



Application Number: LU/11947

Our File Reference Number: Erf 363, Jamestown

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

PER E-MAIL [REDACTED]

Sir;

APPLICATION FOR SUBDIVISION ON ERF 363, JAMESTOWN

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application in terms of Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Erf 363, Jamestown, namely:

Subdivision in terms of the said By-law, into;

- i. Portion A of Erf 363 (190 m² in extent) and
- ii. Rem of Erf 363 (191 m² in extent)

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw.

2.1.1 Conditions of Approval:

- (a) The approval applies only to the proposed subdivision under consideration as indicated on Subdivisional Plan Number (E 363 JT Rev 1), drawn by AHG Town and Regional Planners, dated 2020-05-27 and street numbering plan (See **Annexure C**); and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

- (b) The development must be undertaken in accordance with the Subdivisional Plan as referenced (E 363 JT Rev 1), drawn by AHG Town and Regional Planners, dated 2020-05-27 and Street numbering plan, attached as **Annexure C** to this report.
- (c) The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- (d) The Surveyor General approved diagrams of the newly created units must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.
- (e) The development be undertaken generally in accordance with the proposed architecture design layout attached as Annexure C to this report in support of a harmonious streetscape design that complement the existing character of the street.
- (f) Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- (g) Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charges will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development contributions will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- (h) The conditions imposed by the Director: Engineering Services as contained in their memo dated 30 March 2022, attached as **Annexure G**, be complied with.

2.2 The reasons for the above decision are as follows:

- (a) The proposed subdivision size is not out of character with the current surrounding properties sizes, therefore will not compromise the existing character of the surrounding landscape.
- (b) Sufficient services and safe access could be provided to the proposed subdivided units.

2.3 Matters to be noted:

- a. Building plans be approved by the Municipality prior to any building work commencing.
- b. All electrical requirements be directed to Eskom.
- c. 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.

- d. 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. 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.

4. 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.

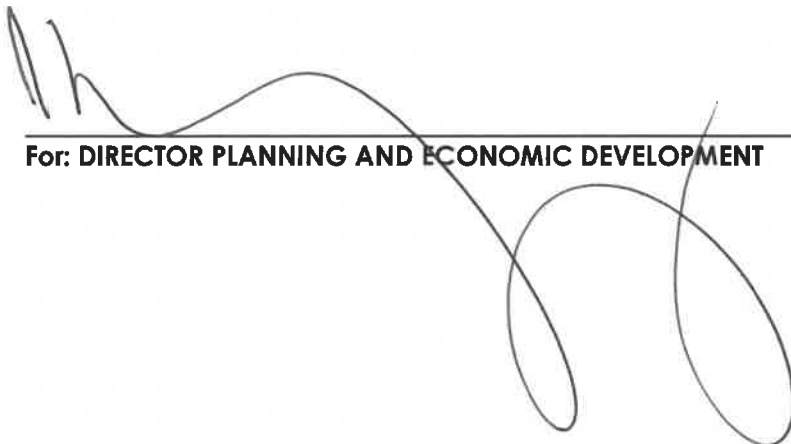
5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address:
landuse.appeals@stellenbosch.gov.za
6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal 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.
7. 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>).
8. 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.

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

10. 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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

For: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

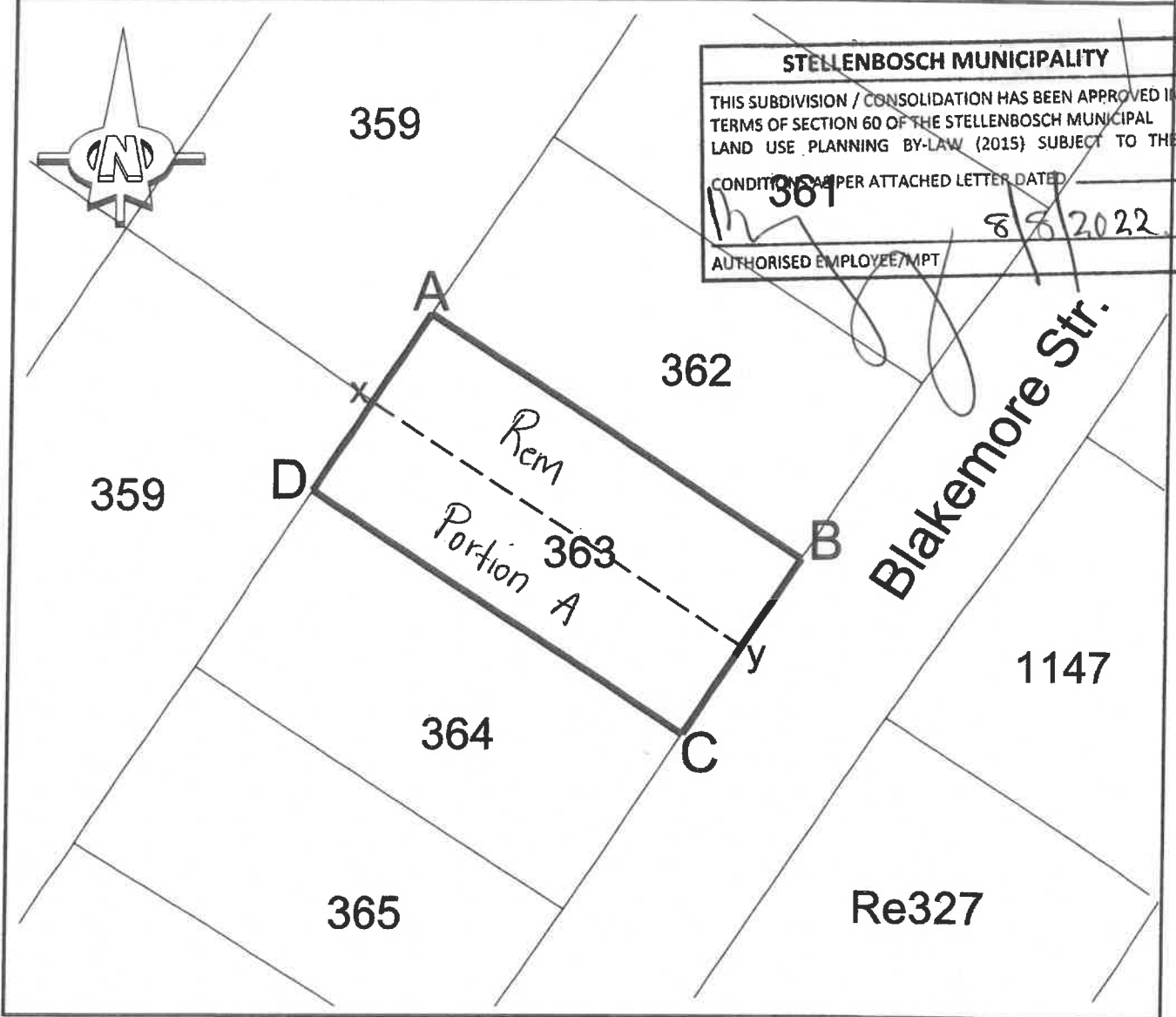
8/8/2022
DATE

**ANNEXURE C: PROPOSED SUBDIVISIONAL PLAN + STREET NUMBERING
PLAN + ARCHITECTURE DESIGN LAYOUT**

SUBDIVISION



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 8/8/2022
[Signature]
AUTHORISED EMPLOYEE/MPT



Notes:

1. The figure ABCDA represents Erf 363 Jamestown, measuring 381 m²
2. Proposed subdivision:
AByxA measuring 191 m²
xyCDx measuring 190 m²
3. All sizes and dimensions are approximate and subject to final survey.
4. The property falls under the jurisdiction of the Stellenbosch Local Municipality.

Scale: 1 : 400

Project:

**PROPOSED SUBDIVISION
Erf 363 Jamestown**

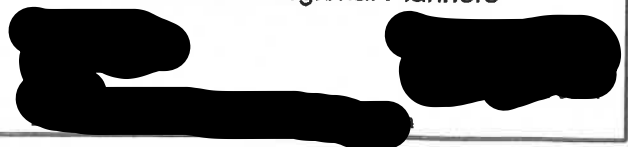
Date: 2020-05-27

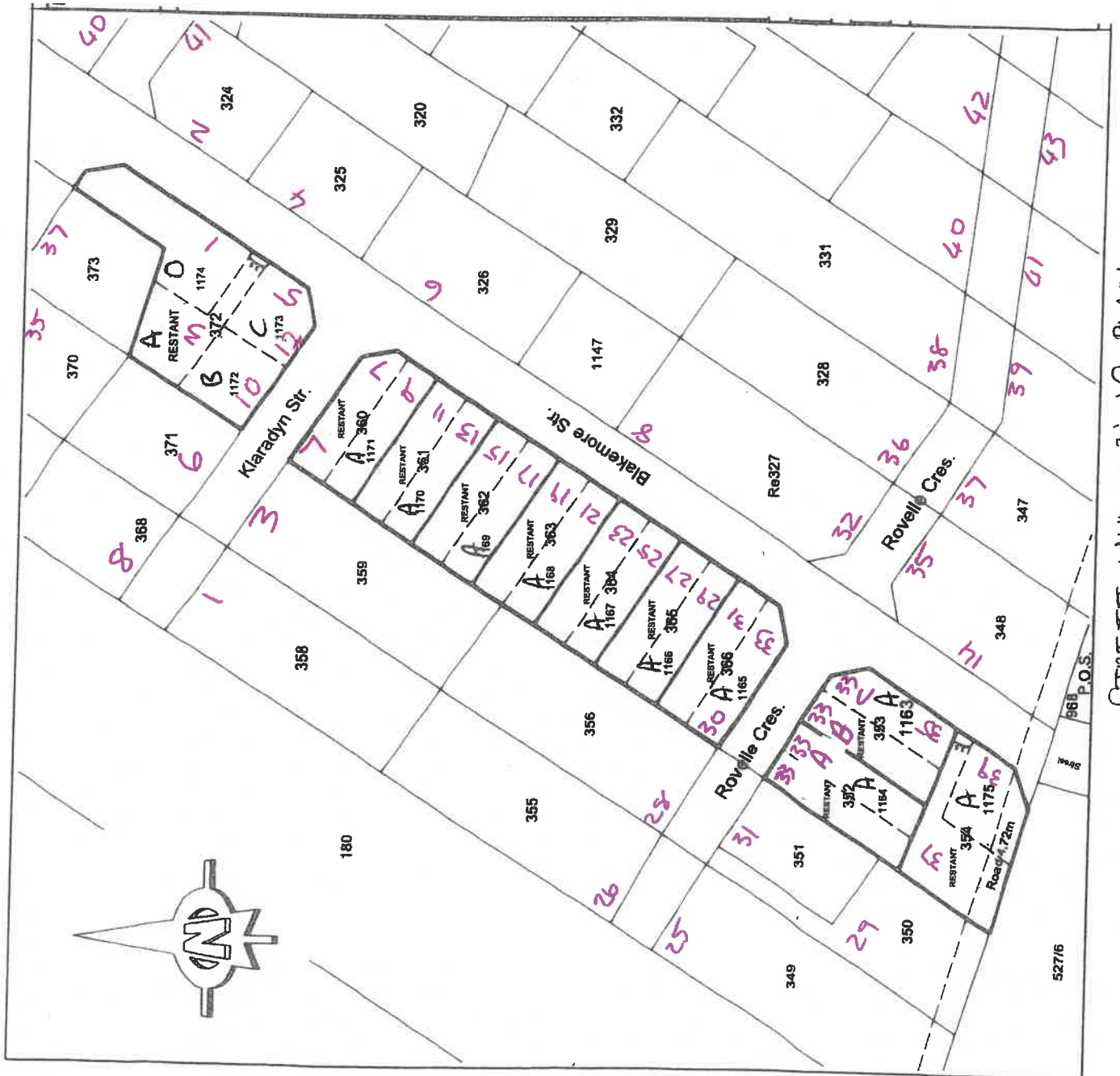
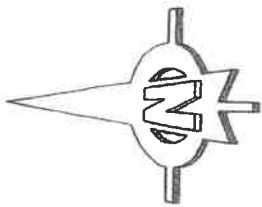
Ref: E 363 JT Rev 1

ahG

Town Planning

Town and Regional Planners



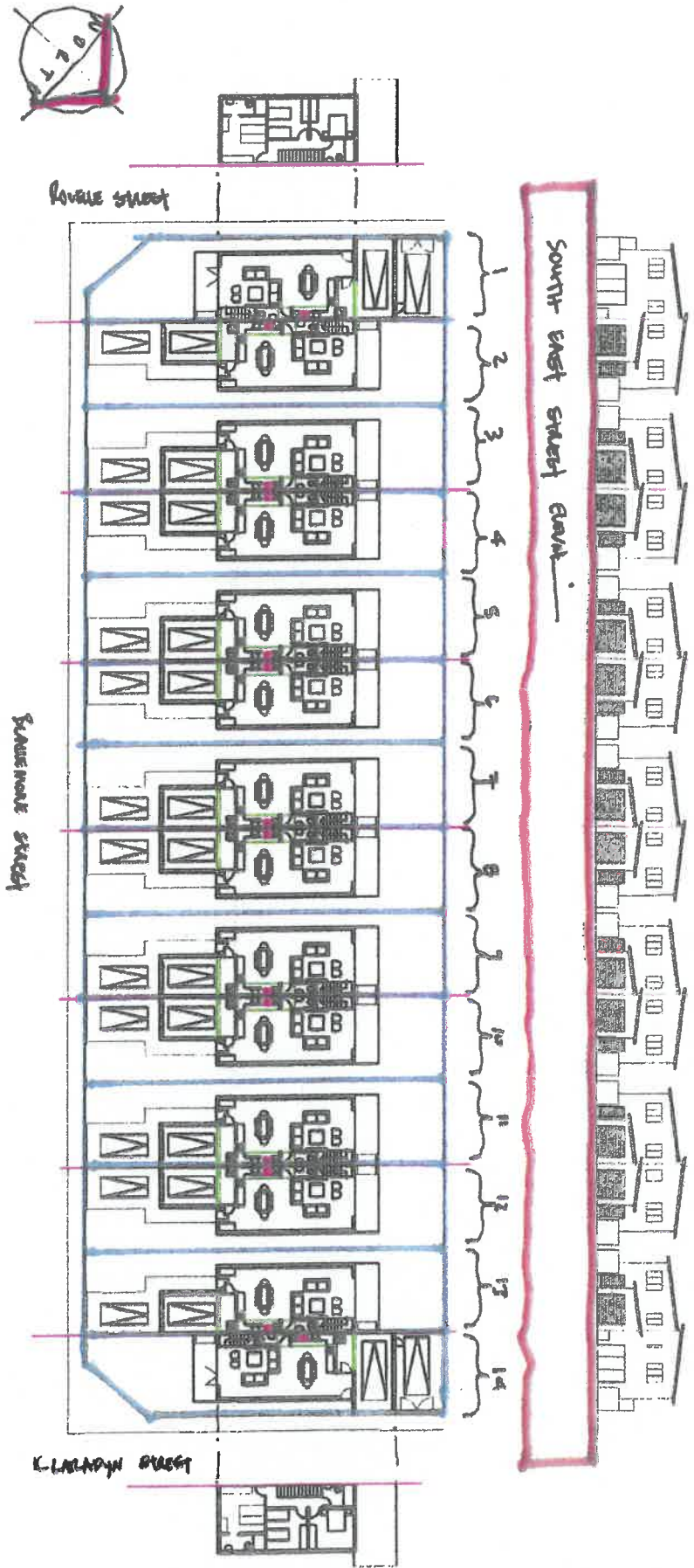


STREET NUMBERING PLAN

AVANTGARDE ARCHITECTURE

Member of EMBRACE GROUP

Architecture | Joinery: Design, Manufacturing & Installation | Project Managers



Approx. (including all stairs) = 321 sqm
 Net area (finished floor) = 190 sqm

Site Plan 1:500
 Proposed layout

Active in the invention of Design

Mobile: +27 (0)82 6 550 550 Fax: +27 (0)86 750 4866 PO Box 6843, Midrand, 7539 Email: info@avantgarde.co.za Web: www.facebook.com/avantgarde.architecture

Jameson

ANNEXURE G: COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Nolusindiso Momoti
From ▫ Van: Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Colin Taylor
Date ▫ Datum: 30 March 2022
Our Ref ▫ Ons Verw: Civil LU 2101
Your Ref: LU/11947
Re ▫ Insake: Erf 363, Jamestown: Subdivision – 2 erven

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

- 1. Civil Engineering Services**
 - 1.1 Each erf must have its own water and sewer connection, generally in accordance with the conceptual layout 1167/11B by Bart Senekal. This will be for the developers cost. Detail engineering drawings must be submitted for formal approval prior to construction.
- 2. Development Charges (DCs)**
 - 2.1 The following DC's are payable: See **Development Charge Calculation** attached.
 - 2.2 The DC's were calculated by using the 2021/2022 tariff structure. If DC's are paid after 30 June 2022 it will have to be recalculated by using the tariff structure applicable at date of payment.
 - 2.3 The appropriate DC's are payable before a Section 28 Clearance certificate can be issued.
 - 2.4 The appropriate DC's are payable before building plan approval (consent use/sectional title).

3. Electrical Engineering

3.1 Outside Stellenbosch area of supply.

3.2 All Electrical requirements should be directed to ESKOM



Colin Taylor Pr Tech Eng

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\2110 (CT) Erf 363 Jamestown (LU-11947)\Application\2110 (CT) Erf 363, Subdivision_1.doc

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage		Waste		Bewer		Storm-water		Solid-Waste		Roads		Community Facilities		Total	
		du	m ² GLA	du	m ² GLA	du	m ² GLA	du	m ² GLA	du	m ² GLA	du	m ² GLA	du	m ² GLA	du	m ² GLA	du	m ² GLA		du
Residential	Single Residential >1000m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Single Residential >500m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Single Residential >250m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Single Residential <250m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Leas Formal Residential >250m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Leas Formal Residential <250m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Group Residential >250m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Group Residential <250m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Medium Density Residential >250m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Medium Density Residential <250m ²	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	High Density Residential - flats	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	High Density Residential - student rooms	du	0	0	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Local Business - office	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	Local Business - retail	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R
	General Business - office	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R
General Business - retail	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Community	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Education	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Light Industrial	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
General Industrial - light	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Warehousing	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
General Industrial - heavy	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Noxious Industrial - heavy	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Resort	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Public Open Space	m ²	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Private Open Space	m ²	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Natural Environment	m ²	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Utility Services	m ² GLA	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Public Roads and Parking	m ²	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Transport Facility	m ²	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
Limited Use	m ²	0%	0	0%	0	0%	0	R	R	R	R	R	R	R	R	R	R	R	R	R	
To be calculated based on equivalent demands																					

Infrastructure Type applicable? (yes/no)	Waste	Bewer	Storm-water	Solid-Waste	Roads	Community Facilities	Total
	yes	yes	yes	yes	yes	yes	
	R13 571.90	R10 413.37	R1 328.80	R2 124.98	R26 162.95	13 418.16	R67 020.16
	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
	R13 571.90	R10 413.37	R1 328.80	R2 124.98	R26 162.95	13 418.16	R67 020.16
	R2 035.78	R1 567.00	R199.32	R318.75	R3 974.44	2 012.72	R10 053.02
	R15 607.68	R11 975.37	R1 528.11	R2 443.73	R30 087.40	15 430.89	R77 073.18

* 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

NOTES:

1. APPROVAL OF THE ENGINEER SHALL NOT BE TAKEN AS AN ENDORSEMENT OF THE CONTRACT DOCUMENTS OR THE CONTRACTOR'S RESPONSIBILITY FOR THE WORK.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CONSTRUCTION.
4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CONSTRUCTION.

GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CONSTRUCTION.
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AMENDMENTS	
NO.	DESCRIPTION
1	AS SHOWN
2	AS SHOWN
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EMBRACE PROJECTS

SUBDIVISION OF GREEN 352,
PLOT 100-358 & 372, JAMESTOWN

**SERVICES CONNECTIONS:
LAYOUT & DETAILS**

AMENDMENTS	
NO.	DESCRIPTION
1	AS SHOWN
2	AS SHOWN
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EMBRACE PROJECTS

SUBDIVISION OF GREEN 352,
PLOT 100-358 & 372, JAMESTOWN

**SERVICES CONNECTIONS:
LAYOUT & DETAILS**

AMENDMENTS	
NO.	DESCRIPTION
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EMBRACE PROJECTS

SUBDIVISION OF GREEN 352,
PLOT 100-358 & 372, JAMESTOWN

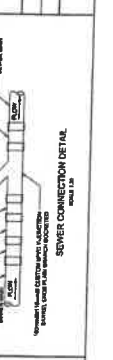
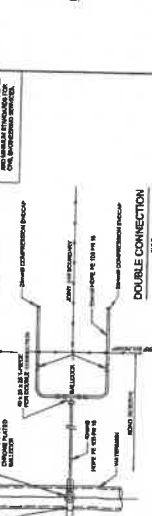
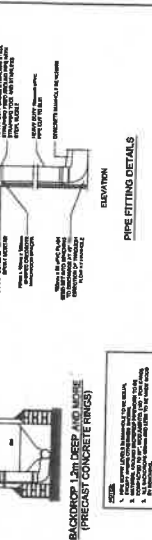
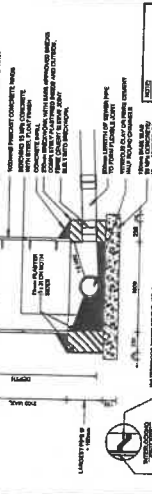
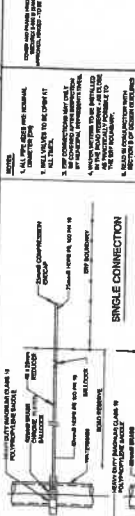
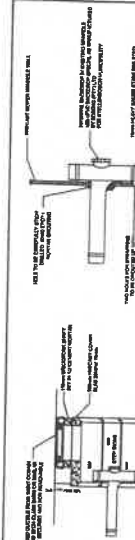
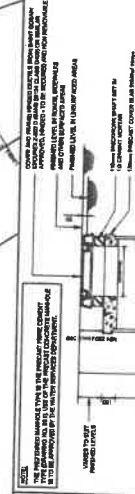
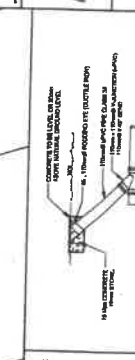
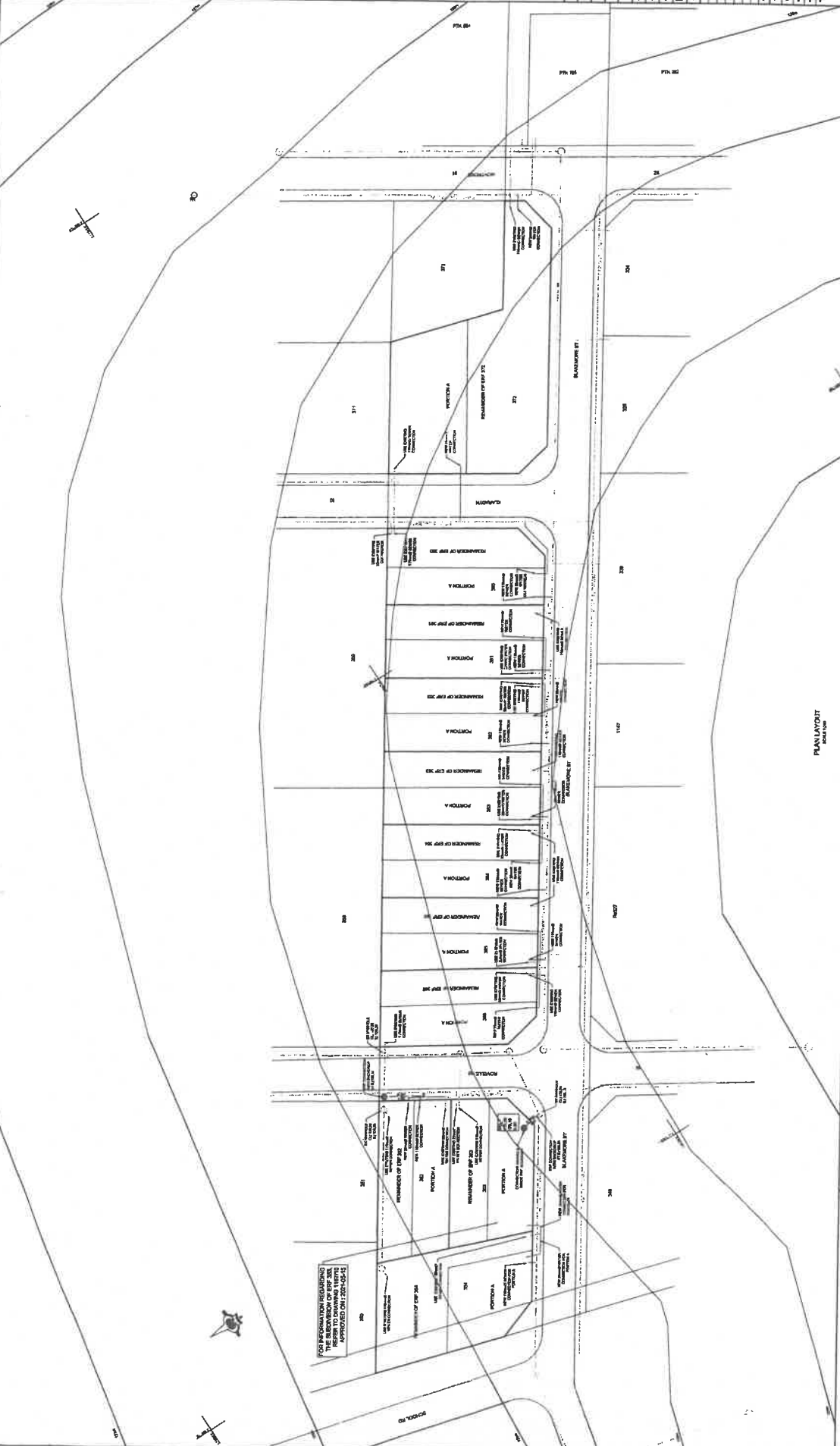
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LAYOUT & DETAILS**

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EMBRACE PROJECTS

SUBDIVISION OF GREEN 352,
PLOT 100-358 & 372, JAMESTOWN

**SERVICES CONNECTIONS:
LAYOUT & DETAILS**



ANNEXURE G: COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Nolusindiso Momoti
From ▫ Van: Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Colin Taylor
Date ▫ Datum: 30 March 2022
Our Ref ▫ Ons Verw: Civil LU 2101
Your Ref: LU/11947
Re ▫ Insake: Erf 363, Jamestown: Subdivision – 2 erven

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PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\2110 (CT) Erf 363 Jamestown (LU-11947)\Application\2110 (CT) Erf 363, Subdivision_1.doc

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	DC 2110 Erf 363 Jamestown (LU-11947)
Date	Thursday, 17/Feb/2022
Financial Year	2021/22
Erf Location	Stellenbosch, Western Cape
Erf No	363
Erf Size (m ²)	
Suburb	
Applicant	
Approved Building Plan No.	Subdiv Plan dated 26 Oct 2021 by AHG E354JT Rev 1

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	kl/day	kl/day	ha°C	t/week	trips/day	person	
Total Increased Services Usage	0,500	0,400	0,013	0,040	4,00	4,0	
Total Development Charges before Deductions	R 13 571,90	R 10 413,37	R 1 328,80	R 2 124,98	R 26 162,95	R 13 418,16	R 67 020,16
Total Deductions							
Total Payable (excluding VAT)	R 13 571,90	R 10 413,37	R 1 328,80	R 2 124,98	R 26 162,95	R 13 418,16	R 67 020,16
VAT	R 2 035,78	R 1 562,00	R 199,32	R 318,75	R 3 924,44	R 2 012,72	R 10 053,02
Total Payable (including VAT)	R 15 607,68	R 11 975,37	R 1 528,11	R 2 443,73	R 30 087,40	R 15 430,89	R 77 073,18

APPLICANT INFORMATION

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

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage		Development Charges levied (incl VAT)				Total	
		area (m2)	du/ha % GLA	area (m2)	du/ha % GLA	du m2 GLA	du m2 GLA	Water	Sewer	Storm-water	Soft-Waste		Roads
Infrastructure Type applicable? (yes/no)	du m2 GLA	du m2	du/ha % GLA	du m2 GLA	du/ha % GLA	du m2 GLA	du m2 GLA	Yes	Yes	Yes	Yes	Yes	Yes
Residential	Single Residential >1000m2		0		0	0	0	R	R	R	R	R	R
	Single Residential >500m2		0		0	0	0	R	R	R	R	R	R
	Single Residential >250m2		0		0	0	0	R	R	R	R	R	R
	Single Residential <250m2	1	0		0	-1	-1	R	-15 620,05	R	-2 124,98	R	-13 418,16
	Less Formal Residential >250m2		0		0	2	2	R	26 033,41	R	4 249,97	R	26 836,33
	Less Formal Residential <250m2		0		0	0	0	R	R	R	R	R	R
	Group Residential >250m2		0		0	0	0	R	R	R	R	R	R
	Group Residential <250m2		0		0	0	0	R	R	R	R	R	R
	Medium Density Residential >250m2		0		0	0	0	R	R	R	R	R	R
	Medium Density Residential <250m2		0		0	0	0	R	R	R	R	R	R
	High Density Residential - flats		0		0	0	0	R	R	R	R	R	R
	High Density Residential - student rooms		0		0	0	0	R	R	R	R	R	R
Commercial	Local Business - office		0%		0%	0	0	R	R	R	R	R	R
	Local Business - retail		0%		0%	0	0	R	R	R	R	R	R
	General Business - office		0%		0%	0	0	R	R	R	R	R	R
	General Business - retail		0%		0%	0	0	R	R	R	R	R	R
	Community		0%		0%	0	0	R	R	R	R	R	R
	Education		0%		0%	0	0	R	R	R	R	R	R
Industrial	Light Industrial		0%		0%	0	0	R	R	R	R	R	R
	General Industrial - light		0%		0%	0	0	R	R	R	R	R	R
	Warehousing		0%		0%	0	0	R	R	R	R	R	R
	General Industrial - heavy		0%		0%	0	0	R	R	R	R	R	R
	Noxious Industrial - heavy		0%		0%	0	0	R	R	R	R	R	R
	Resort		0%		0%	0	0	R	R	R	R	R	R
Other	Public Open Space		0%		0%	0	0	R	R	R	R	R	R
	Private Open Space		0%		0%	0	0	R	R	R	R	R	R
	Natural Environment		0%		0%	0	0	R	R	R	R	R	R
	Utility Services		0%		0%	0	0	R	R	R	R	R	R
	Public Roads and Parking		0%		0%	0	0	R	R	R	R	R	R
	Transport Facility		0%		0%	0	0	R	R	R	R	R	R
	Limited Use		0%		0%	0	0	R	R	R	R	R	R
Special	To be calculated based on equivalent demands												

* Complete yellow/green cells.

** du = dwelling unit, GLA=Gross lettable area.

Total Development Charges before Deductions

% Deductions per service (%)

Additional Deduction per service (amount)

Sub Total after Deductions (excluding VAT)

VAT

Total

*** displays red if not equal to existing area

	R13 571,90	R10 413,37	R1 328,80	R2 124,98	R26 162,95	13 418,16	R67 020,16
	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
	R13 571,90	R10 413,37	R1 328,80	R2 124,98	R26 162,95	13 418,16	R67 020,16
	R2 035,78	R1 562,00	R199,32	R318,75	R3 924,44	2 012,72	R10 055,02
	R15 607,68	R11 975,37	R1 528,11	R2 443,73	R30 087,40	15 430,89	R77 073,18

