



Application Number: LU/17483

Our File Reference Number: Erven 18764 and 18785, 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 SUBDIVISION: ERVEN 18764 AND 18785, 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(s) in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw on Erven 18764 and 18785, Botmanskop Estate, Stellenbosch for:
 - 2.1.1 Subdivision of Erf 18764 Stellenbosch into four (4) portions as per Subdivision Plan FP/0523/1080, dated May 2023. **(See Annexure A)**
 - 2.1.2 Subdivision of Erf 18785 Stellenbosch into four (4) portions as per Subdivision Plan FP/0523/1081, dated May 2023. **(See Annexure A)**.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

- 3.3 The development be undertaken in accordance with the subdivision plan as referenced, Subdivision Plan FP/0523/1080 and Subdivision Plan FP/0523/1081, dated May 2023, attached as **Annexure A**.
- 3.4 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:
- aa) Newly allocated erf numbers
 - bb) Co-ordinates
 - cc) Survey dimensions
 - dd) Street names and numbering
- 3.5 All engineering services and infrastructure required in terms of the conditions and services agreement be complied with to the satisfaction of the Municipality and/or the relevant authority prior to the issuing of a Section 28 Certification.
- 3.6 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- 3.7 Conditions imposed by the Infrastructure Services Department as contained in the memorandum dated 20 February 2025, and attached as **Annexure B**, be complied with.
- 3.8 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.

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

- 4.1 These erven originally represented 8 smaller erven prior to the amendment of the subdivision plan granted in 2022.*
- 4.2 The proposed erven sizes are consistent with the existing development and are not seen as out of character.
- 4.3 The proposal complies with the Environmental Authorization issued in 2025 and will be required to comply with the Botmanskop Estate's development guidelines.
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or

an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

25-04-2025

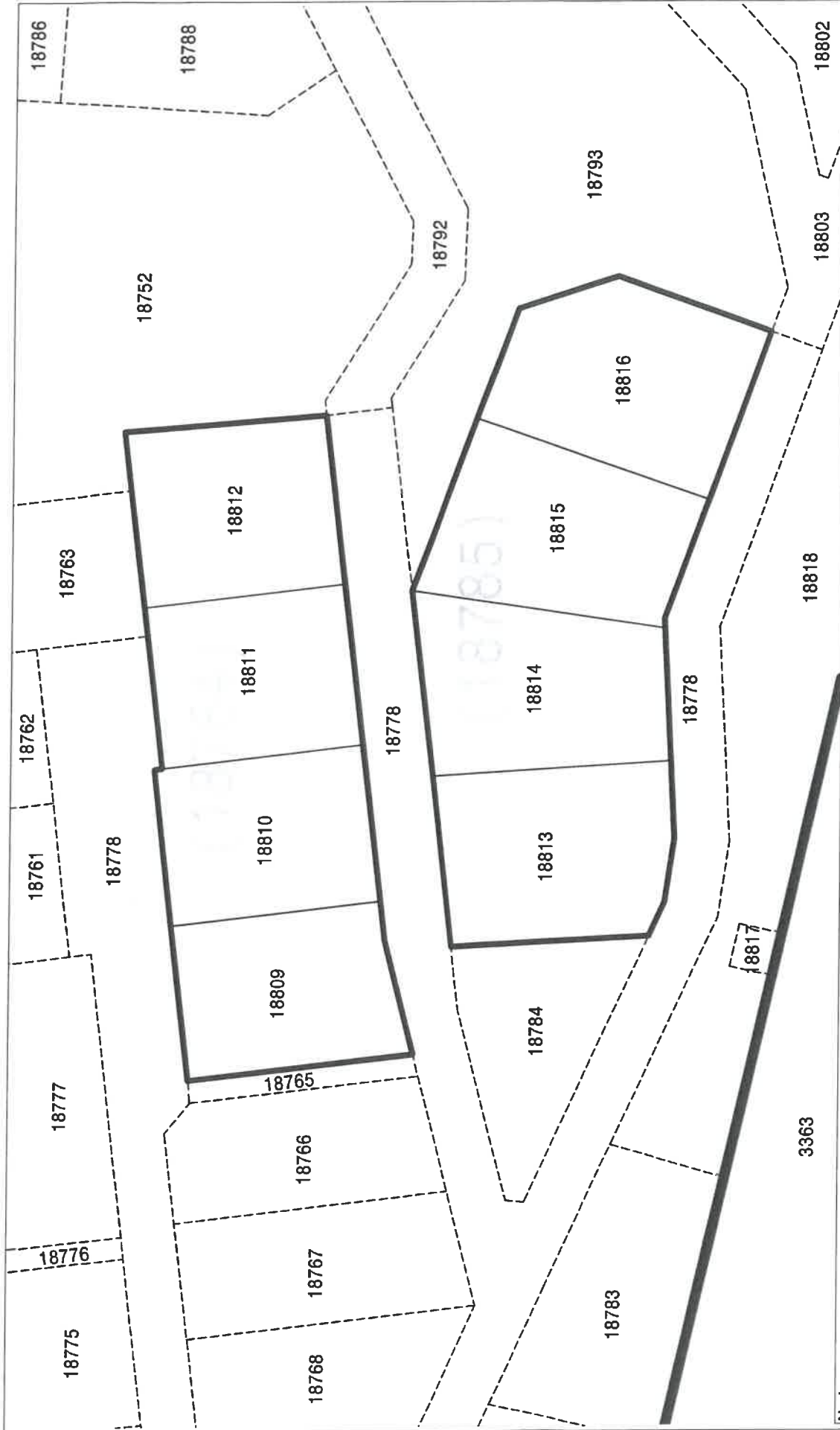
DATE:



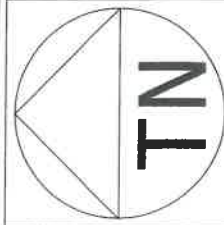
STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A



Notes



Caveat

- 1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
- 2. All levels are to be confirmed prior to construction.

Scale 1:1000 @ A4

Date: 23 May 2023

System: WG 19

SUBDIVISION
ERVEN 18764 AND 18785
STELLENBOSCH

Ref: SA490-2

Dwg: RE-SUBD



**PROPOSED SUBDIVISION
OF ERF 18764
(Unregistered Ptn of Farm
No. 490/2 Stellenbosch)
BOTMASKOP ESTATE**

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF
SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND
USE PLANNING BY-LAW ~~2015~~ **2023** SUBJECT TO THE
CONDITIONS AS PER APPENDIX

[Signature]
MUNICIPAL MANAGER
DATE **25-04-2025**

GENERAL NOTES

1. All dimensions are approximate and subject to a detailed site survey and Local Authority input;
2. The Copyright of this drawing, including the design and details shown herein, is reserved by First Plan.

AMENDMENTS

REV.	DESCRIPTION	BY	DATE

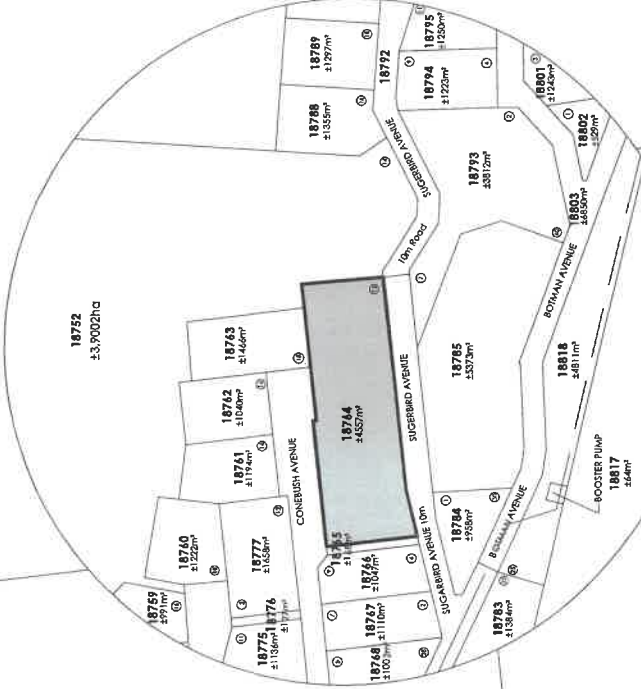
CLIENT:

RESET PROPERTIES (PTY) LTD.

PLAN NO	FP/0523/1080
DATE	May 2023



A3 = 1:4000



LOCALITY

CONEBUSH AVENUE

18778

18762

18761

18777

18760

± 32.57m²

± 29.87 m²

15

± 29.03m²

13

± 28.72m²

11

Portion 3
± 186m²

± 37.21m²

12

Portion 2
± 108m²

± 37.13m²

± 31.29m²

10

Portion 1
± 1120m²

± 38.54m²

± 38.61m²

8

± 29.03m²

± 7.26m²

6

± 21.73m²

± 29.87m²

SUGARBIRD AVENUE

**Remainder
Erf 18764**
± 1142m²

± 41.59m²

**PROPOSED SUBDIVISION
OF ERF 18785
(Unregistered Ptn of Farm
No. 490/2 Stellenbosch)
BOTMASKOP ESTATE**

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF
SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND
USE PLANNING BY-LAW (2013) SUBJECT TO THE
CONDITIONS AS PER APPENDIX.

25-04-2025

DATE

MUNICIPAL MANAGER

GENERAL NOTES

1. All dimensions are approximate and subject to a detailed site survey and Local Authority input.
2. The Copyright of this drawing, including the design and details shown herein, is reserved by First Plan.

AMENDMENTS

REV.	DESCRIPTION	BY	DATE

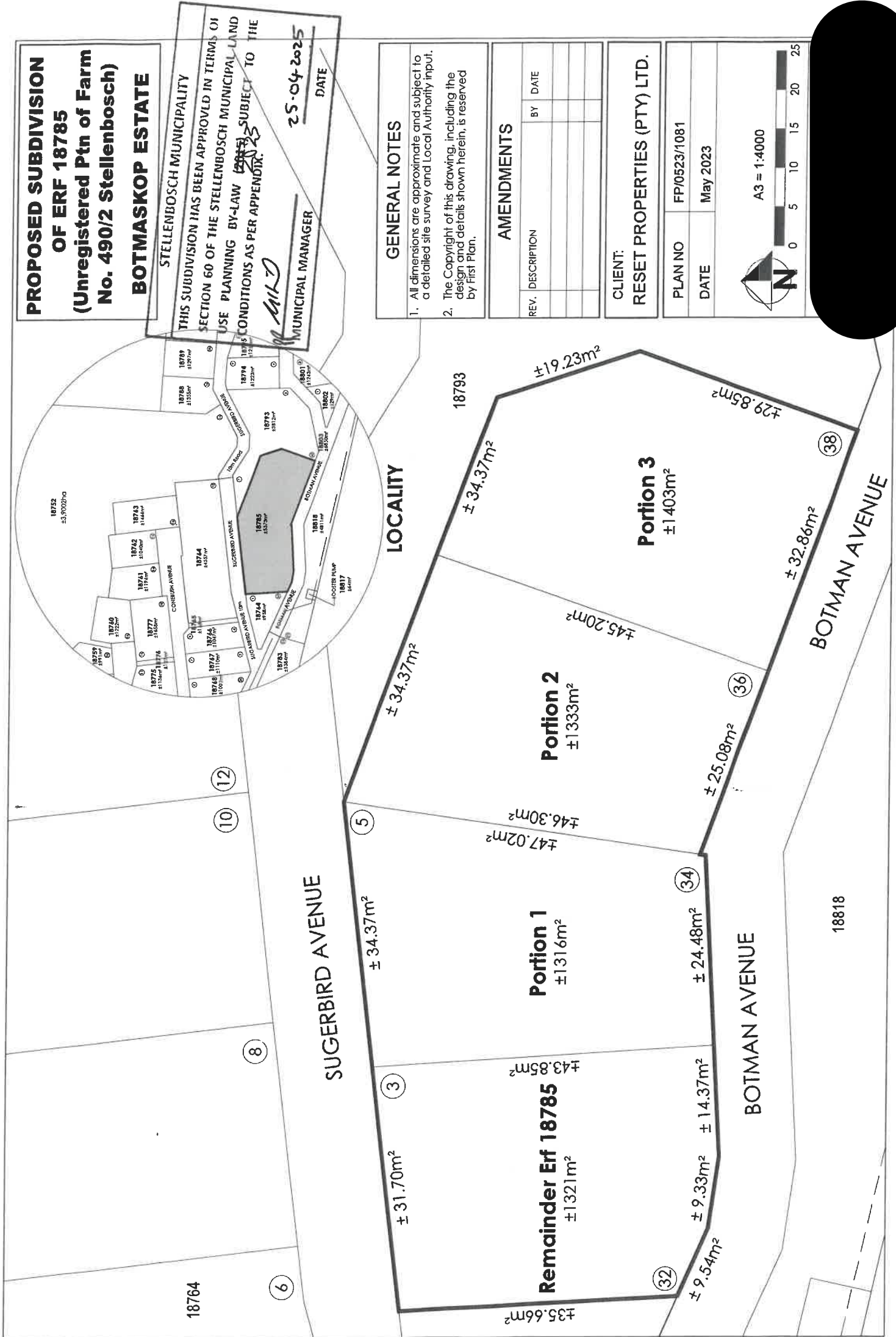
CLIENT:

RESET PROPERTIES (PTY) LTD.

PLAN NO	FP/0523/1081
DATE	May 2023



A3 = 1:4000





STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	20 February 2025
Our Ref ▫ Ons Verw:	Civil LU 2825
Town Planning Ref:	LU/17483 – TP828/2024
Re ▫ Insake:	Erf 18764 & 18785, Stellenbosch: The subdivision of Erf 18764 Stellenbosch into four (4) portions. The subdivision of Erf 18785 Stellenbosch into four (4) portions.

The following engineering documents were evaluated as part of this application:

- Civil engineering clarification letter dated 22 January 2025 by UDS
- Erf 18764 Subdivision layout Drawing No FP/0523/1080 by FirstPlan dated May 2023
- Erf 18785 Subdivision layout Drawing No FP/0523/1081 by FirstPlan dated May 2023

In consideration of provisions related to Civil Engineering Services the application is supported subject to the following conditions:

Specific Conditions: These conditions must be complied with prior to transfer of the first property or approval of any building plans, whichever occurs first.

1. Water

- 1.1 To ensure safe access for maintenance and adequate surface drainage around the Botmaskop reservoir - a retaining wall must be constructed along the cut slope (see image below), and a pathway of +/- 1.5m with a hardened surface is to be created. See conceptual sketch below.

The retaining wall must be designed high enough to prevent eroded soil from landing on the pathway and the drainage channel, and stand 500mm proud of the surrounding slope ground level.

Detail design drawings must be submitted for approval, prior to the commencement of construction.



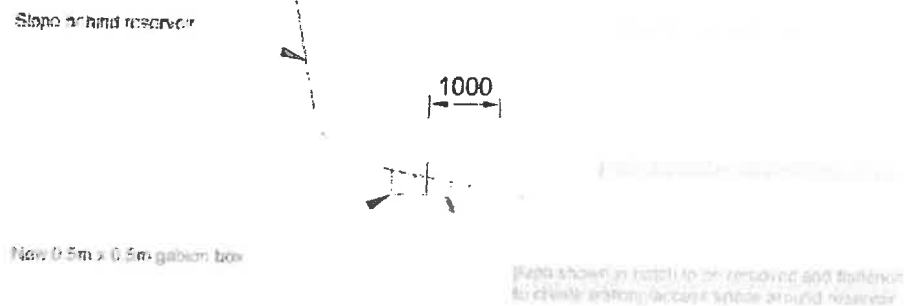


Image 4: Gabion box behind reservoir

2. Stormwater management

- 2.1 Western catchment area: The existing stormwater channel, which discharges to the La Roche development downstream, must be formalized, to mitigate erosion and negative downstream impacts. It is acknowledged that the construction of a gabion lined channel is underway, and this intervention is acceptable. The Developer's consulting Engineer must take responsibility for the design and performance of the channel, and must issue a completion certificate confirming that the channel has been constructed according to their specifications.
- 2.2 Central catchment area: Attenuation is currently managed by the provision of a 1500mm dia outlet pipe, upstream of the existing pre-development 2000mm dia pipe. Continuous monitoring will be done by the municipality and if any additional mitigation is required, due to negative downstream impacts caused by the post development flows, we will inform the Developer. The Developer's consulting engineer may make proposals for the additional mitigation interventions, and such agreed intervention/s must be implemented immediately by the Developer and will be for their cost.

4. **Development Charges (DCs)**

- 4.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first. The amount payable will therefore be the amount as calculated according to the approved tariff structure and according to the DCs Policy principles at the time that payment is made.
- 4.2 A DCs estimate is provided in **Annexure DC**. This calculation is provisional, based on the information available at this stage, and a final calculation will be provided prior to payment and based on the final/approved development parameters.
- 4.3 Where DCs are identified above as a potential funding source for bulk services, the Developer must enter into a DCs Agreement with the Municipality to install or upgrade bulk municipal services, to be off-set against the DCs payable. Any work done prior to such an agreement will be at the Developer's own risk.

5. **As - Builts**

- 5.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

General Conditions

- 6. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
- 7. The design of the civil engineering services for the development must comply with the "*Design Guidelines and Minimum Standards for Civil Engineering Services*" as published on the municipality's website and as amended from time-to-time.
- 8. The internal services are private. Therefore, all internal services will be maintained by the Developer and/or Owner's Association.

9. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.



Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\01 Land Use applications\2825 (TK) Erf 18764 & 18785 Stellenbosch (LU-17483 TP828-2024), Botmaskop (further subdivision)\2825 Erf 18764 & 18785 Stellenbosch (LU-17483 TP828-2024)_2 (approved).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION

Application Number:	DC 2825 () Erf 18764 Stellenbosch (LU-17483 TP828-2024)
Development Name:	Botmaskop Estate
Date:	23 January 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	
DC Parameters Reference:	Erf 18764 Subdivision layout Drawing No FP/0523/1080 by FirstPlan dated May 2023

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:	3.6	2.1	0.144	0.12	12		12	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	3.60	2.10	0.14400	0.120	12.0		12	
Charges before adjusting for positive only, before Deductions	R 118 569.60	R 76 124.58	R 31 353.35	R 12 336.00	R 76 116.41	R 314 499.95	R 48 651.76	R 363 151.71
Charges adjusted for positive only, before Deductions	R 118 569.60	R 76 124.58	R 31 353.35	R 12 336.00	R 76 116.41	R 314 499.95	R 48 651.76	R 363 151.71
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 118 569.60	R 76 124.58	R 31 353.35	R 12 336.00	R 76 116.41	R 314 499.95	R 48 651.76	R 363 151.71
VAT:	R 17 785.44	R 11 418.69	R 4 703.00	R 1 850.40	R 11 417.46	R 47 174.99	R 7 297.76	R 54 472.76
Total Development Charges Payable (including VAT):	R 136 355.04	R 87 543.27	R 36 056.35	R 14 186.40	R 87 533.87	R 361 674.94	R 55 949.52	R 417 624.46

APPLICANT INFORMATION

Application Processed by:	Tyrone King
Signature:	
Notes:	

Stellenbosch Town

	Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)															
			Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)		Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total					
													Yes	Yes	Yes	Yes	Yes		Yes						
Residential	Single Residential >1000m2	du		1			4		3	R	118 569.60	R	76 124.58	R	31 353.35	R	12 336.00	R	76 116.41	R	314 499.95	R	48 651.76	R	363 151.71
	Single Residential >500m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Single Residential >250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Single Residential <250m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Second Dwelling	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Less 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							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	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 demand	Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Roads and Parking	ha							0	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							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Total Area:		0			Total Area:	0			0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-

Deduct	Charges before adjusting for positive only, before Deductions										R	118 569.60	R	76 124.58	R	31 353.35	R	12 336.00	R	76 116.41	R	314 499.95	R	48 651.76	R	363 151.71
	Charges adjusted for positive only, before Deductions										R	118 569.60	R	76 124.58	R	31 353.35	R	12 336.00	R	76 116.41	R	314 499.95	R	48 651.76	R	363 151.71
	Deductions per service (from usage reductions)										R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Discount Deduction (%)										Percentage: 0.00%		R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Additional Deduction per service - from Service Agreement (sum)										R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals	Sub Total after Adjustments and Deductions (excluding VAT)										R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	VAT										R	118 569.60	R	76 124.58	R	31 353.35	R	12 336.00	R	76 116.41	R	314 499.95	R	48 651.76	R	363 151.71
	Total Development Charges										R	17 785.44	R	11 418.69	R	4 703.00	R	1 850.40	R	11 417.46	R	47 174.99	R	7 297.76	R	54 472.76
											R	138 355.04	R	87 543.27	R	36 056.35	R	14 186.40	R	87 533.87	R	381 674.94	R	55 949.52	R	417 624.46