



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15814

Our File Reference Number: Erf 223, Klapmuts

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION IN TERMS OF SECTIONS 15(2)(D) AND 15(2)(G) OF THE STELLENBOSCH MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING 2023 ON ERF 223, KLAPMUTS

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following applications in terms of Section 15(2) of the of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023, namely:
 - 2.1.1 Application in terms of Section 15(2)(d) for the **Subdivision** of Erf 223, Klapmuts into two portions namely; Remainder Portion of $\pm 415\text{m}^2$ in extent and Portion A of $\pm 299\text{m}^2$ in extent;
 - 2.1.2 Application in terms of Section 15(2)(g) for additional use (**technical approval**) to permit second dwelling units on the proposed subdivided Remainder of Erf 223, Klapmuts and proposed subdivided Portion A of Erf 223, Klapmuts;

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

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said By-law:
 - 3.1 The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

- 3.2 The development be undertaken in accordance with the referenced Subdivision Plan with Drawing No. 2303_002, drawn by Christiaan P Greiling Architects and dated 28/07/2023, and that the street numbers of 58a Bell Street be allocated to Portion A and 58b Bell Street to the Remainder as indicated on the same Subdivision Plan attached as **Annexure B**.
- 3.3 The Surveyor General approved diagrams of the newly created units must be submitted to Stellenbosch Municipality for clearance and record purposes.
- 3.4 The applicant/developer submits an electronic copy (shp,dwg,dxf) of the General Plan / Diagram Plan which was preliminary approved by the SG. The following information must be indicated:
- a) Newly allocated erf numbers;
 - b) Co-ordinates;
 - c) Survey dimensions;
 - d) Street numbering.
- 3.5 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 3.6 Building plans must be generally in accordance with the referenced Site Plan with Drawing No. 2303_001 and dated 28/07/2023, Ground Floor Plan with Drawing No. 2303_101 and dated 06/07/2023, First Floor Plan with Drawing No. 2303_102 and dated 06/07/2023, North & South Elevations Plan with Drawing No. 2303_201 and dated 06/07/2023, and East & West Elevations Plan with Drawing No. 2303_202 and dated 06/07/2023, all drawn by Christiaan P Greiling Architects, and attached as **Annexure B**. The street façade of the building proposed on Portion A must be redesigned to create an active interface with the existing streetscape of Bell Street to the satisfaction of the Municipality and proposals must be submitted with the building plans.
- 3.7 Conditions imposed by the Directorate Infrastructure Services as contained in the memorandum dated 03/11/2023, and attached as **Annexure E**, be complied with.
- 3.8 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 submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

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

4.1 The proposal promotes appropriate densification as encouraged by the Municipal Spatial Development Framework and will not be detrimental to residential character of the surrounding area.

5. Matters to note:

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

5.2 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.

5.3 All engineering services and infrastructure as required in terms of the conditions must be complied with to the satisfaction of the Municipality and/ or the relevant authority prior to the issuing of a Section 28 Certification.

5.4 The property is located outside the supply area of Stellenbosch Municipality and all electrical requirements should be obtained from Eskom.

5.5 Sufficient on-site parking must be provided in accordance with the provisions of the subject Zoning Scheme By-law and to be illustrated on the subject building plans / site plans of the development to the satisfaction of the Municipality.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted 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:

7.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

8. Reference to this correspondence and the relevant property details on which the appeal is submitted.

8.1 The grounds of the appeal which may include the following grounds:

- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- b) 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.

8.2 Whether the appeal is lodged against the whole decision or a part of the decision.

8.3 If the appeal is lodged against a part of the decision, a description of the part.

8.4 If the appeal is lodged against a condition of approval, a description of the condition.

8.5 The factual or legal findings that the appellant relies on.

8.6 The relief sought by the appellant.

8.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

8.8 That the appeal includes the following declaration by the Appellant:

- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- b) 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.

9. 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

10. 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.

11. The 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

12. 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:

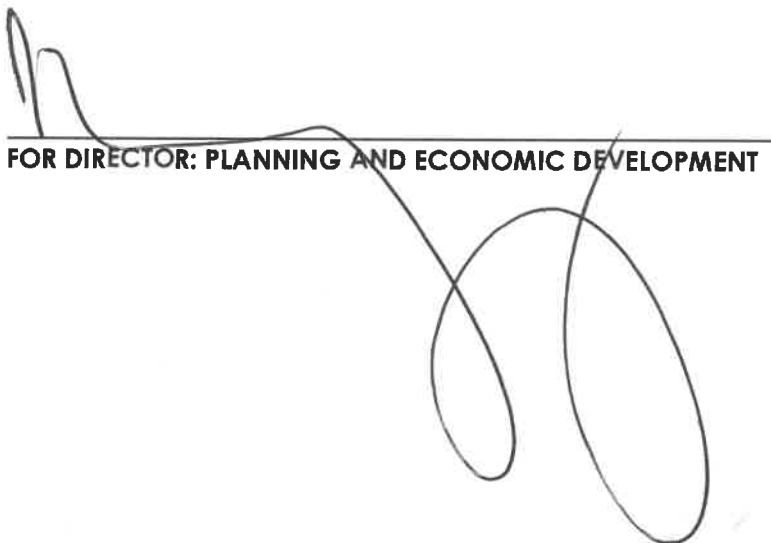
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

- (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.

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

14. 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

15/1/2024
DATE



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

SUBDIVISION AND SITE PLAN

COUNCIL DRAWINGS



STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND-USE PLANNING BY-LAW (2001), SUBJECT TO THE CONDITIONS AS PER APPENDIX 2.

MUNICIPAL MANAGER

15/2021

2023-07-28	AS SHOWN

AREA/SQUAREAGE/COVERAGE/BULK

PORTION A - ERF 223	
MAIN DWELLING - GROUND FLOOR	473 sqm
MAIN DWELLING - FIRST FLOOR	438 sqm
SECOND DWELLING - GROUND FLOOR	451 sqm
SECOND DWELLING - FIRST FLOOR	416 sqm
TOTAL AREA:	1778 sqm
SQUAREAGE:	
FOOTPRINT	924 sqm
SITE SQUAREAGE	2904 sqm
COVERAGE:	
	316 %
REMAINDER - ERF 223	
MAIN DWELLING - GROUND FLOOR	473 sqm
MAIN DWELLING - FIRST FLOOR	438 sqm
SECOND DWELLING - GROUND FLOOR	451 sqm
SECOND DWELLING - FIRST FLOOR	416 sqm
TOTAL AREA:	1778 sqm
SQUAREAGE:	
FOOTPRINT	924 sqm
SITE SQUAREAGE	4150 sqm
COVERAGE:	
	222 %

2303 - 001 SITE PLAN - 1 : 200

CLIENT

CRESCENDO HOLDINGS

PROJECT

NEW RESIDENTIAL UNITS ON ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING

SITE PLAN

DRW NR

2303_001

DRAWN BY

CPG

DATE

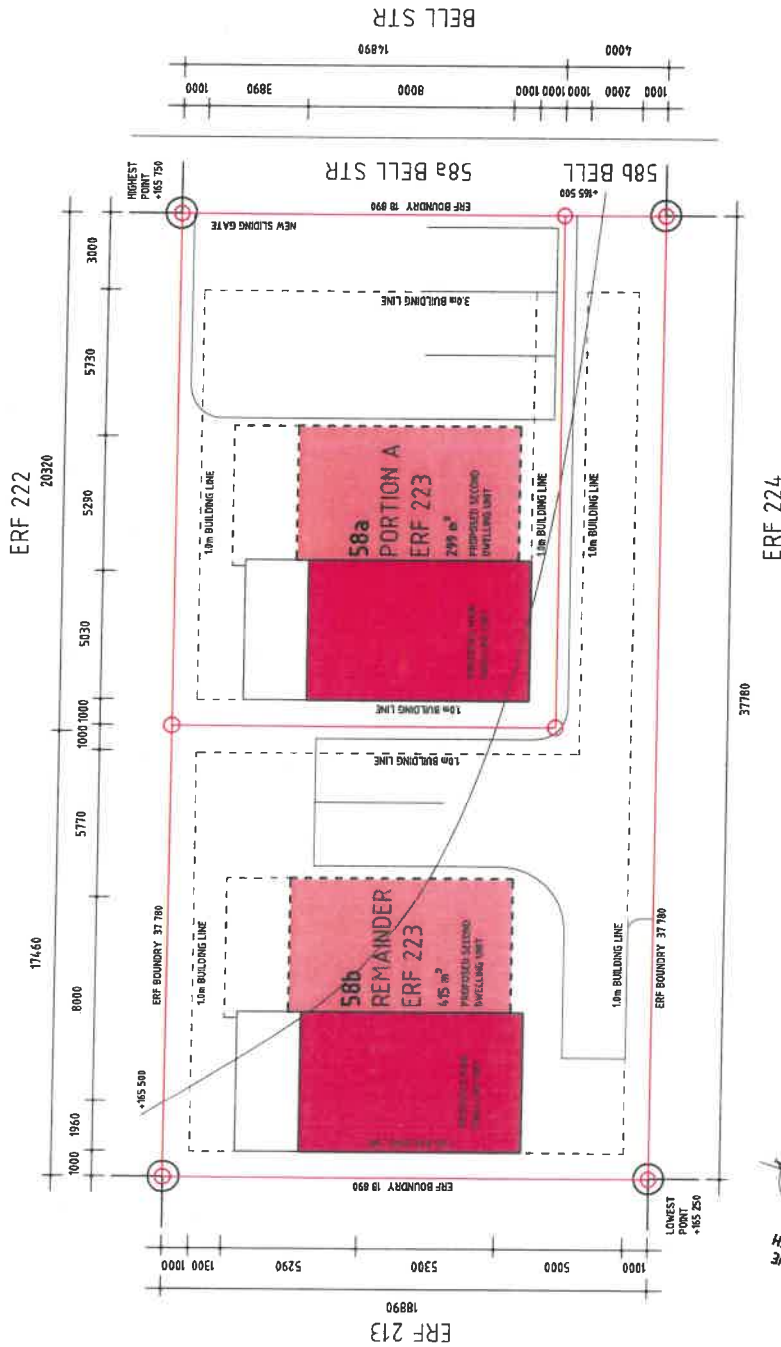
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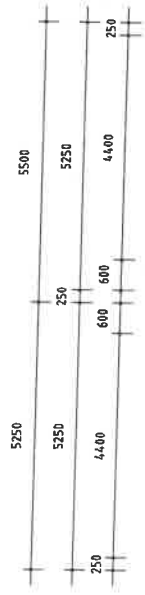
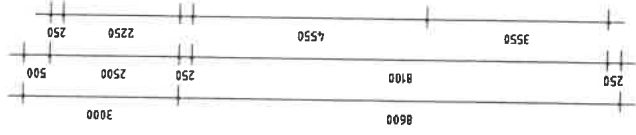
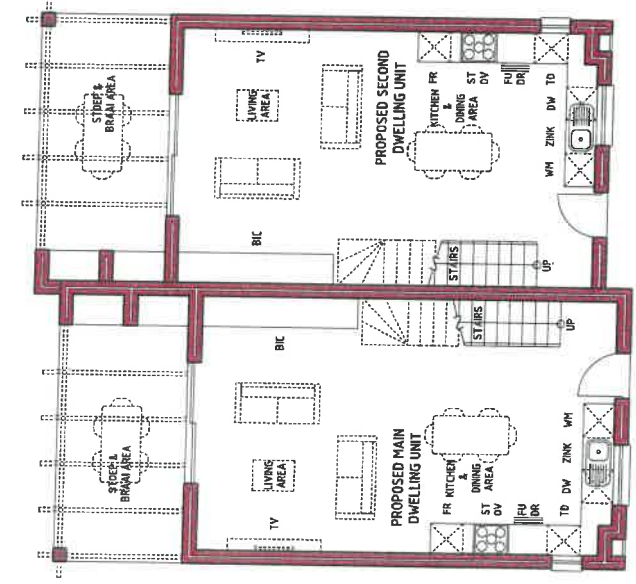
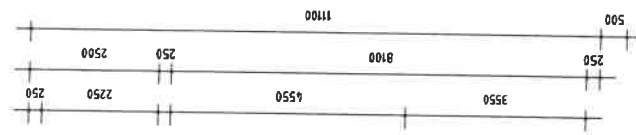
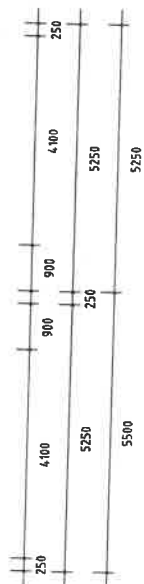
SCALE

AS SHOWN

COUNCIL DRAWINGS

CPG





2303 - 101 GROUND FLOOR - 1 : 100

CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING
GROUND FLOOR PLAN

DRW NR
2303_101

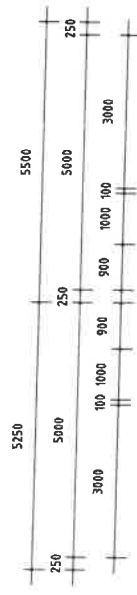
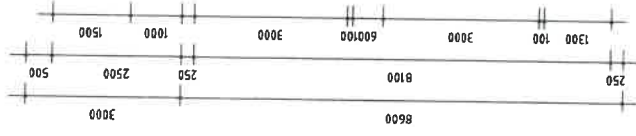
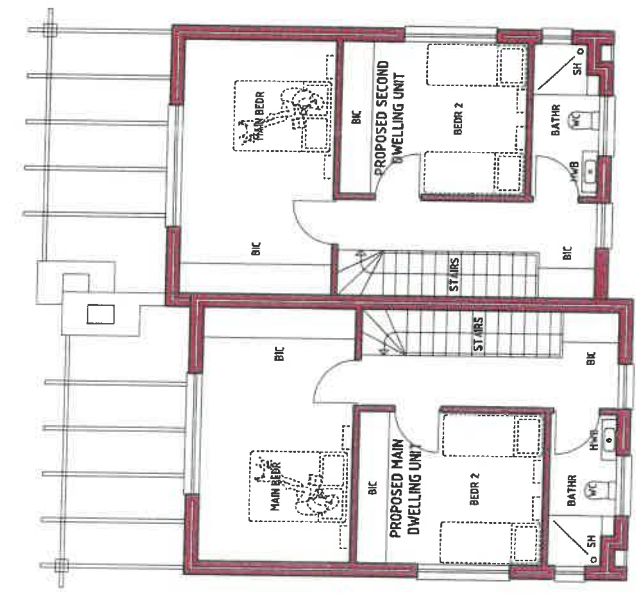
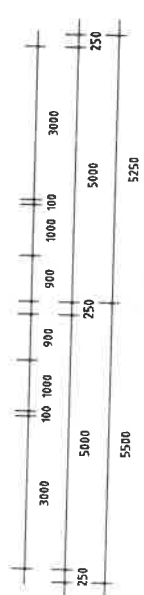
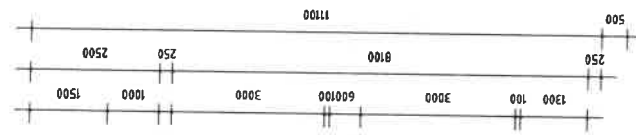
DRAWN BY
CPG

DATE
2023-07-06

SCALE
AS SHOWN

CPG

COUNCIL DRAWINGS



CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING
FIRST FLOOR PLAN

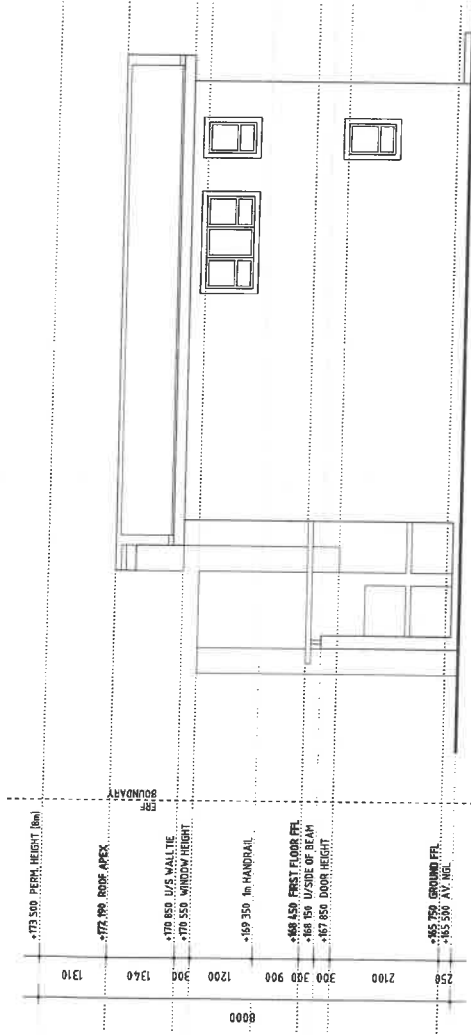
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DATE
2023-07-06
SCALE
AS SHOWN

CPG

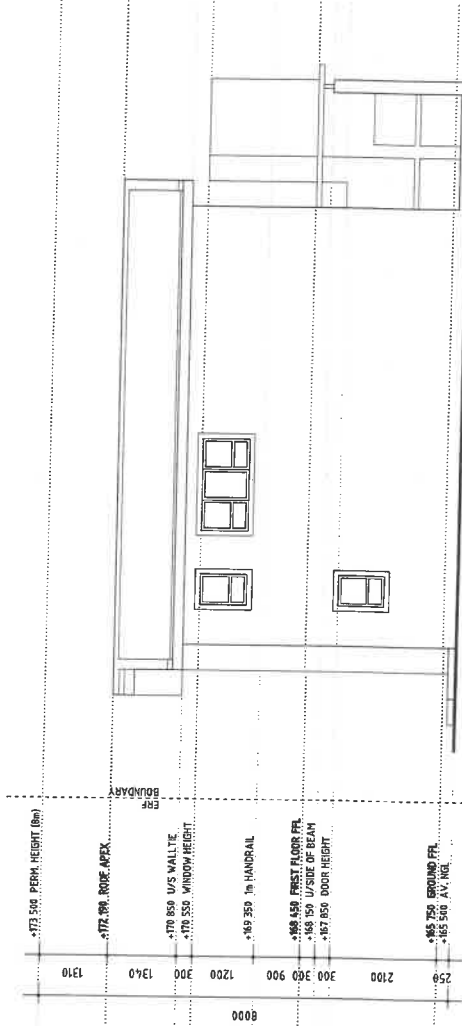
COUNCIL DRAWINGS

2303_102 FIRST FLOOR - 1:100

+2710172 257 6316



NORTH ELEVATION - 1 : 100



SOUTH ELEVATION - 1 : 100

CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR.,
KLAPMUTS,
STELLENBOSCH

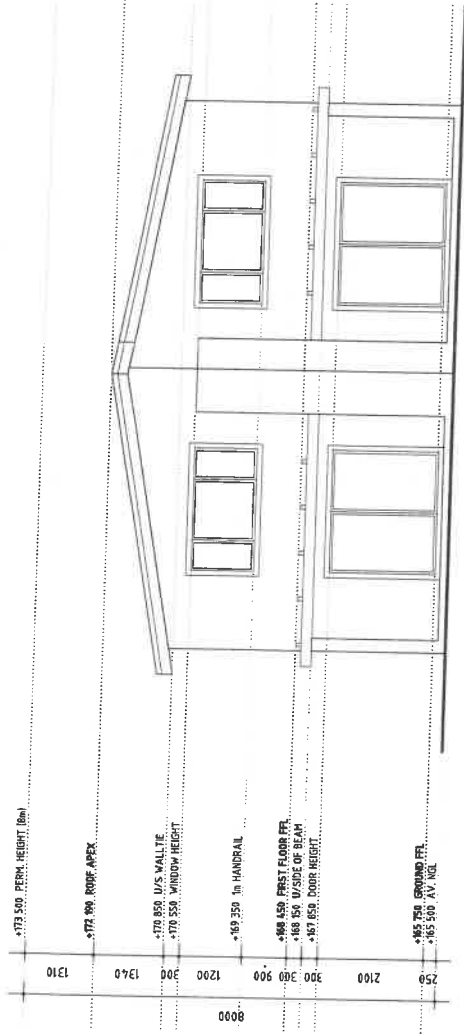
DRAWING
NORTH & SOUTH ELEVATION

DRW NR 2303_201
DRAWN BY CPG
DATE 2023-07-06
SCALE AS SHOWN

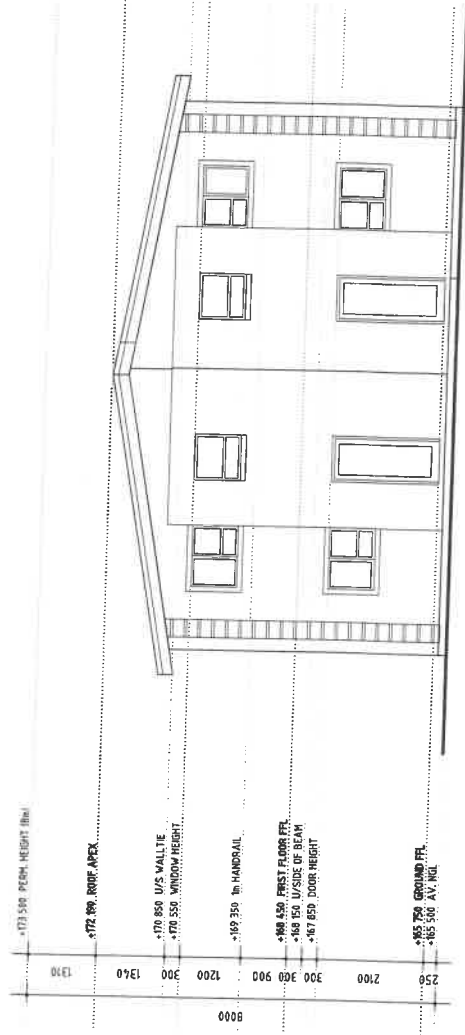
CPG

COUNCIL DRAWINGS

CPG



EAST ELEVATION - 1 : 100



WEST ELEVATION - 1 : 100

CPG

CPG

COUNCIL DRAWINGS

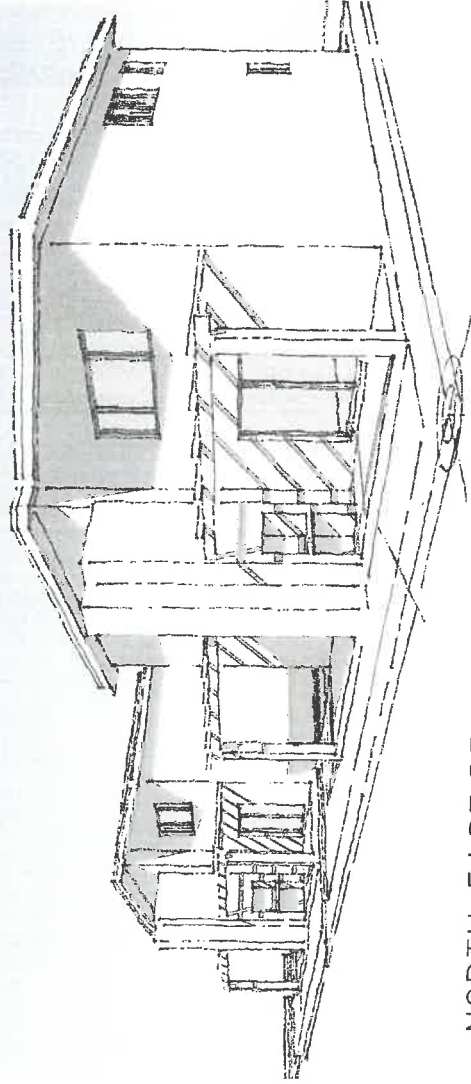
27/01/23

CLIENT
CRESCENDO HOLDINGS

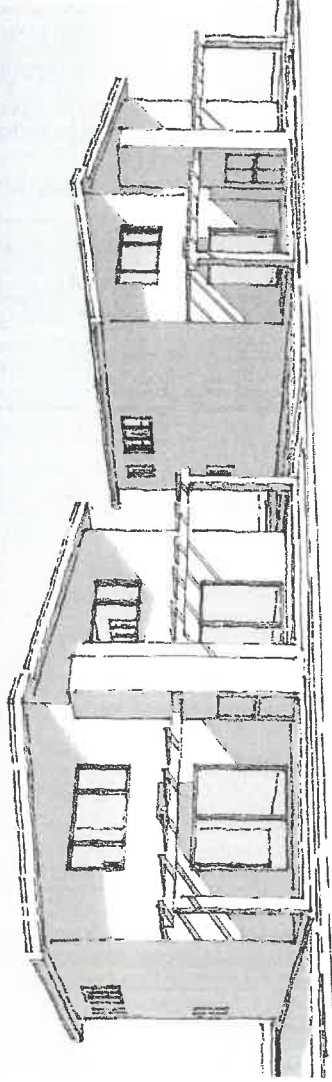
PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS
STELLENBOSCH
DRAWING
EAST & WEST ELEVATIONS

DRW NR
2303_202
DATE
2023-07-06
DRAWN BY
CPG
SCALE
AS SHOWN

2303_202 E & W ELEVATIONS - 1 : 100



NORTH-EAST PERSPECTIVE



SOUTH-EAST PERSPECTIVE

CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING
PERSPECTIVES

DRW NR 2303_301 DRAWN BY CPG
DATE 2023-07-06 SCALE AS SHOWN

CPG

COUNCIL DRAWINGS

CPG

CPG Engineering & Design
CPG Engineering & Design@gmail.com

2303_301 PERSPECTIVES - NTS



EXISTING BUILDINGS IN BELL STREET



EXISTING BUILDINGS IN BEYERS STREET

CPG

CPG

COUNCIL DRAWINGS

[Redacted]

2303_401 EXISTING BUILDINGS - NTS

CLIENT	CRESCENDO HOLDINGS		
PROJECT	PROPOSED SUBDIVISION OF ERF 223, BELL STR, KLAPMUTS, STELLENBOSCH		
DRAWING	EXISTING BUILDINGS		
DRW NR	2303_401	DRAWN BY	CPG
DATE	2023-07-06	SCALE	AS SHOWN



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Salome Newman
From ▫ Van:	Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Ilze Fillies
Date ▫ Datum:	3 November 2023
Our Ref ▫ Ons Verw:	Civil LU 2566
Town Planning Ref:	LU/15814
Re ▫ Insake:	Erf 223, Klapmuts: Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for the Subdivision of Erf 223, Klapmuts into two portions namely, Remainder of $\pm 415\text{m}^2$ in extent and Portion A of $\pm 299\text{m}^2$ in extent. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for additional use (technical approval) to permit second dwelling units on the proposed subdivided Remainder of Erf 223, Klapmuts and proposed subdivided Portion A of Erf 223, Klapmuts.

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

- 1. Civil Engineering services**
- 1.1 Each erf must have its own water connection and water meter installed generally in accordance with the Engineering service layout by CPG Architects Drawing no 2301_001 dated 19 October 2023.

- 1.2 The engineers' drawing indicating the new water layout and connection point must be submitted for formal approval before construction commences.
- 1.3 Once the subdivision is formally approved, the Municipality can be contacted to install the water connections.
- 1.4 The cost of the installation is for the account of the owner.
- 1.5 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the water connection has been installed to their satisfaction.

2. Sewer connection

- 2.1 Each erf must have its own sewer connection installed generally in accordance with the Engineering service layout by CPG Architects Drawing no 2301_001 dated 19 October 2023.
- 2.2 The engineers drawing indicating the new sewer layout and connection point must be submitted for formal approval before construction commences.
- 2.3 The cost of the installation of the sewer connection is for the account of the owner.
- 2.4 A quotation for the sewer connection inspection can be provided by the Water Services Department contact person Leandro Hendricks 021 808 8725.
- 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.

3. Roads

- 3.1 Sufficient parking must be provided according to the Zone scheme and indicated at Building plan stage.

4. General

- 4.1 Any changes to any existing civil engineering services of Stellenbosch Municipality are for the account of the owner.
- 4.2 A Civil Engineering service inspection with the municipal engineering must be requested by the responsible civil engineer before clearance will be issued.

5. Development Charges (DCs) Subdivision

- 5.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended prior to clearance.
- 5.2 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 and DC Policy principles applicable at date of payment.
- 5.3 The appropriate DC's are payable before subdivision clearance.

6. Development Charges (DCs) Second dwellings

- 6.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on subsequent applications ie building plans.
- 6.2 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 and DC Policy principles applicable at date of payment.
- 6.3 The appropriate DC's are payable before building plan approval.

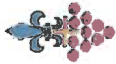
7. Clearance Certificates

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

**Ilze Fillies****Principal Technician: Development (Infrastructure Services)**

N:\2.0 DEVELOPMENT\01 Land Use applications\2566 (IF) Erf 223 Klappmuts (LU-15814)\2566 Erf 223 Klappmuts (LU-15814) - Copy.doc





Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2566 (IF) Erf 223 Klappmuts (LU-15614)
Development Name:	
Date:	10 November 2023
Financial Year:	2023/2024
Erf Location (Select from 7 Locations):	Klappmuts
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	223
DC Parameters Reference:	Site plan drawing no 2303_001 dated 19 October 2023 by CPG Architects

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Units:	kl/day	kl/day	ha°C	u/week	trips/day		persons		
Total Increased Services Usage:	0,6	0,55	0,018	0,04	4		4		
Total Service Usage Reduction:	0	0	0	0	0,0		0		
Total Service Usage after Reduction:	0,60	0,55	0,01800	0,040	4,0		4		
Charges before adjusting for positive only, before Deductions	R 5 866,68	R 17 515,59	R 1 252,04	R 3 912,46	R 23 763,12	R 52 309,90	R 15 430,31	R	67 740,20
Charges adjusted for positive only, before Deductions	R 5 866,68	R 17 515,59	R 1 252,04	R 3 912,46	R 23 763,12	R 52 309,90	R 15 430,31	R	67 740,20
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R	-
Total Development Charges Payable (excluding VAT):	R 5 866,68	R 17 515,59	R 1 252,04	R 3 912,46	R 23 763,12	R 52 309,90	R 15 430,31	R	67 740,20
VAT:	R 880,00	R 2 627,34	R 187,81	R 586,87	R 3 564,47	R 7 846,48	R 2 314,55	R	10 161,03
Total Development Charges Payable (including VAT):	R 6 746,68	R 20 142,93	R 1 439,85	R 4 499,33	R 27 327,59	R 60 156,38	R 17 744,85	R	77 901,23

APPLICANT INFORMATION	
Application Processed by:	Izize Filles
Signature:	<i>Izize Filles</i>
Notes:	This DC is for the Subdivision only

K

Klapmuts

Land Use Category		Unit Type		Existing Usage		Proposed New Usage		Increased Usage		Development Charge Levied (excl VAT)						
Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
									Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential - >100m2	du	1					0	R	-	R	-	R	-	R	-
	Single Residential - >500m2	du						-1	-R	7 822.24	-R	1 947.62	-R	3 912.48	-R	59 145.69
	Single Residential - <250m2	du				2		2	R	13 888.92	R	3 199.67	R	7 824.93	R	47 526.24
	Single Residential - <250m2	du						0	R	-	R	-	R	-	R	-
	Second Dwelling	du						0	R	-	R	-	R	-	R	-
	Less Formal Residential	du						0	R	-	R	-	R	-	R	-
	Group Residential	du						0	R	-	R	-	R	-	R	-
	Apartments	du						0	R	-	R	-	R	-	R	-
	Retirement Village	du						0	R	-	R	-	R	-	R	-
	Old age home	du						0	R	-	R	-	R	-	R	-
Accommodation	Student Accommodation/Communes/Hotels	rooms						0	R	-	R	-	R	-	R	-
	Guest House	rooms						0	R	-	R	-	R	-	R	-
	Converted Guest House	rooms						0	R	-	R	-	R	-	R	-
Commercial	Hotel, Residential	rooms						0	R	-	R	-	R	-	R	-
	General Business	m2 GLA						0	R	-	R	-	R	-	R	-
	Office	m2 GLA						0	R	-	R	-	R	-	R	-
	Retail/Shop	m2 GLA						0	R	-	R	-	R	-	R	-
	Restaurant	m2 GLA						0	R	-	R	-	R	-	R	-
	Outdoor Function / Picnic Area	persons						0	R	-	R	-	R	-	R	-
	Conference Facility/Place of assembly	m2 GLA						0	R	-	R	-	R	-	R	-
	Hospital/Clinic/Medical Rooms	m2 GLA						0	R	-	R	-	R	-	R	-
	University/College	student						0	R	-	R	-	R	-	R	-
	School/Day Care	student						0	R	-	R	-	R	-	R	-
Industrial	Industrial - light	m2 GLA						0	R	-	R	-	R	-	R	-
	Industrial - heavy	m2 GLA						0	R	-	R	-	R	-	R	-
	Warehousing/Light Manufacturing	m2 GLA						0	R	-	R	-	R	-	R	-
	Storage Facilities	unit						0	R	-	R	-	R	-	R	-
Non demand	Open Space/Natural Environment/Utility Site	ha						0	R	-	R	-	R	-	R	-
	Roads and Parking	ha						0	R	-	R	-	R	-	R	-
Other	To be calculated	n/a						0,0000	R	-	R	-	R	-	R	-
	(Based on equivalent demands)	n/a						0,0000	R	-	R	-	R	-	R	-
	Total Area:	0					Total Area:	0	R	-	R	-	R	-	R	-

Charges before adjusting for positive only, before Deductions

Deduct		R	5 866,68	R	17 515,59	R	1 252,04	R	3 912,46	R	23 763,12	R	52 309,50	R	15 430,31	R	87 740,20
	Charges adjusted for positive only, before Deductions																
	Deductions per service (from usage reductions)	R	5 866,68	R	17 515,59	R	1 252,04	R	3 912,46	R	23 763,12	R	52 309,50	R	15 430,31	R	87 740,20
	Discount Deduction (%)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Additional Deduction per service - from Service Agreement (sum)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Sub Total after Adjustments and Deductions (excluding VAT)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals	VAT	R	5 866,68	R	17 515,59	R	1 252,04	R	3 912,46	R	23 763,12	R	52 309,50	R	15 430,31	R	87 740,20
	Total Development Charges	R	880,00	R	2 627,34	R	187,81	R	588,87	R	3 584,47	R	7 846,48	R	2 314,55	R	10 181,03
		R	8 746,68	R	20 142,83	R	1 439,85	R	4 498,33	R	27 327,59	R	60 155,38	R	17 744,85	R	77 901,23

Klappmuts

Land Use Category		Unit Type		Existing Usage		Proposed New Usage		Increased Usage		Development Charge Levied (excl VAT)						Community	Sub Total (Civil Eng Services)	Total
Classification	Unit	Area (m2)	Util Amount	Result	Area (m2)	Unit Amount	Result	Amount		Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Yes	Yes		
Single Residential >100m2	du							0		R	-	R	-	R	-	R	-	-
Single Residential >500m2	du							0		R	-	R	-	R	-	R	-	-
Single Residential >250m2	du							0		R	-	R	-	R	-	R	-	-
Single Residential <250m2	du							0		R	-	R	-	R	-	R	-	-
Second Dwelling	du							0		R	-	R	-	R	-	R	-	-
Less Formal Residential	du							2		R	8 800,02	25 477,22	7 824,93	29 703,90	R	2 504,09	74 310,15	105 170,77
Group Residential	du							0		R	-	R	-	R	-	R	-	-
Apartment	du							0		R	-	R	-	R	-	R	-	-
Retirement Village	du							0		R	-	R	-	R	-	R	-	-
Old age home	du							0		R	-	R	-	R	-	R	-	-
Student Accommodation/Commune/Hostels	rooms							0		R	-	R	-	R	-	R	-	-
Guest House	rooms							0		R	-	R	-	R	-	R	-	-
Converted Guest House	rooms							0		R	-	R	-	R	-	R	-	-
Hotel, Residential	rooms							0		R	-	R	-	R	-	R	-	-
General Business	m2 GLA							0		R	-	R	-	R	-	R	-	-
Office	m2 GLA							0		R	-	R	-	R	-	R	-	-
Retail/Shop	m2 GLA							0		R	-	R	-	R	-	R	-	-
Restaurant	m2 GLA							0		R	-	R	-	R	-	R	-	-
Outdoor Function / Picnic Area	persons							0		R	-	R	-	R	-	R	-	-
Conference Facility/Place of assembly	m2 GLA							0		R	-	R	-	R	-	R	-	-
Hospital/Clinic/Medical Rooms	m2 GLA							0		R	-	R	-	R	-	R	-	-
University/College	student							0		R	-	R	-	R	-	R	-	-
School/Day Care	student							0		R	-	R	-	R	-	R	-	-
Industrial - light	m2 GLA							0		R	-	R	-	R	-	R	-	-
Industrial - heavy	m2 GLA							0		R	-	R	-	R	-	R	-	-
Warehousing/Light Manufacturing	m2 GLA							0		R	-	R	-	R	-	R	-	-
Storage Facilities	unit							0		R	-	R	-	R	-	R	-	-
Open Space/Natural Environment/Utility Site	ha							0		R	-	R	-	R	-	R	-	-
Roads and Parking	ha							0		R	-	R	-	R	-	R	-	-
To be calculated	n/a							0,0000		R	-	R	-	R	-	R	-	-
(Based on equivalent demands)	n/a							0,0000		R	-	R	-	R	-	R	-	-
Total Area:		0						0		R	-	R	-	R	-	R	-	-

Charges before adjusting for positive only, before Deductions		R	8 800,02	R	25 477,22	R	2 504,09	R	7 824,93	R	28 703,90	R	74 310,15	R	30 880,61	R	105 170,77
Charges adjusted for positive only, before Deductions		R	8 800,02	R	25 477,22	R	2 504,09	R	7 824,93	R	28 703,90	R	74 310,15	R	30 880,61	R	105 170,77
Deductions per service (from usage reductions)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Discount Deduction (%)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Additional Deduction per service - from Service Agreement (sum)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Sub Total after Adjustments and Deductions (excluding VAT)		R	8 800,02	R	25 477,22	R	2 504,09	R	7 824,93	R	28 703,90	R	74 310,15	R	30 880,61	R	105 170,77
VAT		R	1 320,00	R	3 821,58	R	375,61	R	1 173,74	R	4 455,58	R	11 148,52	R	4 629,09	R	18 774,62
Total Development Charges		R	10 120,02	R	29 298,81	R	2 879,70	R	8 998,67	R	33 159,48	R	85 458,68	R	35 489,70	R	123 945,39

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CPG

CPG

COUNCIL DRAWINGS

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DRW NR 2303_001
DATE 2023-10-19
DRAWN BY CPG
SCALE AS SHOWN

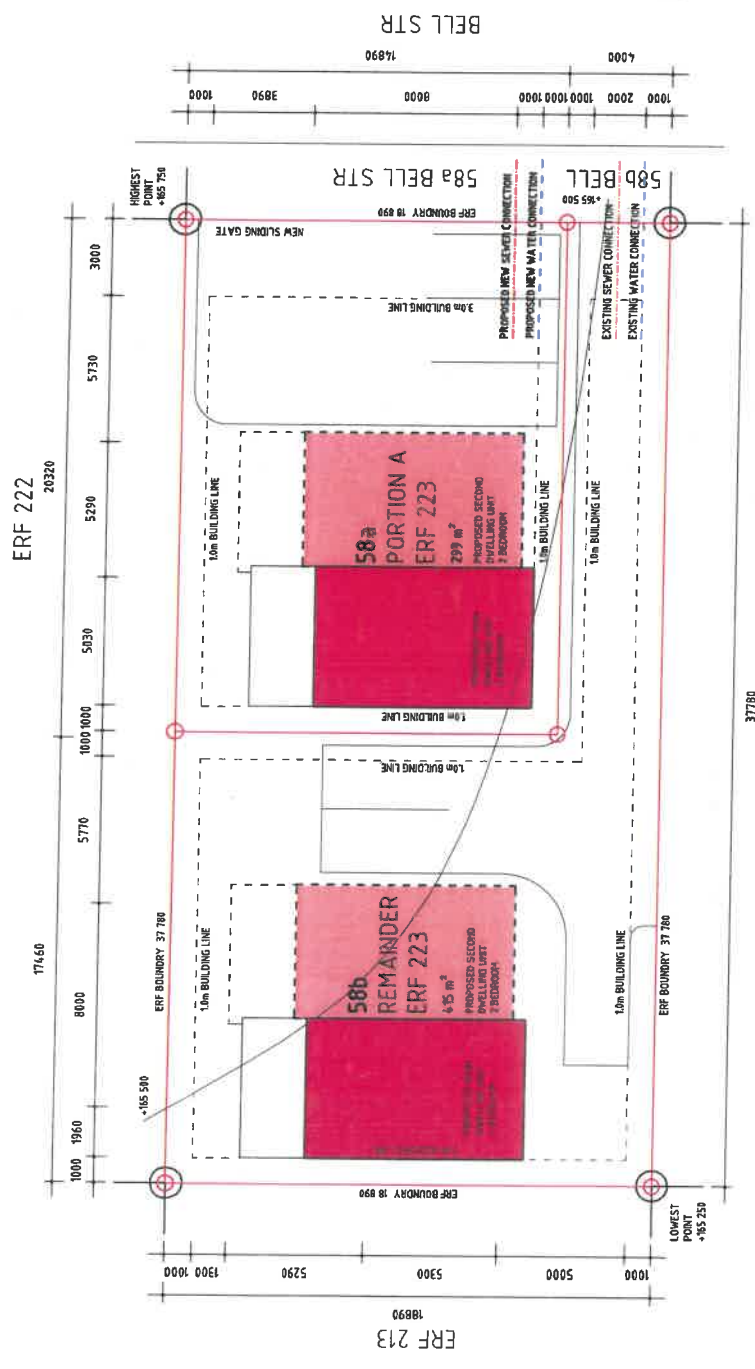
PROJECT
4 NEW DUPLEX RESIDENTIAL UNITS ON ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH
DRAWING
SITE PLAN

CLIENT
CRESCENDO HOLDINGS

2303_001 SITE PLAN - 1:200

AREA / SQUARE / COVERAGE / BULK

PORTION A - ERF 223		47.3 sqm
MAIN DWELLING - GROUND FLOOR		43.8 sqm
SECOND DWELLING - GROUND FLOOR		45.1 sqm
SECOND DWELLING - FIRST FLOOR		41.6 sqm
TOTAL AREA:		177.8 sqm
FOOTPRINT		97.4 sqm
SITE SQUAREAGE		296.0 sqm
COVERAGE		31.8 %
REMAINDER - ERF 223		
MAIN DWELLING - GROUND FLOOR		47.3 sqm
MAIN DWELLING - FIRST FLOOR		43.8 sqm
SECOND DWELLING - GROUND FLOOR		45.1 sqm
SECOND DWELLING - FIRST FLOOR		41.6 sqm
TOTAL AREA:		177.8 sqm
FOOTPRINT		97.4 sqm
SITE SQUAREAGE		296.0 sqm
COVERAGE		31.8 %
NUMBER OF BEDROOMS		
PORTION A - MAIN DWELLING		2
PORTION A - SECOND DWELLING		2
REMAINDER - MAIN DWELLING		2
REMAINDER - SECOND DWELLING		2
TOTAL:		8 BEDROOMS



Erf 223, Klapmuts (LU/15814)

GENERAL COMMENT:

1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to ESKOM

CONDITIONS

3. No conditions.



SIGNATURE

DATE 22/8/2023