



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP848/2024 – LU/17495

Our File Reference Number: Erf 1042, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-

Sir / Madam

**APPLICATION FOR PERMANENT DEPARTURE, CONSENT USE AND REMOVAL AND SUSPENSION OF THE
TITLE DEED CONDITIONS: ERF 1042, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following application in terms of Section 15 (2)(f) of the Land Use Planning By-law, 2023, for the removal and suspension of the title conditions contained in the Title deed T064363/2023 to permit the proposed additions to the existing dwelling on Erf 1042, Dalsig Stellenbosch, namely:
 - 3.1 Remove clause D(III)(b) to allow for the construction of a flat (second dwelling)
 - 3.2 Remove clause E(d) to allow for the use of corrugated iron roof material.
 - 3.3 Suspend clause D(III)(c) to exceed the permissible coverage from 33% to 39% to allow for the proposed additions on the property.
 - 3.4 Suspend clause (III)(d) to relax the following restrictive title deed building lines:
 - 3.4.1 The common building line adjacent to Erf 1041 from 3.15m to 1m for the proposed garage on the ground floor and second dwelling (flat) on the first floor with a screened balcony.
 - 3.4.2 The common building line adjacent to Erf 1041 from 3.15m to 2.5m for the staircases leading to the flat, the new garden store, the covered utility area, and the new private gym.
 - 3.4.3 The common building line adjacent to Erf 1043 from 3.15m to 2.5m to allow for the new private gym.
 - 3.4.4 The common building line adjacent to Erf 1043 from 3.15m to 1.1m to accommodate the existing swimming pool.

3.4.5 The street building line from 6.3m to 4m to allow the proposed additions to the house. These additions include 2 bedrooms on the ground floor, a balcony on the first floor that will extend from the master bedroom to the upper floor, a lobby, a garage and a balcony above the garage.

3.5 That the application in terms of Section 15(2)(b) of the Land Use Planning By-Law, 2023 for a departure to relax the common building line adjacent to Erf 1041 to allow for the proposed balcony above the garage from 2.5m to 1m on Erf 1042, Dalsig - Stellenbosch.

3.6 That the application in terms of Section 15(2)(o) of the Land Use Planning By-law, 2023 for a consent use to allow for a second dwelling unit above the proposed garage on Erf1042, Dalsig – Stellenbosch.

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 said Bylaw:

4.1 The approval only applies to the proposed suspension and removal of the restrictive title Conditions, departure and consent use under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or regulations that may be applicable.

4.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced on Drawing No RVB 100,101,102 – 200,201, - 300,301 Drawn by 9 Architects, Dated 5 September 2025 and attached as **Annexure B**.

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

4.4 The screen on the balcony above the garage must be non-permeable and must be of a minimum height of 1.8m.

4.5 The conditions relating to infrastructure services imposed by the Directorate of Infrastructure Services, contained in the memorandum dated 16 September 2025, and attached as (**Annexure C**) be complied with to the satisfaction of the said department.

4.6 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to approval of any building plans, or as may be agreed on in writing with the Director of Infrastructure Services.

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

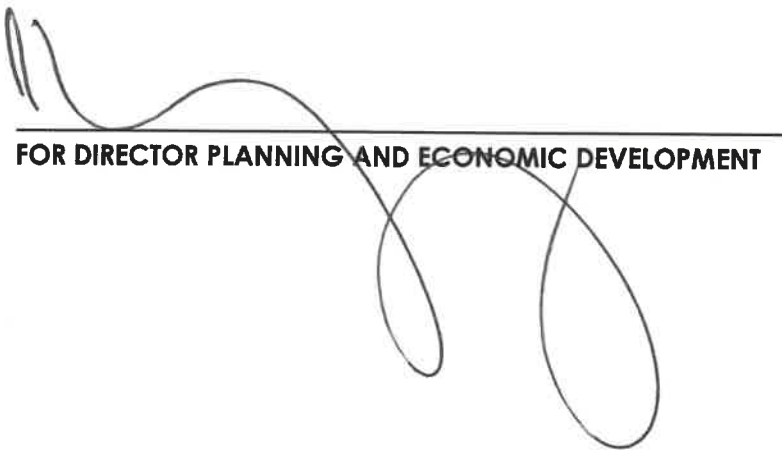
- 5.1 The proposed suspension and removal of the restrictive title condition applicable to the abovementioned property is supported as it relates to the prevailing context and will not have a negative impact on the residential character of the area.
- 5.2 The proposal is of limited scale and will not have a detrimental impact on the prevailing character of the subject area, and it is in keeping with the current land use of the subject Property.
- 5.3 The proposed additions to the existing house, resulting in a marginal increase in the coverage, are still below the permissible coverage of the conventional residential zone and will not result in the overdevelopment of the site.
- 5.4 The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

6. Matters to be noted:

- 6.1 Building plans to be approved by the municipality.
 - 6.2 Proposed boundary walls to comply with the Zoning Scheme By-law provision.
 - 6.3 The applicant, after the publication of a notice in the Provincial Gazette, is to apply to the Registrar of Deeds to make appropriate entries in and endorsements on any relevant register of the title deed to reflect the removal, suspension, or amendment of the restrictive conditions.
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**

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 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.
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

16/7/2026.
DATE

Annexure B: Site Development Plan

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERGELYK WOORD VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGYN WORD. VERSKILLE MOET DADIELK ONDER DIE AANDAA VAN ARGITEK OEBRUG WORD. KOPIEREG WORD VOORBEHOUD OF ALLE TEKENINGE EN ONTWERP.

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Revision Schedule		
Revision Number	Revision Date	Revision Description
01	5 SEP '25	Rev Cloud A: Moved New Private Gym to 2.5m building line on South facing boundary. Utility Area is reduced to be 1.5m from Main House to accommodate the Gym. Rev Cloud B: West Facing wall angle revised to be perpendicular to the rest of the house Rev Cloud C: Parking Bay length increased to 5m. Rev Cloud D: Area Schedule revised according to changes made.

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ARCHITECT



PROJECT STATUS

COUNCIL PROJECT

Alterations and Additions to Existing House older than 60 years.

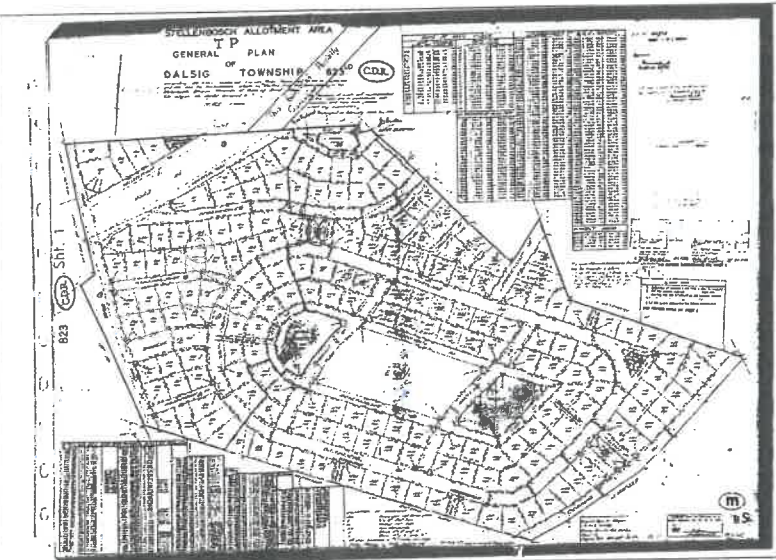
SHEET NAME

Roof & Site Plan Locality Plan SG Diagram

PROJECT NO RES034/RVB	Project Date: MARCH 2023
FILE RES034/RVB	Plot Date: 5 SEPTEMBER 2025
DRAWING NO: RVB100	REVISION NO: 01

FOR REVISION DESCRIPTION SEE REVISION SCHEDULE ABOVE

DEVELOPMENT DATA:		
SITE AREA		
GROUND STOREY:		
• GARAGE	37m² (Carport)	46m²
• HOUSE	162m²	249m²
• GYM	Not Applicable	26m²
• COVERED BRAAI AREA	Not Applicable	32m²
• ENTRANCE LOBBY	Not Applicable	5m²
• COVERED BACK PORCH	Not Applicable	6m²
• FRONT PORCH & PLANTER	Not Applicable	18m²
FIRST STOREY:		
• HOUSE	Not Applicable	99m²
• HOUSE BALCONY NORTH	Not Applicable	4m²
• HOUSE BALCONY SOUTH	Not Applicable	14m²
• GUEST FLAT	Not Applicable	25m²
• GUEST FLAT BALCONY & PLANTER SOUTH	Not Applicable	5m²
• ACCESSIBLE ROOF	Not Applicable	62m²
TOTAL COVERED AREA	228m²	374m²
TOTAL OPEN AREA	48m²	20m²
ACTUAL COVERAGE	277m²	374m²
ACTUAL FLOOR FACTOR	229m²	678m²
GROUND FLOOR AREA (EXCL. PATIOS & BALCONIES)		
FIRST FLOOR AREA (EXCL. PATIOS & BALCONIES)		
TOTAL BULK:		
ZONING SCHEME:		
COVERAGE & FLOOR AREA		
ALLOWABLE COVERAGE:		
ERF SIZE:	50%	961m²
NEW COVERED AREA:	374m²	36%
HEIGHT RESTRICTION		
BUILDING LINES:		
STREET	4.0m²	
COMMON	2.5m²	
TITLE DEED CONDITIONS:		
BUILDING LINES:		
STREET	6.0m²	
COMMON	3.16m²	



SG DIAGRAM



LOCALITY PLAN

New Main House Roof 1 (Bedrooms) at 35 degrees:
0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (888mm cover) Profile fixed on top of 50 x 25 mm CCA treated SAP spacers at max. 1.2m c/c spacing, on top of a double sided Radenaheld radiant barrier, fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing with 124mm thick Knauf insulation installed between purlins and fixed on top of 50 x 228mm CCA treated SAP painted exposed roof trusses to Eng. and roof specialist's details and specifications at max. 1m c/c spacing. 9.5mm thick skinned and painted Rhinoboard ceilings to be fixed with 38 x 38 mm CCA treated SAP bracing between roof trusses where relevant.

New Accessible Main House Roof 2 (Living Area):
50mm thick 400 x 400mm concrete paving blocks on top of 25mm thick lathboard on top of 4mm thick Derbigum SP4 on top of min. 25mm thick cement screed (screed to fall on top of a 250mm thick re slab with Panetron admit waterproofing. Waterproofing specifications to be confirmed by a Waterproofing specialist.

SITE AND ROOF PLAN

1:100



Skadu Road

Buitekring Street

ERF 1043
27652

Existing 2.75m High Masonry Brick Boundary Wall

Existing Swimming Pool

5.15m BUILDING LINE (TITLE DEED)

4m BUILDING LINE (ZONING)

6.3m BUILDING LINE (TITLE DEED)

Existing Access Gate and Existing Stairs

Existing Stairs

Existing 110mm Ø RWDP

Existing 110mm Ø RWDP

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New Gymnasium Roof 6 at 35 degrees:
0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (888mm cover) Profile fixed on top of 50 x 25 mm CCA treated SAP spacers at max. 1.2m c/c spacing, on top of a double sided Radenaheld radiant barrier, fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing with 124mm thick Knauf insulation installed between purlins and fixed on top of 50 x 228mm CCA treated SAP painted exposed roof trusses to Eng. and roof specialist's details and specifications at max. 1m c/c spacing. 9.5mm thick skinned and painted Rhinoboard ceilings to be fixed with 38 x 38 mm CCA treated SAP bracing between roof trusses where relevant.

New Utility Roof 8 at 5 degrees:
0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (888mm cover) Profile fixed on top of a painted 100 x 100mm gms str structure to Eng. detail and design.

New Braai Roof 4 at 5 degrees:
0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (888mm cover) Profile fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing on top of 50 x 228mm CCA treated SAP rafters at max. 900mm c/c spacing.

New Main House Roof 3 (Apartment) at 35 degrees:
0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (888mm cover) Profile fixed on top of 50 x 25 mm CCA treated SAP spacers at max. 1.2m c/c spacing, on top of a double sided Radenaheld radiant barrier, fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing with 124mm thick Knauf insulation installed between purlins and fixed on top of 50 x 228mm CCA treated SAP painted exposed roof trusses to Eng. and roof specialist's details and specifications at max. 1m c/c spacing. 9.5mm thick skinned and painted Rhinoboard ceilings to be fixed with 38 x 38 mm CCA treated SAP bracing between roof trusses where relevant.

ERF 1041

New Balcony 2

New GMS Steel Shading Element

Apartment Access Corridor Paving

New 1.8m High Steel Mesh Fence

New Lockable Gate

Existing Fibre Connection

Existing Fibre Connection

Existing Fibre Connection

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Revision Schedule		
Revision Number	Revision Date	Revision Description
01	6 SEP '25	New Cloud A: Moved New Private Gym to 2.5m building line on South facing boundary. Utility Area is reduced to be 1.5m from Main House to accommodate the Gym.

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ARCHITECT

PROJECT STATUS

COUNCIL PROJECT

Alterations and Additions to Existing House older than 60 years.

SHEET NAME

South and East Elevations

PROJECT NO: RES034/RVB Project Date: MARCH 2023

FILE: RES034/RVB Plot Date: 6 SEPTEMBER 2025

DRAWING NO: RVB201 REVISION NO: 01

FOR REVISION DESCRIPTION SEE REVISION SCHEDULE ABOVE

New Main House Roof 3 (Apartment) at 35 degrees:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover) Profile fixed on top of 50 x 25 mm CCA treated SAP spacers at max. 1.2m c/c spacing, on top of a double sided Radenaheld radiant barrier, fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing with 124mm thick Knauf insulation installed between purlins and fixed on top of 50 x 228mm CCA treated SAP painted exposed roof trusses to Eng. and roof specialist's details and specifications at max. 1m c/c spacing. 9.5mm thick aluminium and painted Rhinoboard ceilings to be fixed with 38 x 38 mm CCA treated SAP bracing between roof trusses where relevant.

New Utility Roof 6 at 5 degrees:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover) profile fixed on top of a painted 100 x 100mm gms sbs structure to Eng. details and design.

New Main House Roof 2 (Living Area) at 4 degrees:

50mm thick 400 x 400mm concrete paving blocks on top of 25mm thick isoboard on top of 4mm thick Dorigum SP4 on top of min. 25mm thick cement screed (screed to fall) on top of a 255mm thick x sbs with Parflexion admix waterproofing. Waterproofing specifications to be confirmed by a Waterproofing specialist.

New Braai Roof 4 at 5 degrees:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover) profile fixed on top of 50 x 25 mm CCA treated SAP spacers at max. 1.2m c/c spacing, on top of a double sided Radenaheld radiant barrier, fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing with 124mm thick Knauf insulation installed between purlins and fixed on top of 50 x 228mm CCA treated SAP painted exposed roof trusses to Eng. and roof specialist's details and specifications at max. 1m c/c spacing. 9.5mm thick aluminium and painted Rhinoboard ceilings to be fixed with 38 x 38 mm CCA treated SAP bracing between roof trusses where relevant.

New Wall cladding:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover). Profile fixed against 25 x 76mm CCA treated SAP spacers at max. 1.5m c/c spacing.

New Gymnasium Roof 5 at 35 degrees:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover) Profile fixed on top of 50 x 25 mm CCA treated SAP spacers at max. 1.2m c/c spacing, on top of a double sided Radenaheld radiant barrier, fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing with 124mm thick Knauf insulation installed between purlins and fixed on top of 50 x 228mm CCA treated SAP painted exposed roof trusses to Eng. and roof specialist's details and specifications at max. 1m c/c spacing. 9.5mm thick aluminium and painted Rhinoboard ceilings to be fixed with 38 x 38 mm CCA treated SAP bracing between roof trusses where relevant.

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SOUTH ELEVATION

1:100

New Main House Roof 1 (Bedrooms) at 35 degrees:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover) Profile fixed on top of 50 x 25 mm CCA treated SAP spacers at max. 1.2m c/c spacing, on top of a double sided Radenaheld radiant barrier, fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing with 124mm thick Knauf insulation installed between purlins and fixed on top of 50 x 228mm CCA treated SAP painted exposed roof trusses to Eng. and roof specialist's details and specifications at max. 1m c/c spacing. 9.5mm thick aluminium and painted Rhinoboard ceilings to be fixed with 38 x 38 mm CCA treated SAP bracing between roof trusses where relevant.

New Wall cladding:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover). Profile fixed against 25 x 76mm CCA treated SAP spacers at max. 1.5m c/c spacing.

New Utility Roof 6 at 5 degrees:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover) profile fixed on top of a painted 100 x 100mm gms sbs structure to Eng. details and design.

New Gymnasium Roof 5 at 35 degrees:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover) Profile fixed on top of 50 x 25 mm CCA treated SAP spacers at max. 1.2m c/c spacing, on top of a double sided Radenaheld radiant barrier, fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing with 124mm thick Knauf insulation installed between purlins and fixed on top of 50 x 228mm CCA treated SAP painted exposed roof trusses to Eng. and roof specialist's details and specifications at max. 1m c/c spacing. 9.5mm thick aluminium and painted Rhinoboard ceilings to be fixed with 38 x 38 mm CCA treated SAP bracing between roof trusses where relevant.

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0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover) Profile fixed on top of 50 x 25 mm CCA treated SAP spacers at max. 1.2m c/c spacing, on top of a double sided Radenaheld radiant barrier, fixed on top of 50 x 76mm CCA treated SAP purlins at max. 1.2m c/c spacing with 124mm thick Knauf insulation installed between purlins and fixed on top of 50 x 228mm CCA treated SAP painted exposed roof trusses to Eng. and roof specialist's details and specifications at max. 1m c/c spacing. 9.5mm thick aluminium and painted Rhinoboard ceilings to be fixed with 38 x 38 mm CCA treated SAP bracing between roof trusses where relevant.

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New Gymnasium Roof 5 at 35 degrees:

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New Wall cladding:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover). Profile fixed against 25 x 76mm CCA treated SAP spacers at max. 1.5m c/c spacing.

New Utility Roof 6 at 5 degrees:

0.53mm (G550) AZ150 Youngman's Bluescope Clean Colorbond IBR (686mm cover) profile fixed on top of a painted 100 x 100mm gms sbs structure to Eng. details and design.

EAST ELEVATION

1:100

LEGEND:

- Existing Plastered & Painted Brick Walls
- New Plastered & Painted Brick Walls
- New Face Brick Walls
- New Youngman's IBR Roof Sheeting and Wall Cladding
- New GMS Steel Structures

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERGELYK WORD VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK OEBRING WORD. KOPIEREG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP.

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Revision Schedule		
Revision Number	Revision Date	Revision Description
01	6 SEP '25	Rev Cloud A: Moved New Private Gym to 2.5m building line on South facing boundary. Utility Area is reduced to be 1.5m from Main House to accommodate the Gym. Rev Cloud B: West Facing wall angle revised to be perpendicular to the rest of the house Rev Cloud C: Parking Bay length increased to 5m.

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ARCHITECT



PROJECT STATUS

**COUNCIL
PROJECT**

Alterations and Additions to
Existing House older than 60
years.

SHEET NAME

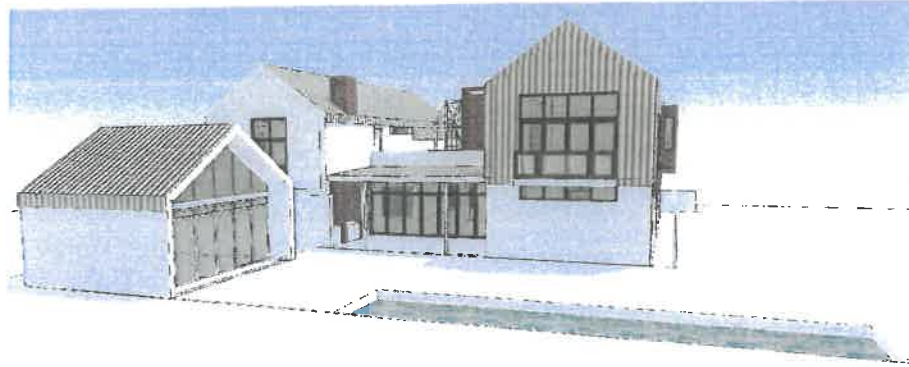
First Storey Plan

PROJECT NO: RES034/RVB
Project Date: MARCH 2023

FILE: RES034/RVB
Plot Date: 5 SEPTEMBER 2025

DRAWING NO: RVB102
REVISION NO: 01

FOR REVISION DESCRIPTION SEE REVISION
SCHEDULE ABOVE



SOUTH PERSPECTIVE

NTS



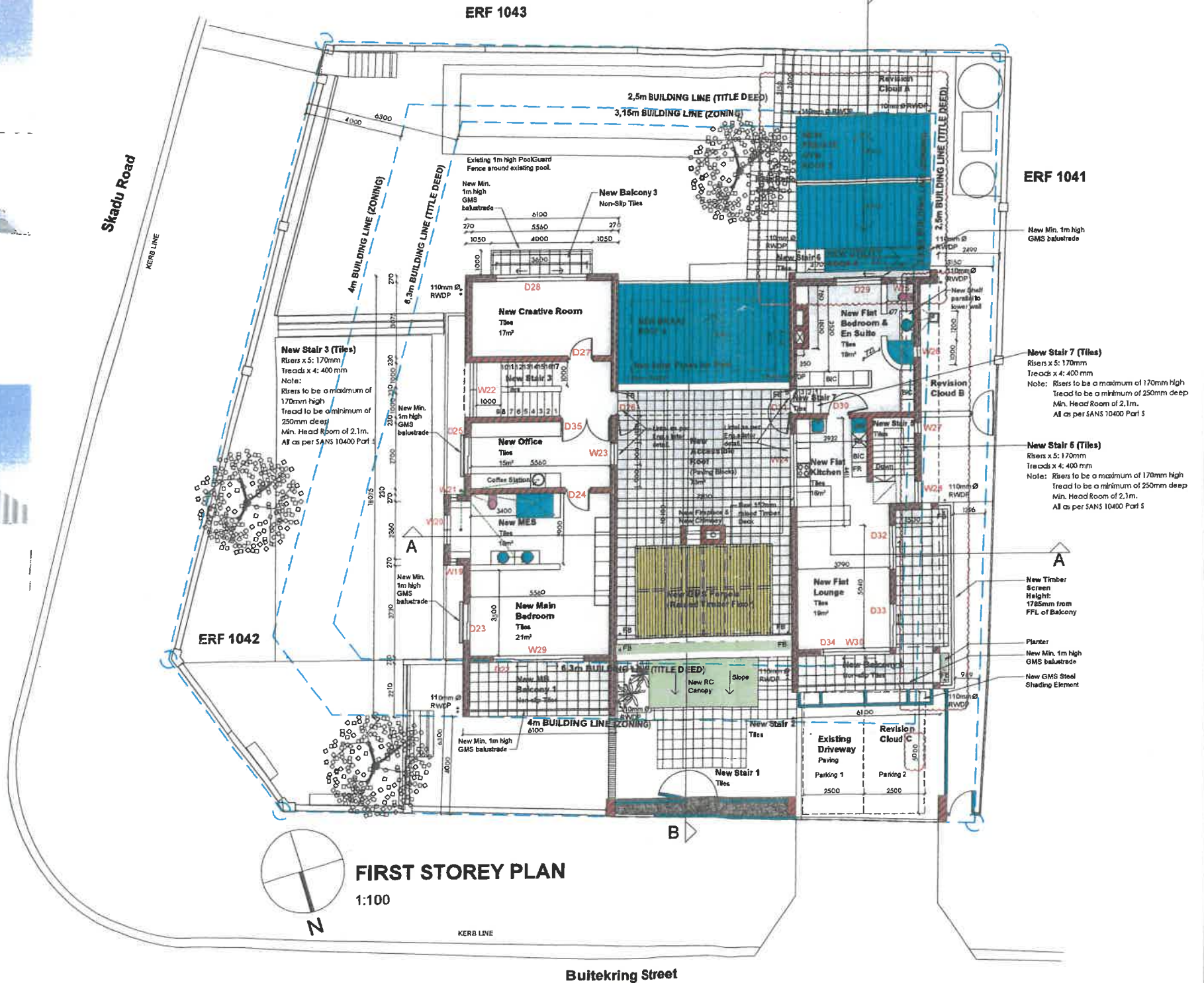
WEST PERSPECTIVE

NTS



AERIAL PERSPECTIVE

NTS



LEGEND:

- New Walls
- Existing Walls & Floors
- New Floor Areas
- New Roofs

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Revision Schedule		
Revision Number	Revision Date	Revision Description
01	6 SEP '25	Rev Cloud A: Moved New Private Gym to 2.5m building line on South facing boundary. Utility Area is reduced to be 1.5m from Main House to accommodate the Gym. Rev Cloud B: West Facing wall angle revised to be perpendicular to the rest of the house Rev Cloud C: Parking Bay length increased to 5m.

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JH Architects (Pty) Ltd

PROJECT STATUS

COUNCIL PROJECT

Alterations and Additions to Existing House older than 60 years.

SHEET NAME

Ground Storey Plan

PROJECT NO: RES034/RVB Project Date: MARCH 2023

FILE: RES034/RVB Plot Date: 6 SEPTEMBER 2025

DRAWING NO: RVB101 REVISION NO: 01

FOR REVISION DESCRIPTION SEE REVISION SCHEDULE ABOVE



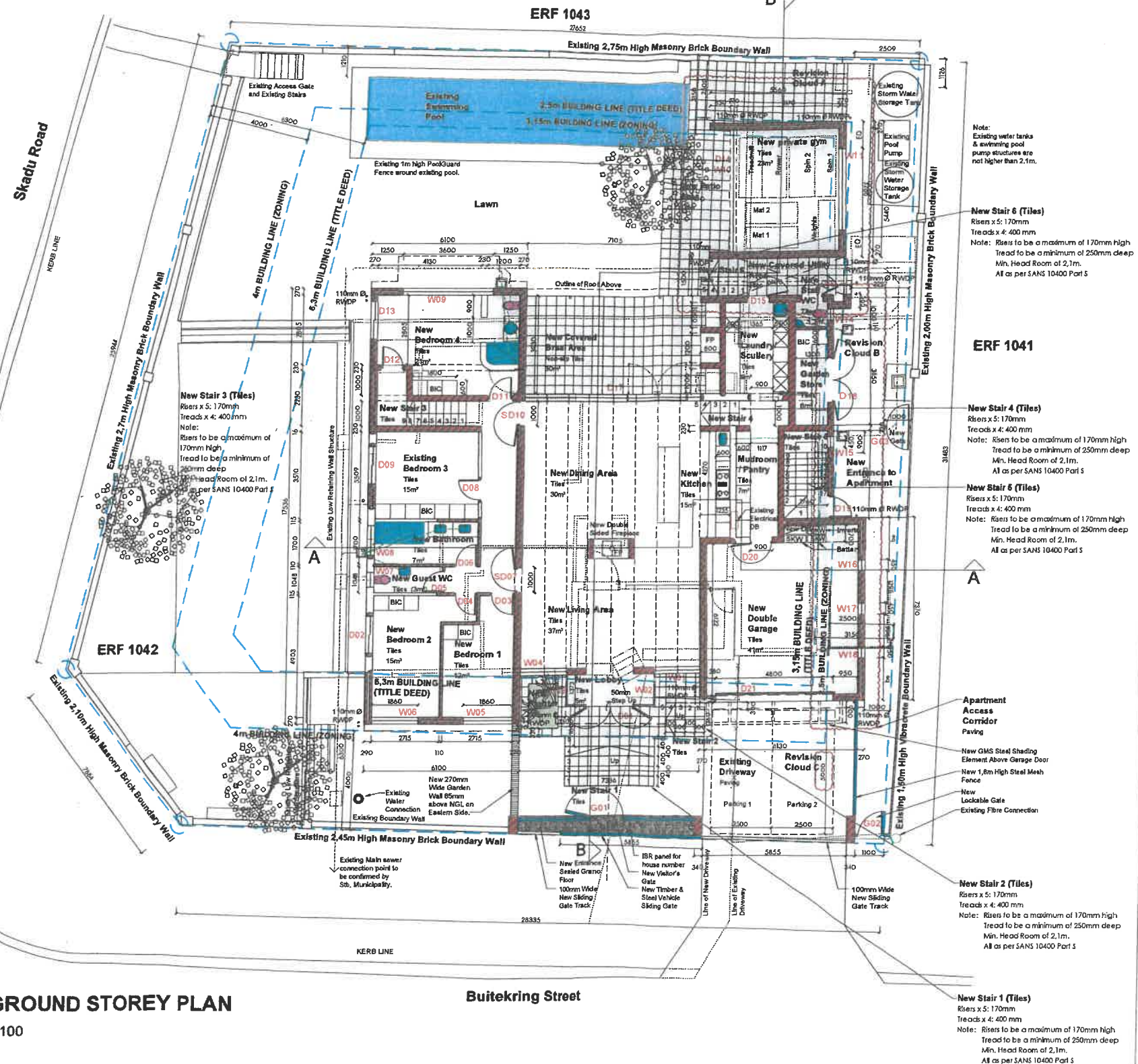
NORTH PERSPECTIVE

NTS



EAST PERSPECTIVE

NTS



GROUND STOREY PLAN

1:100

LEGEND:

- New Walls
- Existing Walls & Floors
- New Floor Areas

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VERGELYK WOORD VOOR MATERIAAL BESTEL EN
ENIGE BOUWERK BEGYN WORD. VERSKILLE MOET
DAARLIK ONDER DIE AANDAG VAN ARGITEK GEBRING
WORD. KOPIEREG WORD VOORBEHOU OP ALLE
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Revision Schedule		
Revision Number	Revision Date	Revision Description
01	5 SEP '25	Rev Cloud AC Moved New Private Gym to 2.5m building line on South facing boundary. Utility Area is reduced to be 1.5m from Main House to accommodate the Gym.

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PROJECT STATUS

COUNCIL PROJECT

Alterations and Additions to
Existing House older than 60
years.

SHEET NAME

North and West Elevations

PROJECT NO: RES034/RVB
Project Date: MARCH 2023

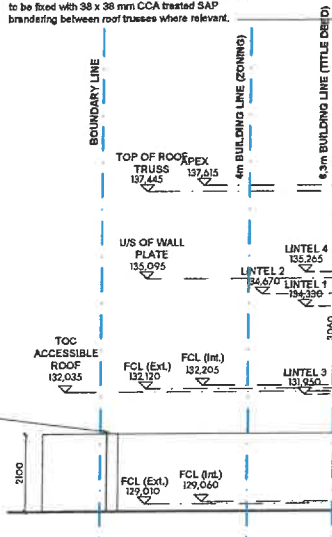
FILE: RES034/RVB
Plot Date: 6 SEPTEMBER 2025

DRAWING NO: RVB200
REVISION NO: 01

FOR REVISION DESCRIPTION SEE REVISION
SCHEDULE ABOVE

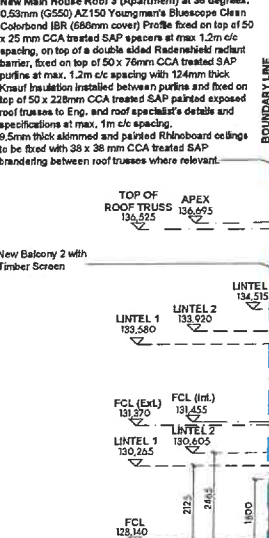
New Main House Roof 2 (Living Area) at 35 degrees:
50mm thick 400 x 400mm concrete paving blocks on top
of 25mm thick Isobond on top of 4mm thick Derbigum
SAP on top of min. 25mm thick cement screed (tied to
slab) on top of a 255mm thick rc slab with Peneston
admix waterproofing. Waterproofing specifications to be
confirmed by a Waterproofing specialist.

New Main House Roof 1 (Bedrooms) at 35 degrees:
0.53mm (G550) AZ150 Youngman's Bluescope Clean
Colorbond IBR (886mm cover) Profile fixed on top of 50
x 25 mm CCA treated SAP spacers at max. 1.2m c/c
spacing, on top of a double sided Radomshield radiant
barrier, fixed on top of 50 x 76mm CCA treated SAP
purins at max. 1.2m c/c spacing with 124mm thick
Knauf insulation installed between purins and fixed on
top of 50 x 228mm CCA treated SAP painted exposed
roof trusses to Eng. and roof specialist's details and
specifications at max. 1m c/c spacing.
9.5mm thick skinned and painted Rhinoboard ceilings
to be fixed with 38 x 38 mm CCA treated SAP
branding between roof trusses where relevant.

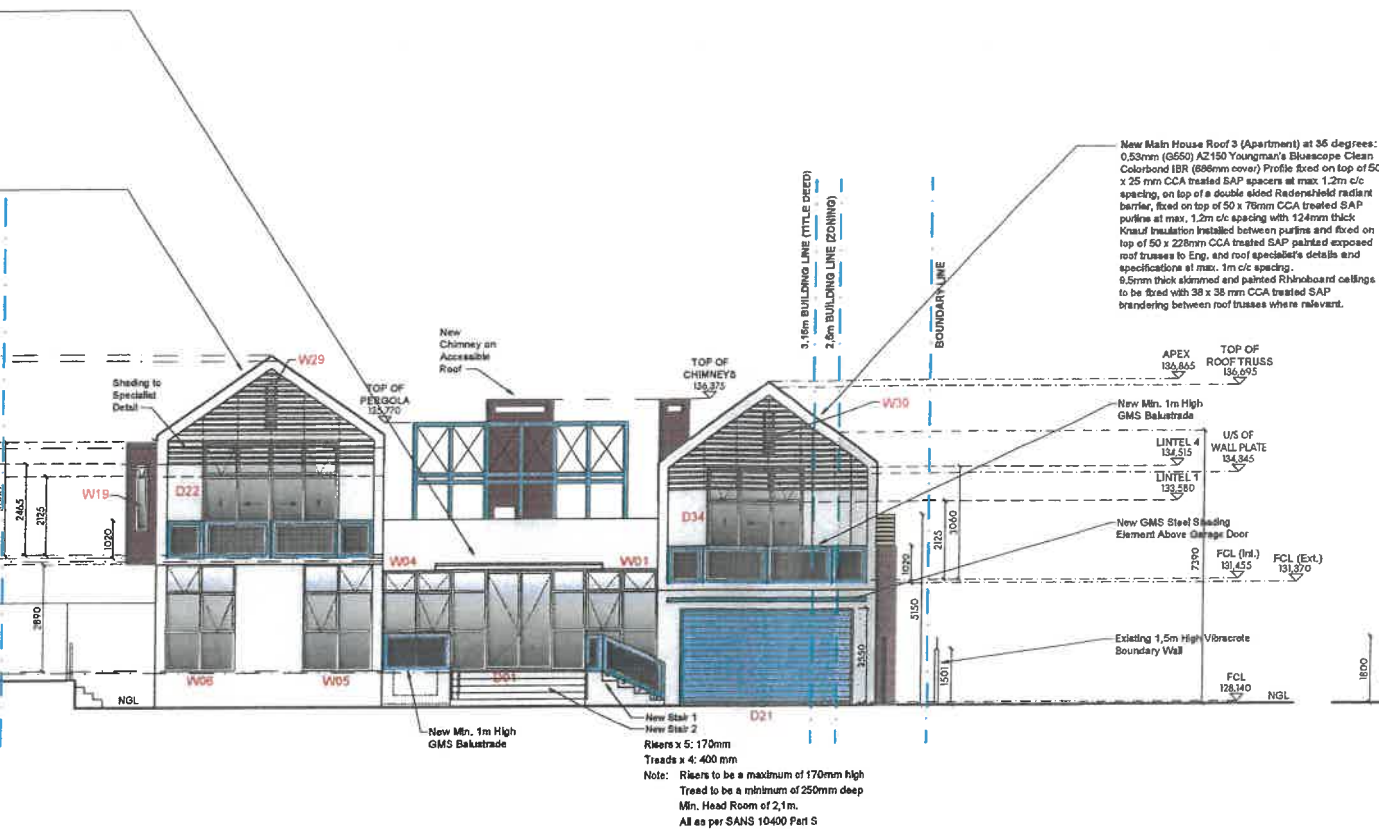


NORTH ELEVATION
1:100

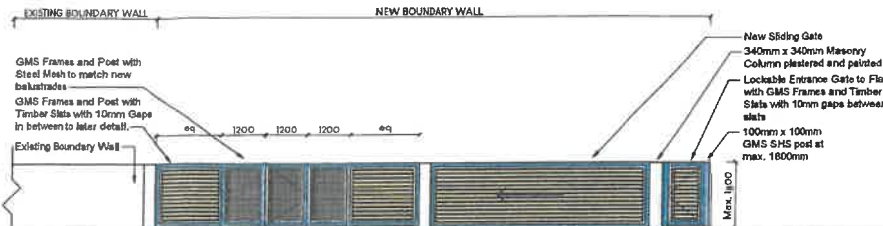
New Main House Roof 3 (Apartment) at 35 degrees:
0.53mm (G550) AZ150 Youngman's Bluescope Clean
Colorbond IBR (886mm cover) Profile fixed on top of 50
x 25 mm CCA treated SAP spacers at max. 1.2m c/c
spacing, on top of a double sided Radomshield radiant
barrier, fixed on top of 50 x 76mm CCA treated SAP
purins at max. 1.2m c/c spacing with 124mm thick
Knauf insulation installed between purins and fixed on
top of 50 x 228mm CCA treated SAP painted exposed
roof trusses to Eng. and roof specialist's details and
specifications at max. 1m c/c spacing.
9.5mm thick skinned and painted Rhinoboard ceilings
to be fixed with 38 x 38 mm CCA treated SAP
branding between roof trusses where relevant.



WEST ELEVATION
1:100



**NORTH ELEVATION:
NEW BOUNDARY WALL**
1:100



LEGEND:

- Existing Plastered & Painted Brick Walls
- New Plastered & Painted Brick Walls
- New Face Brick Walls
- New Youngman's IBR Roof Sheeting and Wall Cladding
- New GMS Steel Structures

ALLE TEKENINGE EN AFMETINGS MOET NADESIE EN
VERGELYK WOORD VOOR MATERIAAL BESTEL EN
ENIGE BOUWERK BEGIN WORD, VERSKILLE MOET
DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING
WORD. KOPIEREG WOORD VOORBEHOU OP ALLE
TEKENINGE EN ONTWERP.

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Revision Schedule		
Revision Number	Revision Date	Revision Description

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PROJECT STATUS COUNCIL PROJECT

Alterations and Additions to
Existing House older than 60
years.

SHEET NAME

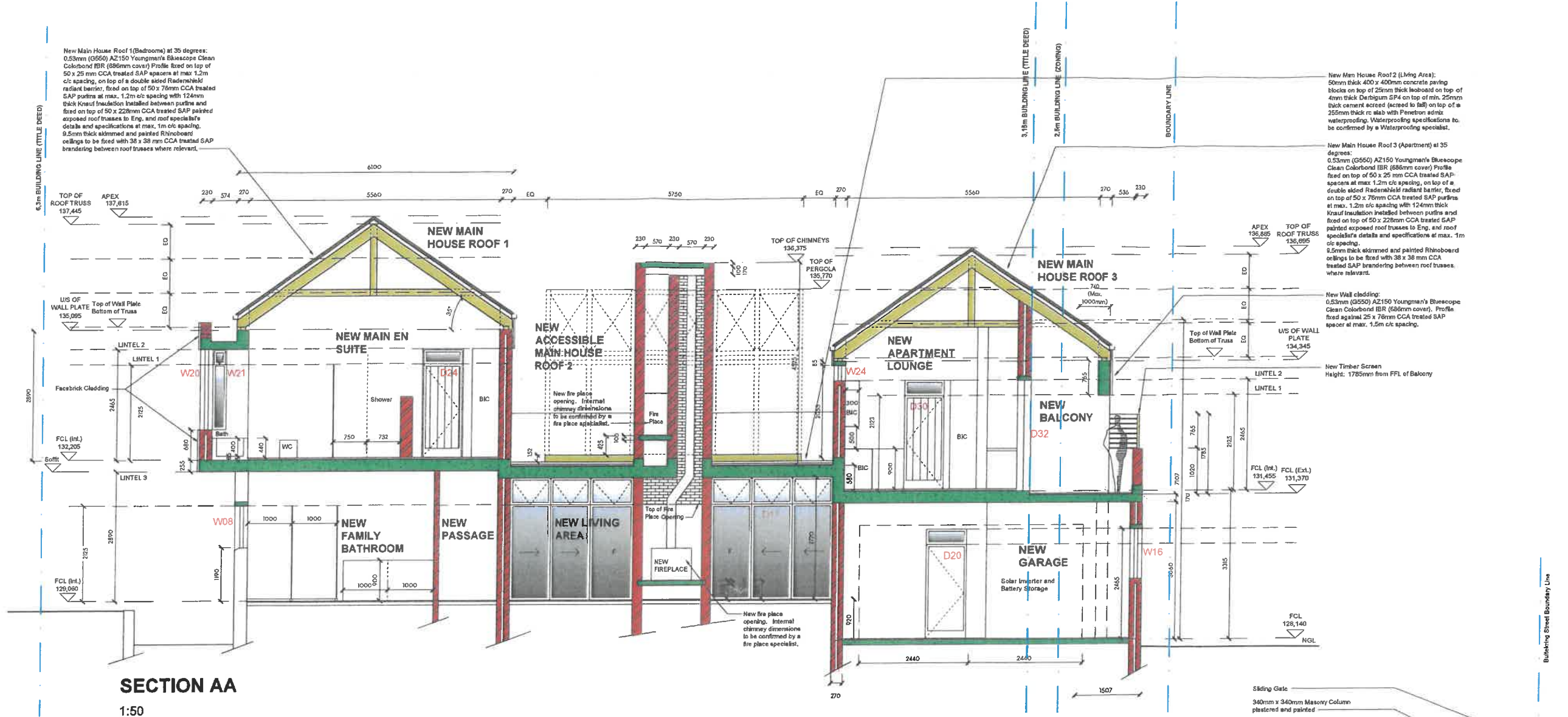
Section AA & Boundary Wall Section

PROJECT NO: RES034/RVB
Project Date: MARCH 2023

FILE: RES034/RVB
Plot Date: 5 SEPTEMBER 2025

DRAWING NO: RVB300
REVISION NO: 00

FOR REVISION DESCRIPTION SEE REVISION
SCHEDULE ABOVE

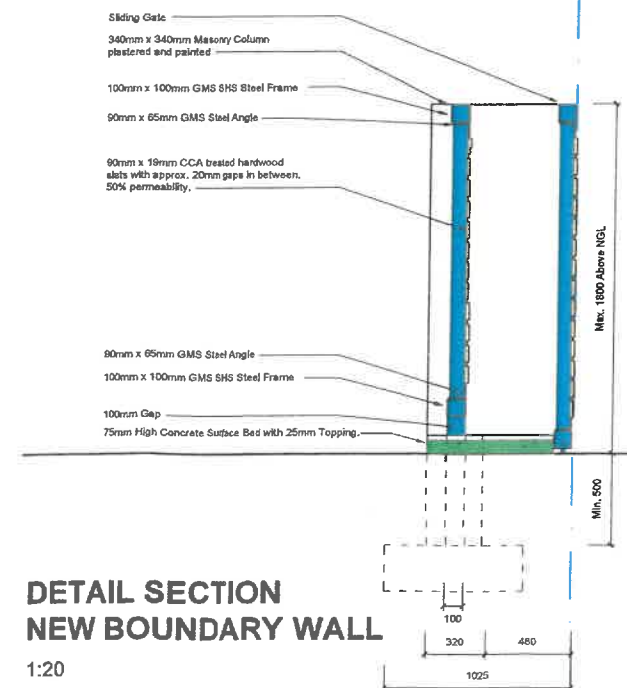


LEGEND:

- Existing Plastered & Painted Brick Walls
- New Plastered & Painted Brick Walls
- New Face Brick Walls
- New Youngman's IBR Roof Sheeting and Wall Cladding
- New GMS Steel Structures

DETAIL SECTION NEW BOUNDARY WALL

1:20



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Revision Schedule		
Revision Number	Revision Date	Revision Description
01	5 SEP '25	Rev Cloud A: Moved New Private Gym to 2.5m building line on South facing boundary. Utility Area is reduced to be 1.5m from Main House to accommodate the Gym.

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PROJECT STATUS

COUNCIL

PROJECT

Alterations and Additions to Existing House older than 60 years.

SHEET NAME

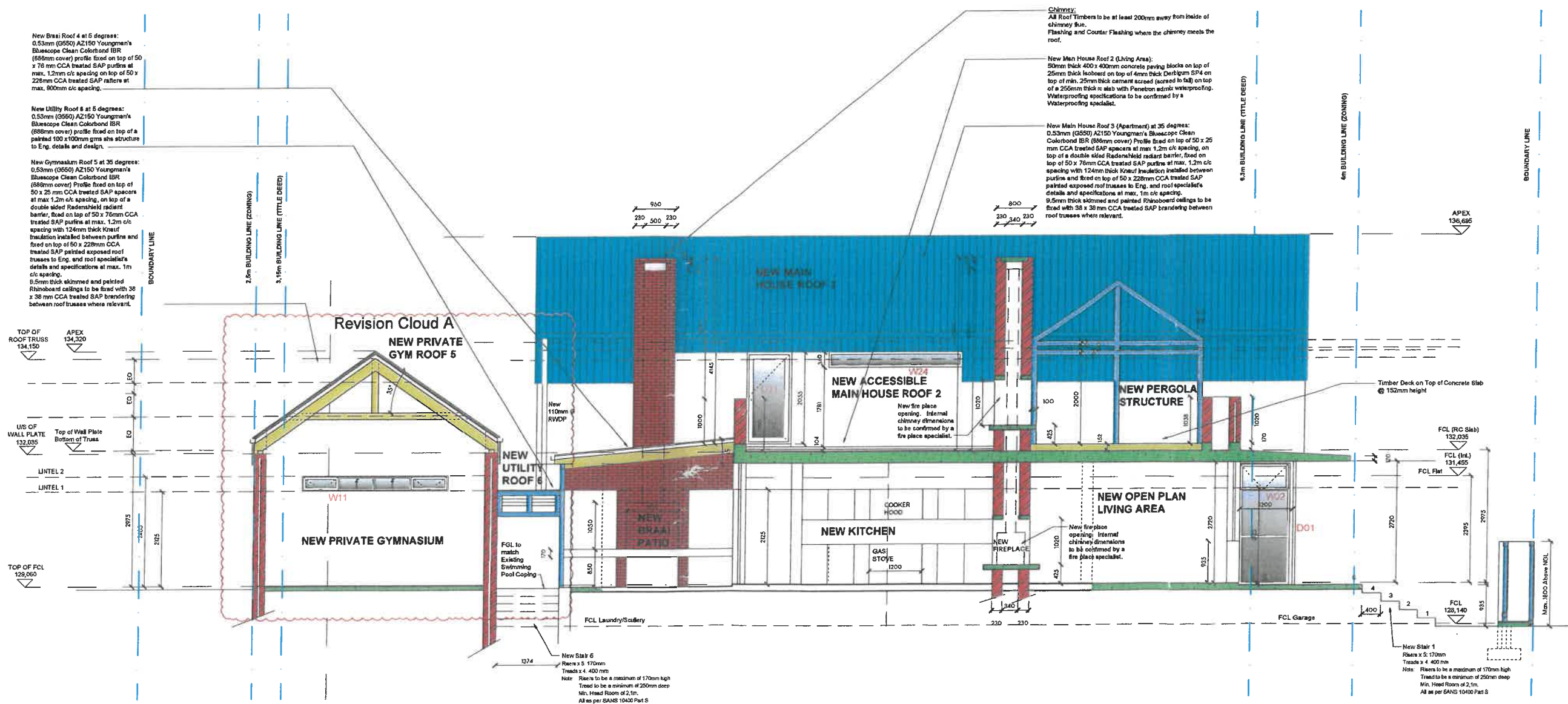
Section BB

PROJECT NO	Project Date:
RES034/RVB	MARCH 2023

FILE **Plot Date:**
RES034/RVB **5 SEPTEMBER 2025**

DRAWING NO:	REVISION NO:
RVB301	01

FOR REVISION DESCRIPTION SEE REVISION
SCHEDULE ABOVE



SECTION BB

1:50

LEGEND:

- | | |
|---|---|
|  | Existing Plastered & Painted
Brick Walls |
|  | New Plastered & Painted Brick
Walls |
|  | New Face Brick Walls |
|  | New Youngman's IBR Roof
Sheeting and Wall Cladding |
|  | New GMS Steel Structures |



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Annexure C:

Title deed

151

800224312640/

MARAIS MULLER YEKISO
58 VAN RIEBEECK ROAD
KUILS RIVER
7580

Prepared by me

Fee endorsement	
Amount	Office fee
Purchase price/Value R 2 500 000.00	R 1100.00
Mortgage capital Amount R	R
Reason for exemption Cat.	Exempt i.t.o. section Act

MARTHINUS THEUNIS STEYN HOFMEYR
CONVEYANCER

VERBIND MORTGAGED	
VIR FOR R 1 400 000.00	
B 000034115 / 2013	 REGISTRAR/REGISTRAR
2013 -11- 26	

DATA / CAPTURE
03 DEC 2013
MTYATVAMBA NOLUMIYO

T 000064363 / 2013

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at KUILS RIVER on 04 OCTOBER 2013 granted to him by

1. JOHANNES DIEDERIK VAN DER MERWE
Identity Number 600428 5002 081
Unmarried
2. MARIE ANNE STAEBLER
Identity Number 670501 0960 18 3
Unmarried

DATA / VERIFY
09 DEC 2013
NCAPAI LINDA

VIR ENDORSEMENT KYN DARS
FOR ENDORSEMENTS SEE PAGE 6

6 -

VERBIND		MORTGAGED	
VR 500		000, 00	
FOR R			
B	000000976/2019	<i>and</i>	
23 JAN 2019		RECEIVED	

RECEIVED

AT

And the appearer declared that his said principal had, on 6 September 2013, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. [REDACTED] EL
2. [REDACTED] ty

their Heirs, Executors, Administrators or Assigns, in full and free property

**ERF 1042 STELLENBOSCH
IN THE STELLENBOSCH MUNICIPALITY
DIVISION STELLENBOSCH
PROVINCE OF WESTERN CAPE**

IN EXTENT 961 (NINE HUNDRED AND SIXTY ONE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T 17255/1960 with Diagram No. 6321/60 relating thereto and held by Deed of Transfer Number T1001/2001.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. 10536/1953.
- B. **ENTITLED** to the benefit of the special conditions referred to in the endorsement dated 17 December 1914 on Deed of Transfer No. 312 dated 30 September 1870 (as well as on Deed of Transfer No. 12 dated 2 October 1869) as set out in Deed of Transfer No. T327/1914 in the place of the special conditions contained in Deed of Transfer No. T7596/1904 (with Diagram) (of Lot D) relating to a right of way 4,72 metres wide along a certain road that existed in 1914 and still exists and which is marked as WXYZ on the Diagram relating to Deed of Transfer No. 206 dated 15 December 1864; the portion XY of the said road is also reflected on the Diagram relating to the Deed of Grant dated 1 January 1817 (Stellenbosch Quitrents, Volume 2, No.55).
- C. **NOT SUBJECT** to condition C on page 3 of Deed of Transfer No. T1001/2001, by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.
- D. **SUBJECT FURTHER** to the following conditions contained in said Deed of Transfer No. T17255/1960 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No. 33 of 1934 regarding the approval of Dalsig Township, namely:

- "(i) Enige woorde en uitdrukkings wat in die volgende voorwaardes gebesig word het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Kennisgewing van die Provinsiale Administrasie No. 401 van 17 Oktober 1935, en in die memorandum wat genoemde regulasies vergesel het.
- (ii) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat die elektrisiteitskabels en waterpype en die rioolvuil en dreinerings insluitende reënwater van enige ander erf of erwe, binne of buite hierdie onderverdeling, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en ligging wat van tyd tot tyd redelikerwys vereis word. Dit sal die reg op toegang te alle redelike tye tot die eiendom insluit met die doel om riele, inspeksieputte, vore, waterleidings, en ander werke behorende daartoe te bou, onderhou, verander, verwyder of te inspekteer.
- (iii) Hierdie erf is onderhewig aan die volgende voorwaardes, met dien verstande dat indien die Administrateur, na oorleg met die Dorpekommissie en die plaaslike owerheid dit raadsaam ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy ophê.
- (a) dit mag nie onderverdeel word nie;
- (b) dit mag alleen gebruik word vir die doel om een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word daarop op te rig;
- (c) op nie meer as een-derde van die oppervlakte daarvan mag gebou word nie;
- (d) geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings mag binne 6,30 meter van die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie, ook nie binne 3,15 meter van die agtergrens of sygrens van 'n aangrensende erf nie, met dien verstande dat 'n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word mits sodanige buitegeboue nie 'n hoogte van 3,05 meter te bowe gaan nie, watter hoogte gemeet word van die vloer tot die ankerplaat, en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie. By konsolidering van enige twee of meer erwe sal hierdie voorwaardes van toepassing wees op die gekonsolideerde gebied as een erf."

E. **SUBJECT FURTHER** to the special conditions contained in said Deed of Transfer No. T17255/1960 imposed by and in favour of DALSIG LANDGOED (EIENDOMS) BEPERK and their successors in title as owners of the remainder of the land held by them under Deed of Transfer No. T10536/1953 issued in their favour and in favour of the registered owner and his successors in title of any erf in the Dalsig Township:

"(a)

- (b) Geen gebou van welke aard ookal mag op die erf opgerig word alvorens die planne en spesifikasies nie aan die eienaars van die dorpsaanleg of hulle opvolgers in titel voorgelê is nie, welke planne en spesifikasies binne 21 dae na voorlegging daarvan goed of afgekeur moet word.
- (c) Geen skadelike, raserige of enige ander bedrywigheid waarteen die inwoners van die dorpsgebied redelikerwys beswaar mag maak as synde 'n oorlas vir die bure of vir diegene wat die openbare plakke of weë begaan, mag op die erf uitgevoer word nie. Voorts mag geen hout vir wins op hierdie erf gesaag of gekap word nie en ook mag die okkupeerder van die erf nie materiaal wat hy vir enige besigheidsonderneming buite die erf gebruik, op die erf bêre nie. Die toestand van die erf moet te alle tye sodanig wees dat dit geen oorlas vir die inwoners van die dorpsaanleg of vir diegene wat die openbare plekke of weë begaan daarstel nie.
- (d) Geen dak van enige bouwerk op die erf mag van sinkplaat van enige aard gemaak word nie behalwe as sodanige dak nie van die straat sigbaar is nie. Alle dakke op die erf moet van dieselfde materiaal en konstruksie wees behalwe as die betrokke dak nie van die straat sigbaar is nie.
- (e) Die omheining van die erf mag alleen opgerig word nadat volle besonderhede in verband met die beplanning daarvan aan die eienaars van die dorpsaanleg voorgelê is en dit deur hul goedgekeur is, dog in geen geval mag enige omheining van enige soort sinkplaat gebou word nie."

WHEREFORE the said Appearer, renouncing all right and title which the said

1. JOHANNES DIEDERIK VAN DER MERWE, Unmarried
2. MARIE ANNE STAEBLER, Unmarried

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

1. ADRIAAN JOHANNES HERMANUS VAN BRAKEL, Married as aforesaid
2. ELANA VAN BRAKEL, Married as aforesaid

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 500 000,00 (TWO MILLION FIVE HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

26 November 2013

q.q.

In my presence

REGISTRAR OF DEEDS



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:	Development (Infrastructure Services)
Author ▫ Skrywer:	Xolani Tika
Date ▫ Datum:	16 September 2025
Our Ref ▫ Ons Verw:	Civil LU 2921
Town Planning Ref:	LU/17495 – TP848/2024
Re ▫ Insake:	Erf 1042, Stellenbosch: Application is made in terms of section 15(2) of the Stellenbosch Land Use Planning Bylaw on Erf 1042, Stellenbosch for the following: 1. A departure in terms of section 15(2)(b) of said bylaw to: a. relax the building line adjacent to Erf 1401 from 2.5m to 1m to allow a portion of the proposed balcony above the garage of the first floor to be incorporated into the new flat (second dwelling unit) b. relax the building line adjacent to Erf 1043 from 2.5m to 1.1m to allow the proposed gym 2. A consent use in terms of section 15(2)(o) of the said bylaw to allow a second dwelling that exceed the threshold of additional use as the proposed flat requires a building line departure. 3. The removal and suspension of restrictive conditions in Title Deed T064363/2013 in terms of section 15(2)(f) of the said bylaw to: 3.1 Remove Clause D(iii)(b) to allow the construction of a second dwelling 3.2 Suspend Clause D(iii)(c) to exceed the permissible coverage from 33.3% to 40% to allow the proposed additions

3.3 Suspend Clause D(iii)(d) to relax the following restrictive title deed building lines a. The common building line adjacent to Erf 1041 from 3.15m to 1m for the proposed garage on the ground floor, second dwelling (flat) on the first floor, staircases leading to the flat, new garden storage, covered utility area, and the gym b. The common building line adjacent to Erf 1043 from 3.15m to 1.1m to allow the gym and pool c. The street building line from 6.3m to allow the proposed additions to the house (bedrooms, lobby, garage, balconies) 3.4 Remove Clause E(d) to allow the corrugated iron roof material

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

1. Civil Engineering services

- 1.1 The existing municipal sewer and water connections must be used for the proposed second dwelling unit.

2. Development Charges (DCs)

- 2.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage. The final calculations will be determined at the building plan stage submission.
- 2.2 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.
- 2.3 The appropriate DC's are payable before building plan approval


Xolani Tika

Technician: Development (Infrastructure Services)



Stellenbosch Municipality
Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	DC 2921 (XT) Erf 1042 Stellenbosch (LU-17495 TP848-2024)
Development Name:	
Date:	16 September 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Stellenbosch Town
School/ECD Category (Select Quirille 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	1042
DC Parameters Reference:	Proposed a second dwelling unit_GSP drawing no: RVB 101 & 102 Rev:01 dated 2025/08/05 by Architect 6 J9 architects (PTY) Ltd

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	l/week	trips/day		persons		
Total Increased Services Usage:	0,45	0,4	0,018	0,04	2,5		4		
Total Service Usage Reduction:	0	0	0	0	0,0		0		
Total Service Usage after Reduction:	0,45	0,40	0,01800	0,040	2,5		4		
Charges before adjusting for positive only, before Deductions	R 15 267,91	R 14 936,95	R 4 037,29	R 4 235,94	R 18 335,53	R 54 813,62	R 18 706,04	R	71 519,66
Charges adjusted for positive only, before Deductions	R 15 267,91	R 14 936,95	R 4 037,29	R 4 235,94	R 18 335,53	R 54 813,62	R 18 706,04	R	71 519,66
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R	-
Total Development Charges Payable (excluding VAT):	R 15 267,91	R 14 936,95	R 4 037,29	R 4 235,94	R 18 335,53	R 54 813,62	R 18 706,04	R	71 519,66
VAT:	R 2 260,19	R 2 240,54	R 605,59	R 635,39	R 2 450,33	R 8 222,04	R 2 505,91	R	10 727,95
Total Development Charges Payable (including VAT):	R 17 558,10	R 17 177,49	R 4 642,89	R 4 871,33	R 18 785,86	R 63 035,67	R 19 211,95	R	82 247,61

APPLICANT INFORMATION	
Application Processed by:	Xolani Tika
Signature:	
Notes:	See the attached GSP

Stellenbosch Town

	Land Use Category	Unit Type	Existing Usage				Proposed New Usage				Increased Usage	Water		Sewer		Stormwater		Development Charge Levels (per VAT)				Sub Total (Civil Eng Services)	Community	Total			
			Area (m²)		Unit Amount		Area (m²)		Unit Amount			Yes	No	Yes	No	Yes	No	Solid Waste		Roads & Transport							
			Area (m²)	Unit Amount	Area (m²)	Unit Amount	Yes	No	Yes	No								Yes	No	Yes	No						
Residential	Single Residential >1000m2	du								du	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Single Residential >500m2	du								du	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Single Residential >250m2	du								du	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Single Residential <250m2	du								du	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Second Dwelling	du								du	R	15 287,91	R	14 936,95	R	4 037,29	R	4 235,04	R	18 335,93	R	54 913,62	R	18 706,04	R	71 818,88	
	Less Formal Residential	du								du	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Group Residential	du								du	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Apartment	du								du	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Refurbished Village	du								du	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Old age home	du								du	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
Commercial	Student Accommodation/Commercial/Hotels	rooms								rooms	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Guest House	rooms								rooms	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Hotel/Residential	rooms								rooms	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
Commercial	General Business	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Office	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Office	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Food/Shop	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Restaurant	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Customer Function / Plaza Area	persons								persons	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Farm Market	unit								unit	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Conference Facility/Place of assembly	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Hospital/Clinic/Medical Rooms	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	University/College	student								student	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
Industrial	School/Day Care	student								student	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Industrial - light	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Industrial - heavy	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
Other	Warehousing/Light Manufacturing	m2 GLA								m2 GLA	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Storage Facilities	unit								unit	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Open Space/Natural Environment/Utility Sites	ha								ha	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R		
	Roads and Parking	ha								ha	0,0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
Other	To be calculated	n/a								n/a	0,0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
	(Based on equivalent demand)	n/a								n/a	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	
Total Area:		0	Total Area:		0																						

Deduct	Charges before adjusting for positive only, before Deductions	R	15 287,91	R	14 936,95	R	4 037,29	R	4 235,04	R	18 335,93	R	54 913,62	R	18 706,04	R	71 818,88
	Charges adjusted for positive only, before Deductions	R	15 287,91	R	14 936,95	R	4 037,29	R	4 235,04	R	18 335,93	R	54 913,62	R	18 706,04	R	71 818,88
	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	-
Totals	Sub Total after Adjustments and Deductions (excluding VAT)	R	15 287,91	R	14 936,95	R	4 037,29	R	4 235,04	R	18 335,93	R	54 913,62	R	18 706,04	R	71 818,88
	VAT	R	2 292,19	R	2 240,54	R	606,00	R	635,30	R	2 430,33	R	9 222,04	R	2 895,91	R	10 797,89
	Total Development Charges	R	17 580,10	R	17 177,48	R	4 643,29	R	4 871,33	R	20 766,26	R	64 135,66	R	21 601,95	R	82 616,77