STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number:LU/17738 / TP922/2024
Our File Reference Number: Erf 1397, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

Dear Sir/Madam

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR CONSENT USE AND DEPARTURE ON ERF 1397, STELLENBOSCH

1. This Municipality's decision letter dated 13 February 2026, refers.

2. The Appeal Authority resolved on 24 June 2026 that the appeal against the decision of the Authorised Decision-maker dated 11th of February 2026, in respect of the subject application **BE DISMISSED**, and that the subject decision **BE CONFIRMED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law as follows:

3. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law on Erf 1397, Stellenbosch for:

   3.1 **Consent use** in terms of Section 15(2)(o) of the said By-law to operate a tourist accommodation establishment on Erf 1397, Stellenbosch.

   3.2 **Departure** in terms of Section 15(2)(b) of the said By-law to relax 4.5m building line:

a) To 0m on the western boundary (adjacent to Erf 1369) to allow for additions of en-suites to the existing bedrooms.
b) To 1.5m on the southern boundary (adjacent to Erf 4682), new bedrooms.
c) To 2.7m on the eastern boundary (adjacent to Erf 1398) to accommodate the proposed new bedrooms.

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

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said By-law:

4.1 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.

4.2 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.

4.3 The subject development be restricted for the exclusive use of the dwelling and additions as a 11-bedroom tourist accommodation establishment.

4.4 The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Noise Control Regulations made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

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

4.6 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any

building plans or as may be agreed on in writing with the Director Infrastructure Services.

4.7 Conditions imposed by the Infrastructure Services Department as contained in the memorandums dated 19 March 2025 attached as **Appendix 7**, be complied with.

4.8 Building plans, generally within accordance with Site Development Plan; dated July 2025, Drawing No. SDP-24-07 and Drawing No. CS-24-07-01 to 04, dated 21 July 2025, drawn by 2adspace Architects attached as **Appendix 2**, be submitted and approved by the Municipality, prior to the commencing of any building works, for all changes of use, including internal alterations, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

4.9 Sufficient on-site parking at all times be provided in accordance with the provisions of the Zoning Scheme By-law and as illustrated on the site plan (See **Appendix 2**) to the satisfaction of the Municipality.

4.10 The applicant must apply for refuse removal services from Stellenbosch Municipality, or alternatively, make use of an approved waste removal service.

4.11 If food is to be prepared, handled, or served to the public, the applicant must submit a written application to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability, in accordance with Regulation 638 of 22 June 2018.

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

5.1 The property is appropriately zoned Multi-unit Residential and is well-located within the urban fabric of Stellenbosch town. The proposal will result in the optimal use of an existing building (with additions) within the centre of Stellenbosch town without compromising its heritage significance, and with no adverse negative impacts on the surrounding property owners or character of the area.

5.2 All concerns raised by interested parties and relevant departments, including Heritage Western Cape have been adequately addressed. Also, the building line departures to permit encroachments or additions to the existing building are minor. The proposed tourist accommodation establishment will therefore not have a negative impact on the surrounding community or heritage significance of the property or area.

5.3 All heritage related recommendations, including the front yard garden space and boundary walls were considered and the current proposal, with mitigation measures are deemed appropriate. The proposal in its current form is also not in conflict with the provisions of the Municipal Spatial Development Framework and the Zoning Scheme By-law Urban Conservation Overlay Zone.

5.4 The proposal promotes economic development by supporting the tourism objectives of the Municipality and providing additional and appropriately located accommodation aimed at tourists.

5.5 Any further development proposals requiring additional parking bays or rights not listed as primary use rights will be subject to a new land use application and considerations based on the merits of such a proposal. The Appellant's concern regarding potential future use is therefore irrelevant.

6. **Matters** to be noted - None

7. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

8. The appeal process has now been concluded.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

DATE: 10/7/2026.

COPIES TO :

1. [redacted]

2. [redacted]

Appendix 2

Site Development and Building Plan layout

Zoning:	**Multi-Unit Residential zone (Occupancy H5)**		
	Floor Space:		
Ground Floor (Roofed Areas)	**Existing**	Internal	**245.40 m²**
	(Historic Verandas)	External	**69.50 m²**
	New	Internal	**118.00 m²**
		External	**12.20 m²**
			445.10 m²
First Floor (Roofed area)	**Existing**	Internal	**76.80 m²**
		External	**0.00 m²**
	New	Internal	**173.00 m²**
		External	**15.60 m²**
			265.40 m²
	TOTAL NEW		**318.80 m²**
	TOTAL		**710.50 m²**
Floor Area:	Site		**1191.90 m²**
	Percentage allowed		**75.00 %**
	Floor area proposed		**710.50 m²**
	Percentage proposed		**59.61 %**
Coverage:	Site		**1191.90 m²**
	Percentage allowed		**50.00 %**
	Coverage existing (excluding the historic verandas of 69.5m²)*		**245.40 m²**
	Coverage proposed		**375.60 m²**
	Percentage proposed		**31.51 %**

*Applicable legislation: As per the Stellenbosch Zoning Scheme, dated 17 November 2023, under definition "coverage", "the following shall be diregarded in the calculation of coverage: iii) verandas (which are roofed) which form part of a building of historical significance which remain open to the elements on the front or long side [...]"

PWD Compliance

H5 occupancy:

It is noted that this particular occupancy is a conversion from H4/H3 that is exempt from PDW compliance and has no lift for PWD access to the upper floors (SANS 10400 Part S Application)

BICYCLE PARKING

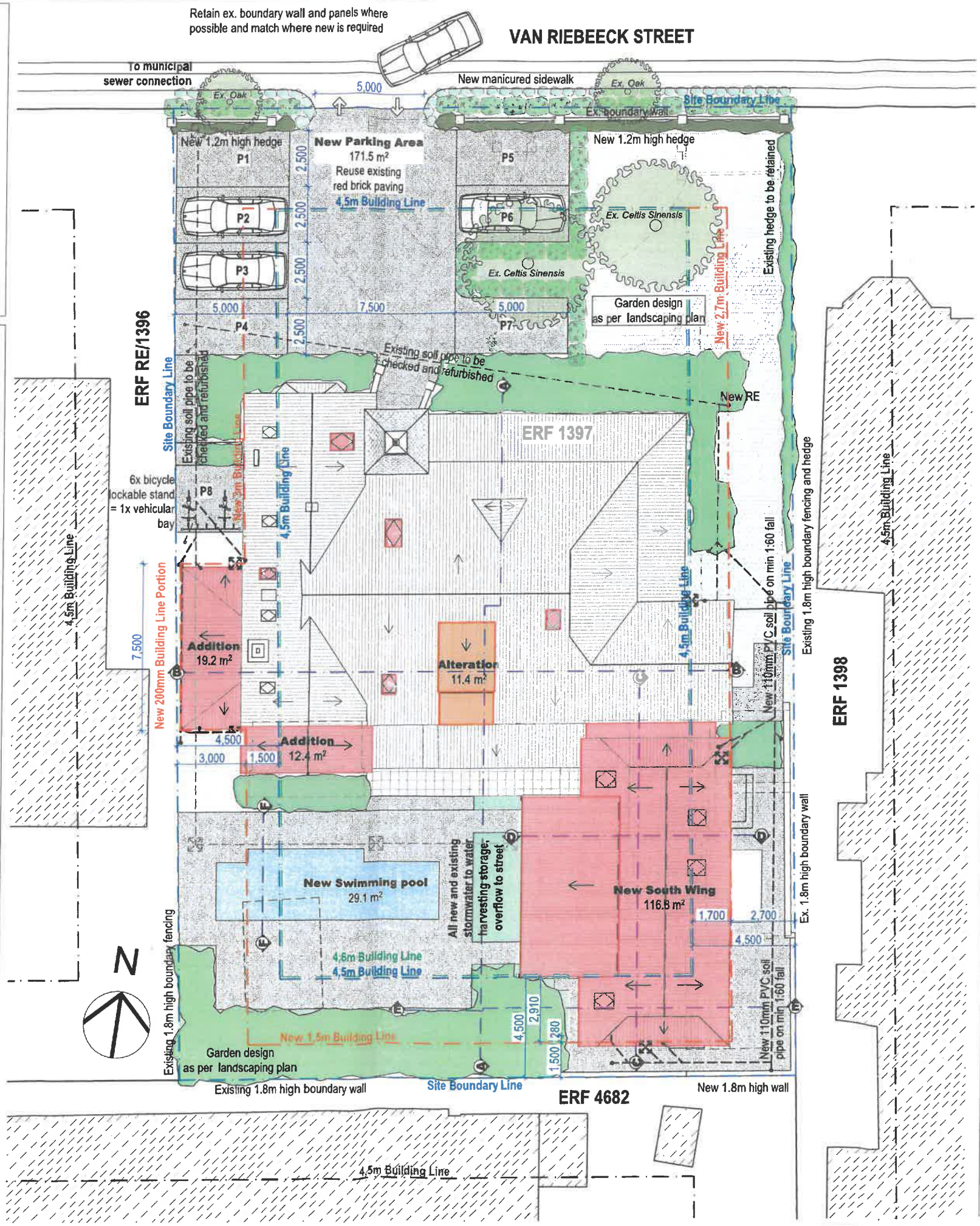
Only 10% of the total minimum parking requirements may be provided in the form of bicycles. **6x bicycles = 1x vehicle parking.**

PARKING SCHEDULE

Off-street parking requirements as per Table A - Section 33 - Stellenbosch Zoning Scheme
Tourist Accommodation Establishment:
0,7 - 1 bay per bedroom

PROPOSED NUMBER OF ROOMS	11
PARKING BAYS REQUIRED	7.7 - 11
PROPOSED VEHICLE PARKING BAYS	7
PROPOSED BICYCLE PARKING FACILITY	6
TOTAL NUMBER OF PARKING BAYS PROVIDED	8

0,72 parking bays are provided per room.


Retain ex. boundary wall and panels where possible and match where new is required
VAN RIEBEECK STREET
To municipal sewer connection
New manicured sidewalk
Ex. Oak
Ex. Oak
5,000
Site Boundary Line
Ex. Boundary wall
New 1.2m high hedge
New Parking Area
171.5 m²
Reuse existing red brick paving
4,5m Building Line
New 1.2m high hedge
P1
P2
P3
P4
P5
P6
P7
2,500
2,500
2,500
2,500
5,000
7,500
5,000
Ex. Celtis Sinensis
Ex. Celtis Sinensis
Existing hedge to be retained
New 2,7m Building Line
Garden design as per landscaping plan
Existing soil pipe to be checked and refurbished
ERF RE/1396
Site Boundary Line
Existing soil pipe to be checked and refurbished
New RE
ERF 1397
6x bicycle lockable stand = 1x vehicular bay
P8
New 2m Building Line
4,5m Building Line
4,5m Building Line
4,5

Heritage Western Cape
Erfenis Wes-Kaap
iLifa leMveli leNtshona Koloni

09 September 25

APPROVED

VAN RIEBEECK STREET

ERF RE/1396

ERF 1397

ERF 1398

ERF 4682

Site Boundary Line

4.5m Building Line

Ex. Oak

Ex. Celtis Sinensis

SITE AREA
1,191.9 m²

E-01

E-02

E-03

E-04

Original High Victorian Building circa 1900
All timber/ steel/ plaster mouldings, finials, detailing, and ornamentation to be preserved

Existing roof frame

Proposed new south wing with 4x guest suites

Significantly altered portion of building to be remodelled

New Swimming pool
29.1 m²

Bedroom 7
29 m²

Bedroom 6
35.5 m²

Bedroom 5
23.7 m²

Bedroom 4
40.7 m²

Bedroom 3
40.1 m²

Bedroom 2
24.1 m²

Balcony 1
6 m²

Balcony 2
6 m²

Balcony 3
6.4 m²

Balcony 4
24.1 m²

Loggia
20.6 m²

Verandah
50 m²

Lounge
7.6 m²

Passage
18.3 m²

Sloop
33.1 m²

Lobby
5.3 m²

Bedroom 1
40.7 m²

Bedroom 2
8.1 m²

Bedroom 3
30.8 m²

Bedroom 4
25.2 m²

Bedroom 5
24.1 m²

Bedroom 6
25.0 m²

Bedroom 7
29 m²

Battery & Plant Room
7.3 m²

Ensuite 1
8.1 m²

Ensuite 2
6.1 m²

Ensuite 3
10.1 m²

Ensuite 4
6.1 m²

Ensuite 5
6.2 m²

Ensuite 6
6.1 m²

Ensuite 7
6.2 m²

Ensuite 8
6.2 m²

Ensuite 9
6.2 m²

Ensuite 10
6.2 m²

Ensuite 11
10.3 m²

BIC

New 110mm PVC soil pipe on min 1:60 fall

New 110mm vented stack to gl

110mm PVC vented as to below

Exposed trusses of room below (remove attic floor)

vented 60cm wastes to galley below

New 110mm PVC soil pipe on min 1:60 fall to vented stub stack to below

50mm wastes to gullies below

Remove redundant sewer installation (manholes and lines)

Reuse existing windows

Retain room proportions, finishing and detailing

Retain wall ribs

New timber staircase with 1m high balustrade

Existing 1.8m high boundary wall

New 1.8m high plastered and painted wall

Demolish boundary wall in-situ

Existing steps and verandah detail circa 1900
Existing entrance arch and late added circa 1926

Garden design as per landscaping plan

New Manicured garden

Existing pet door to be checked and refurbished

Existing gully

New gully

Selflocking & latch latching gate

New vented SS

New 1.1m high fencing

New 2.0m high Building Line Restriction

Existing 1.8m high boundary fence and hedge

New RE at end of line

New RE

Existing 1.8m high boundary wall

Existing 1.8m high boundary fence

Existing 1.8m high boundary wall

Existing 1.8m high boundary fence and hedge

Existing 1.8m high boundary wall

Existing 1.8m high boundary wall

Existing 1.8m high boundary wall

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09 September 25

APPROVED

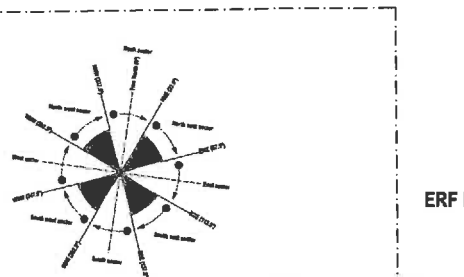
VAN RIEBEECK STREET

ERF RE/1396

ERF 1397

ERF 1398

ERF 4682



PARKING SCHEDULE	
Off-street parking requirements as per Table A - Section 33 - Stellenbosch Zoning Scheme **Tourist Accommodation Establishment:** **0,7 - 1 bay per bedroom**	
PROPOSED NUMBER OF ROOMS	11
PARKING BAYS REQUIRED	7,7 - 11
PROPOSED VEHICLE PARKING BAYS	7
PROPOSED BICYCLE PARKING FACILITY	6
TOTAL NUMBER OF PARKING BAYS PROVIDED	8
0,72 parking bays are provided per room.	

BICYCLE PARKING
Only 10% of the total minimum parking requirements may be provided in the form of bicycles. 6x bicycles = 1x vehicle parking.

PWD Compliance
H5 occupancy:
It is noted that this particular occupancy is a conversion from H4/H3 that is exempt from PDW compliance and has no lift for PWD access to the upper floors (SANS 10400 Part S Applicable)

Min. Roof Assembly *R*-value	
Climatic Zone 2:	3.7
Direction of Heat Flow:	UP

ROOF 1: 45° Pitch, Elevated Ceiling

COMPONENT	*R*-VALUE	DISCRIPTION
Outdoor Air Film	0.03	METAL ROOF SHEETING ON EXISTING ROOF STRUCTURE - 50mm ISOBOARD BETWEEN EX. PURLINS. 135mm ISOTHERM FITTED ABOVE BRANDERING FOR 9mm RHINOBOARD CEILING - SKIMMED AND PAINTED
Roof Air Space	0.15	
Insulation: 50mm XPS "Isoboard"	1.667	
Dust/vapour barrier		
Roof Air Space	0.16	
Insulation: 135mm Polyester Fibre Blanket "Isotherm"	3.14	
Ceiling: 9,0mm "Rhinoboard", plastered	0.06	
Indoor Air Film	0.11	
TOTAL:	5.3	

ROOF 2: 3° Pitch, Elevated Ceiling

COMPONENT	*R*-VALUE	DISCRIPTION
Outdoor Air Film	0.03	METAL ROOF SHEETING ON SUITABLE REFLECTIVE FOIL ON NEW ROOF STRUCTURE - 50mm ISOBOARD BETWEEN NEW PURLINS. 135mm ISOTHERM FITTED ABOVE BRANDERING FOR 9mm RHINOBOARD CEILING - SKIMMED AND PAINTED.
Roof Air Space	0.15	
Reflective foil (0.9)	0.52	
Insulation: 50mm XPS "Isoboard"	1.667	
Dust/vapour barrier		
Roof Air Space	0.16	
Insulation: 135mm Polyester Fibre Blanket "Isotherm"	3.14	
Ceiling: 9,0mm "Rhinoboard", plastered	0.06	
Indoor Air Film	0.11	
TOTAL:	5.8	

ROOF 3: 40° Pitch, Elevated Ceiling

COMPONENT	*R*-VALUE	DISCRIPTION
Outdoor Air Film	0.03	VICTORIAN PROFILE METAL ROOF SHEETING ON SUITABLE REFLECTIVE FOIL ON NEW ROOF STRUCTURE - 50mm ISOBOARD BETWEEN NEW PURLINS. 135mm ISOTHERM FITTED ABOVE BRANDERING FOR 9mm RHINOBOARD CEILING - SKIMMED AND PAINTED
Roof Air Space	0.15	
Reflective foil (0.9)	0.52	
Insulation: 50mm XPS "Isoboard"	1.667	
Dust/vapour barrier		
Roof Air Space	0.16	
Insulation: 135mm Polyester Fibre Blanket "Isotherm"	3.14	
Ceiling: 9,0mm "Rhinoboard", plastered	0.06	
Indoor Air Film	0.11	
TOTAL:	5.8	

ROOF 4: 180mm Concrete

COMPONENT	*R*-VALUE	DISCRIPTION
Outdoor Air Film	0.03	BITUMINOUS WATERPROOFING ON SCREED TO FALL ON RC SLAB. 135mm ISOTHERM FITTED ABOVE BRANDERING FOR 9mm RHINOBOARD CEILING - SKIMMED AND PAINTED
Waterproof Membrane	0.03	
Screed to fall - minimum 30mm thick	0.042	
180mm Solid Concrete	0.12	
Ceiling Air Space	0.15	
Insulation: 135mm Polyester Fibre Blanket "Isotherm"	3.14	
Ceiling: 9,0mm "Rhinoboard", plastered	0.06	
Indoor Air Film	0.11	
TOTAL:	3.7	

ROOF 5: 20° Pitch, H/Ceiling

COMPONENT	*R*-VALUE	DISCRIPTION
Outdoor Air Film	0.03	VICTORIAN PROFILE METAL ROOF SHEETING ON SUITABLE REFLECTIVE FOIL ON NEW ROOF STRUCTURE. 135mm ISOTHERM FITTED ABOVE BRANDERING FOR 9mm RHINOBOARD HORIZONTAL CEILING - SKIMMED AND PAINTED
Roof Air Space	0.18	
Reflective foil (0.9)	0.52	
Dust/vapour barrier		
Insulation: 135mm Polyester Fibre Blanket "Isotherm"	3.14	
Ceiling: 9,0mm "Rhinoboard", plastered	0.06	
Indoor Air Film	0.11	
TOTAL:	4.0	

SCALE 1:100

Zoning:	Multi-Unit Residential zone (Occupancy H5)		
Ground Floor (Roofed Areas)	Floor Space:		
	Existing	Internal	245.40 m²
	(Historic verandas)	External	69.50 m²
	New	Internal	118.00 m²
		External	12.20 m²
			445.10 m²
First Floor (Roofed area)	Existing	Internal	76.80 m²
		External	0.00 m²
	New	Internal	173.00 m²
		External	15.80 m²
			265.40 m²
	TOTAL NEW		318.80 m²
	TOTAL		710.80 m²
Floor Area:	Site		1191.90 m²
	Percentage allowed		75.00 %
	Floor area proposed		710.80 m²
	Percentage proposed		59.81 %
Coverage:	Site		1191.90 m²
	Percentage allowed		50.00 %
	Coverage existing (excluding the historic verandas of 69.5m²)*		246.40 m²
	Coverage proposed		375.60 m²
	Percentage proposed		31.81 %

"Applicable legislation: As per the Stellenbosch Zoning Scheme, dated 17 November 2023, under definition "coverage", "the following shall be disregarded in the calculation of coverage: iii) verandas (which are roofed) which form part of a building of historical significance which remain open to the elements on the front or long side [...]"

GENERAL NOTES

COPYRIGHT OVER ALL DESIGNS AND DRAWINGS SHALL REMAIN THE PROPERTY OF 2 AD SPACE ARCHITECTS INC. AND ANY PROVISION TO THE CONTRARY IN TERMS OF THE COPYRIGHT ACT NO.63 OF 1965 IS HEREBY SPECIFICALLY EXCLUDED.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER SPECIALIST CONSULTANTS DRAWINGS AND SPECIFICATION FOR LABOUR AND MATERIALS

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISS-INTERPRETATION OF THE DRAWINGS.

ALL WORK IS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY.

NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.

ALL MEMBER SIZES, SPANS AND STRUCTURAL ELEMENTS TO BE VERIFIED BY STRUCTURAL ENGINEER.

WALLS
TIMBER FRAMEWORK ALL AS PER ENGINEERS DRAWINGS. TIMBER WALLS TO RECEIVE PROPOS METAL FLASHINGS TO METAL CLADDING AT WINDOWS, CORNER ENDS, ETC.
BRICKWORK IN IMPERIAL SIZED CLAY BRICKS OF APPROVED SOURCE.
EXTERNAL WALLS - 290MM CAVITY WALLS, UNLESS SHOWN OTHERWISE.
INTERNAL WALLS - 230MM AND 110MM SOLID WALLS
PRESTRESSED CONCRETE LINTELS OVER OPENINGS IN BRICKWORK WHERE NO RC BEAMS SPECIFIED WITH MIN. OF 4 COURSES OF BRICKWORK LAID TO MANUFAC. SPEC.
375 MICRON STEPPED DPC TO EXTERNAL WALLS WITH MORTAR INFILL UNDER. DPC.
PROVIDE WEEPHOLES TO EXTERNAL WALL ABOVE ALL OPENINGS AND AS INDICATED. BRICKFORCE EVERY THIRD COURSE IN WALLS. EXTERNAL CILLS TO BE PLASTERED AS PER ARCH. DETAILS TO A SUITABLE FALL. INTERNAL CILLS TO BE PLASTERED AND FINISHED IN FINISH INDICATED.

FLOORS
SUSPENDED SLABS AS PER ENGINEERS DRAWINGS. NEW SURFACES/SEE FINISH AS PER SPECIFICATIONS ON MIN 30MM CEMENT SCREED ON 100MM CONCRETE SURFACE BED ON 250 MICRON DAMP PROOF MEMBRANE DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC. DPC TO BE MIN 150MM ABOVE N.G.L.

DOORS AND WINDOWS
AS PER DOOR AND WINDOW SCHEDULE IF FOR ALUMINIUM DOORS AND WINDOWS AAMSA GUIDELINES, GENERAL SPECIFICATION AND SELECTION GUIDES ARE TO BE STRICTLY ADHERED TO AT ALL TIMES.

CEILINGS AND SOFFITS
GENERALLY, UNLESS OTHERWISE STIPULATED, 9.4MM GYPSUM PLASTERBOARD WITH 65MM CRISTECTONE 90M ON STEEL BRANDERING FIXED TO UNDERSIDE OF RAFTERS. SHOW SOFFITS TO RC SLABS. "COVED CORNICE TO MATCH"

STAIRS
THE RISER OF ANY STEP NOT MORE THAN 200MM AND THE TREAD NOT LESS THAN 250MM WIDE.
STRAIGHT FLIGHT: 2X RISER + TREAD ≥ 550mm

RAILINGS AND BALUSTRADES
BALUSTRADES AND RAILINGS TO BE 1000MM A.F.F.L. AND HAVE MAXIMUM OPENINGS OF 100MM

GLAZING
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND SANS 10400-N - ACCESS DOORS & SIDE LIGHTS TO HAVE SAFETY GLASS.
WINDOWS LOWER THAN 800MM FROM THE FLOOR.
WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS & SHOP FRONTS TO BE SAFETY GLASS.

FOUNDATIONS
ALL FOOTINGS TO BE A MINIMUM OF 400MM UNDER N.G.L. ALL FOOTINGS AS PER THE APPOINTED STRUCTURAL ENGINEERS DRWGS.

SURFACE BEDS AND RC SLABS
ALL SURFACE BEDS AND RC SLABS AS PER STRUC. ENG. DRWGS. SURFACE BEDS ON 250MICRON DPM ON 30MM SAND BINDING LAYER ON WELL COMPACTED FILL. SAND TO BE COMPACTED IN A MAXIMUM OF 300MM LAYERS TO 100% MOD AASHTO DENSITY.

EXPANSION
PLACE BETWEEN CONCRETE AND BRICKWORK:
A. VERTICALLY 12MM SOFTBOARD.
B. HORIZONTALLY 2X LAYERS OF NUTEC BOARD ON ALL LOADBEARING WALLS.

DPC'S & WATERPROOFING
WATERPROOFING MEMBRANES TO ALL HORIZONTAL AND VERTICAL OPENINGS AND ROOF.
ALL PARAPET WALLS TO BE SUPPLIED WITH ADEQUATE FLASHING WHERE REQUIRED.

SWIMMING POOL
POOL BACKWASH TO DISCHARGE TO SEWER. POOL OVERFLOW TO DISCHARGE INTO THE RAINWATER SYSTEM. GATES LEADING TO SWIMMING POOL TO BE SELF-CLOSING & SELF-LATCHING.

PLUMBING
ALL HOT WATER PIPES TO BE INSULATED INTO WALLS TO GIVE AN R-VALUE OF 1.

DRAINAGE NOTE
HEAD OF DRAINS TO BE ADEQUATELY VENTED.
INVERT LEVEL TO BE CHECKED ON SITE, AMEND WHERE NECESSARY.
PROVIDE A MINIMUM OF ONE OPEN GULLEY TO EACH DRAINAGE INSTALLATION.
DRAINAGE FIXTURES TO BE ANTI-SYPHONED OR DEEP SEAL TRAPS WHERE APPLICABLE.
END CONNECTIONS TO BE PLUGGED TO PREVENT INGRESS WATER.
ALL WATER CONNECTIONS TO COMPLY WITH LOCAL AUTHORITY SPECS.
DRAINAGE WORK TO BE LEFT EXPOSED UNTIL INSPECTED BY LOCAL AUTHORITY HEALTH DEPARTMENT.
MAXIMUM LENGTH OF DRAINLINES NOT TO EXCEED 25.00M WITHOUT THE PROVISION OF AN INSPECTION CHAMBER OR RODDING EYE.
HEAVY-DUTY INSPECTION CHAMBER COVER TO BE PROVIDED FOR SEWER CONNECTION IN DRIVEWAY.
DRAINS: 100MM PVC - MIN FALL 1: 80
RE'S OR INSPEC. COVERS AT ALL BENDS AND JUCTIONS WITH MARKED COVERS AT GROUND LEVEL.
RESEAL ALL TRAPS TO WASTE FITTINGS.
ALL WASTE PIPES TO BE EASILY ACCESSIBLE FOR REPAIR AND CLEANING.
CLOSED SYSTEM ENTER 45° JUNCTIONS.
600MM BENDS TO DRAINAGE RUN ANY DRAINAGE FALLING NEAR TO FOUNDATIONS OR UNDER DRIVEWAYS, TO BE 1822MM.
PONTAPIPE PROTECTED IN ACCORDANCE WITH PART P OF SANS 10400.

Architect	SACAP Number
A. Vermeulen	Pr Arch 626 814 74

Registered owner/ agent

RevID	Change Name	ID	Date

SCALE AS SHOWN

2ad space
T: (27) 021 855 0787
F: (27) 021 886 0785
PO Box 6272
Helderberg
Somerset West
7130
SOUTH AFRICA
www.2adspace.co.za

Project / Client

BONNE ESPERANCE VILLA ADDITIONS AND ALTERATIONS ERF1397 19 VAN RIEBEECK STREET STELLENBOSCH

Computer no:	
BONNE ESPERANCE VILLA	
Date:	
Monday, July 21, 2025	
Drawn:	Date of last update:
A Vermeulen	

SITE AND ROOF PLAN

Drawing No.	Rev.
CS-24-07-01	

Heritage Western Cape
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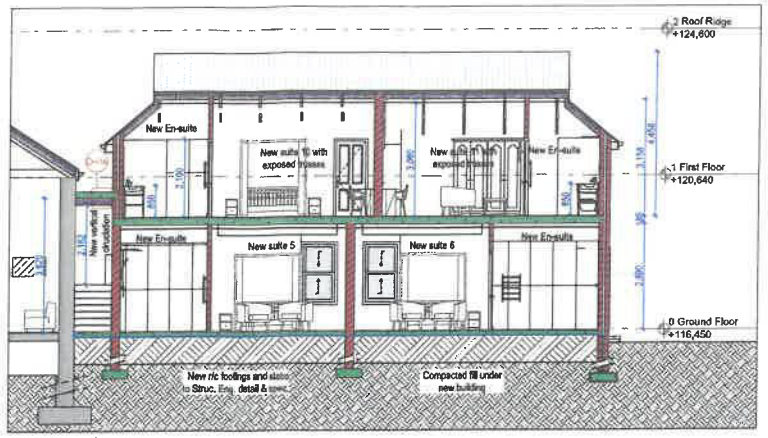
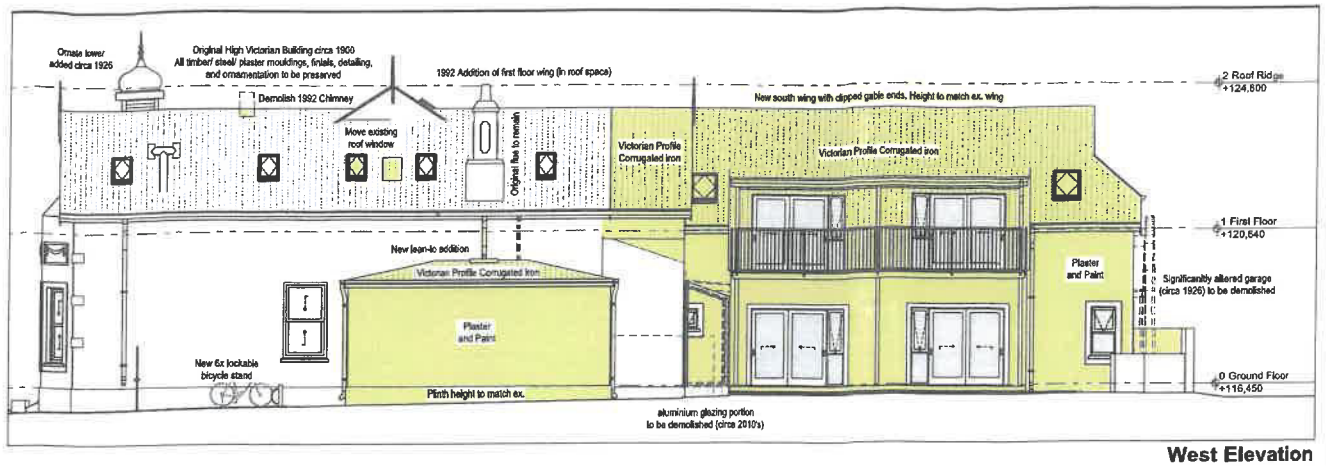
09 September 25

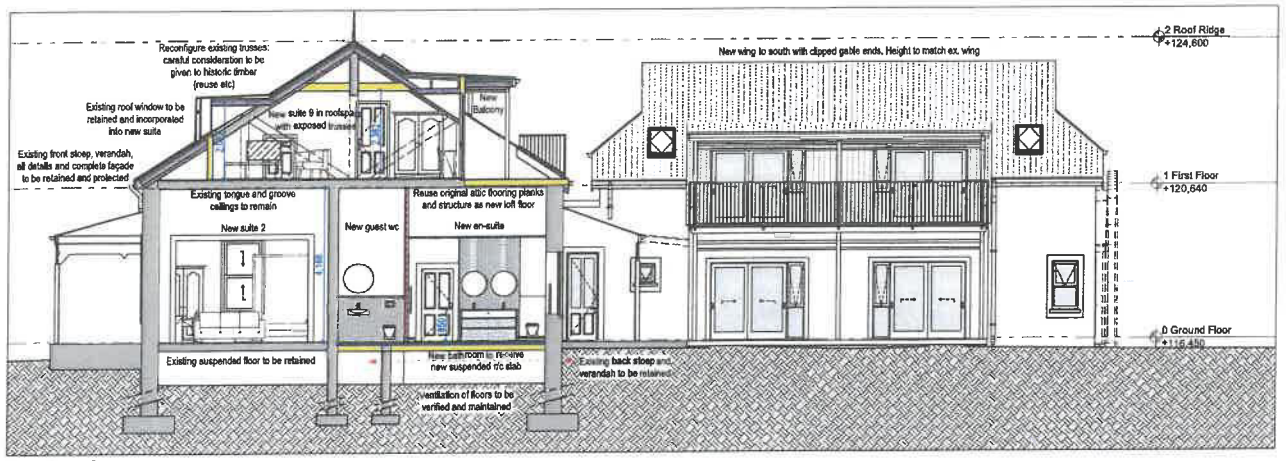
APPROVED



Section C
Scale 1:100

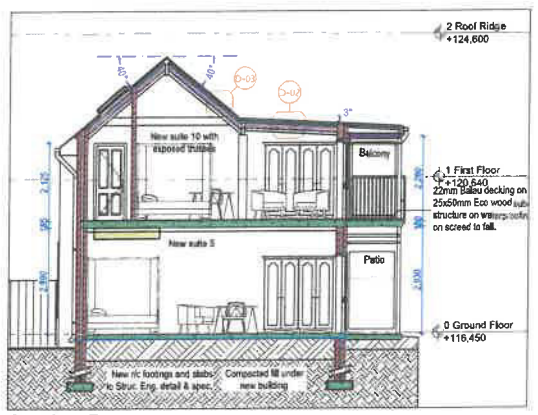


West Elevation
Scale 1:100

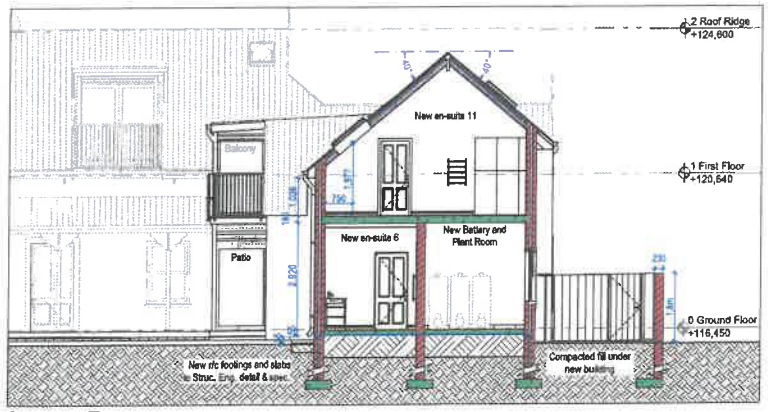


Section A
Scale 1:100

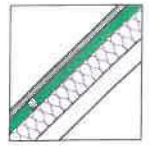
East Elevation
Scale 1:100



Section D
Scale 1:100

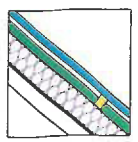


Section E
Scale 1:100



Roof 1
Scale 1:20

Roof 2
Scale 1:20



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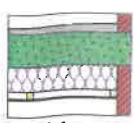
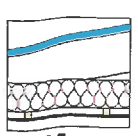
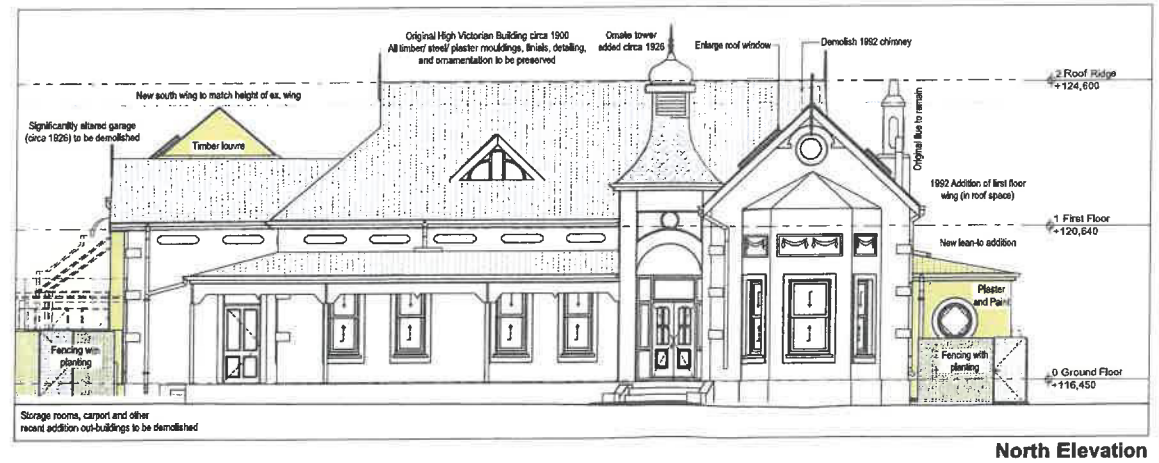
Scale 1:20



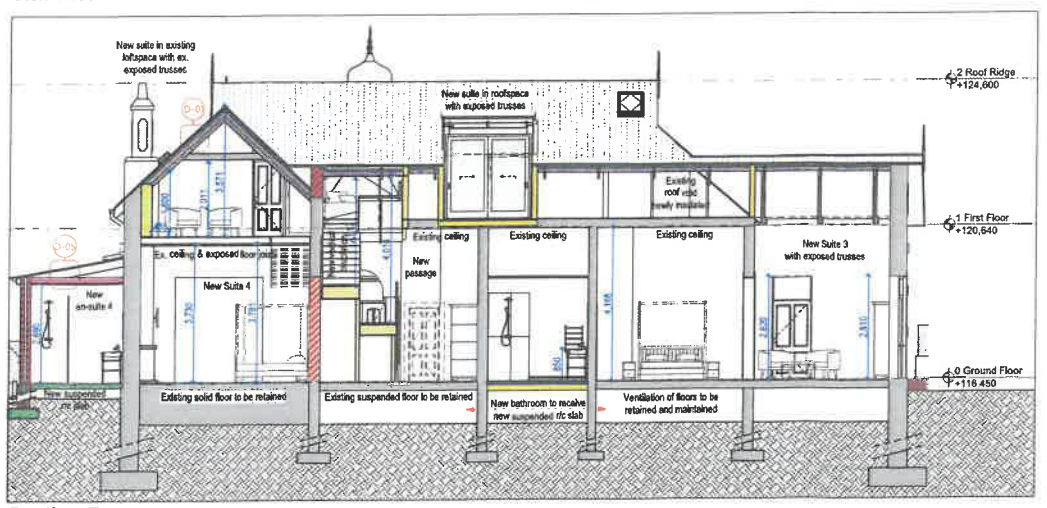
Roof 4
Scale 1:20



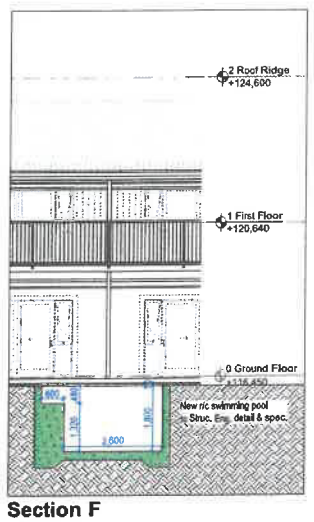
Roof 5
Scale 1:20



North Elevation
Scale 1:100



Section B
Scale 1:100



Section F
Scale 1:100

South Elevation
Scale 1:100

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WALLS
TIMBER FRAMEWORK ALL AS PER ENGINEERS DRAWINGS. TIMBER WALLS TO RECEIVE PROPER METAL FLASHINGS TO METAL CLADDING AT WINDOWS, CORNER ENDS, ETC.
BRICKWORK IN IMPERIAL SIZED CLAY BRICKS OF APPROVED SOURCE.
EXTERNAL WALLS - 290MM CAVITY WALLS, UNLESS SHOWN OTHERWISE.
INTERNAL WALLS - 230MM AND 110MM SOLID WALLS
PRESTRESSED CONCRETE LINTELS OVER OPENINGS IN BRICKWORK WHERE NO RC BEAMS SPECIFIED WITH MIN. OF 4 COURSES OF BRICKWORK LAID TO MANUFAC. SPEC.
375 MICRON STEPPED DPC TO EXTERNAL WALLS WITH MORTAR INFILL UNDER DPC.
PROVIDE WEEPHOLES TO EXTERNAL WALL ABOVE ALL OPENINGS AND AS INDICATED. BRICKFORCE EVERY THIRD COURSE IN WALLS. EXTERNAL CILLS TO BE PLASTERED AS PER ARCH. DETAILS TO A SUITABLE FALL. INTERNAL CILLS TO BE PLASTERED AND FINISHED IN FINISH INDICATED.

FLOORS
SUSPENDED SLABS AS PER ENGINEERS DRAWINGS.
NEW SURFACEBEDS FINISH AS PER SPECIFICATIONS ON MIN 30MM CEMENT SCREED ON 100MM CONCRETE SURFACE BED ON 250 MICRON DAMP PROOF MEMBRANE. DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC. DPC TO BE MIN 150MM ABOVE N.G.L.

DOORS AND WINDOWS
AS PER DOOR AND WINDOW SCHEDULE FOR ALUMINIUM DOORS AND WINDOWS AAAMSA GUIDELINES. GENERAL SPECIFICATION AND SELECTION GUIDES ARE TO BE STRICTLY ADHERED TO AT ALL TIMES.

CEILINGS AND SOFFITS
GENERALLY, UNLESS OTHERWISE STIPULATED, 6.4MM GYPSUM PLASTERBOARD WITH R&H CRITTERLINE SKIM ON STEEL BRANDERING FIXED TO UNDERSIDE OF RAFTERS. SKIM SOFFITS TO RC SLABS. *COVED CORNICE TO MATCH*

STAIRS
THE RISER OF ANY STEP NOT MORE THAN 220MM AND THE TREAD NOT LESS THAN 250MM WIDE.
570mm ≤ 2X RISER + TREAD ≤ 680mm

RAILINGS AND BALUSTRADES
BALUSTRADES AND RAILINGS TO BE 1000MM A.F.F.L. AND HAVE MAXIMUM OPENINGS OF 100MM

GLAZING
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND SANS 10400H - ACCESS DOORS & SIDE LIGHTS TO HAVE SAFETY GLASS.
WINDOWS LOWER THAN 800MM FROM THE FLOOR.
WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS & SHOP FRONTS TO BE SAFETY GLASS.

FOUNDATIONS
ALL FOOTINGS TO BE A MINIMUM OF 400MM UNDER N.G.L.
ALL FOOTINGS AS PER THE APPOINTED STRUCTURAL ENGINEERS DRWGS

SURFACE BEDS AND RC SLABS
ALL SURFACE BEDS AND RC SLABS AS PER STRUC. ENG. DRWGS. SURFACE BEDS ON 250MICRON DPM ON 50MM SAND BINDING LAYER ON WELL COMPACTED FILL. SAND TO BE COMPACTED IN A MAXIMUM OF 200MM LAYERS TO 100% MOD AASHTO DENSITY.

EXPANSION
PLACE BETWEEN CONCRETE AND BRICKWORK:
A. VERTICALLY 10MM SOFTBOARD,
B. HORIZONTALLY OR LAYERS OF NUTEC BOARD ON ALL LOADBEARING WALLS.

DPC'S & WATERPROOFING
WATERPROOFING MEMBRANES TO ALL HORIZONTAL AND VERTICAL OPENINGS AND ROOF.
ALL PARAPET WALLS TO BE SUPPLIED WITH ADEQUATE FLASHING WHERE REQUIRED.

SWIMMING POOL
POOL BACKWASH TO DISCHARGE TO SEWER. POOL OVERFLOW TO DISCHARGE INTO THE RAINWATER SYSTEM. GATES LEADING TO SWIMMING POOL TO BE SELF-CLOSING & SELF-LATCHING.

PLUMBING
ALL HOT WATER PIPES TO BE INSULATED INTO WALLS TO GIVE AN R-VALUE OF 1.

DRAINAGE NOTE
HEAD OF DRAINS TO BE ADEQUATELY VENTED.
INVERT LEVEL TO BE CHECKED ON SITE, AND WHERE NECESSARY,
PROVIDE A MINIMUM OF ONE OPEN GULLEY TO EACH DRAINAGE INSTALLATION.
DRAINAGE FIXTURES TO BE ANTI-SYPHONED OR DEEP SEAL TRAPS WHERE APPLICABLE.
END CONNECTIONS TO BE PLUGGED TO PREVENT INGRESS WATER.
ALL WATER CONNECTIONS TO COMPLY WITH LOCAL AUTHORITY SPECS.
DRAINAGE WORK TO BE LEFT EXPOSED UNTIL INSPECTED BY LOCAL AUTHORITY HEALTH DEPARTMENT.
MAXIMUM LENGTH OF DRAINLINES NOT TO EXCEED 25.00M WITHOUT THE PROVISION OF AN INSPECTION CHAMBER OR RODDING EYE.
HEAVY-DUTY INSPECTION CHAMBER COVER TO BE PROVIDED FOR SEWER CONNECTION IN DRIVEWAY.
DRAINS 100MM PVC - MIN FALL 1:60
RE'S OR INSPEC. CONTRS AT ALL BENDS AND JUCTIONS WITH MARKED COVERS AT GROUND LEVEL.
REGEAL ALL TRAPS TO WASTE FITTINGS.
ALL WASTE PIPES TO BE EASILY ACCESSIBLE FOR REPAIR AND CLEANING.
CLOSED SYSTEM ENTER 45° JUNCTIONS.
SMMM BENDS TO DRAINAGE RUN ANY DRAINAGE FALLING NEAR TO FOUNDATIONS OR UNDER DRIVEWAYS TO BE NOMINAL.
PENTAPIPE PROTECTED IN ACCORDANCE WITH PART P OF SANS 10400.

Architect	SACAP Number
A. Vermeulen	Pr Arch ID: 874 74

Registered contact agent

RevID	Change Name	ID	Date

SCALE AS SHOWN

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Project Client
BONNE ESPERANCE VILLA ADDITIONS AND ALTERATIONS ERF1397 19 VAN RIEBEECK STREET STELLENBOSCH

Computer no.: BONNE ESPERANCE VILLA
Date: Monday, July 21, 2025
Drawn: A Vermeulen
Date of last issue:

SECTIONS & ELEVATIONS

Drawing No.: CS-24-07-03
Rev.:

Fenestration calculations

GROUND FLOOR
EAST-NORTH EAST-NORTH-NORTH WEST-WEST ORIENTATIONS

Orientation	Width (w)	Height (h)	(a=w x h) Area
E Elevation	0.96	0.648	0.62208
E Elevation	1	1.7	1.7
E Elevation	1	1.7	1.7
E Elevation	1.165	2.81	3.27365
N Elevation	1.048	0.7	0.7336
E Elevation EX	0.87	1.42	1.2354
E Elevation EX	1.173	2.05	2.40465
N Elevation EX	0.854	2.05	1.7507
N Elevation EX	0.858	2.05	1.7589
N Elevation EX	0.856	2.05	1.7548
N Elevation EX	0.86	2.05	1.763
N Elevation EX	0.4	2.82	1.128
N Elevation EX	0.4	2.82	1.128
N Elevation EX	1.192	0.42	0.50064
N Elevation	$\pi(0.5)^2$		0.785
NE Elevation EX	0.65	2.05	1.3325
N Elevation EX	1.171	2.05	2.40055
NW Elevation EX	0.65	2.05	1.3325
W Elevation	1.177	0.7	0.8239
W Elevation EX	1.177	2.05	2.41285
W Elevation EX	1.177	2.05	2.41285
W Elevation	1.177	0.7	0.8239
W Elevation	0.9	0.65	0.585
W Elevation	0.55	0.55	0.3025
W Elevation	2.55	2.1	5.355
W Elevation	2.55	2.1	5.355
W Elevation	0.74	1.34	0.9916
TOTAL			46.36657

SOUTH EAST-SOUTH -SOUTH WEST ORIENTATIONS

Orientation	Width	Height	(a=w x h) Area
S Elevation EX (reuse)	1.175	1.7	1.9975
S Elevation EX (reuse)	1.175	1.7	1.9975
S Elevation	1.9	1.4	2.66
S Elevation EX	1.175	1.7	1.9975
S Elevation	$\pi(0.5)^2$		0.785
TOTAL			9.4375

GR FLOOR - Net floor area	343.6	m2
Total Fenestration area	55.80407	m2
Ratio	16.2%	

FIRST FLOOR
EAST-NORTH EAST-NORTH-NORTH WEST-WEST ORIENTATIONS

Orientation	Width (w)	Height (h)	(a=w x h) Area
E Elevation EX	0.6	0.6	0.36
N Elevation EX	0.6	0.6	0.36
N Elevation	(0.5x2.5) x 1.2		1.5
TOTAL			2.22

SOUTH EAST-SOUTH -SOUTH WEST ORIENTATIONS

Orientation	Width	Height	(a=w x h) Area
S Elevation	1.175	1.7	1.9975
S Elevation	2.3	2.3	5.29
TOTAL			7.2875

FR FLOOR - Net floor area	250.7	m2
Total Fenestration area	9.5075	m2
Ratio	3.8%	

The weighted average (by fenestration area) per storey of vertical fenestration with West, North-West, North, North-East and East sector orientation, OR South-West, South, and South-Eastern sector orientation respectively shall have performance values certified by the glazier (or competent person) to be equal or less than the relevant value given (as per SANS 10400-XA:2021)

The ratio of fenestration to Nett Floor Area on Ground & First Floor is respectively less than 20%, therefore, no calculation is required, as per table 4.

Heritage Western Cape
Erfenis Wes-Kaap
iLifa leMveli leNtshona Koloni

09 September 25

APPROVED

ROOF LIGHTS

Ratio Fenestration / Floor area served		As per Table 5 U-Value W/m²K	As per Table 5 SHGC
Bedroom 7	5.93%	≤ 2.7	≤ 0.25
En-suite 7	4.48%	≤ 5.8	≤ 0.5
Bedroom 8	1.10%	Any	Any
En-suite 8	4.35%	≤ 5.8	≤ 0.5
Landing	2.86%	≤ 5.8	≤ 0.75
En-suite 9	10.00%	≤ 2.7	≤ 0.25
Passage/ Foyer	5.88%	≤ 2.7	≤ 0.25
En-suite 10	5.43%	≤ 2.7	≤ 0.25
En-suite 11	7.77%	≤ 2.7	≤ 0.25

Hot Water Supply

REQUIREMENT — At least 50% (volume fraction) of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating

Capita (H5 Occupancy)	22				
Average Usage Per Person Per Day (l)	140	Input Temperature	15°C	Specific Heat of Water (J/kg)	4.19
Daily Consumption @ 60°C (Capita x Usage) (l)	3080	Output Temperature	60°C	Daily Energy Usage (kJ) (Cons. x Temp. Diff. x 4,19)	580734
Max (50%) daily resistance heated volume allowed (l)	345	Average Temp. Difference (°C)	45	Daily Energy Usage (kWh) (divide by 3600)	161.32
Annual Energy Usage (kWh/day x 365)					58879.98
50% Energy Target (Annual Usage x 0,5)					**29439.99**

COMPONENT — 2 x ITS Domestic/ Industrial 11kW Heat Pumps (ITS-11HD)

Storage Capacity (l)	2000	Vacuum Tube Apeture (m^2)	-
Flow Rate	240 l/h	Storage	2 x 1000l HWC (both with backup element)
Heating Capacity (kW)	11.00		
Power Demand (kW)	2.58	Installation as per manufacturer's design & specification	
Co-efficient of Productivity (C.O.P.)	4.25		
Annual Heating Capacity (Heating Capacity x C.O.P. x 365) (kWh)			**17063.75**
Total Annual Heating Capacity provided by Electrical Resistance Heating Alternative			**28.98%**

Minimum storage capacities for hot water cylinders used with domestic heat pumps as per SANS 10400-XA:2021: Total 24h water storage requirement in litres at 60°C min. temp.	62.5 L/p x 22 (water storage H5 x capita H5)	1375

Domestic hot water heat pumps shall comply with the requirements of SANS 1687 and shall be installed in accordance with SANS 1352

All exposed pipes (internal diameter ≤ 80mm) to indoor or outdoor air, conveying hot water to and from the hot water cylinders and heating systems, shall be insulated with pipe insulation material with (min.) **R-value of 1,00** - as per SANS 10400-XA:2021

Piping to be insulated includes all supply and return hot water piping, cold water supply piping within **1 m** of the connection to the heating or cooling system and pressure relief piping within **1 m** of the connection to the heating or cooling system

General Notes

All vessels, fittings, reticulation systems and the installation thereof to comply with SANS 1307, SANS 10106, SANS 10252-1, and SANS 10254. Structural engineer to verify strength of all supporting structural elements. All exposed hot-water pipes to be fitted with insulation sleeves with a minimum *R*-value of 1. All hot-water vessels / tanks to be insulated with a minimum *R*-value of 2.

Min. Floor System *R*-Value

COMPONENT	INSULATION	UNDERFLOOR HEATING
Slab-On-Ground Floors	N/A	N/A
Suspended (exposed) Floors	N/A	N/A

Building Orientation

RECOMMENDED	
Zone 2 : Building should be orientated North East, North or North West to facilitate winter solar gain (façade that contains the largest combined fenestration area)	COMPLIES

Air conditioning

REQUIRED

Requirement

The minimum required level of energy efficiency of unitary and packaged air-conditioning equipment shall be in accordance with table 13.
AC system to be implemented
Air-cooled split units:
Capacity range 7 < 19kW
Minimum COP_C 2,9
Minimum COP_H 3,0

Component

4x Daikin Sensira R32 Wall Split 9000 Btu/hr Inverter Air Conditioners
8x Daikin Sensira R32 Wall Split 12000 Btu/hr Inverter Air Conditioner

Building Sealing

REQUIRED

The maximum air leakage for windows and doors (at a differential pressure of 75 Pa) shall comply with the requirements of SANS 613 as follows - a) 0,306 L/s/m² for fixed glazing,
b) 5 L/s/m² for revolving doors and swing doors, and
c) 2,0 L/s/m² for all other products

Roofs, external walls, and floors that form the building envelope and any opening such as windows and doors in the external fabric shall be constructed to minimize air leakage

Ceiling voids and attics in all energy zones (except zone 5H) shall be designed to minimize air infiltration - wall plate & roof junctions shall be sealed. All tiled roofs shall have a tile underlay or radiant barrier

The chimney or flue of an open solid-fuel burning appliance shall be provided with a damper or flap that can be closed to seal the chimney or flue.

A foam or rubber compressible strip or a fibrous seal shall be fitted to each edge of an external door and other such opening that - 1) serves a conditioned space, or 2) serves a habitable room

Energy Demand Calculations

All fittings to be LED = Compliant

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PLUMBING
ALL HOT WATER PIPES TO BE INSULATED INTO WALLS TO GIVE AN R-VALUE OF 1.

Architect	SACAP Number
A. Vermeulen	Pr Arch 625 814 74

Registered owner/ agent

RevID	Change Name	ID	Date

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STELLENBOSCH

Computer no.	Drawn
BONNE ESPERANCE VILLA	A Vermeulen
Date	Date of 1st issue
Monday, July 21, 2025	

XA CALCULATIONS

Drawing no.	Rev.
CS-24-07-04	

Appendix 7

Municipal Directorate: Infrastructure Services. Civil Engineering Services.

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nolusindiso Momoti**
From ▫ Van:	**Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Xolani Tika**
Date ▫ Datum:	**19 March 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2845**
Town Planning Ref:	**LU/17738 – TP922/2024**
Re ▫ Insake:	**Erf 1397, StellenboschApplication is made in terms of Section 15(2)(o) of The Stellenbosch Municipal: Bylaw on Municipal Land Use Planning (2023) for consent use for a 11-bedroom Tourist Accommodation Establishment on Erf 1397, Stellenbosch. Application is made in terms of Section 15(2)(b) of The Stellenbosch Municipal: Bylaw on Municipal Land Use Planning (2023) for a building departure in order to relax the 4.5m and 4.6m common building lines to 3m for addition to house on western boundary, 1.5m on southern boundary and 2.7m on eastern boundary to accommodate a new south wing on Erf 1397, Stellenbosch.**

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

1. Civil Engineering services

1.1 The existing municipal sewer connection point must be used for the proposed addition.

1.2 The existing municipal water connection point must be used for the proposed addition on Erf 1397.

1.3 Any changes to existing municipal infrastructure will be for the account of the owner.

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	DC 2845 (XT) Erf 1397 - Stellenbosch (LU-17738 TP922-2024)
Development Name:	
Date:	19 March 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Erf 1397
DC Parameters Reference:	Changing the existing use to convert it to a tourist accommodation establishment (GFP dated 2025/02/14 Drawing no-CS-24-07-02)

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	1,76	1,44	0,032	0,12	24		8	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	1,76	1,44	0,03200	0,120	24,0		8	
Charges before adjusting for positive only, before Deductions	R 57 967,36	R 52 199,72	R 6 967,41	R 12 336,00	R 152 232,82	R 281 703,31	R 32 434,50	R 314 137,82
Charges adjusted for positive only, before Deductions	R 57 967,36	R 52 199,72	R 6 967,41	R 12 336,00	R 152 232,82	R 281 703,31	R 32 434,50	R 314 137,82
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 57 967,36	R 52 199,72	R 6 967,41	R 12 336,00	R 152 232,82	R 281 703,31	R 32 434,50	R 314 137,82
VAT:	R 8 695,10	R 7 829,96	R 1 045,11	R 1 850,40	R 22 834,92	R 42 255,50	R 4 865,18	R 47 120,67
Total Development Charges Payable (including VAT):	R 66 662,46	R 60 029,67	R 8 012,52	R 14 186,40	R 175 067,75	R 323 958,81	R 37 299,68	R 361 258,49

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

Stellenbosch Town

	Land Use Description	Unit Type	Existing Usage			Proposed New Usage			Deferred Usage	Development Charge Levied (excl VAT)							
										Water	Sewer	Stormwater	Roads & Transport	Public & Recreation	Sub Total (Civil Eng Services)	Community	Total
	Description	Unit	Area (m2)	Unit Number	Result	Area (m2)	Unit Number	Result	Balance	Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >600m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms				8			8	R 67 957,36	R 52 199,72	R 6 987,41	R 12 336,00	R 162 232,82	R 281 703,31	R 32 434,50	R 314 137,82
	Converted Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non Servered	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
	Based on equivalent demands)	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area	0		Total Area	8											

	Charges before adjusting for passive only, before Deductions	R 67 957,36	R 52 199,72	R 6 987,41	R 12 336,00	R 162 232,82	R 281 703,31	R 32 434,50	R 314 137,82
Deduct	Charges adjusted for passive only, before Deductions	R 67 957,36	R 52 199,72	R 6 987,41	R 12 336,00	R 162 232,82	R 281 703,31	R 32 434,50	R 314 137,82
	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 -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 67 957,36	R 52 199,72	R 6 987,41	R 12 336,00	R 162 232,82	R 281 703,31	R 32 434,50	R 314 137,82
	VAT	R 8 695,10	R 7 820,96	R 1 046,11	R 1 850,40	R 22 834,92	R 42 255,50	R 4 865,18	R 47 120,67
	Total Development Charges	R 66 652,46	R 60 020,67	R 8 012,52	R 14 186,40	R 175 067,74	R 323 958,81	R 37 299,68	R 361 258,49