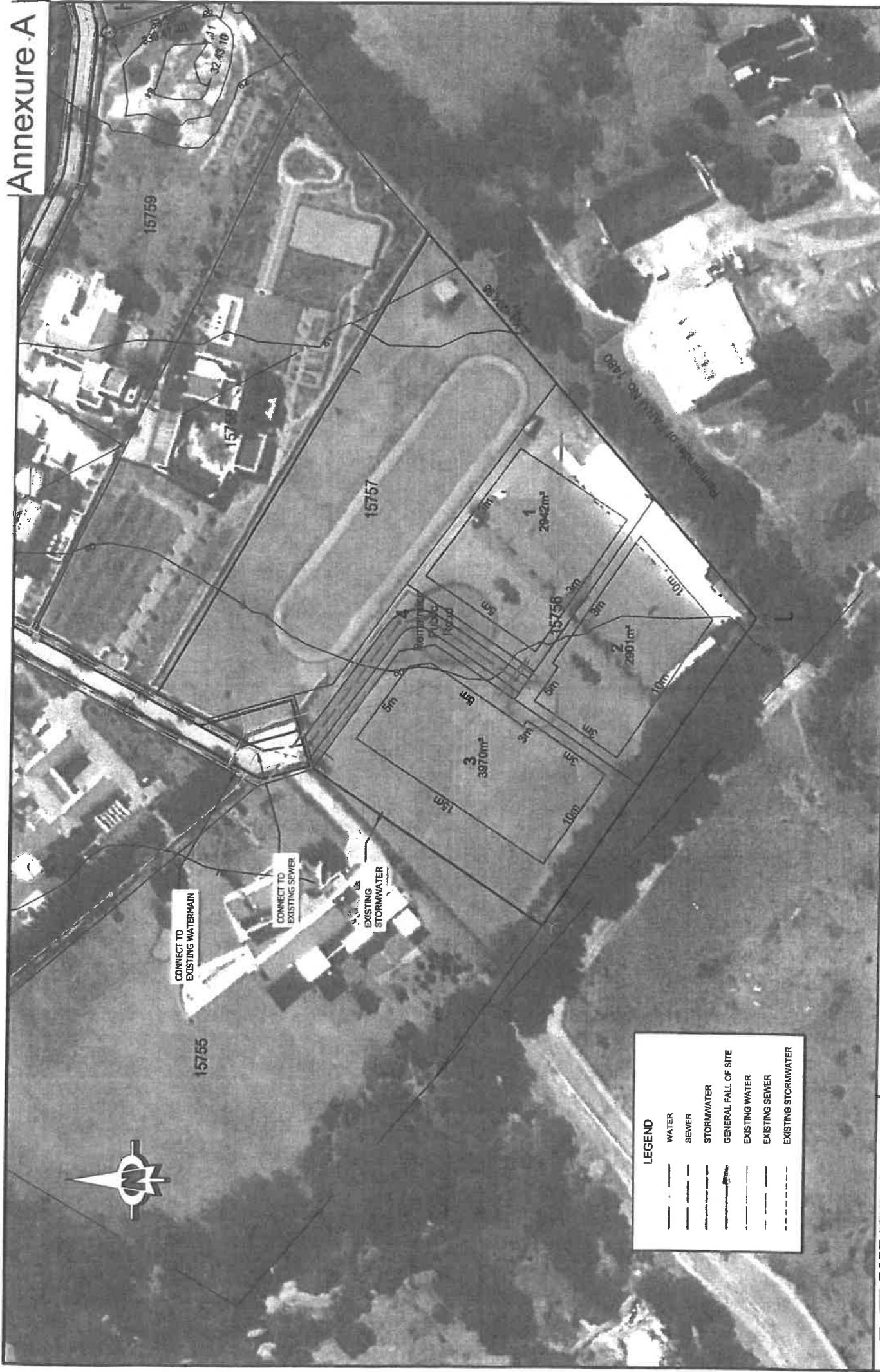
- 7.1 See annexure B for electrical comments.



**COLIN TAYLOR**

**PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

V:\2.0 DEVELOPMENT\00 Developments\2152 (CT) Erf 15756 De Bosch (LU-11780)\Final comment\2152 (CT) Erf 15756 Stellenbosch, Subdivision.doc



LEGEND	
	WATER
	SEWER
	STORMWATER
	GENERAL FALL OF SITE
	EXISTING WATER
	EXISTING SEWER
	EXISTING STORMWATER

<b>BART SENEKAL INC.</b> Civil & Structural Consulting Engineers P.O. Box 1156 Stellenbosch 7600 TEL: (021) 853 8710	DE BOSCH 2	
	Scale	Paper Size
1:1000	A3	
Drawing No.		10485/01B
CONCEPT CIVIL ENGINEERING SERVICES		

# Stellenbosch Municipality - Development Charge Calculation



## APPLICATION INFORMATION

Application Number	
Date	Monday, 31-May-2021
Financial Year	2020/21
Erf Location	Stellenbosch Form
Erf No	15756
Erf Size (m <sup>2</sup> )	10 801
Suburb	De Bosch Estate
Applicant	Emilie van Der Merwe
Approved Building Plan No.	

## SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	k/day	k/day	ha°C	t/week	trips/day	person	
Total Increased Services Usage	2,400	1,400	0,165	0,080	8,00	8,0	
Total Development Charges before Deductions	R 63 302,69	R 35 415,99	R 16 404,38	R 4 129,77	R 50 846,04	R 26 077,34	R 196 176,22
Total Deductions							
Total Payable (excluding VAT)	R 63 302,69	R 35 415,99	R 16 404,38	R 4 129,77	R 50 846,04	R 26 077,34	R 196 176,22
VAT	R 9 495,40	R 5 312,40	R 2 460,86	R 619,47	R 7 626,91	R 3 911,60	R 29 426,43
Total Payable (including VAT)	R 72 798,09	R 40 728,39	R 18 865,04	R 4 749,24	R 58 472,94	R 29 988,95	R 225 602,65

## APPLICANT INFORMATION

Application Processed by:	
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

Stellenbosch Town

Land Use Category	Infrastructure Type applicable? (yes/no)	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Whiter	Sewer	Storm-water	Solid-waste	Recrea	Community Facilities		Total
			area (m2)	du	du/ha	area (m2)	du	du/ha							du	du/ha	
Residential	Single Residential >1000m2	m2 GLA	1	0	0%	0	0	0%	R 63 302,69	R 35 415,99	R 9 535,12	R 4 129,77	R 50 846,04	R 26 077,34	R 189 306,96		
	Single Residential >500m2	m2		0	0%	0	0	0%	R	R	R	R	R	R	R		
	Single Residential >250m2	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
	Single Residential <250m2	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
	Less Formal Residential >250m2	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
	Less Formal Residential <250m2	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
	Group Residential >250m2	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
	Group Residential <250m2	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
	Medium Density Residential >250m2	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
	Medium Density Residential <250m2	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
Commercial	High Density Residential - flats	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
	High Density Residential - student rooms	du		0	0%	0	0	0%	R	R	R	R	R	R	R		
	Local Business - office	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Local Business - retail	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	General Business - office	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	General Business - retail	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Community	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Education	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Light Industrial	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	General Industrial - light	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
Industrial	General Industrial - heavy	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Noxious Industrial - heavy	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Resort	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Public Open Space	m2		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Private Open Space	m2		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Natural Environment	m2		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Utility Services	m2 GLA		0%	0%	0	0	0%	R	R	R	R	R	R	R		
	Public Roads and Parking	m2		0%	0%	988	0%	0%	R	R	6 869,26	R	R	R	R	6 869,26	
	Transport Facility	m2		0%	0%		0%	0%	R	R	R	R	R	R	R	R	
	Limited Use			0%	0%		0%	0%	R	R	R	R	R	R	R	R	
Special	To be calculated																
	based on equivalent demands																
*** displays red if not equal to existing area																	
* Complete yellow/green cells.																	
** du = dwelling unit, GLA=Gross lettable area.																	
Total Development Charges before Deductions																	
% Deductions per service (%)																	
Additional Deduction per service - from Service Agreement (sum)																	
Sub-Total after Deductions (excluding VAT)																	
VAT																	
Total																	

R63 302,69	R35 415,99	R16 404,38	R4 129,77	R50 846,04	R26 077,34	R196 176,22
0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%
R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
R63 302,69	R35 415,99	R16 404,38	R4 129,77	R50 846,04	R26 077,34	R196 176,22
R9 495,40	R5 312,40	R2 460,66	R619,47	R7 626,91	R3 911,60	R196 176,22
R72 798,09	R40 778,39	R18 865,04	R4 749,24	R58 472,94	R29 988,95	R225 602,65