



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18760 - TP1089/2025

Our File Reference Number: PP 742/7

Your Reference Number: Farm 742/7 & 8

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL:

Sir / Madam

APPLICATION IN TERMS OF SECTION 15(2)(L) OF THE MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING 2023 FOR PERMISSION IN TERMS OF A CONDITION OF APPROVAL ON FARM 742/7 & 8, KLAPMUTS.

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows:

That the application in terms of Section 15(2)(l) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 for permission in terms of a condition of approval for the approval of a Site Development Plan on Farm 742/7 & 8, Klapmuts.

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 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 Council or other legislation or By-laws or Regulations that may be applicable.

3.2 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.

3.3 The development be implemented in accordance with the endorsed Site Development Plan for:

- 3.3.1 The Proposed Primary School on Portion 7 of the Farm No 742, Site Development Plan, PS-SDP Typical Layout, Drawing No: 3838/3/PS-1002, Dated 31-05-2025, Typical Elevations, Drawing No: 3838/3/PS-3001: Dated 19-07-2024 and
- 3.3.2 The Proposed High School on Portion 8 of the Farm No 742, Site Development Plan, HS-SDP Typical Layout, Drawing No. 3838/3/HS-1002, Dated 31-05-2024, Typical Elevations, Drawing No. 3838/3/HS-3001: Dated 03-09-2024, Drawn by: JG Africa, attached as **Annexure A**.

3.4 The conditions imposed by the Directorate Infrastructure Services: Engineering Services in their memo dated 22 July 2025, attached as **ANNEXURE B**, be adhered to.

3.5 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.

3.6 Building plans 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.

3.7 Building plans be in accordance with the Site Development Plan attached as **Annexure A**.

3.8 Building plans be submitted for all changes of use in the existing buildings and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

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

4.1 The Site Development Plan is compliant with the development parameters applicable to the subject property.

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**
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 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



Chrizelle Kriel

Manager Land Use Management.

22.10.2025

DATE:



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ANNEXURE A



KEY TO BUILDING FOOTPRINT

Existing Fence line

Proposed new

KLAPMUTS PRIMARY SCHOOL - DEVELOPMENT DATA

DESCRIPTION	CURRENT RIGHTS
ERF:	Portion 7 of Farm 2/742, KLAPAMUTS
ZONING:	EDUCATION ZONE
BUILDING LINES:	
STREET BOUNDARY:	5m
COMMON BOUNDARY:	5m
ERF AREA:	+/- 3,3609 ha
HEIGHT RESTRICTIONS:	3 STOREYS

EXISTING - MOBILE SCHOOL:

COVERAGE:	PROPOSED:	
	ALLOWED:	3 232m²
PARKING:		
NO. OF CLASSROOMS:	20 CLASSROOMS	
REQUIREMENTS:	1 / CLASSROOM	36 BAYS
NO PARKING PROVIDED:		46 Bays
ACCESSIBLE PARKING REQUIRED:		1 Bay
ACCESSIBLE PARKING PROVIDED:		1 Bay

NEW ADDITIONS- PRIMARY SCHOOL:

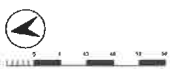
COVERAGE:	PROPOSED: ALLOWED:	50 %	3 805m² 16 804 m ²
PARKING:			
NO. OF CLASSROOMS:		36 CLASSROOMS	
REQUIREMENTS:		1 / CLASSROOM	36 BAYS
PARKING PROVIDED:			48 Bays
ACCESSIBLE PARKING REQUIRED:			3 Bays
ACCESSIBLE PARKING PROVIDED:			3 Bays

TOTAL COVERAGE:

AREA INCL. MOBILE SCHOOL:	7 037m²
COVERAGE INCL. MOBILE SCHOOL:	21 %
TOTAL PARKING :	
TOTAL PARKING REQUIRED:	56 Bays
TOTAL PARKING PROVIDED:	14 Bays

KEY TO PLAN LINES

Figure 1: A schematic diagram showing the layout of a water supply system. It includes a legend on the right with symbols for: Existing Fence line (dashed line), New Fence line (solid line), 5m Building line (thick solid line), Boundary Line (thin solid line), Water supply - Fire (blue line with 'F' markers), Water supply - Potable (blue line with 'P' markers), Stormwater (blue line with 'S' markers), Sewerage (blue line with 'W' markers), and Irrigation connection (blue line with 'I' markers). The diagram shows these lines running horizontally across a plot, with various labels and dimensions indicating specific points and distances.

[illegible]

GENERAL INFORMATION & NOTE



PROJECT ADDRESS:
**Portion 8, a portion of portion 2 of the
 farm KLAPMUTSRIVER NO 742**
 WE NUMBER: WE 100000702 85001 7022

PROJECT / CLIENT:
**PROPOSED NEW PRIMARY & HIGH
 SCHOOL**

DRAWING DESCRIPTION:

PS-SDP TYPICAL LAYOUT

DRAWING STATUS CODES:

1. Concept + 2. Design/Development + 3. Municipal + 4. Tender + 5. All SELECTED REQUIREMENTS/ITEMS BUILDING REGULATIONS AND CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON FIELD/ED DIMENSIONS AND LANDSCAPE DETAILS. TAKE PRECEDENCE OVER INFORMATION ON THE ARCHITECT AND OTHER RESPONSIBLE CRAFTSMEN'S PROPERTY OF THE ARCHITECT AND TRANSMISSIONS AND COPYRIGHT © 2010

DATE: 31-05-202
DRAWN: M Herbst & S de Brui
CHECKED: L R Heunes SACAP 625
SIZE / SCALE: A3 / L50
DRAWING No: 3838/3/PS-1002
DESIGN DEVELOPMENT

ANNOTATION KEY CODES:

202	ALL FOUNDATIONS, FOOTINGS AND RETAINING WALLS AS PER ENGINEER SPECIFICATIONS. INTERNAL FOUNDATIONS 15 MPA 400 X 200MM DEEP MASS CONCRETE MINIMUM FOUNDATIONS TO BE STEPPED WHERE REQUIRED OVERLAP TO EQUAL DEPTH OF FOOTINGS. FOUNDATION WALL CAVITY TO BE FILLED WITH CONC.
401.D	POWERFLOATED RC RAFT SLAB ON SABS APPROVED 375MICRON DPM ON 30MM CLEAN SAND BLINDING ON COMPACTED FILL ALL AS PER STRUCTURAL ENGINEERS DETAILS & SPECIFICATION. POWER FLOAT FLOOR SLAB TO ACCURACY LEVEL 2. FINISHES AS PER FINISHING SCHEDULE
401.E	POWERFLOATED RC SUSPENDED SLAB AS PER STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS. POWER FLOAT FLOOR SLAB TO ACCURACY LEVEL 2. FINISHES AS PER FINISHING SCHEDULE
501.A	WALL 280MM WIDE WITH 30MM CLEAN CAVITIES. TWO AND A HALF WALLS PER SQUARE METRE WALL AREA. WFF BRICK 230 X 115 X 75MM. STRENGTH 28 MPA MIN. & ACCORDING TO SABS 0400 - 1990 PART KK.4. WEAPHOLES IN EXTERNAL BRICK SKIN @ 1000MM C/C MAXIMUM. MIN 2 X WEAPHOLES ABOVE OPENINGS. CAVITIES IN FOUNDATION WALLS TO BE FILLED WITH MASS CONCRETE UP TO DPC.
501.L	RED FACE BRICK SUCH AS COROBRIK FYNBOS ROOI OR SIMILAR APPROVED.
501.M	MODCON CONCRETE BREEZE BLOCKS 190 X 190 X 100MM OR SIMILAR APPROVED.
501.N	LIGHT GREY FACE BRICK SUCH AS COROBRIK TITANIUM TRAVERTINE OR SIMILAR APPROVED.
501.O	DARK GREY FACEBRICK SUCH AS COROBRIK DE HOOP MATT BROWN OR SIMILAR APPROVED.
502.D	RC COLUMN AS PER STRUCTURAL ENGINEERS DETAIL DESIGN & SPECIFICATION
701.F	ROOF SHEETING TO BE BROWN BUILT KUP-LOK 406 0.5MM THICK LIGHT INDUSTRIAL 275 SPLETER GALVANISED STEEL SHEETING WITH GLOBAL COAT FINISH TO ONE SIDE AND HALF COAT GLOBAL COAT GREY OTHER SIDE AND ACCESSORIES FIXED STRUCTURAL ENGINEERS DESIGN.
703.E	EVERITE NUTEQ FASCIA BOARDS SIZE 12MM THICK X 225MM HIGH WITH MEDIUM DENSITY PLAIN FINISH. WITH 38 X 38MM SAWN SOFTWOOD BATTENS TO TOP AND BOTTOM EDGES WITH PVC-H PROFILE JOINTING STRIPS AND CORNER JOINTERS.
1202	GALVANISED STEEL VERTICAL TUBE HANDRAIL SYSTEM COMPRISING - 50MM DIA. GALVANISED CONTINUOUS TOP RAIL & MAIN STANCHION POSTS. WITH 38MM GMS BOTTOM RAIL & 19MM GMS VERTICAL TUBE IN-HILLS. 1.1M HIGH TO SANS & SABS 10400
1401.A	WATERPROOF GUTTERING SQUARE PROFILE CHROMADEK SEAMLESS GUTTER. OVERALL SIZE 140 X 150 X 0.9MM THICK COATED INTERNALLY AND EXTERNALLY IN COLOUR TO SPEC. WITH MATCHING FLASHPLATE INCLUDING CUT AND MITERED ANGLES COVERED WITH A MIRE STRIP EXTERNALLY. STOP END
1401.B	WATERPROOF GUTTERING DOMESTIC CHIEF PROFILE CHROMADEK SEAMLESS GUTTER. OVERALL SIZE 125 X 85 X 0.6MM THICK COATED INTERNALLY AND EXTERNALLY IN COLOUR TO SPEC. WITH MATCHING FLASHPLATE INCLUDING CUT AND MITERED ANGLES COVERED WITH A MIRE STRIP EXTERNALLY
1402.G	WATERPROOF RAINFLO (OR SIMILAR APPROVED) 80MM DIAMETER ROUND DOWNPIPE TO SANS 11:2007 WITH 1.5MM MINIMUM THICKNESS 75 DEGREE MINIMUM SOFTENING POINT. 44.8MPa MINIMUM TENSILE STRENGTH
1402.H	ALL COLUMNS SUPPORTING WALKWAY ROOFS IN COURTYARDS TO ADDITIONALLY FUNCTION AS RAINWATER DOWNPIPES. COLUMNS TO BE 120 MM X 120MM GALVANISED MILDSTEEL SQUARE HOLLOW SECTIONS AS PER STRUCTURAL ENGINEERS SPECIFICATION AND DESIGN.
1802.A	PLASTER: GENERALLY 15MM SAND CEMENT PLASTER SMOOTH PLASTER FINISHED WITH STEEL TROWEL TO DEGREE OF ACCURACY II AS PER SANS 10155. FULLY BONDED TO PREPARED VERTICAL SURFACE AS PER MANUFACTURERS APPROVED SPECIFICATION. PAINTED COLOUR TO PAINT SPECIFICATION

ELEVATION MATERIALS

1802.A	Smooth plaster & white PVA paint as per finishes schedule.
	Textured plaster & PVA
1802.A	Smooth plaster & green PVA (feature walls) Paint as per finishes specification. Colour 1 b.c.
1802.A	Smooth plaster & green PVA (feature walls) Paint as per finishes specification. Colour 1 b.c.
501.N	Facebrick (light grey-brown)
501.O	Facebrick (dark grey-brown)
501.M	Concrete breeze blocks
502.D	RC columns
701.F	125x40mm roof sheeting/ GMS structure & railings
	Wipe mesh such as Bafelance or fence & slats



PLAN: PS - North 1
SCALE: 1 : 200



ELEVATION: PS - East
SCALE: 1 : 200

BUILDING STRUCTURE

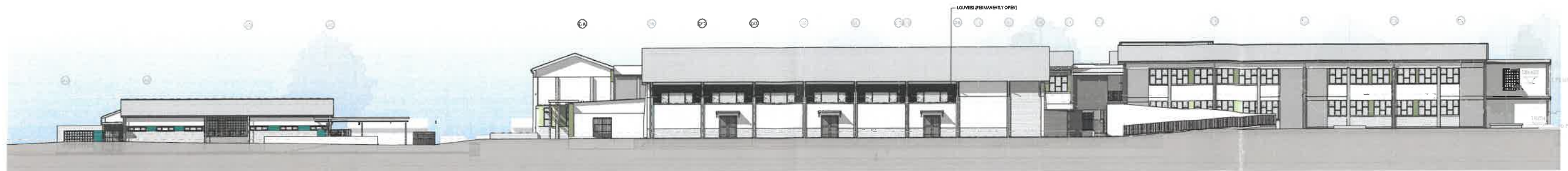
CLASSROOMS & ADMIN:
Reinforced concrete frame with masonry infill, metal standing seam roof on design by supplier timber trusses.
HALL:
Concrete columns with masonry infill, metal standing seam roof on galvanised mild steel portal frame & purlin structure.
Walkway columns: 120 x 120 mm AG galvanised SHS with galvanised metal railings



PLAN: PS - West
SCALE: 1 : 200



PLAN: PS - West 1
SCALE: 1 : 200



ELEVATION: PS - South
SCALE: 1 : 200

ORIGINAL DOCUMENT DATE:

March 2023

GENERAL INFORMATION & NOTES:

Approval	Date
Confirmation of completeness to WCCD satisfaction	
Comments	
Charette	
Approval of IDMS	



PROJECT DESCRIPTION:

Portion 7, a portion of portion 2 of the farm KLAMPUTS RIVER no 742

PROJECT / CLIENT:

PROPOSED NEW KLAMPUTS PRIMARY SCHOOL

WE NUMBER:

WE 100000768_NS001_2022

DRAWING DESCRIPTION:

TYPICAL ELEVATIONS

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE DRAWINGS PRIOR TO WORK COMMENCEMENT. - FURNISH DIMENSIONS AND ANGLES TO BE EXACTLY AS SHOWN. PREFERENCE OVER SABS DIMENSIONS. KEEP ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWN PLANNERS AND COPYRIGHT IS RESERVED.

DATE:

19-07-2024

DRAWING:

SDB

CHECKED:

LH

SIZE / SCALE:

A1/ 1 : 200

DRAWING No:

3838/3/PS-3001

1: Initial Concept + 2: Concept + 3: Main Design + 4: Tender + 5: Construction + 6: Record Drawings

DESIGN DEVELOPMENT

REV

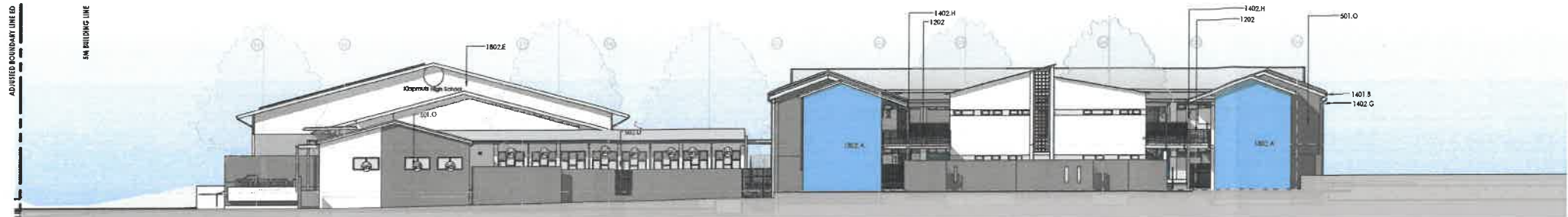
-

ELEVATION MATERIALS	
	Smooth plaster & white PVA
	Textured plaster & PVA
	Smooth plaster & light blue PVA (feature wall)
	Smooth plaster & light blue PVA (feature wall)
	Smooth plaster & dark blue PVA (feature wall)
	Facebrick (light grey-brown)
	Facebrick (dark grey-tan)
	Concrete breeze blocks
	Off-shutter concrete columns & ceiling
	Elo-Lok roof sheeting/ GMS structure & rollings
	Wire mesh such as Beladence or fence & stain

ANNOTATION KEY CODES:

202	ALL FOUNDATIONS, FOOTINGS AND RETAINING WALLS AS PER ENGINEER SPECIFICATIONS. INTERNAL FOUNDATIONS 15 MPa 400 X 200MM DEEP MASS CONCRETE MINIMUM. FOUNDATIONS TO BE STEPPED WHERE REQUIRED (OVERLAP TO EQUAL DEPTH OF FOOTING). FOUNDATION WALL CAVITY TO BE FILLED WITH CONC.
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1401.A	WATERITE GUTTERING SQUARE PROFILE CHROMADEK SEAMLESS GUTTER. OVERALL SIZE 140 X 150 X 0.9MM THICK COATED INTERNALLY AND EXTERNALLY IN COLOUR TO SPEC. WITH MATCHING PLASPLATE INCLUDING CUT AND MITRED ANGLES COVERED WITH A MITRE STRIP EXTERNALLY. STOP END
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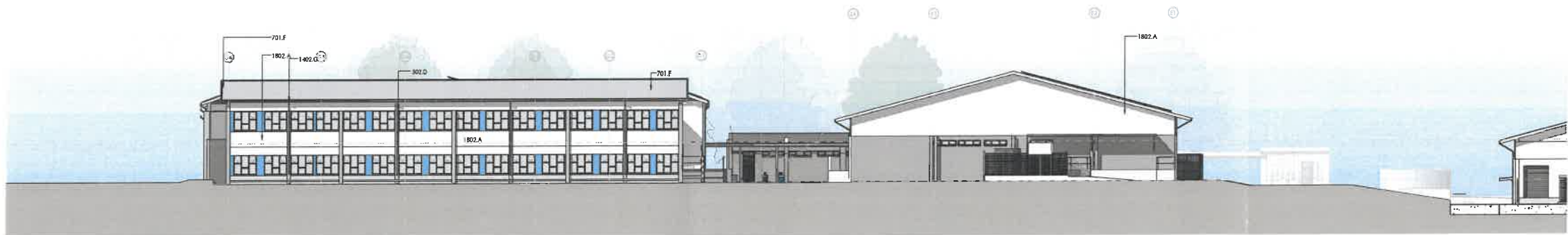
BUILDING STRUCTURE:
CLASSROOMS & ADMIN:
Reinforced concrete frame with masonry infill, metal standing seam roof on design by supplier timber trusses.
HALL:
Concrete columns with masonry infill, metal standing seam roof on galvanised mild steel portal frame & pull-in structure.
Walkway columns: 120 x 120 mm M6 galvanised SHS with galvanised metal rollings



ELEVATION: HS - West
SCALE: 1 : 200



ELEVATION: HS - North
SCALE: 1 : 200



ELEVATION: HS - East
SCALE: 1 : 200



ELEVATION: HS - South
SCALE: 1 : 200

KEY TO PLAN LINES	
---	5m Building line
---	Boundary line

ORIGINAL DOCUMENT DATE: March 2023		
DOCUMENT VARIATION REGISTER:		
NO	DATE	DESCRIPTION
03-09-2024	SRC comments incorporated	

GENERAL INFORMATION & NOTES:	
Approval	Date
Confirmation of completeness	
In WCED satisfaction	
Comments	
Charrette	
Approval of IDMS	



PROJECT DESCRIPTION:
Portion 8, a portion of portion 2 of the farm Klapmuts River no 742
PROJECT / CLIENT:
PROPOSED NEW KLAPMUTS HIGH SCHOOL

WE NUMBER: **WE 100000769_NS001_2022**
DRAWING DESCRIPTION:
TYPICAL ELEVATIONS
ALL STATUTORY REQUIREMENTS NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS ON THE BUILDING SITE BEFORE WORK COMMENCES. PROVIDED DIMENSIONS AND LINES SHALL BE TAKEN AS TRUTH. PREFERENCE OVER SCALES CONSIDERED - RETAIN ANY AND ALL CONSTRUCTION INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THIS DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE: 03-09-2024
DRAWN: MH & ES
CHECKED: LH
SIZE / SCALE: A1 / 1 : 200
DRAWING NO: **3838/3/HS-3001**
1: Initial Concept 2: Concept 3: Mainline 4: Tender 5: Construction 6: Record Drawing
DESIGN DEVELOPMENT



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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To • Aan: Director: Planning + Economic Development
Att Aandag: Nicole Katts
From • Van: Principal Technician: Development (Infrastructure Services)
Author • Skrywer: Kurt Titus
Date • Datum: 22 July 2025
Our Ref • Ons Verw: Civil LU 2903
Town Planning Ref: LU/18760
Re • Insake: Farm 742/7, Paarl: : Application is made for a permission it terms of a Condition of Approval in terms of Section 15(2)l of the Stellenbosch Municipal By-Law on Municipal Land Use Planning (2023) in respective of the approval of a Site Development Plans for the development of the two properties for a Primary and High School, required in terms of Condition of Approval No 3.4 as indicated in Stellenbosch Municipal Letter of Approval dated 17September 2020. Proposed Primary School on Portion 7 of the Farm No 742; a. PS-SDP Typical Layout [Drawing No: 3838/3/PS-1002; Dated 31-05-2025], and b. Typical Elevations [Drawing No: 3838/3/PS-3001: Dated 19-07-2024] Proposed High School on Portion 8 of the Farm No 742: a. HS-SDP Typical Layout [Drawing No. 3838/3/HS-1002; Dated 31-05-2024]; and b. Typical Elevations [Drawing No. 3838/3/HS-3001: Dated 03-09-2024].

The following documents were evaluated as part of this application:

- Proposed service layout JG Africa_ September 2024

- HS-SDP Typical Layout [Drawing No. 3838/3/HS-1002; Dated 31-05-2024_ TV3
- PS-SDP Typical Layout [Drawing No: 3838/3/PS-1002; Dated 31-05-2025_ TV3
- Traffic Impact Assessment (TIA): Motion Consulting Engineers for JG Afrika (Pty) Ltd, Date: 19 March 2024

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

These conditions must be incorporated into the engineering drawings and building plans and adhered to before an occupation certificate can be supported.

All conditions of our previous Memo dated November 2019 (for LU/8787) for the subdivision and rezoning remain valid. If there is a contradiction between any of the conditions, then the condition in this Memo will govern.

Civil Engineering Services

1. Water

- 1.1 All internal water services should generally align with the concept engineering services layout plan by JG Africa_ September 2024 as referenced in **Annexure A**.

2. Sewer

- 2.1 There is insufficient capacity in the existing reticulation sewer system to accommodate the proposed development, hence the following upgrades will be required:

- a.) MP item SKS1.1: New 596m x 200 mm Ø gravity main, (**See image 1 below**).
- b.) MP item SKS1.2: New 230m x 200 mm Ø gravity main this item/pipe passes through private property and the owner of FARM 717/1 Klapmuts must grant permission in writing that the pipeline may be constructed on the property and a servitude can be registered before engineering drawing approval will be granted (**See image 1 below**).

A servitude must be registered over the two lengths of pipes namely MP item SKS1.1 and MP item SKS1.2 (*See image 1 below*) in favour of Stellenbosch Municipality. The registration must be finalized before an occupation certificate is supported.

- 2.2 These upgrades can be offset from the Development Charges. Any shortfall will be for the account of the developer.
- 2.3 A DC agreement must be entered into before any work commences.
- 2.4 Each of the two schools must have their own sewer erf connections to service the development. This must be indicated on the engineering drawings and building plans.

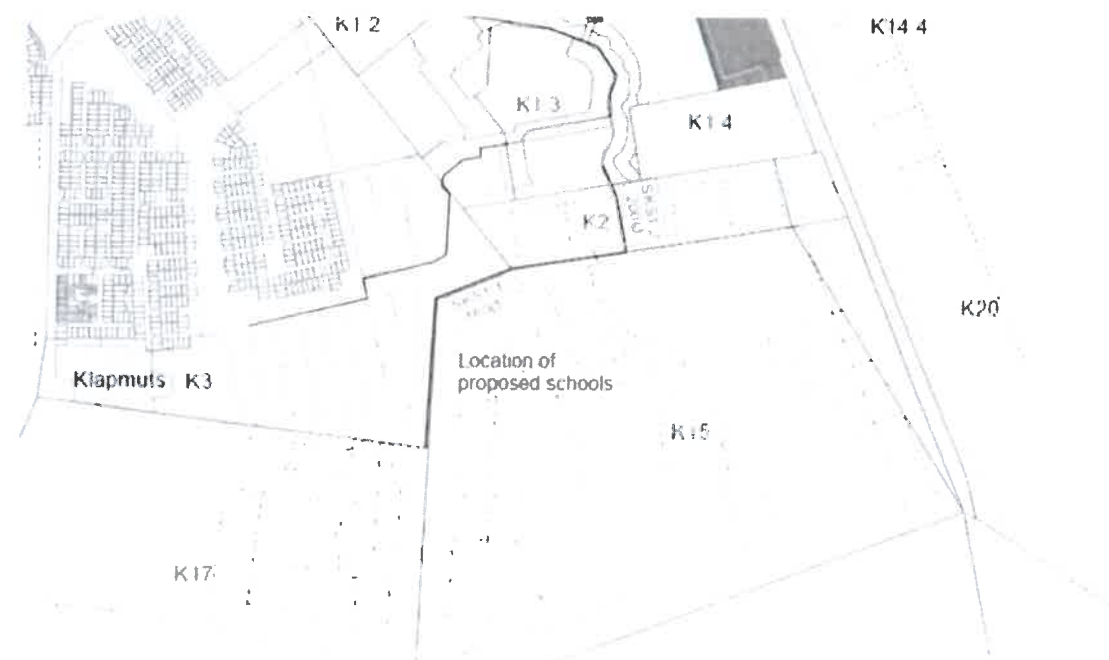


Image 1

3. Stormwater

- 3.1 The difference between the pre-and post-development run-off must be attenuated on site. The detention pond, associated stormwater pipelines, inlet and outlet structures and erosion protection must be indicated on the engineering drawings and completed to municipal standards. A stormwater management plan must be submitted when submitting designs for engineering drawing approval.

4. Road Upgrades and Improvements

- 4.1 Parallel parking bays must be provided along the eastern side of Skool Street to accommodate stop-and-drop activity, especially for minibus-taxis and scholar transport.
- 4.2 A **mini traffic circle** is to be constructed at the entrance to the schools to facilitate safe turning movements and reduce congestion.
- 4.3 A 2-meter-wide Non-Motorized Transport (NMT) lane must be constructed along the frontage of the proposed development in Skool Street. A detailed design, prepared by a professional consultant engineer, must be submitted for approval.
- 4.4 **The above upgrades will be for the account of the developer.**

5. Engineering Design Drawing Approval

- 5.1 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 layout plan by JG Africa_ September 2024 as referenced in **Annexure A**. All designs must be completed by a professionally registered consultant engineer.

6. Ownership and Responsibility of services

- 7.1 All internal services on the said erf will be regarded as private services and will be maintained by the "*Developer*".

7. Internal- and Link Services

- 7.1 The Developer, at his/her cost, must construct the internal civil services for development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided.
- 7.2 Any alterations to existing services necessitated by the new development will be for the Developer's cost.

8. Bulk Water Meter

- 8.1 The developer must install a bulk water meter that meets the specifications of the Directorate: Infrastructure Services, at their own expense, and position it at the entrance gate. **The granting of an occupation certificate** will only be supported once the meter is properly installed, the municipal account is activated, and the required consumer deposit has been paid.

9. Development Charges (DCs)

- 9.1 **Development Charge** will be calculated based on the detailed information provided on the building plans.
- 9.2 The appropriate DC's are payable before building plan approval.
- 9.3 Trip Reduction Factor Qualification: To potentially qualify for an 80% trip reduction factor in the DC calculation, the developer must submit documented proof that the school is registered within Quintiles 1 to 4.

*KTitus***Kurt Titus****Principal Technician: Development (Infrastructure Services)**

Z:\2.0 DEVELOPMENT\01 Land Use applications\2903 (Ku) Farm 742-7 Paarl (LU-18760)\2903 () Farm 742-7 Paarl (LU-18760).doc

Klapnits

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
		Area (m²)	Unit Amount	Area (m²)	Unit Amount									
Residential	Freehold/Leasehold	Unit				0	R	R	R	R	Yes	R	R	R
	Single Residential >1000m2	du				0	R	R	R	R	Yes	R	R	R
	Single Residential >500m2	du				0	R	R	R	R	Yes	R	R	R
	Single Residential >250m2	du				0	R	R	R	R	Yes	R	R	R
	Single Residential <250m2	du				0	R	R	R	R	Yes	R	R	R
	Second Dwelling	du				0	R	R	R	R	Yes	R	R	R
	Less Formal Residential	du				0	R	R	R	R	Yes	R	R	R
	Group Residential	du				0	R	R	R	R	Yes	R	R	R
	Apartments	du				0	R	R	R	R	Yes	R	R	R
	Retirement Village	du				0	R	R	R	R	Yes	R	R	R
Accommodation	Old age home	du				0	R	R	R	R	Yes	R	R	R
	Student Accommodation/Commune/Hostels	rooms				0	R	R	R	R	Yes	R	R	R
	Guest House	rooms				0	R	R	R	R	Yes	R	R	R
	Hotel Residential	rooms				0	R	R	R	R	Yes	R	R	R
	General Business	m2 GLA				0	R	R	R	R	Yes	R	R	R
	Office	m2 GLA				0	R	R	R	R	Yes	R	R	R
	Retail/Shop	m2 GLA				0	R	R	R	R	Yes	R	R	R
	Restaurant	m2 GLA				0	R	R	R	R	Yes	R	R	R
	Outdoor Function / Picnic Area	persons				0	R	R	R	R	Yes	R	R	R
	Farm Market	stall				0	R	R	R	R	Yes	R	R	R
Commercial	Conference Facility/Place of assembly	m2 GLA				0	R	R	R	R	Yes	R	R	R
	Hospital/Clinic/Medical Rooms	m2 GLA				0	R	R	R	R	Yes	R	R	R
	University/College	student				0	R	R	R	R	Yes	R	R	R
	School/Day Care	student		2720		2720	R	2 875 446.09	R	204 460.00	R	19 438 170.99	R	28 652 488.33
	Industrial - light	m2 GLA				0	R	R	R	R	Yes	R	R	R
	Industrial - heavy	m2 GLA				0	R	R	R	R	Yes	R	R	R
	Warehousing/Light Manufacturing	m2 GLA				0	R	R	R	R	Yes	R	R	R
	Storage Facilities	unit				0	R	R	R	R	Yes	R	R	R
	Open Space/Natural Environment/Utility Site	ha				0	R	R	R	R	Yes	R	R	R
	Roads and Parking	n/a				0.0000	R	703.381.95	R	30 726.00	R	2 915 815.65	R	R
Other	To be calculated (Based on equivalent demands)	n/a				0.0000	R		R		R	R	R	R
						0	R	R	R	R	Yes	R	R	R
		Total Area	0											

Charges before adjusting for positive only, before Deductions																				
Deduct	Charges adjusted for positive only, before Deductions																			
	Deductions per service (from usage reductions)																			
	Discount Deduction (%)																			
	Percentage 0.00%																			
Additional Deduction per service - from Service Agreement (sum)																				
Sub Total after Adjustments and Deductions (excluding VAT)																				
VAT																				
Total Development Charges																				
							R	2 879 446.09	R	4 686 212.98	R	204 640.00	R	19 438 770.99	R	28 652 488.33	R	-	R	28 652 488.33
							R	2 879 446.09	R	4 686 212.98	R	204 640.00	R	19 438 770.99	R	28 652 488.33	R	-	R	28 652 488.33
							R		R		R		R		R		R	-	R	-
							R		R		R		R		R		R	-	R	-
							R		R		R		R		R		R	-	R	-
							R		R		R		R		R		R	-	R	-
							R	2 879 446.09	R	4 686 212.98	R	204 640.00	R	19 438 770.99	R	28 652 488.33	R	-	R	-
							R	431 916.91	R	703 381.95	R	30 726.00	R	216 032.74	R	2 915 815.05	R	4 297 873.25	R	-
							R	3 311 363.00	R	5 392 564.92	R	235 566.00	R	1 658 251.02	R	22 354 586.64	R	32 960 381.58	R	-



Stellenbosch Municipality
Development Charge Calculation



APPLICATION INFORMATION	
Application Number	2803
Development Name	Klapmuts School
Date	16 July 2025
Financial Year	2025/2026
Erf Location (Select from 7 Localities)	Klapmuts
Erf Region (Select Urban or Rural)	Urban
Erf No. / Farm No	Farm 7427
DC Premiers Reference	DC Calculation_ TIA by Moton Consultants for JG Africa_ 01 March 2024

SUMMARY OF DC CALCULATION									
Service	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civl Eng Services)	Community	Totals	
Unit(s)	l/lday	kl/day	ha° C	Week	imp/day		persons		
Total Increased Services Usage	272	136	2.72	13.6	2720		0		
Total Service Usage Reduction	0	0	0	0	0.0		0		
Total Service Usage after Reduction	272.00	136.00	2.72000	13.600	2720.0		0		
Charges before adjusting for positive only before Deductions	R 2 879 446.09	R 4 689 212.96	R 204 840.00	R 1 440 218.28	R 19 438 770.99	R 28 652 488.33	-	R	28 652 488.33
Charges before adjusting for positive only before Deductions	R 2 879 446.09	R 4 689 212.96	R 204 840.00	R 1 440 218.28	R 19 438 770.99	R 28 652 488.33	-	R	28 652 488.33
Total Deductions	R -	R -	R -	R -	R -	R -	-	R	-
Total Development Charges Payable (excluding VAT)	R 2 879 446.09	R 4 689 212.96	R 204 840.00	R 1 440 218.28	R 19 438 770.99	R 28 652 488.33	-	R	28 652 488.33
VAT	R 431 916.91	R 703 381.95	R 30 728.00	R 216 032.74	R 2 915 815.65	R 4 297 873.25	-	R	4 297 873.25
Total Development Charges Payable (including VAT)	R 3 311 363.00	R 5 392 594.92	R 235 568.00	R 1 656 251.02	R 22 354 586.64	R 32 950 361.58	-	R	32 950 361.58

APPLICANT INFORMATION	
Application Processed by	Kurt Titus
Signature	Estimate
Notes	



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number	2903
Development Name	Klapmuts School
Date	16 July 2025
Financial Year	2025/2026
Erf Location (Select from 7 Locations)	Klapmuts
Erf Region (Select Urban or Rural)	Urban
Erf No. / Farm No.	Farm 742/7
DC Parameters Reference	DC Calculation_ TIA by Motion Consultants for JG Africa_ 01 March 2024

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	/week	trips/day		persons	
Total Increased Services Usage	272	136	2.72	13.6	2720		0	
Total Service Usage Reduction	0	0	0	0	0.0		0	
Total Service Usage after Reduction	272.00	136.00	2.72000	13.600	2720.0		0	
Charges before adjusting for positive only, before Deductions	R 2 879 446.09	R 4 689 212.98	R 204 840.00	R 1 440 218.28	R 19 438 770.99	R 28 652 488.33	R -	R 28 652 488.33
Charges adjusted for positive only, before Deductions	R 2 879 446.09	R 4 689 212.98	R 204 840.00	R 1 440 218.28	R 19 438 770.99	R 28 652 488.33	R -	R 28 652 488.33
Total Deductions	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT)	R 2 879 446.09	R 4 689 212.98	R 204 840.00	R 1 440 218.28	R 19 438 770.99	R 28 652 488.33	R -	R 28 652 488.33
VAT	R 431 916.91	R 703 381.95	R 30 726.00	R 218 032.74	R 2 915 815.85	R 4 297 873.25	R -	R 4 297 873.25
Total Development Charges Payable (including VAT)	R 3 311 363.00	R 5 392 594.92	R 235 566.00	R 1 658 251.02	R 22 354 586.84	R 32 950 361.58	R -	R 32 950 361.58

APPLICANT INFORMATION	
Application Processed by	Kurt Titus
Signature	Estimate
Notes	

Klapmuts

Klapnuts										Development Charge Levied (excl VAT)														
Land Use Category		Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Water		Sewer		Stormwater		Solid Waste		Roads & Transport		Sub Total (Civil Eng Services)		Community	Total	
Description		Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Yes		Yes		Yes		Yes		Yes			Yes			
Residential	Single Residential >1000m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Single Residential >500m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Single Residential >250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Single Residential <250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Second Dwelling	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Less Formal Residential	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Group Residential	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Apartments	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Retirement Village	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Old age home	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Guest House	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Hotel, Residential	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Commercial	General Business	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Office	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Retail/Shop	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Restaurant	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Outdoor Function / Picnic Area	persons							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Farm Market	stall							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Conference Facility/Place of assembly	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	University/College	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	School/Day Care	student					2720		2720	R	2 879 446.09	R	4 689 212.98	R	204 840.00	R	1 440 218.28	R	19 438 770.99	R	28 652 488.33	R	-	R
Industrial	Industrial - light	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Industrial - heavy	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Warehousing/Light Manufacturing	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Storage Facilities	unit							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Non-demand	Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Roads and Parking	ha							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Other	To be calculated	n/a							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	(Based on equivalent demands)	n/a							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
		Total Area	0		Total Area	0																		

Deduct	Charges before adjusting for positive only before Deductions	R	2 879 446.09	R	4 689 212.98	R	204 840.00	R	1 440 218.28	R	19 438 770.99	R	28 652 488.33	R	-	R	28 652 488.33
	Charges adjusted for positive only before Deductions	R	2 879 446.09	R	4 689 212.98	R	204 840.00	R	1 440 218.28	R	19 438 770.99	R	28 652 488.33	R	-	R	28 652 488.33
	Deductions per service (from usage reductions)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Discount Deduction (%)	Percentage	0.00%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Additional Deduction per service - from Service Agreement (sum)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals	Sub Total after Adjustments and Deductions (excluding VAT)	R	2 879 446.09	R	4 689 212.98	R	204 840.00	R	1 440 218.28	R	19 438 770.99	R	28 652 488.33	R	-	R	28 652 488.33
	VAT	R	431 916.91	R	703 381.95	R	30 726.00	R	216 032.74	R	2 915 815.65	R	4 297 873.25	R	-	R	4 297 873.25
	Total Development Charges	R	3 311 363.00	R	5 392 594.92	R	235 566.00	R	1 656 251.02	R	22 354 586.64	R	32 950 361.58	R	-	R	32 950 361.58