



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19149 (TP1226/2025)

Our File Reference Number: Erf 876, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, ADMINISTRATORS CONSENT, DEPARTURE AND SUBDIVISION: ERF 876, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf. 876, Stellenbosch for:
 - 2.1.1 **Removal of restrictive title deed condition**, in terms of Section 15(2)(f) of the said bylaw, to remove Condition II(A)(b) in title deed T42001/2013 - *Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith shall be erected on this erf.*
 - 2.1.2 **Departure** in terms of Section 15(2)(b) of the said bylaw, in order to construct 2.3m high solid walls around Portion A and the Remainder, instead of 2.1m on common boundaries and 1.8m on street boundaries, which also needs to be 50% visually permeable.

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

- 2.2 The **reasons** for the above decision are as follows:

- 2.2.1 Solid 2.3m high boundary walls fronting onto public streets will be highly visible and will directly affect the aesthetic integrity and visual amenity of the neighbourhood negatively.
 - 2.2.2 The introduction of 2.3m high solid walls in an area characterized by 2.1m common and 1.8m street permeable fencing will create a sense of isolation, detachment from the immediate residential community and will be an unsightly appearance, while sufficient provision is made in the bylaw to protect private outdoor space
 - 2.2.3 Under consideration is only the approval of a subdivision and Condition II(A)(b) in Title Deed T42001/2013, restricting only one dwelling to be built per property can only be transferred and included into the title deeds of the two newly created properties.
3. That the **Administrator's consent** in terms of restrictive title deed condition IIA(f) on page 2 of the Title Deed No. T240001/2013, in order to allow the subdivision of Erf 876, Stellenbosch, **BE GRANTED.**
4. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf. 876, Stellenbosch for:
- 4.1 **Remove title deed condition**, in terms of Section 15(2)(f) of the said by-law to remove the following title deed conditions in T24001/2013;
 - 4.1.1 Condition II(A)(c) - No more than one-third of the area of this erf shall be built upon.
 - 4.1.2 Condition II(A)(d) - No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 20 feet to the street line which is a Boundary of this erf, nor within 10 feet of the lateral or rear boundary common to any adjoining erf, no building, however, to exceed two Storeys in height.
 - 4.2 **Subdivision** in terms of Section 15(2)(d) of the said by-law, for the subdivision of Erf 876, Stellenbosch into two portions of Portion A ($\pm 601\text{m}^2$) and Remainder Erf 876, Stellenbosch ($\pm 612\text{m}^2$) and the registration of a 3m wide services servitude over the remainder in favour of Portion A.

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

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

- 5.1 The approval only applies to the proposed applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 5.2 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.
- 5.3 The development be undertaken in accordance with the endorsed Subdivision Plan with reference (Subdivision Plan; Project Nr A401.2025, dated May 2025 and drawn by Urban Rural South Africa, Planning +Land Use Specialist) attached as **Appendix 2**.
- 5.4 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of submission of clearance certificates, any building plans or as may be agreed on in writing with the Director Infrastructure Services.
- 5.5 Conditions imposed by the Infrastructure Services Department as contained in the memorandum dated 03 November 2025 attached as **Appendix 5**, be complied with.
- 5.6 Sufficient on-site parking at all times be provided in accordance with the provisions of the Zoning Scheme Bylaw for the subject zoning and to the satisfaction of the Municipality.
- 5.7 The applicant must apply for refuse removal services from Stellenbosch Municipality, or alternatively, make use of an approved waste removal service.
- 5.8 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicates the following information:
- a) Newly allocated erf numbers
 - b) Co-ordinates
 - c) Survey dimensions
 - d) Street numbering
- 5.9 Proof of such e-mail transmission must accompany any application for a Section 28 Transfer Certificate or building plan submission to the Development Management Department, whichever may occur first.

5.10 Condition II(A)(b) in Title Deed T42001/2013, restricting only one dwelling to be built per property must be transferred and included into the title deeds of the two newly created properties.

5.11 The subdivision hereby approved be valid for a period of five (5) years from the date of final notification that the approval comes into operation and lapses if the conditions herein are not complied with within that period.

6. The **reasons** for the above decision are as follows:

6.1 The proposed **subdivision and removal of a title deed conditions** will not negatively impact the surrounding community, as it is a moderate form of densification inside an urban edge, which is promoted by the principals of the Stellenbosch Municipal Spatial Development Framework.

6.2 New municipal service connections can be provided to the satisfaction of the Director: Infrastructure Services.

7. **Matters to be noted:**

7.1 The applicant, after publication of a notice in the Provincial Gazette, to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deeds to reflect the removal, suspension or amendment of the restrictive conditions and to impose new title deed conditions.

7.2 The approval only comes into effect as contemplated in Section 33(6) of the Stellenbosch Municipal Land Use Planning By-law.

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

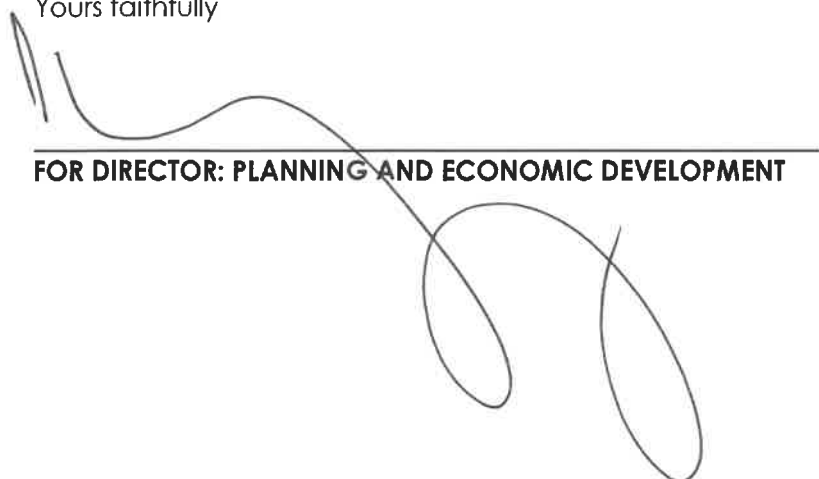
7.4 The display of street numbers, namely 12 Cruse Street and 9 Piet Retief Street must comply with Section 31 of the Roads and Streets By-Law, 2021.

7.5 It is the responsibility of the applicant to inform essential services, other authorities and departments of the new numbering per land unit, e.g., the South African Police Service, Post Office, Telkom, mapping services (e.g. Google Maps), emergency and ambulance services, etc. after the registration of the properties. Copies of the decision will be internally circulated to the municipal departments responsible for finance, fire management, engineering services and GIS for their action.

8. 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.
9. 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.
10. **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**
11. 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.
12. 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.
13. 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.
14. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

15. 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



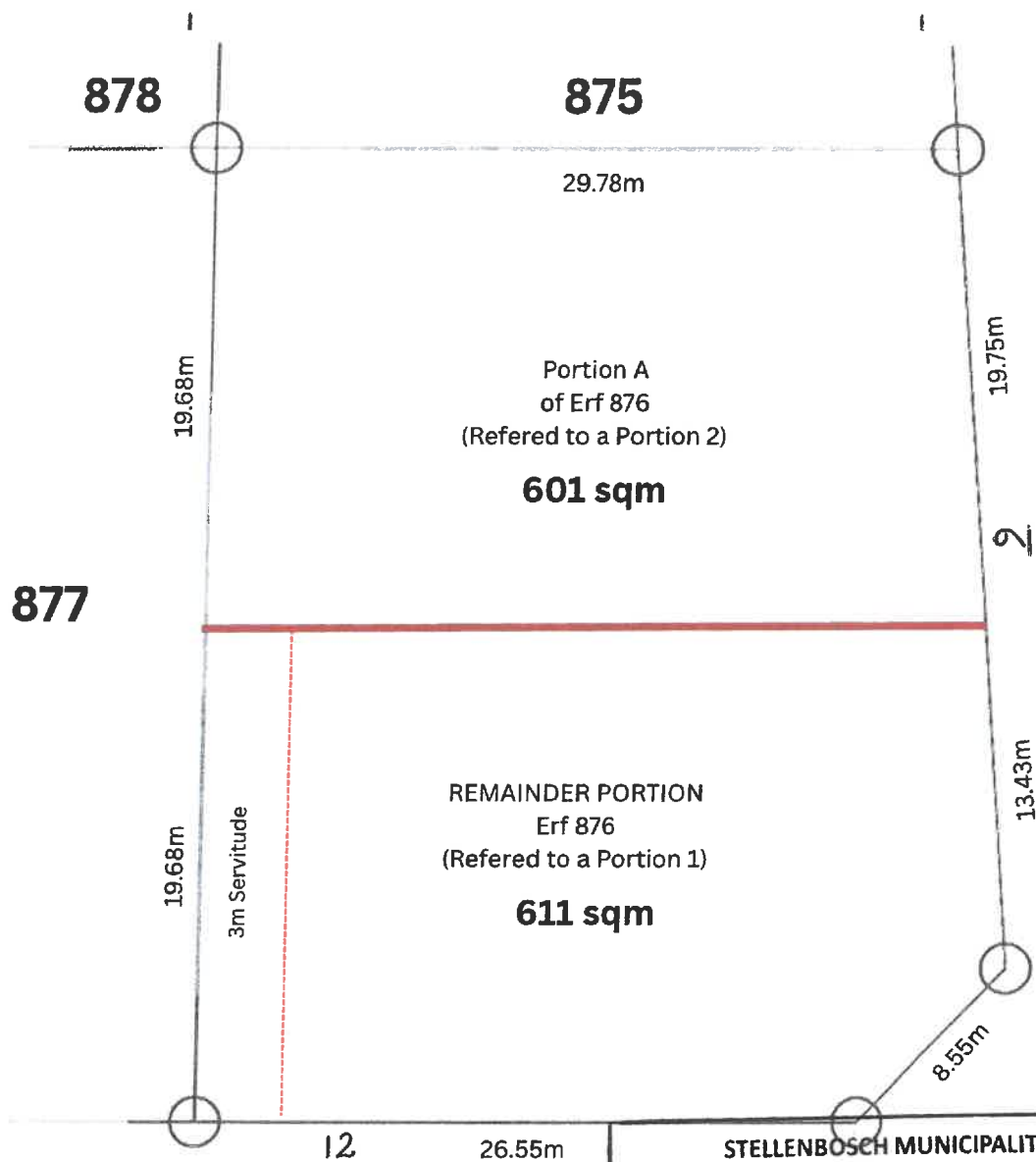
A large, stylized handwritten signature in black ink, consisting of a series of loops and curves, positioned over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

11/3/2026.
DATE

APPENDIX 2

Subdivision & Building plans



Erf Area Schedule		
OC	Name	Area
Single Residential 1	Dwelling 1 Total Coverage	253 m ²
Single Residential 1	Dwelling 2 Total Coverage	235 m ²
	Erf 876 - Portion 1 (Rem)	611 m ²
	Erf 876 - Portion 2 (PthA)	601 m ²
	Erf 876 - Total Area	1213 m ²

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION/CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE CONDITIONS OF APPROVAL.

11/3/2026

MUNICIPAL MANAGER

DATE

PLAN SUBDIVISION



URBAN RURAL SOUTH AFRICA
PLANNING + LAND USE SPECIALISTS

A THEART | Tch.Pl (SA) MPhil NHDip NDip PPPE CEA
ALWI THEART T/A URBAN RURAL SA PLANNING PRACTITIONERS
REGISTERED WITH THE SOUTH AFRICAN COUNCIL FOR PLANNERS
SOUTH AFRICAN COUNCIL FOR PLANNERS L1956 NR 8-8123-2005

PROPERTY :
Erf 876, Stellenbosch

DATE :
May 2025

SCALE :
Unknown or as Indicated

SOURCE :
Baseplan : DB Architects

PROJECT NR.
A401.2025

PLAN

B05

REV:	DATE:
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Name	Area	Level
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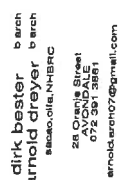
Area	Area	Area
Swimming Area - Ground	207 m ²	Ground Floor
Swimming Area - First Floor	119 m ²	First Floor
Stairwell	5 m ²	Ground Floor
Covered Brail Slope	26 m ²	Ground Floor
Swimming Pool	10 m ²	Ground Floor
Deck	23 m ²	Ground Floor
First Slope	5 m ²	Ground Floor

Name	Area	Level
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Swelling Area - Ground	187 m ²	Ground Floor
Swelling Area - First Floor	118 m ²	First Floor
Well	5 m ²	Ground Floor
Swimming Pool	17 m ²	First Floor
Covered Shop	22 m ²	Ground Floor
Front Shop	4 m ²	Ground Floor

Name	Area
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Single Residential 1	Dwelling 1 Total Coverage	253 m ²
Multiple Residential 1	Dwelling 2 Total Coverage	235 m ²
	Erl 878 - Portion 1	552 m ²
	Erl 878 - Portion 2	601 m ²
	Erl 878 - Total Area	1213 m ²
Service	Proposed Servitude	59 m ²



070113

DESIGNED:

RAWN: Philip van

HECKED: Arnold Dr

OR CLIENT

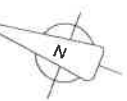
Building Lines as per Zoning

Building Lines = 2,5 m

Building Lines = 20 ft
on Building Lines = 10 ft

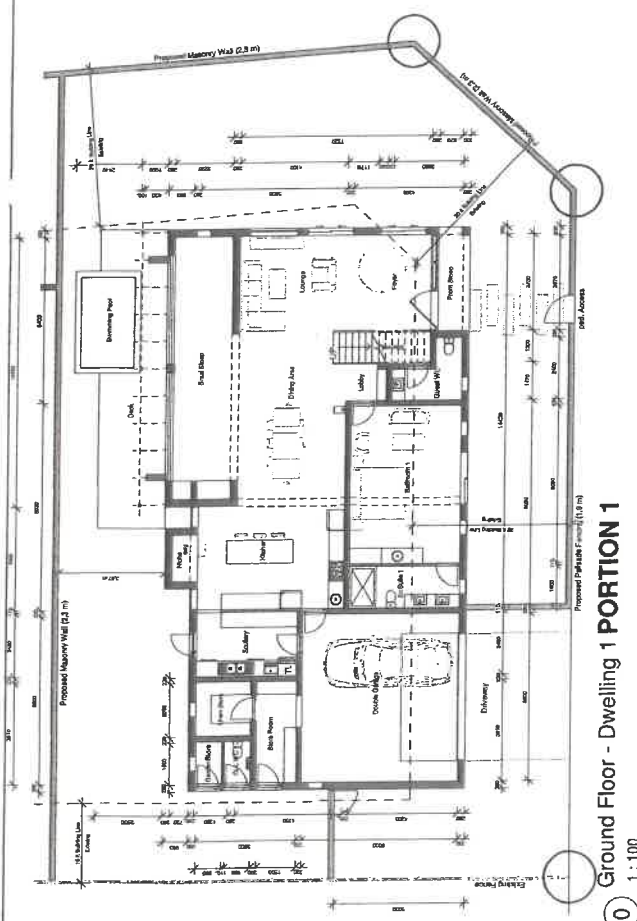
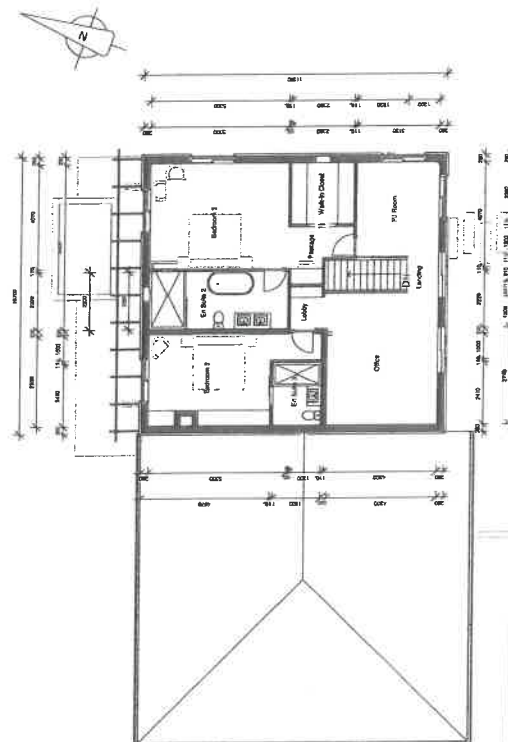
WILEY

PIET RETIEF STREET



887

Site Plan
1 : 200

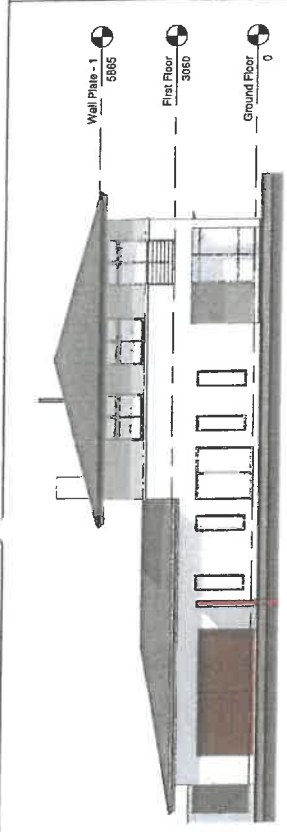
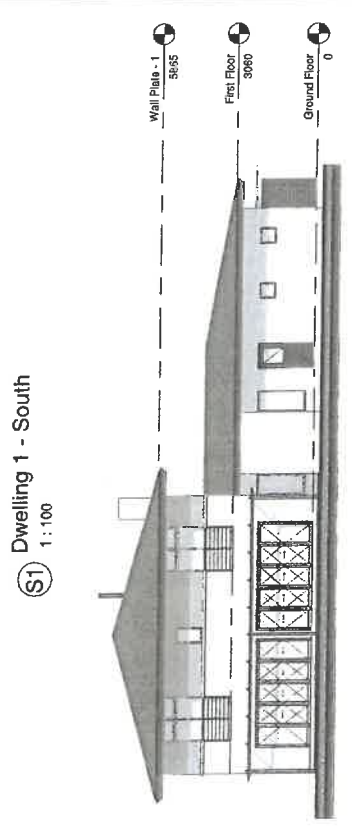
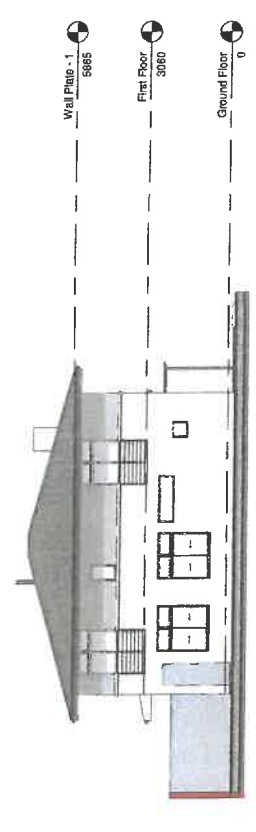
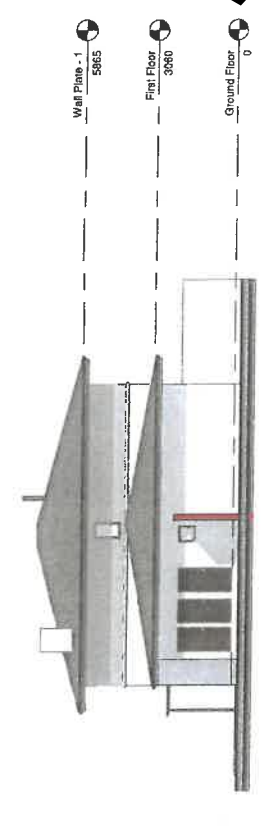


Room Schedule - House 1

No.	Name	Area	Level
1.1	Carport	11.00	Ground Floor
1.2	Living Room	27.00	Ground Floor
1.3	Dining Room	11.00	Ground Floor
1.4	Kitchen	11.00	Ground Floor
1.5	Breakfast Room	11.00	Ground Floor
1.6	Bedroom 1	11.00	Ground Floor
1.7	Bedroom 2	11.00	Ground Floor
1.8	Bedroom 3	11.00	Ground Floor
1.9	Bedroom 4	11.00	Ground Floor
1.10	Bedroom 5	11.00	Ground Floor
1.11	Bedroom 6	11.00	Ground Floor
1.12	Bedroom 7	11.00	Ground Floor
1.13	Bedroom 8	11.00	Ground Floor
1.14	Bedroom 9	11.00	Ground Floor
1.15	Bedroom 10	11.00	Ground Floor
1.16	Bedroom 11	11.00	Ground Floor
1.17	Bedroom 12	11.00	Ground Floor
1.18	Bedroom 13	11.00	Ground Floor
1.19	Bedroom 14	11.00	Ground Floor
1.20	Bedroom 15	11.00	Ground Floor
1.21	Bedroom 16	11.00	Ground Floor
1.22	Bedroom 17	11.00	Ground Floor
1.23	Bedroom 18	11.00	Ground Floor
1.24	Bedroom 19	11.00	Ground Floor
1.25	Bedroom 20	11.00	Ground Floor
1.26	Bedroom 21	11.00	Ground Floor
1.27	Bedroom 22	11.00	Ground Floor
1.28	Bedroom 23	11.00	Ground Floor
1.29	Bedroom 24	11.00	Ground Floor
1.30	Bedroom 25	11.00	Ground Floor
1.31	Bedroom 26	11.00	Ground Floor
1.32	Bedroom 27	11.00	Ground Floor
1.33	Bedroom 28	11.00	Ground Floor
1.34	Bedroom 29	11.00	Ground Floor
1.35	Bedroom 30	11.00	Ground Floor
1.36	Bedroom 31	11.00	Ground Floor
1.37	Bedroom 32	11.00	Ground Floor
1.38	Bedroom 33	11.00	Ground Floor
1.39	Bedroom 34	11.00	Ground Floor
1.40	Bedroom 35	11.00	Ground Floor
1.41	Bedroom 36	11.00	Ground Floor
1.42	Bedroom 37	11.00	Ground Floor
1.43	Bedroom 38	11.00	Ground Floor
1.44	Bedroom 39	11.00	Ground Floor
1.45	Bedroom 40	11.00	Ground Floor
1.46	Bedroom 41	11.00	Ground Floor
1.47	Bedroom 42	11.00	Ground Floor
1.48	Bedroom 43	11.00	Ground Floor
1.49	Bedroom 44	11.00	Ground Floor
1.50	Bedroom 45	11.00	Ground Floor
1.51	Bedroom 46	11.00	Ground Floor
1.52	Bedroom 47	11.00	Ground Floor
1.53	Bedroom 48	11.00	Ground Floor
1.54	Bedroom 49	11.00	Ground Floor
1.55	Bedroom 50	11.00	Ground Floor
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1.64	Bedroom 59	11.00	Ground Floor
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1.70	Bedroom 65	11.00	Ground Floor
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1.73	Bedroom 68	11.00	Ground Floor
1.74	Bedroom 69	11.00	Ground Floor
1.75	Bedroom 70	11.00	Ground Floor
1.76	Bedroom 71	11.00	Ground Floor
1.77	Bedroom 72	11.00	Ground Floor
1.78	Bedroom 73	11.00	Ground Floor
1.79	Bedroom 74	11.00	Ground Floor
1.80	Bedroom 75	11.00	Ground Floor
1.81	Bedroom 76	11.00	Ground Floor
1.82	Bedroom 77	11.00	Ground Floor
1.83	Bedroom 78	11.00	Ground Floor
1.84	Bedroom 79	11.00	Ground Floor
1.85	Bedroom 80	11.00	Ground Floor
1.86	Bedroom 81	11.00	Ground Floor
1.87	Bedroom 82	11.00	Ground Floor
1.88	Bedroom 83	11.00	Ground Floor
1.89	Bedroom 84	11.00	Ground Floor
1.90	Bedroom 85	11.00	Ground Floor
1.91	Bedroom 86	11.00	Ground Floor
1.92	Bedroom 87	11.00	Ground Floor
1.93	Bedroom 88	11.00	Ground Floor
1.94	Bedroom 89	11.00	Ground Floor
1.95	Bedroom 90	11.00	Ground Floor
1.96	Bedroom 91	11.00	Ground Floor
1.97	Bedroom 92	11.00	Ground Floor
1.98	Bedroom 93	11.00	Ground Floor
1.99	Bedroom 94	11.00	Ground Floor
1.100	Bedroom 95	11.00	Ground Floor

Area Schedule - House 1

Name	Area	Level
Carport	11.00	Ground Floor
Living Room	27.00	Ground Floor
Dining Room	11.00	Ground Floor
Kitchen	11.00	Ground Floor
Breakfast Room	11.00	Ground Floor
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Bedroom 92	11.00	Ground Floor
Bedroom 93	11.00	Ground Floor
Bedroom 94	11.00	Ground Floor
Bedroom 95	11.00	Ground Floor



REVISIONS

REV.	DATE	DESCRIPTION



architects
dirk beeler
dijk beeler architecten
b.v.
aan de Oude Kade 1
1017 CA Amsterdam
t +31 (0)20 610 0000
e info@dbeeler.nl
www.dbeeler.nl

PROJECT: House Schaefer
PROJECT: Erf 876, 12 Oude Kade, Stellenbosch, 7800

DRAWING TITLE: Sketch Design
DRAWING TITLE: Dwelling 1 - Plans

DESIGNED BY: Dirk Beeler
DESIGNED BY: Dirk Beeler

DRAWN BY: Philip van Denderen (PAD 41995285)

CHECKED BY: DATE: 01/05/2014
CHECKED BY: DATE: 01/05/2014

APPENDIX 5

Directorate: Infrastructure Services



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Bulelwa Mdoda
From ▫ Van:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Siyasanga Zweni
Date ▫ Datum:	03 November 2025
Our Ref ▫ Ons Verw:	Civil LU 2970
Town Planning Ref:	LU/19149 – TP1226/2025
Re ▫ Insake:	Erf 876, Stellenbosch: 1.Application is made in terms of Section 15(2)(f) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the removal of the following title deed restrictive conditions in title deed T24001/2013;1.1 Condition II(A)(b) - Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith shall be erected on this erf.1.2 Condition II(A)(c) - No more than one-third of the area of this erf shall be built upon.1.3 Condition II(A)(d) - No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 20 feet to the street line which is a Boundary of this erf, nor within 10 feet of the lateral or rear boundary common to any adjoining erf, no building, however, to exceed two Storeys in height.

2. Application is made in terms of Section 15(2)(l) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the administrators consent in terms of title deed T24001/2013, condition II(A)(f); This erf shall not be subdivided except with the consent in writing of the administrator. 3. Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the subdivision of Erf 876, Stellenbosch into two portions of Portion A ($\pm 601\text{m}^2$) and Remainder Erf 876, Stellenbosch ($\pm 612\text{m}^2$) and the registration of a 3m wide services servitude over the remainder in favor of Portion A. 4. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for departure in order to construct 2.3m high solid walls around Portion A and the Remainder, in lieu of 2.1m on common boundaries and 1.8m on street boundaries, which also needs to be 50% visually permeable.

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

1. Civil Engineering services

Water

- 1.1 Each erf must have its own water connection and water meter installed. The existing water meter to be used for the remainder of Erf 876 in accordance with the Subdivision plan by BSI for Civil Engineering Services Connections Consult Drawing no.: 9549/01B.
- 1.2 The engineers drawing indicating the new water layout and connection point must be submitted for formal approval before construction commences.
- 1.3 Once the subdivision is formally approved, Installation must be done by a suitable Contractor appointed by the Owner. The cost of the installation of the water connection is for the account of the owner.
- 1.4 The cost of the installation is for the owner's account.

- 1.5 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the water connection has been installed to their satisfaction.

2. Sewer connection

- 2.1 Each erf must have its own sewer connection installed generally in accordance with the Subdivision plan by BSI for Civil Engineering Services Connections Consult Drawing no.: 9549/01B.
- 2.2 The engineers drawing indicating the new sewer layout and connection point must be submitted for formal approval before construction commences.
- 2.3 The cost of the installation of the sewer connection is for the account of the owner.
- 2.4 A quotation for the sewer connection inspection can be provided by the Water Services Department contact person Leandro Hendricks 021 808 8725.
- 2.5 Installation must be done by a suitable Contractor appointed by the Owner. The cost of the installation of the sewer connection is for the account of the owner.
- 2.6 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the sewer connection has been installed to their satisfaction.

3. Roads

- 3.1 Each erf must have its own entrance constructed in accordance with the Subdivision plan by DB Architects: Site plan – Simplified, drawing no.: C_003 Rev 004, Dated 25/09/2024.
- 3.2 Construction of the entrances must be done by a suitable Contractor appointed by the Owner. The cost of the construction of entrances is for the account of the owner.
- 3.3 No Clearance certificate will be issued unless the Roads & Stormwater Department has confirmed in writing that entrances have been constructed to their satisfaction.

4. General

- 4.1 The sewer and water connection point must be clearly identified and marked prior to the commencement of demolition.
- 4.2 No trucks may distract any vehicles and pedestrian movement during demolition.
- 4.3 The proposed 3m sewer PRIVATE servitude as indicated on the subdivision plan 9549/01B must be registered before the clearance certificate is issued.

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

5. Development Charges (DCs)

- 5.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage. A final calculation will be provided prior to payment.
- 5.2 The appropriate DC's are payable before subdivision clearance.
- 5.3 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.

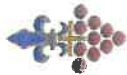
6. Clearance Certificates

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

S. Zweni

Siyasanga Zweni
Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2970 (SZ) Erf 876 Stellenbosch (LU-19149 -TP1226-2025)\2970 (SZ) Erf 876 Stellenbosch (LU-19149 -TP1226-2025).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2970 (SZ) Erf 876 Stellenbosch (LU-19149 -TP1226-2025)
Development Name:	
Date:	03 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.:	876
DC Parameters Reference:	Subdivision of Erf 876, by DB Architects - Sub Division Plan, drawing no.: B04, Date May 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	l/week	trips/day		persons		
Total Increased Services Usage:	0,4	0,6	0,008	0,04	4		4		
Total Service Usage Reduction:	0	0	0	0	0,0		0		
Total Service Usage after Reduction:	0,40	0,60	0,00800	0,040	4,0		4		
Charges before adjusting for positive only, before Deductions	R 13 571,48	R 22 405,42	R 1 794,35	R 4 235,94	R 26 136,85	R 68 144,04	R 16 706,04	R 84 850,08	
Charges adjusted for positive only, before Deductions	R 13 571,48	R 22 405,42	R 1 794,35	R 4 235,94	R 26 136,85	R 68 144,04	R 16 706,04	R 84 850,08	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 13 571,48	R 22 405,42	R 1 794,35	R 4 235,94	R 26 136,85	R 68 144,04	R 16 706,04	R 84 850,08	
VAT:	R 2 035,72	R 3 360,91	R 289,15	R 635,39	R 3 920,53	R 10 221,61	R 2 505,91	R 12 727,51	
Total Development Charges Payable (including VAT):	R 15 607,20	R 25 766,24	R 2 083,51	R 4 871,33	R 30 057,38	R 78 365,65	R 19 211,95	R 97 577,59	

APPLICANT INFORMATION	
Application Processed by:	Siyasanga Zweni
Signature:	<i>S. Zweni</i>

Notes:	According to Erf Area Schedule, on SDP Document.																		
<div><div>Erf Area Schedule</div><table><thead><tr><th>OC</th><th>Name</th><th>Area</th></tr></thead><tbody><tr><td>Single Residential 1</td><td>Dwelling 1 Total Coverage</td><td>293 m²</td></tr><tr><td>Single Residential 1</td><td>Dwelling 2 Total Coverage</td><td>235 m²</td></tr><tr><td></td><td>Erf 876 - Portion 1</td><td>611 m²</td></tr><tr><td></td><td>Erf 876 - Portion 2</td><td>601 m²</td></tr><tr><td></td><td>Erf 876 - Total Area</td><td>1213 m²</td></tr></tbody></table></div> <div><div>PLAN SUDIVISION</div><div><div>PROPERTY: Stellenbosch</div><div>DATE: May 2025</div><div>TITLE: Subdivision of as indicated</div><div>DESIGNED BY: Subdivision LDB Architects</div><div>PROJECT NO: JAB12025</div></div><div>B04</div></div>		OC	Name	Area	Single Residential 1	Dwelling 1 Total Coverage	293 m²	Single Residential 1	Dwelling 2 Total Coverage	235 m²		Erf 876 - Portion 1	611 m²		Erf 876 - Portion 2	601 m²		Erf 876 - Total Area	1213 m²
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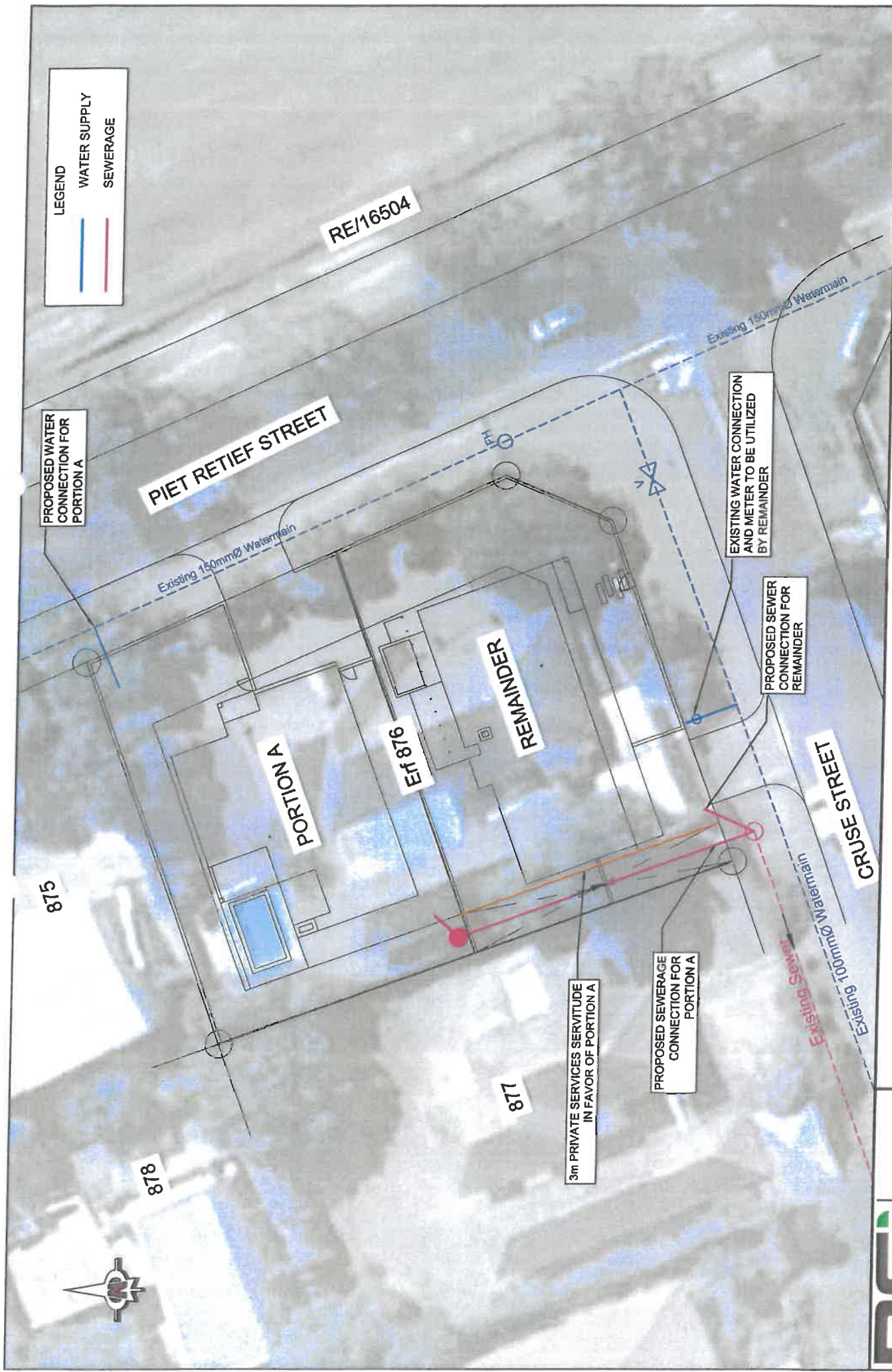
Land Use Category		Unit Type	Existing Usage			Proposed New Usage			Increase/Usage	Development Charge Levied (per VAT %)							
Df-Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Rub Total (Civil Eng Services)	Community	Total	
Single Residential >100m2	du		1					-R	40 714.43	R	28 139.68	-R	10 786.11	-R	16 798.04	-R	124 899.03
Single Residential >500m2	du					2		2	54 285.91	R	48 545.08	R	12 560.47	R	52 275.71	R	209 845.11
Single Residential >250m2	du							0	R	-	R	-	R	-	R	-	-
Single Residential <250m2	du							0	R	-	R	-	R	-	R	-	-
Second Dwelling	du							0	R	-	R	-	R	-	R	-	-
Less Formal Residential	du							0	R	-	R	-	R	-	R	-	-
Group Residential	du							0	R	-	R	-	R	-	R	-	-
Apartments	du							0	R	-	R	-	R	-	R	-	-
Retirement Village	du							0	R	-	R	-	R	-	R	-	-
Old age home	du							0	R	-	R	-	R	-	R	-	-
Student Accommodation/Commons/Hostels	rooms							0	R	-	R	-	R	-	R	-	-
Guest Houses	rooms							0	R	-	R	-	R	-	R	-	-
Hotel, Residential	rooms							0	R	-	R	-	R	-	R	-	-
General Business	m2 GLA							0	R	-	R	-	R	-	R	-	-
Office	m2 GLA							0	R	-	R	-	R	-	R	-	-
Retail/Shop	m2 GLA							0	R	-	R	-	R	-	R	-	-
Restaurant	m2 GLA							0	R	-	R	-	R	-	R	-	-
Outdoor Function / Picnic Area	m2 GLA							0	R	-	R	-	R	-	R	-	-
Farm Market	persons							0	R	-	R	-	R	-	R	-	-
stall	stall							0	R	-	R	-	R	-	R	-	-
Conference Facility/Piece of assembly	m2 GLA							0	R	-	R	-	R	-	R	-	-
Hospital/Clinic/Medical Rooms	m2 GLA							0	R	-	R	-	R	-	R	-	-
University/College	student							0	R	-	R	-	R	-	R	-	-
School/Day Care	student							0	R	-	R	-	R	-	R	-	-
Industrial - light	m2 GLA							0	R	-	R	-	R	-	R	-	-
Industrial - heavy	m2 GLA							0	R	-	R	-	R	-	R	-	-
Warehousing/Light Manufacturing	m2 GLA							0	R	-	R	-	R	-	R	-	-
Storage Facilities	unit							0	R	-	R	-	R	-	R	-	-
Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-	-
Roads and Parking	ha							0.0000	R	-	R	-	R	-	R	-	-
To be calculated	n/a							0.0000	R	-	R	-	R	-	R	-	-
(Based on equivalent demands)	n/a							0	R	-	R	-	R	-	R	-	-
Total Area:	0			Total Area:	0			0	R	-	R	-	R	-	R	-	-

Charges before adjusting for positive only, before Deductions																
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																
Product	R	13 571,48	R	22 405,42	R	1 794,35	R	4 235,94	R	26 136,85	R	68 144,04	R	16 706,04	R	84 850,08
	R	13 571,48	R	22 405,42	R	1 794,35	R	4 235,94	R	26 136,85	R	68 144,04	R	16 706,04	R	84 850,08
	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	-	R	-	R	-	R	-
Totals	R	13 571,48	R	22 405,42	R	1 794,35	R	4 235,94	R	26 136,85	R	68 144,04	R	16 706,04	R	84 850,08
	R	2 005,72	R	3 390,81	R	269,15	R	635,39	R	3 920,53	R	10 221,61	R	2 505,91	R	12 727,51
	R	15 907,20	R	25 796,24	R	2 093,51	R	4 871,33	R	30 057,38	R	78 365,65	R	19 211,95	R	97 577,59

LEGEND

— WATER SUPPLY

— SEWERAGE



Scale	N.T.S	Paper Size	A4
Drawing No.	0000000000		

SUBDIVISION OF ERF 876, KRIGEVILLE, STELLENBOSCH

CIVIL ENGINEERING SERVICES CONNECTIONS



CIVIL & STRUCTURAL ENGINEERS