



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19348

Our File Reference Number: 15755S

Your Reference Number: Erf 15755 Stellenbosch

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

## **APPLICATION FOR SUBDIVISION AND AMENDMENT OF A CONDITION OF APPROVAL: ERF 15755, STELLENBOSCH.**

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw,
  - 3.1 Amendment in terms of Section 15(2)(h) of the said bylaw, of a condition of approval (condition 1.2.2 imposed in the letter of approval dated 2006-09-28 and amend on approval letter for Erf 15756 dated 28-09-2021) in order to increase the number of approved erven from 22 to 23 (1 additional erf) for the De Bosch Estate.
  - 3.2 Subdivision, which entails the amendment of General Plan 220/2007, in terms of Section 15(2)(d) of the said bylaw;
    - 3.2.1 into two portions, namely Portion A ( $\pm 0.71$ ha) and a Remainder Erf 15755, Stellenbosch ( $\pm 0.91$ Ha).
    - 3.2.2 the registration of a 2m wide services servitude over the Remainder in favour of the Portion A, and
    - 3.2.3 the registration of a 6m wide right of way servitude over Portion A in favour of the Remainder.

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

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
- 4.1. The approval applies only to the subdivision and amendment of the condition of approval and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments.
  - 4.2. Erf diagrams must be submitted to the municipality for record purposes together with the request for clearances certificates.
  - 4.3. The development be undertaken in accordance with the Subdivisional Plan with reference (Dwg: APPL-REV5 Ref: ERF15755 dated September 2025 and drawn by Friedlaender, Burger & Volkmann) and attached as **APPENDIX 2**.
  - 4.4. The development on the subdivided portions be implemented substantially in accordance with the Site Development Plan; Drawing 3760/C/105, dated 14/10/2025 and drawn by TV3 architects and Town Planners and attached as **APPENDIX 3**.
  - 4.5. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of any property or as may be agreed on in writing with the Director Infrastructure Services.
  - 4.6. Compliance with the conditions contained in the memorandum from the Municipal Directorate: Infrastructure Services (Civil LU 3009 dated 18 November 2025) and attached as **APPENDIX 4**.
  - 4.7. An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:
    - aa) Newly allocated erf numbers
    - bb) Co-ordinates
    - cc) Survey dimensions
    - dd) Street names and numbering
  - 4.8. 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.
  - 4.9. The servitude rights over the remainder (services) and Portion A (right of way) be registered in the title deeds of the applicable properties on registration.
  - 4.10. That the owner ensures that the title deed conditions D1 and 2 (T047775/09) be transfer to the newly created title deed for Portion A.

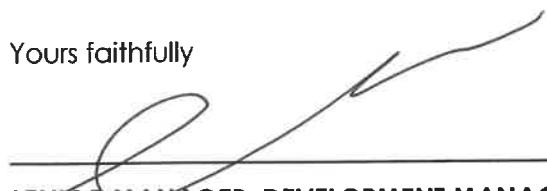


- 4.11. That only one dwelling, with ancillary outbuildings be allowed on Portion A and the Remainder of Erf 15755, Stellenbosch, which the transferring attorneys needs to include as title deed conditions with registration of both title deeds.
5. The reasons for the above decisions are as follows:
- 5.1. The proposal is in compliance with the zoning scheme by-law for the proposed uses and size of the properties, is consistent with relevant legislation, planning principles, policies and guidelines and do not specifically compromise the principles of the IDP or the Municipal SDF, if approved.
- 5.2. It is not envisaged that the approval of this proposal will impact negatively on the street aesthetics in the estate and any surrounding property owners, who together with the Home Owners Association granted consent for the application.
- 5.3. The proposal presents a moderate form of densification within an urban edge, which is promoted by the Stellenbosch Municipal Spatial Development Framework.
- 5.4. Sufficient services and safe access are provided to the proposed subdivisional units.
6. Matters to be noted:
- 6.1. All engineering services and infrastructure as required in terms of the conditions be complied with to the satisfaction of the Municipality and/ or the relevant authority prior to the issuing of a Section 28 Certification.
7. 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.
8. 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.
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](mailto: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 appeal forms 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.
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



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**SENIOR MANAGER: DEVELOPMENT MANAGEMENT**  
**DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT**

*Authorised decision-maker in accordance with Category D(b)(1) and H(1), read together with General Principle of Decision Making 2.6, in the Categorisation Model approved in terms of Section 69 of the said Bylaw vide Item 11.8.1 dated 24 May 2023 OR Categorisation Model approved vide Item 10.8.1 dd dated 26 February 2025.*

**DATE:** 21/11/2025

# **APPENDIX 1**

## Locality Plan

# De Bosch Estate

De Boord, Stellenbosch

## Legend

Distell Cricket Club

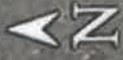
Feature 1

Feature 2

VinyM Art SA

15755

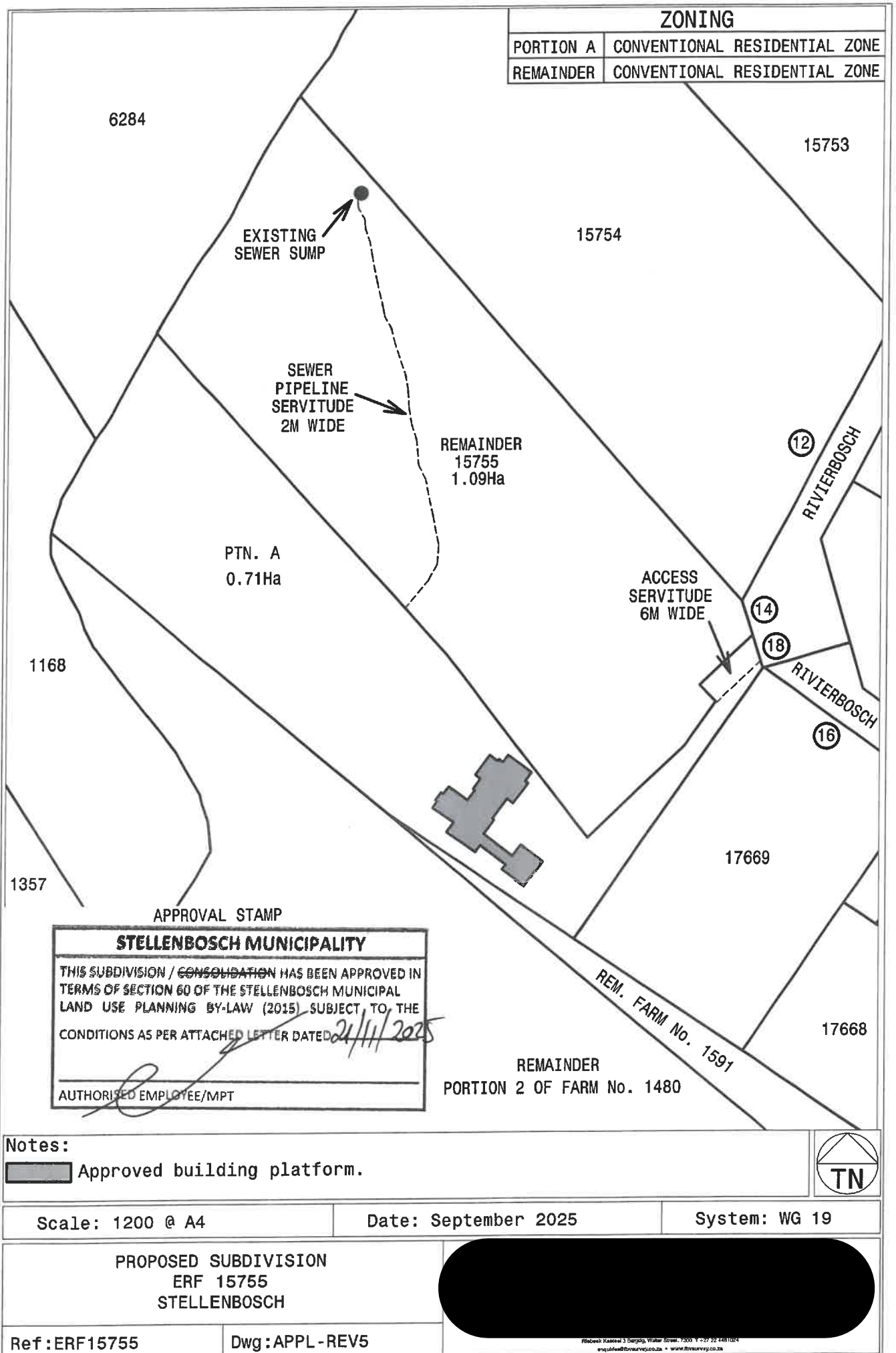
Google Earth





# **APPENDIX 2**

## Subdivision Plan



# **APPENDIX 3**

## **Site Development Plan**

# HOUSE DERCKSEN 2 - PLATFORMS

- Existing dwelling 1000 m² Building platform  
( Built before the De Bosch building guidelines was established)
- New dwelling 1000 m² Building platform
- New dwelling

FARM 1168

REMAINDER OF  
ERF 15755

ERF 15754

PORTION A

FARM 1168

Exist.  
Rock

PORTION 2 OF FARM/1480

ERF 15756



PLAN: SITE DEVELOPMENT PLAN  
SCALE: 1 : 500

| ORIGINAL DOCUMENT DATE:       |            | Project Issue Date             |
|-------------------------------|------------|--------------------------------|
| DOCUMENT VARIATIONS REGISTER: |            |                                |
| NO                            | DATE       | DESCRIPTION                    |
| A                             | 14-10-2025 | Sent to client for information |
|                               |            |                                |
|                               |            |                                |
|                               |            |                                |
|                               |            |                                |
|                               |            |                                |

DRAWING DESCRIPTION:  
**New Dwelling, Erf 15755,  
De Bosch, Stellenbosch**

PROJECT DESCRIPTION:

**SITE DEVELOPMENT PLAN**

DRAWING STATUS CODES:

Design = B: Marketing = C: Municipal = D: Tender = E: Construction = F: As Built  
MAY BE ADHERED TO - CONTRACTORS ARE TO CHECK AND VERIFY ALL  
LEVELS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES - PREPARED  
AND LARGE SCALE DETAILS TAKES PREFERENCE OVER SMALL DIMENSIONS -  
AND ALL CONTRACTING INFORMATION TO THE ARCHITECT AND OTHER  
CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE  
PROPERTY OF THE ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE: 14-10-2025  
DRAWN: JDLR  
CHECKED: E Swanepoel  
SIZE / SCALE: A2 / As indicated  
DRAWING No:

**3760/C/105**

**INFORMATION**

REV  
**A**

## **APPENDIX 4**

### **Directorate: Infrastructure Services Comments**



**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH · PNIEL · FRANSCHHOEK

# **MEMORANDUM**

**DIREKTORAAT: INFRASTRUKTUURDIENSTE**  
**DIRECTORATE: INFRASTRUCTURE SERVICES**

**CIVIL ENGINEERING SERVICES**

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|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>To ▫ Aan:</b>           | <b>Director: Planning + Economic Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Att Aandag:</b>         | <b>Pedro April</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>From ▫ Van:</b>         | <b>Development (Infrastructure Services)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Author ▫ Skrywer:</b>   | <b>Kurt Titus</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Date ▫ Datum:</b>       | <b>18 November 2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Our Ref ▫ Ons Verw:</b> | <b>Civil LU 3009</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Town Planning Ref:</b>  | <b>LU/19348</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Re ▫ Insake:</b>        | <b>Erf 15755, Stellenbosch: That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, Subdivision in terms of Section 15(2)(d) of the said bylaw; into two portions of Portion a (±0.71ha) and a Remainder Erf 15755, Stellenbosch (±0.91Ha) the registration of a 2m wide services servitude over the Remainder in favor of the Portion A and the registration of a 6m wide right of way servitude over Portion A in favor of Remainder.</b> |

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Details, specifications and information reflected in the following documents refer:

- Civil Engineering Services Concept Layout Plan by BSi Consult\_ Reference 9515/01A (Annexure A) \_ 18 November 2025
- SDP (Annexure B) by TV3 \_ DRN NO: 3760/C/105\_ 14 October 2025
- Subdivision Plan (Annexure C) by friedlaender, burger & volkmann\_ Dwg Rev: APPL-REV5\_ September 2025

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

**1. Water Services**

- 1.1 Each erf must have its own water connection point.
- 1.2 The existing water connection on Remainder 15755 must remain in place and a new water service connection point must be installed for Portion A.
- 1.3 The cost of the installation of the water connection for Portion A is for the account of the applicant.
- 1.5 Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the water connection.
- 1.6 Please contact our Water Services Department if any technical input is required regarding appropriate connection positions for the new water connection.

**2. Sewer Services**

- 2.1 Each erf must have its own sewer connection.
- 2.2 The existing sewer connection on Remainder 15755 must remain in place and a new sewer service connection point must be installed for Portion A.
- 2.3 The cost of the installation of the sewer connection for Remainder 15755 is for the account of the applicant.
- 2.4 A servitude measuring 2 meters in width shall be registered over the proposed link sewer service pipeline traversing Remainder 15755 in favor of Portion A. The registration of said servitude shall be finalized prior to the issuance of any clearance certificate.
- 2.5 Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the sewer connection.
- 2.6 Please contact our Water Services Department if any technical input is required regarding appropriate connection positions for the new sewer connection.

**3. Site Access**

- 3.1 The developer is responsible for ensuring that each erf has access from the public road into the respective properties, this includes dropping of curbs or sidewalks to gain access.
- 3.2 The cost of the installation of the access is for the account of the applicant.



3.3 The developer must ensure that a 6-meter access servitude over Portion A is registered in favour of Remainder 15755, the registration must be finalized before subdivision clearance would be issued

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

4.1 The following DC's are payable: See Development Charge Calculation attached. A final calculation will be provided prior to payment.

4.2 The appropriate DC's are payable before subdivision clearance.

4.3 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

#### **5. Clearance Certificates**

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

5.2 A Civil Engineering service inspection with the municipal engineering must be requested by the responsible civil engineer before clearance is issued.

#### **6. Engineering Design Drawing Approval**

6.1 Before construction begins, detailed design plans for all proposed civil engineering work must be submitted for approval. The services should generally align with the concept engineering services plan (Drawing No. 9515/01) prepared by BSi Consult, as referenced in **Annexure A**.

*KTitus*

**Kurt Titus**

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

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# Stellenbosch Municipality

## Development Charge Calculation



| APPLICATION INFORMATION                               |                                                                                                                                                          |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number:                                   | LU 3009/2025                                                                                                                                             |
| Development Name:                                     |                                                                                                                                                          |
| Date:                                                 | 18 November 2025                                                                                                                                         |
| Financial Year:                                       | 2025/2026                                                                                                                                                |
| Erf Location (Select from 7 Locations):               | Stellenbosch Town                                                                                                                                        |
| School/ECD Category (Select Quintile 1-4 or 5 or N/A) | N/A                                                                                                                                                      |
| Erf Region (Select Urban or Rural):                   | Urban                                                                                                                                                    |
| Erf No. / Farm No.:                                   | 15755                                                                                                                                                    |
| DC Parameters Reference:                              | Motivational Report by Emile van der Merwe Town Planning Consultants, Pages 2 & 3 _ Date 22 Sep 2025 & Subdivision Plan by FBV _ Dwg: APPL_REV5_Sep 2025 |

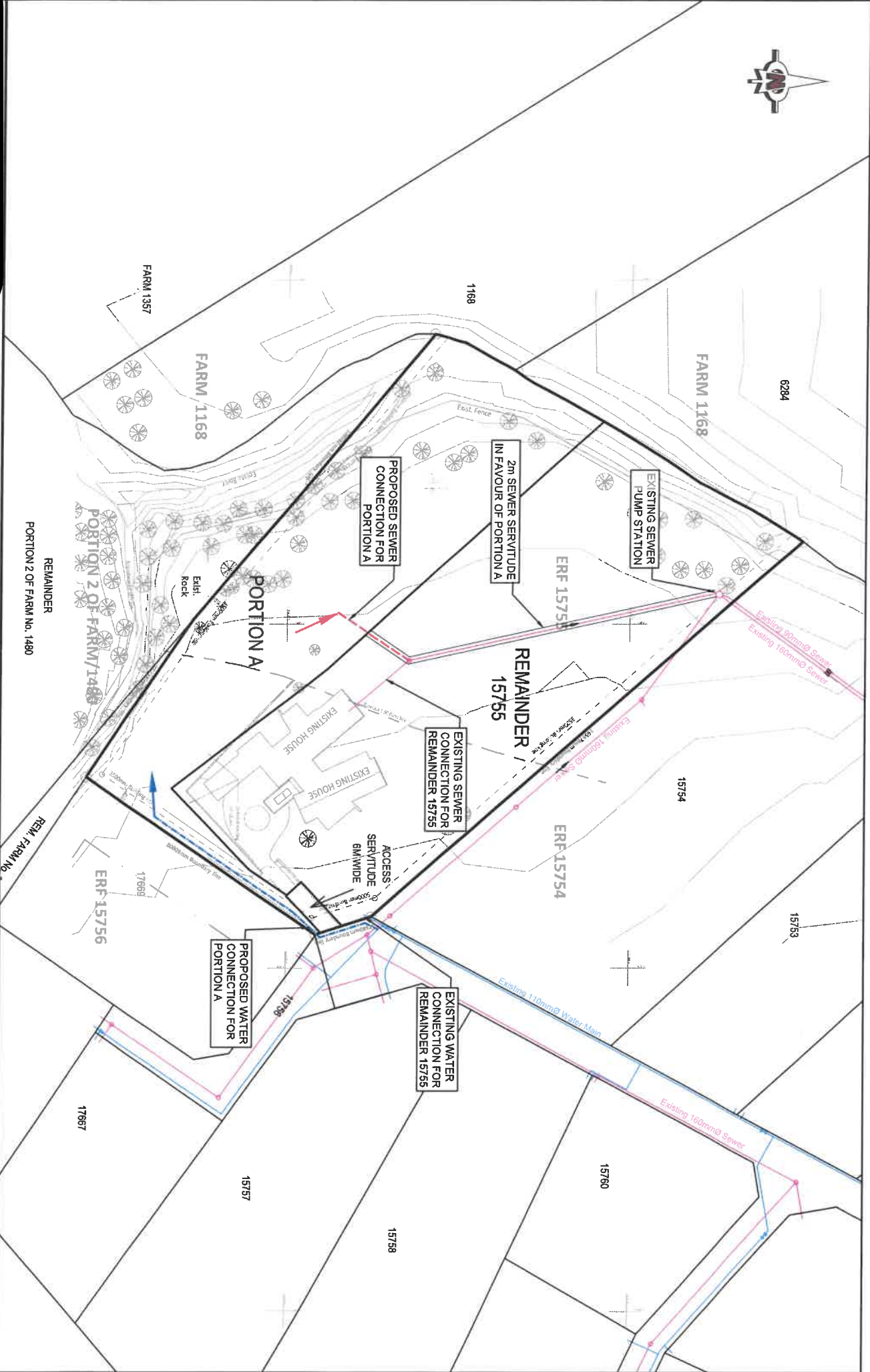
| SUMMARY OF DC CALCULATION                                     |             |             |             |             |                   |                                |             |              |  |
|---------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------------|--------------------------------|-------------|--------------|--|
| Service:                                                      | Water       | Sewer       | Stormwater  | Solid Waste | Roads & Transport | Sub Total (Civil Eng Services) | Community   | Totals       |  |
| Unit(s):                                                      | kl/day      | kl/day      | ha°C        | t/week      | trips/day         |                                | persons     |              |  |
| Total Increased Services Usage:                               | 1.2         | 0.7         | 0.048       | 0.04        | 4                 |                                | 4           |              |  |
| Total Service Usage Reduction:                                | 0           | 0           | 0           | 0           | 0.0               |                                | 0           |              |  |
| Total Service Usage after Reduction:                          | 1.20        | 0.70        | 0.04800     | 0.040       | 4.0               |                                | 4           |              |  |
| Charges before adjusting for positive only, before Deductions | R 40 714.43 | R 26 139.66 | R 10 786.11 | R 4 235.94  | R 26 136.85       | R 107 992.99                   | R 16 706.04 | R 124 699.03 |  |
| Charges adjusted for positive only, before Deductions         | R 40 714.43 | R 26 139.66 | R 10 786.11 | R 4 235.94  | R 26 136.85       | R 107 992.99                   | R 16 706.04 | R 124 699.03 |  |
| Total Deductions:                                             | R -         | R -         | R -         | R -         | R -               | R -                            | R -         | R -          |  |
| Total Development Charges Payable (excluding VAT):            | R 40 714.43 | R 26 139.66 | R 10 786.11 | R 4 235.94  | R 26 136.85       | R 107 992.99                   | R 16 706.04 | R 124 699.03 |  |
| VAT:                                                          | R 6 107.16  | R 3 920.85  | R 1 614.82  | R 835.39    | R 3 920.53        | R 16 188.85                    | R 2 505.91  | R 18 704.85  |  |
| Total Development Charges Payable (including VAT):            | R 46 821.59 | R 30 060.61 | R 12 391.03 | R 4 871.33  | R 30 057.38       | R 124 191.94                   | R 19 211.95 | R 143 403.89 |  |

| APPLICANT INFORMATION     |                           |
|---------------------------|---------------------------|
| Application Processed by: | Kurt                      |
| Signature:                | Estimate                  |
| Notes:                    | Credit given for existing |

Handwritten signature

| Land Use Category | Description                                 | Unit Type | Existing Usage |           | Proposed New Usage |        | Increased Usage | Development Charge Level (est VAT) |             |           |        |           | Total |           |            |             |                   |                                |           |            |   |           |   |            |
|-------------------|---------------------------------------------|-----------|----------------|-----------|--------------------|--------|-----------------|------------------------------------|-------------|-----------|--------|-----------|-------|-----------|------------|-------------|-------------------|--------------------------------|-----------|------------|---|-----------|---|------------|
|                   |                                             |           | Unit           | Area (m2) | Unit amount        | Result |                 | Area (m2)                          | Unit amount | Result    | Amount | Water     |       | Sewer     | Stormwater | Solid Waste | Roads & Transport | Site Trol (Civil Eng Services) | Community |            |   |           |   |            |
| Residential       | Single Residential >1000m2                  | du        |                |           | 1                  |        |                 | 1                                  | R           | 40 714.43 | R      | 28 138.88 | R     | 10 789.11 | R          | 4 235.84    | R                 | 28 138.95                      | R         | 107 892.89 | R | 18 706.04 | R | 124 699.03 |
|                   | Single Residential >500m2                   | du        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Single Residential >250m2                   | du        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Single Residential <250m2                   | du        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Second Dwelling                             | du        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Less Forml Residential                      | du        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Group Residential                           | du        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Apartments                                  | du        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Retirement Village                          | du        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Old age home                                | du        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
| Accommodat        | Student Accommodation/Communi/Hostels       | rooms     |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Guest House                                 | rooms     |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
| Commercial        | Hotel, Residential                          | rooms     |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | General Business                            | m2 GLA    |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Office                                      | m2 GLA    |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Retail/Shop                                 | m2 GLA    |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Restaurant                                  | m2 GLA    |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Outdoor Function / Picnic Area              | persons   |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Farm Market                                 | stall     |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Conference Facility/Picnic of assembly      | m2 GLA    |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Hospital/Clinical/Medical Rooms             | m2 GLA    |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | University/College                          | student   |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
| Industrial        | School/Day Care                             | student   |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Industrial - light                          | m2 GLA    |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
| Non demand        | Industrial - heavy                          | m2 GLA    |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Warehousing/Light Manufacturing             | m2 GLA    |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
| Other             | Storage Facilities                          | unit      |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | Open Space/Natural Environment/Utility Site | ha        |                |           |                    |        |                 | 0                                  | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
| Other             | Roads and Parking                           | ha        |                |           |                    |        |                 | 0.0000                             | R           | -         | R      | -         | R     | -         | R          | -           | R                 | -                              | R         | -          | R | -         | R | -          |
|                   | To be calculated                            | n/a       |                |           |                    |        |                 | 0.0000                             | R           | -         | R      | -         | R     | -         |            |             |                   |                                |           |            |   |           |   |            |

天



ERF 15755, STELLENBOSCH - SUBDIVISION

ENGINEERING SERVICES CONNECTIONS

| Scale       | Paper Size |
|-------------|------------|
| N.T.S       | A3         |
| Drawing No. |            |
| 9515/01A    |            |

## HOUSE DERCKSEN 2 - PLATFORMS

- DATE: 14-10-2025  
DRAWN: JDL  
CHECKED: E Swanepoel  
SIZE / SCALE: A2 / As indicated  
DRAWING No: REV  
3760/C/105  
A  
INFORMATION

Annexture C

