



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15102(TP222/2022)

Our File Reference Number: Erf 775, 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 THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITION, REZONING, CONSENT USE & DEPARTURES ON ERF 775, 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 application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, on Erf 775, Stellenbosch, namely:
    - 2.2 **Removal of restrictive title deed condition** in terms of Section 15(2)(f) of the said Bylaw, Clause D(a), (b), (c), and (d), as contained in Title Deed Nr T5367/2020, dated 19 February 2020, to permit the redevelopment of erf 775, Stellenbosch for a tourist accommodation establishment.
    - 2.3 **Rezoning** of erf 775, Stellenbosch, from Conventional Residential Zone to Multi-unit Residential Zone, in terms of Section 15(2)(a) of the said Bylaw.
    - 2.4 **Consent Use** on erf 775, Stellenbosch, to use the building for a tourist accommodation establishment in terms of Section 15(2)(o) of the said Bylaw.
    - 2.5 **Permanent Departure** on erf 775, Stellenbosch to construct a Multi-Unit residential building on a property zoned for Multi-Unit Residential Zone, which is smaller than 1000m<sup>2</sup> in area, in terms of Section 15(2)(b) of the said Bylaw.
    - 2.6 **Permanent Departure** on erf 775, Stellenbosch, to construct a building with a coverage of 54.4% in lieu of 50% in terms of Section 15(2)(b) of the said Bylaw.

2.7 **Permanent Departure** on erf 775, Stellenbosch, in terms of Section 15(2)(b) of the said Bylaw for the following:

- 2.7.1 Relax the 4,5m street building line at all levels to 4.0m on the street building line.
- 2.7.2 Relax the 4.5m common building line to 2.5m, applicable to the ground and first floor and the 6,0m building line applicable to the second floor and higher to 3.5m on the common building lines adjoining erven 774 & 776 and
- 2.7.3 2.5m on the rear boundary line adjoining erven 767 & 768.

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

3 The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

- 3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 3.2 Development charges 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 approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- 3.3 The development be undertaken in accordance with the Site Development Plan, Plan No. SDP HAROLD 775-10-2024, PAGE 1 TO 5; drawn by Oliver burger, dated: 09/2024, attached as **ANNEXURE B**.
- 3.4 The conditions imposed by the Director: Engineering Services in their memo dated 19 September 2023, attached as **ANNEXURE E**, be adhered to.
- 3.5 The conditions imposed by the Electrical Services in their memo dated 17 May 2023, attached as **ANNEXURE F**, be adhered to.
- 3.6 Building plans be approved by the Stellenbosch Municipality Conservation Advisory Committee prior being submitted to the Stellenbosch Municipality for consideration and approval.
- 3.7 Building plans be submitted and approved by the Stellenbosch Municipality prior to the commencing of any building works, including the preparation of land, which will only be

approved when all relevant (or qualified) conditions of approval have been complied with.

- 3.8 Prior to any work being done onsite, approval be obtained from Directorate Community Services: Greening Section to remove or prune the existing trees on the sidewalk. (Albert van der Merwe. [Albert.Vandermerwe@ Stellenbosch.gov.za](mailto:Albert.Vandermerwe@ Stellenbosch.gov.za))
- 3.9 Should the existing trees located on the sidewalk need to be removed then they are to be replaced with trees with a min size of 125L-200L and a species approved by the Directorate Community Services: Greening Section, at the developer cost and are to be planted prior to an occupation certificate being issued for the building.
- 3.10 A detailed Landscaping plan be submitted for approval with the building plans by the Municipality.
- 3.11 The landscaping plan be implemented prior to an occupation certificate being issued for the building.
- 3.12 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.

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

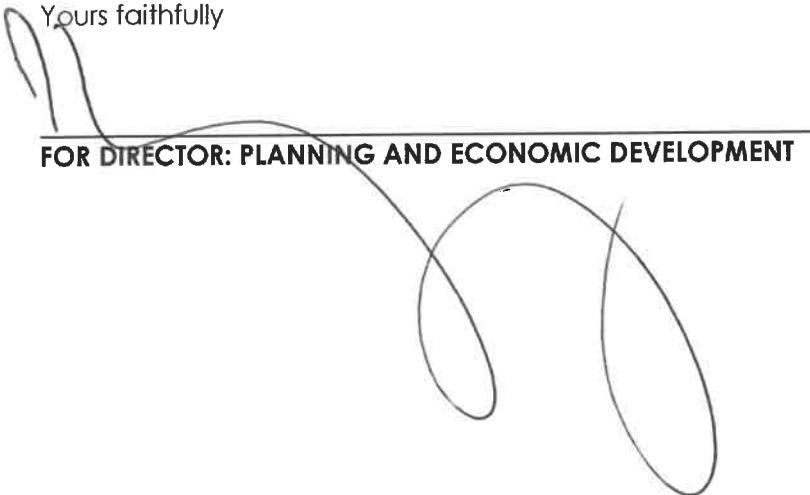
- 4.1 The removal of the restrictive title deed conditions proposal will facilitate the optimal utilization of the subject property by permitting additional tourist accommodation units to be developed within walking distance of the CBD area.
- 4.2 The proposal is residential in nature as the scale of the building is in line with what could have been constructed in terms of a Conventional Residential Zoned property, notwithstanding the fact that the property will accommodate 7 residential units in lieu of a large dwelling house with basement parking.
- 4.3 The permanent departures applied for will have limited negative impact on the surrounding properties as the building is to be used for residential purposes as currently is the case and the proposed building is setback from the property boundaries in line with the existing houses in the street.
- 4.4 The use of the third floor for communal space for the residences of the units of the proposed building will have minimal impact on the surrounding neighbours as the useable area on the third floor has been setback due to the incorporation of the flower boxes placed on the edges of the third floor.

4.5 The proposed redevelopment and use of the property is not out of scale with its surroundings.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
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 appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at [landuse.appeals@stellenbosch.gov.za](mailto:landuse.appeals@stellenbosch.gov.za) or 021- 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
  - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
  - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
  - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
  - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
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 in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

  
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

23/11/2024  
DATE

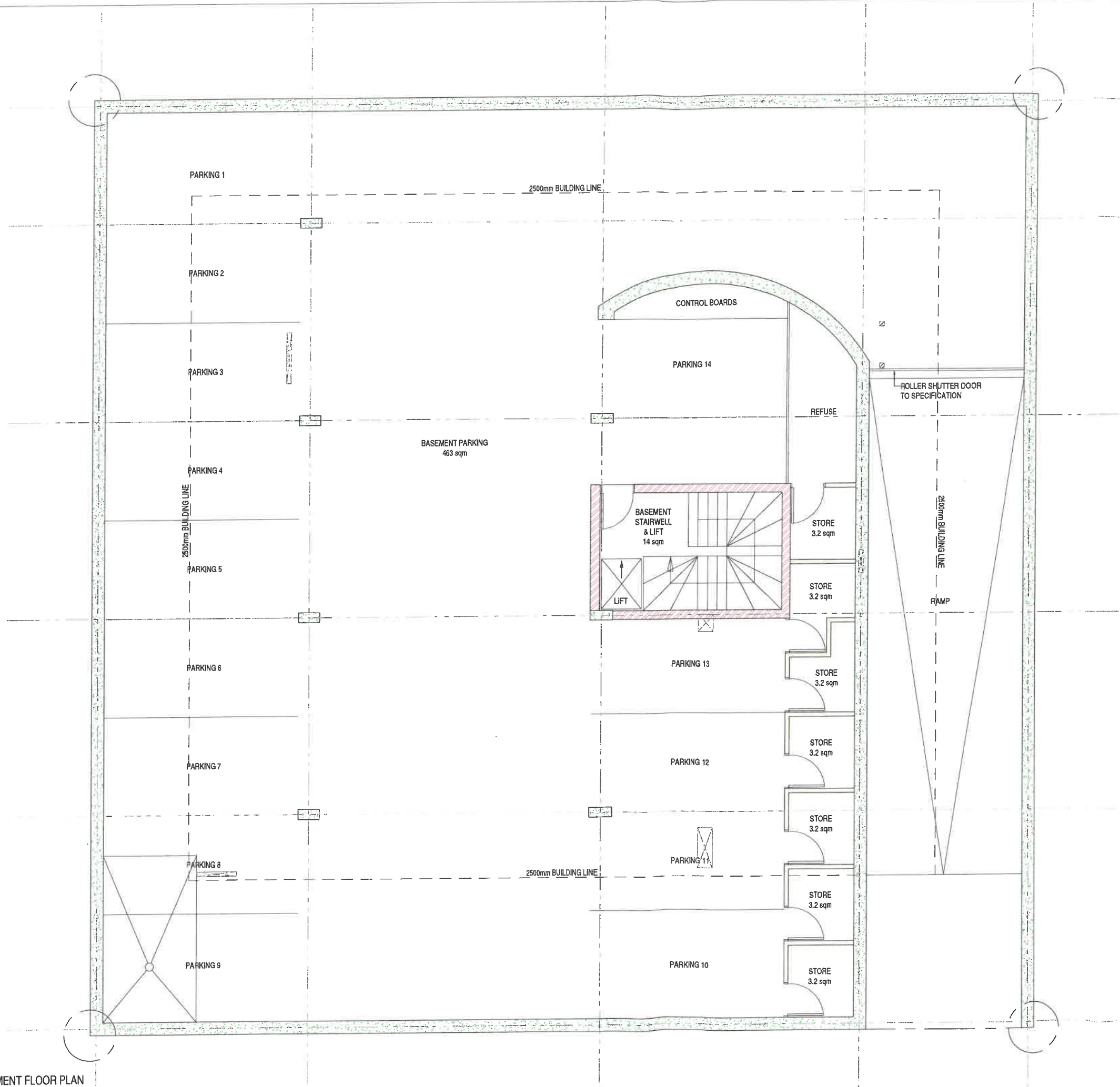
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## **ANNEXURE B**



| DATE | REVISION | DESCRIPTION | BY | NO. |
|------|----------|-------------|----|-----|
|------|----------|-------------|----|-----|

LOCATION PLAN:

CLIENT DETAILS:  
...

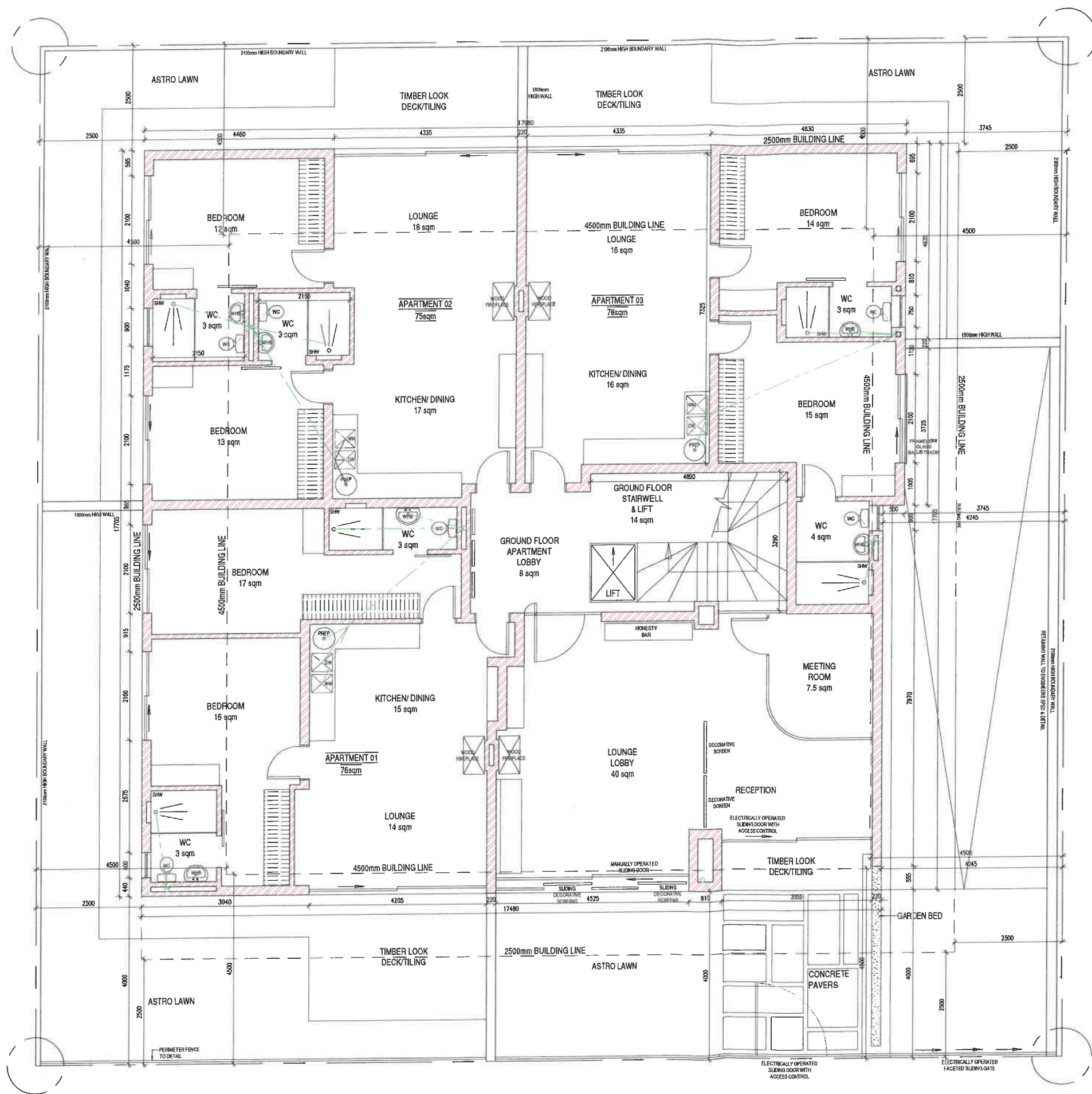
PROJECT DESCRIPTION:  
...

|              |          |
|--------------|----------|
| DATE:        | 09/2024  |
| SCALE:       | AS SHOWN |
| DRAWING NO.: | ...      |
| DRAWN BY:    | OB       |
| REV. NO.:    | A        |

All contractors to check and confirm site dimensions and levels before proceeding with any work. Only figured dimensions are to be used.  
ARCHITECTS are to be notified of any discrepancies prior to manufacture and installation.  
Each contractor is to guarantee the structural stability of supplied components and ascertain that the main structure is capable of supporting all the loads applied thereto.  
Contractors are to ensure that materials used are of a contract nature and climatically suitable for the location of the project.  
All work indicated in this drawing is to be produced by a contractor familiar with the execution of the required components.  
Relevant SABS (South African Bureau of Standards) code 0400 requirements are to be maintained as a minimum. Where these standards are unavailable, the appropriate British standards are to be used.  
All information on this drawing remains the copyright of ARCH and may not be copied in any manner or form whatsoever without the written permission of the company.  
The information contained on this drawing may only be used for the project indicated.

ADDRESS:  
20 HEROLD STREET  
STELLENBOSCH  
7600

CONTACT:



| AREA SCHEDULE                          |             |
|----------------------------------------|-------------|
| BASEMENT PARKING & CIRCULATION         | - 483 sqm   |
| BASEMENT STORE ROOMS                   | - 25 sqm    |
| BASEMENT STAIRWELL & LIFT              | - 14 sqm    |
| -TOTAL BASEMENT                        | - 502 sqm   |
| RECEPTION, LOUNGE LOBBY & MEETING ROOM | - 57.5 sqm  |
| COVERED ENTRANCE                       | - 4.5 sqm   |
| GROUND FLOOR APARTMENT LOBBY           | - 12 sqm    |
| APARTMENTS                             | - 229 sqm   |
| -TOTAL GROUND                          | - 303 sqm   |
| FIRST FLOOR APARTMENT LOBBY            | - 12 sqm    |
| APARTMENTS                             | - 304 sqm   |
| -TOTAL FIRST                           | - 316 sqm   |
| ROOFTOP TERRACE COVERED SEATING        | - 28 sqm    |
| ROOFTOP STAIRWELL LOBBY                | - 8 sqm     |
| ROOF TOP STORE & TOILET                | - 17 sqm    |
| ROOF TOP COVERED PLANT AREA            | - 16 sqm    |
| -TOTAL ROOF                            | - 69 sqm    |
| -TOTAL FLOOR AREA                      | - 1 190 sqm |
| SITE                                   | - 577.8 sqm |
| GROUND FLOOR FOOTPRINT COVERAGE        | - 52.44%    |
| FAR (FLOOR TO AREA RATIO)              | - 1.19      |

| DATE | REVISION | DESCRIPTION | BY | NO. |
|------|----------|-------------|----|-----|
|------|----------|-------------|----|-----|

LOCATION PLAN:

CLIENT DETAILS:

...

PROJECT DESCRIPTION:

...

DATE: 09/2024

SCALE: AS SHOWN

DRAWING NO.:

DRAWN BY: OB

REV. NO.: A

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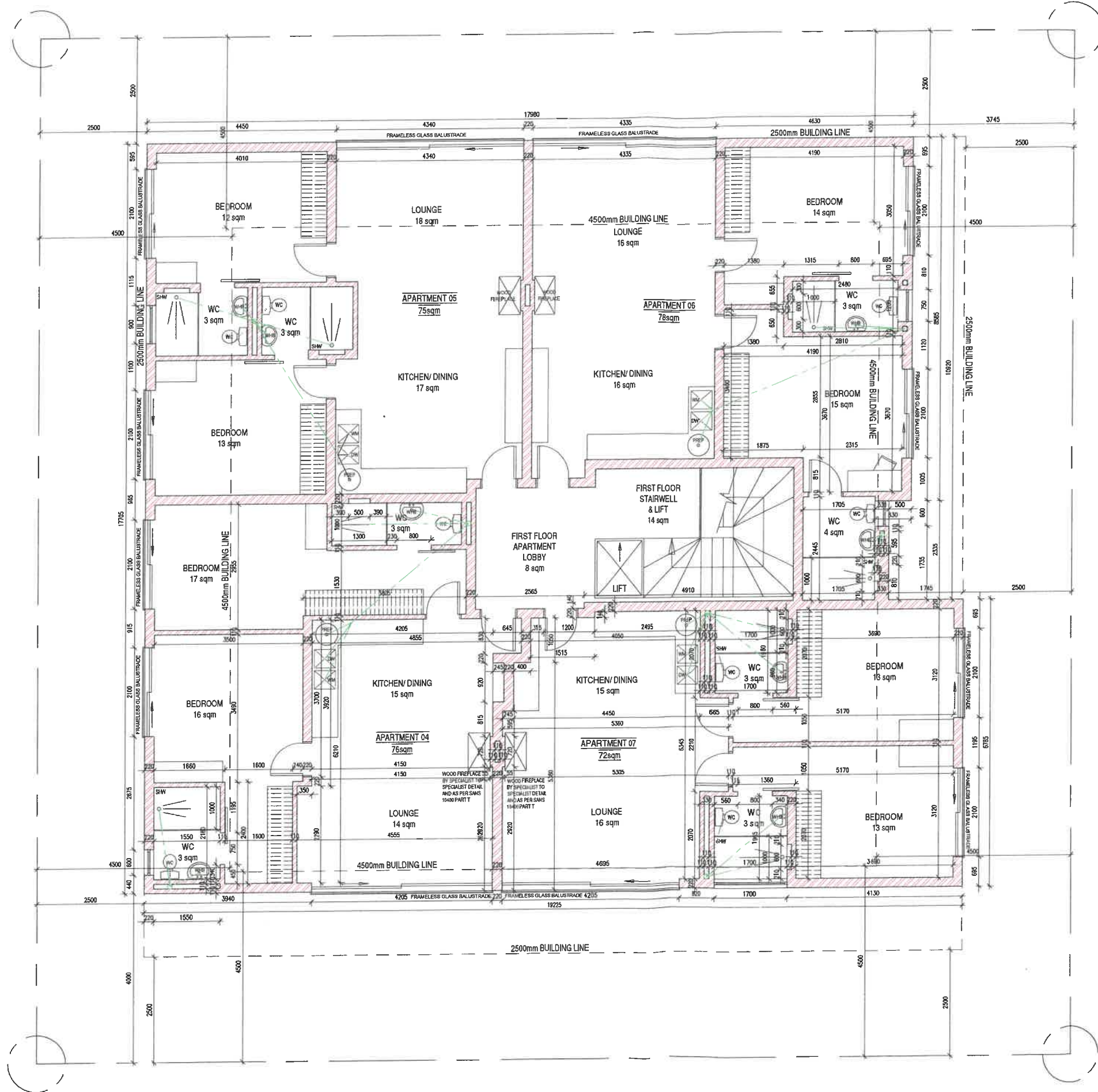
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20 HEROLD STREET  
STELLENBOSCH  
7600

CONTACT:



KRIGE STREET - FIRST FLOOR PLAN  
SCALE 1:50 @ A1

| DATE | REVISION | DESCRIPTION | BY | NO. |
|------|----------|-------------|----|-----|
|------|----------|-------------|----|-----|

LOCATION PLAN:

...

CLIENT DETAILS:

...

PROJECT DESCRIPTION:

...

DATE: 09/2024

SCALE: AS SHOWN  
DRAWN BY: OB

DRAWING NO.:  
REV. NO.: A

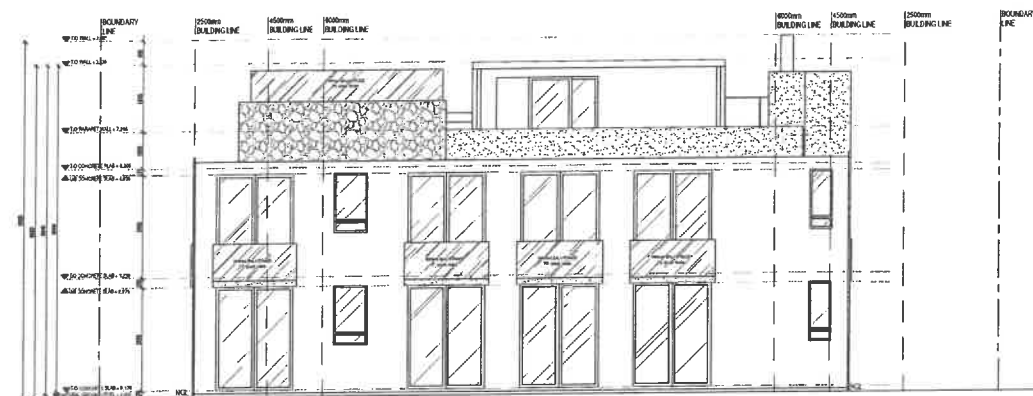
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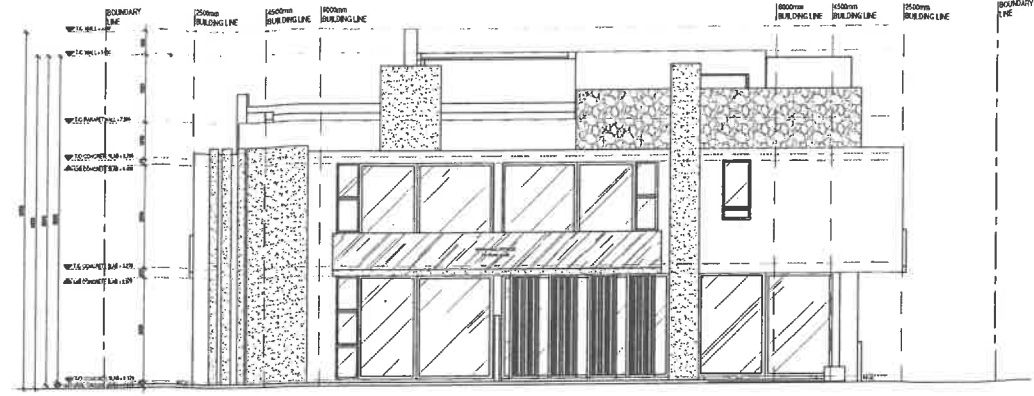
CONTACT:

...

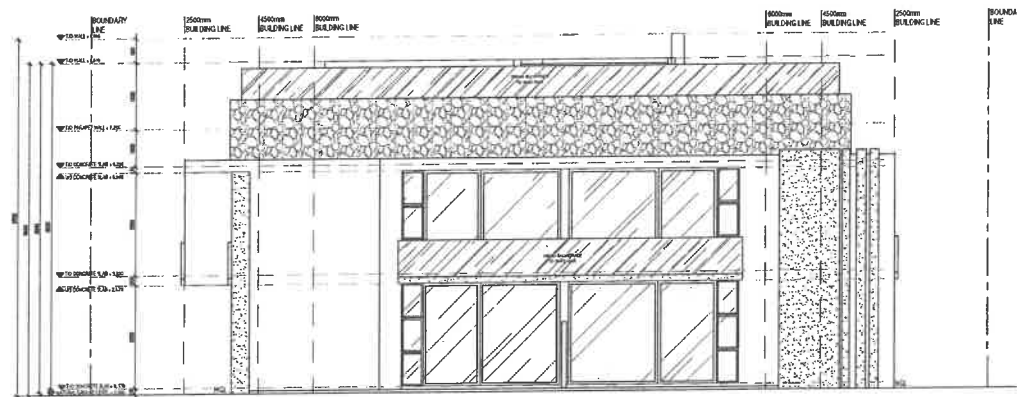




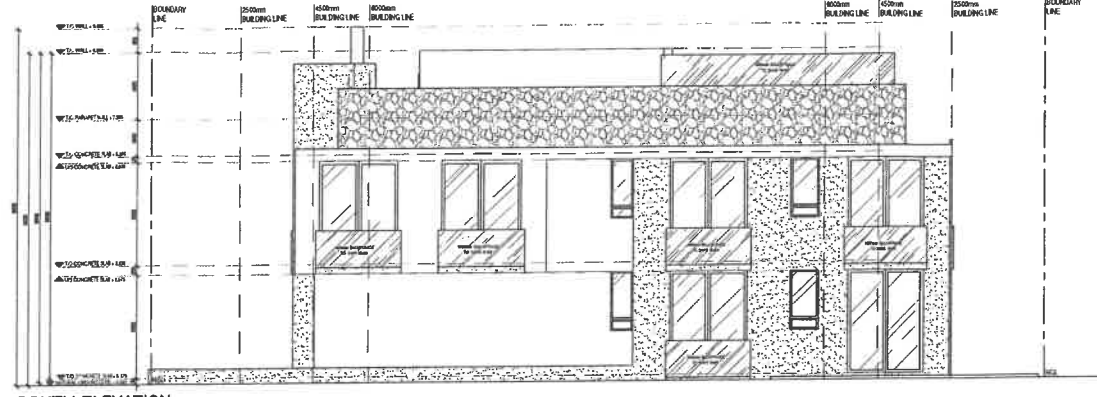
NORTH ELEVATION  
SCALE 1:100



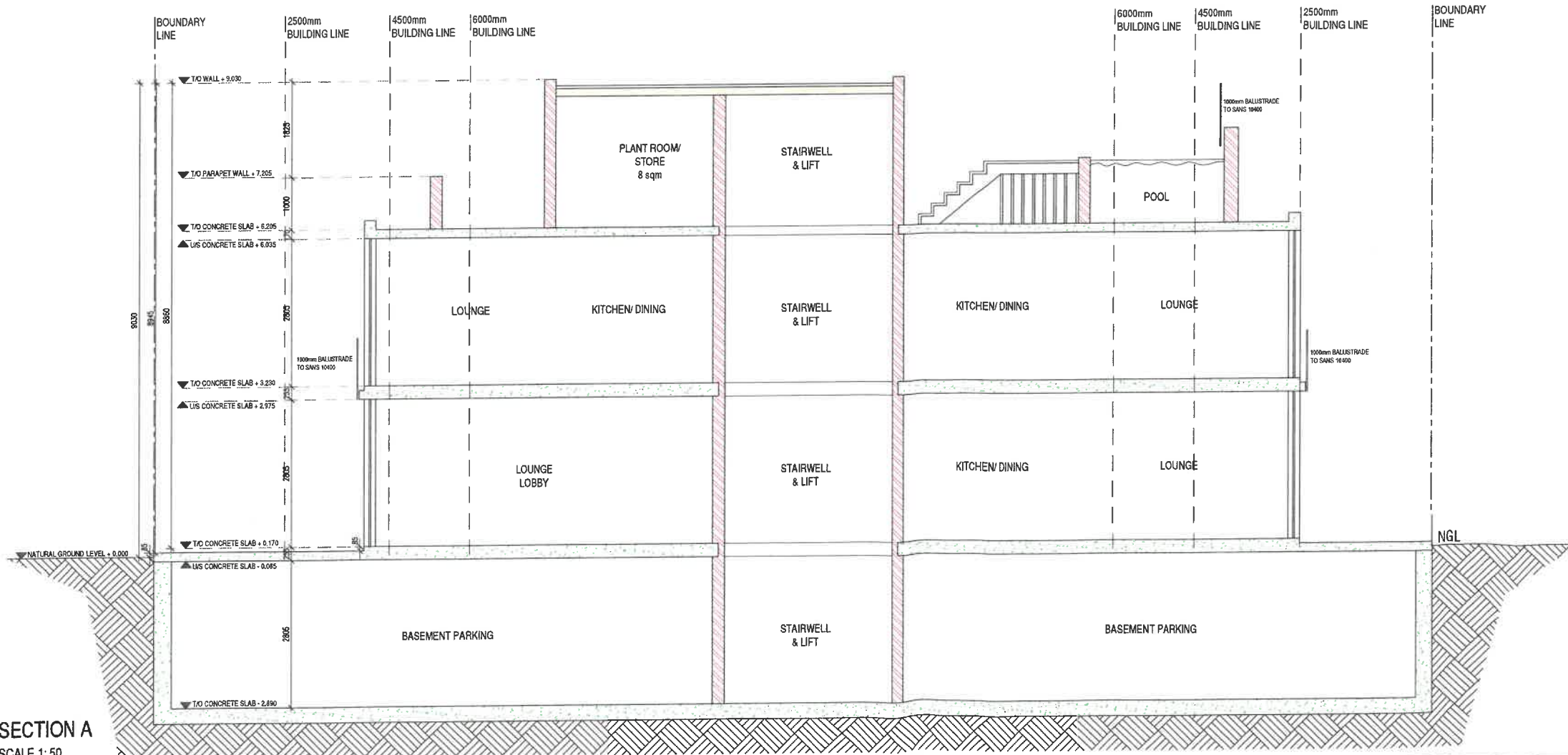
WEST ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100



SOUTH ELEVATION  
SCALE 1:100



SECTION A  
SCALE 1:50

| DATE | REVISION | DESCRIPTION | BY | NO. |
|------|----------|-------------|----|-----|
|------|----------|-------------|----|-----|

LOCATION PLAN:

CLIENT DETAILS:

PROJECT DESCRIPTION:

DATE:  
09/2024

SCALE:  
AS SHOWN

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## **ANNEXURE E**



# STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

## MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE  
DIRECTORATE: INFRASTRUCTURE SERVICES

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|                     |                                                                                     |
|---------------------|-------------------------------------------------------------------------------------|
| To ▫ Aan:           | Director: Planning + Economic Development                                           |
| Att Aandag          | Nolusindiso Momoti                                                                  |
| From ▫ Van:         | Manager: Development (Infrastructure Services)                                      |
| Author ▫ Skrywer:   | Tyrone King                                                                         |
| Date ▫ Datum:       | 19 September 2023                                                                   |
| Our Ref ▫ Ons Verw: | Civil LU 2475                                                                       |
| Your Ref:           | LU/15102                                                                            |
| Re ▫ Insake:        | Tourist accommodation establishment: 7 self-catering units with<br>2 bedrooms each. |

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This comment is based on the revised application as per cover letter dated 15 August 2023 by Viridus Works and TIS dated 16 August 2023 by UDS

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

### 1. Civil Engineering Services

- 1.1 Existing service connections to be used for sewer and water. Any increase in size of existing connections must be discussed and approved by Water Services and will be for the Owner's cost.
- 1.2 Details of service connections must be clearly indicated on the building plans.
- 1.3 Refuse removal will be allowed to occur kerbside, as is the current practice.

### 2. Development Charges (DCs)

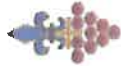
- 2.1 An estimated **Development Charge (DC) Calculation** is attached. A final calculation will be done when building plans are submitted.

- 2.2 The DC's were calculated by using the 2023/2024 tariff structure. If DC's are paid after 30 June 2024 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 building plan approval.



**Tyrone King Pr Tech Eng**  
**MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

W:\2.0 DEVELOPMENT\01 Land Use applications\2475 (TK) Erf 775 Stellenbosch (LU-15102)\2475 () Erf 775 Stellenbosch (LU-15102).doc



# Stellenbosch Municipality

## Development Charge Calculation



| APPLICATION INFORMATION                 |                                                                                                       |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------|
| Application Number:                     | DC 2475 0 Erf 775 Stellenbosch (LU-15102)                                                             |
| Development Name:                       |                                                                                                       |
| Date:                                   | 19 September 2023                                                                                     |
| Financial Year:                         | 2023/2024                                                                                             |
| Erf Location (Select from 7 Locations): | Stellenbosch Town                                                                                     |
| Erf Region (Select Urban or Rural):     | Urban                                                                                                 |
| Erf No. / Farm No.:                     | 775                                                                                                   |
| DC Parameters Reference:                | Sketch Plan 1 by WP Bosch - included in motivation report by Viridus dated July 2023 Annexure G (SDP) |

| SUMMARY OF DC CALCULATION                                     |             |             |            |             |                   |                                |              |
|---------------------------------------------------------------|-------------|-------------|------------|-------------|-------------------|--------------------------------|--------------|
| Service:                                                      | Water       | Sewer       | Stormwater | Solid Waste | Roads & Transport | Sub Total (Civil Eng Services) | Totals       |
| Unit(s):                                                      | kl/day      | kl/day      | ha°C       | t/week      | trips/day         |                                | persons      |
| Total Increased Services Usage:                               | 2.28        | 1.87        | 0.028      | 0.17        | 41.5              |                                | 10           |
| Total Service Usage Reduction:                                | 0           | 0           | 0          | 0           | 0.0               |                                | 0            |
| Total Service Usage after Reduction:                          | 2.28        | 1.87        | 0.02800    | 0.170       | 41.5              |                                | 10           |
| Charges before adjusting for positive only, before Deductions | R 71 450.12 | R 64 497.75 | R 5 800.65 | R 16 627.98 | R 250 462.34      | R 408 838.84                   | R 38 575.77  |
| Charges adjusted for positive only, before Deductions         | R 71 450.12 | R 64 497.75 | R 5 800.65 | R 16 627.98 | R 250 462.34      | R 408 838.84                   | R 38 575.77  |
| Total Deductions:                                             | R -         | R -         | R -        | R -         | R -               | R -                            | R -          |
| Total Development Charges Payable (excluding VAT):            | R 71 450.12 | R 64 497.75 | R 5 800.65 | R 16 627.98 | R 250 462.34      | R 408 838.84                   | R 38 575.77  |
| VAT:                                                          | R 10 717.52 | R 9 674.66  | R 870.10   | R 2 484.20  | R 37 568.35       | R 61 325.83                    | R 5 786.36   |
| Total Development Charges Payable (including VAT):            | R 82 167.64 | R 74 172.41 | R 6 670.75 | R 19 122.17 | R 288 031.70      | R 470 164.67                   | R 44 362.13  |
|                                                               |             |             |            |             |                   |                                | R 514 526.80 |

| APPLICANT INFORMATION     |                                                                     |
|---------------------------|---------------------------------------------------------------------|
| Application Processed by: | Tyrone King                                                         |
| Signature:                |                                                                     |
| Notes:                    | See Page 1 motivation report: 7 units x 2 bedrooms each = 14 rooms. |

## Stellenbosch Town

| Land Use Category                                               |         | Unit Type | Existing Usage |        | Proposed New Usage |             | Development Charge Levied (excl VAT) |                |        |           |       |            | Sub Total (incl Eng Services) |                   | Community |           | Total |
|-----------------------------------------------------------------|---------|-----------|----------------|--------|--------------------|-------------|--------------------------------------|----------------|--------|-----------|-------|------------|-------------------------------|-------------------|-----------|-----------|-------|
| Description                                                     | Unit    | Area (m2) | Unit Amount    | Result | Area (m2)          | Unit Amount | Result                               | Increase Usage | Amount | Water     | Sewer | Stormwater | Solid Waste                   | Roads & Transport | Yes       | No        |       |
| Single Residential >100m2                                       | du      |           |                |        |                    |             |                                      | 0              | R      | Yes       | -     | R          | -                             | R                 | -         | -         | -     |
| Single Residential >100m2                                       | du      |           |                |        |                    |             |                                      | -1             | -R     | 25 070.22 | -R    | 22 419.00  | -R                            | 5 800.65          | -R        | 3 912.46  | -R    |
| Single Residential >250m2                                       | du      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Single Residential <250m2                                       | du      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Second Dwelling                                                 | du      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Less Formal Residential                                         | du      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Group Residential                                               | du      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Apartments                                                      | du      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Refinement Village                                              | du      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Old age home                                                    | du      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Student Accommodation/Communa/Hotels                            | du      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Guest House                                                     | rooms   |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Converted Guest Houses                                          | rooms   |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Hotel, Residential                                              | rooms   |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| General Business                                                | rooms   |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Office                                                          | m2 GLA  |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Retail/Shop                                                     | m2 GLA  |           |                |        |                    |             |                                      | 14             | R      | 98 520.34 | R     | 88 918.75  | R                             | 11 601.30         | R         | 20 540.44 | R     |
| Restaurant                                                      | m2 GLA  |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Outdoor Dining/Function Area (area)                             | m2 GLA  |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Outdoor Dining/Function Area (persons)                          | persons |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Conference Facility/Place of assembly                           | m2 GLA  |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Hospital/Clinic/Medical Rooms                                   | m2 GLA  |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| University/College                                              | student |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| School/Dry Care                                                 | student |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Industrial - light                                              | m2 GLA  |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Industrial - heavy                                              | m2 GLA  |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Warehousing/Light Manufacturing                                 | m2 GLA  |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Storage Facilities                                              | m2 GLA  |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Open Space/Natural Environment/Utility Site                     | unit    |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Roads and Parking                                               | ha      |           |                |        |                    |             |                                      | 0              | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| To be calculated                                                | ha      |           |                |        |                    |             |                                      | 0.0000         | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| (Based on equivalent demands)                                   | n/a     |           |                |        |                    |             |                                      | 0.0000         | R      | -         | R     | -          | R                             | -                 | R         | -         | R     |
| Total Area:                                                     | D       |           |                |        |                    |             |                                      | Total Area:    | 0      |           |       |            |                               |                   |           |           |       |
| Charges before adjusting for positive only, before Deductions   |         |           |                |        |                    |             |                                      |                |        |           |       |            |                               |                   |           |           |       |
| Charges adjusted for positive only, before Deductions           |         |           |                |        |                    |             |                                      |                |        |           |       |            |                               |                   |           |           |       |
| Deductions per service (from usage reductions)                  |         |           |                |        |                    |             |                                      |                |        |           |       |            |                               |                   |           |           |       |
| Discount Deduction (%)                                          |         |           |                |        |                    |             |                                      |                |        |           |       |            |                               |                   |           |           |       |
| Additional Deduction per service - from Service Agreement (sum) |         |           |                |        |                    |             |                                      |                |        |           |       |            |                               |                   |           |           |       |
| Sub Total after Adjustments and Deductions (excluding VAT)      |         |           |                |        |                    |             |                                      |                |        |           |       |            |                               |                   |           |           |       |
| VAT                                                             |         |           |                |        |                    |             |                                      |                |        |           |       |            |                               |                   |           |           |       |
| Total Development Charges                                       |         |           |                |        |                    |             |                                      |                |        |           |       |            |                               |                   |           |           |       |

|                                                                 |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |
|-----------------------------------------------------------------|-----------|---|-----------|---|----------|---|-----------|---|------------|---|------------|---|-----------|---|------------|---|--|
| Percentage:                                                     | 0.00%     |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |
| R                                                               | 71 450.12 | R | 64 497.75 | R | 5 800.65 | R | 16 627.98 | R | 250 462.34 | R | 408 838.84 | R | 38 575.77 | R | 447 114.61 |   |  |
| R                                                               | 71 450.12 | R | 64 497.75 | R | 5 800.65 | R | 16 627.98 | R | 250 462.34 | R | 408 838.84 | R | 38 575.77 | R | 447 114.61 |   |  |
| R                                                               | -         | R | -         | R | -        | R | -         | R | -          | R | -          | R | -         | R | -          |   |  |
| R                                                               | -         | R | -         | R | -        | R | -         | R | -          | R | -          | R | -         | R | -          |   |  |
| R                                                               | 71 450.12 | R | 64 497.75 | R | 5 800.65 | R | 16 627.98 | R | 250 462.34 | R | 408 838.84 | R | 38 575.77 | R | 447 114.61 |   |  |
| R                                                               | 10 717.52 | R | 9 674.68  | R | 870.10   | R | 2 494.20  | R | 37 589.35  | R | 61 325.83  | R | 5 766.36  | R | 87 112.49  |   |  |
| R                                                               | 52 187.64 | R | 74 172.41 | R | 8 970.75 | R | 19 122.17 | R | 288 031.70 | R | 470 184.57 | R | 44 982.13 | R | 514 826.80 |   |  |
| Total Area:                                                     |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            | 0 |  |
| Charges before adjusting for positive only, before Deductions   |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |
| Charges adjusted for positive only, before Deductions           |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |
| Deductions per service (from usage reductions)                  |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |
| Discount Deduction (%)                                          |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |
| Additional Deduction per service - from Service Agreement (sum) |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |
| Sub Total after Adjustments and Deductions (excluding VAT)      |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |
| VAT                                                             |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |
| Total Development Charges                                       |           |   |           |   |          |   |           |   |            |   |            |   |           |   |            |   |  |



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## **ANNEXURE F**

Erf 775

**GENERAL COMMENT:**

1. Pro - Rata fees are payable if upgrade is needed

**CONDITIONS:**

2. Installation cost for the new electrical service cable is the responsibility of the applicant.
3. All electrical wiring for the building on the proposed building should be carried out in accordance with SANS 10142 & SANS104 XA and if
4. -if connecting a generator or solar pannels for backup, the setup needs to comply to SANS10142 and Municipal by-laws
5. No electricity supply will be switched on if the Certificate of Compliance is outstanding.
6. Indicate on plan that at least 50% of hot water with alternative energy saving source
7. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages.

Bradley Williams

Date.....17/05/2023



Signature