



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1034/2025 (LU/18487)

Our File Reference Number: Erf 16739, Erf 17441, Farm 119/9, and Farm 168 – 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 AMENDMENT OF CONDITION OF AN EXISTING APPROVAL AND EXTENSION OF THE VALIDITY PERIOD: ERF 16739, ERF 17441, FARM 119/9 & REMAINDER FARM 168, STELLENBOSCH DIVISION

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 the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely:
 - i. The **amendment of a condition of approval** in terms of Section 15(2)(h) of the said bylaw, by replacing the comment of the Directorate: Infrastructure Services, dated 11 November 2019, with the memorandum of the Directorate: Infrastructure Services dated 25 May 2026; and ;
 - ii. The **extension of the validity period** in terms of Section 15(2)(i) of the said bylaw of the approval for the consolidation, rezoning and subdivision of Erf 16739, Stellenbosch, Erf 17441, Stellenbosch, Farm No. 119/9, Stellenbosch Division, and the Remainder of Farm No. 168, Stellenbosch Division, for a period of five (5) years, from 4 March 2025 to 4 March 2030.

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

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

- 2.2.1. The approval only applies to the proposal 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.
- 2.2.2. 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.
- 2.2.3. The conditions imposed by the **Directorate: Infrastructure Services** as contained in their memo dated 25 May 2026, attached as **ANNEXURE D**, be complied with
- 2.2.4. All remaining conditions of approval as per approval letter dated 04 February 2020 (final letter dated 04 March 2020) is still applicable.

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

- a) The proposal is considered acceptable, as it does not alter the nature or extent of the approved development and is therefore not anticipated to result in any additional adverse impacts on the natural or built environment.
- b) The amendment of the engineering-related conditions of approval is considered acceptable, as it is limited to the upgrading of engineering services and the provision of a new access road required to adequately service the approved development. It does not alter the approved subdivision layout, development rights, or the nature and scale of the approved development.

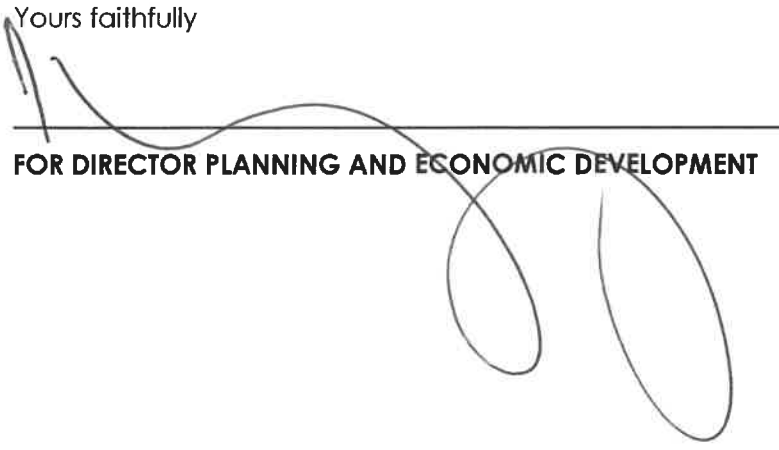
2.4. **Matters** to be noted:

2.4.1. A phasing plan shall be submitted to the Land Use Section for review and approval.

- 3. 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.
- 4. 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.
- 5. **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**

6. 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.
7. 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.
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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

17/8/2026
DATE

ANNEXURE D

**AMENDMENT OF A CONDITION OF AN EXISTING APPROVAL AND EXTENSION OF THE
VALIDITY PERIOD: ERF 16739, ERF 17441, FARM NO. 119/9 AND REMAINDER FARM
NO. 168. STELLENBOSCH DIVISION**

**COMMENT FROM THE 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:	Nolusindiso Momoti
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	25 May 2026
Our Ref ▫ Ons Verw:	Civil LU 2876
Town Planning Ref:	LU/18487 – TP 1034/2025
Re ▫ Insake:	Erf 16739, Erf 17441, Farm 1119/9, Farm 168 Stellenbosch: Application is made in terms of Section 15(2)(i) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for the extension of the validity period of the consolidation, rezoning, and subdivision approval as set out in Council's approval dated 04 March 2020, on Erf 16739, Stellenbosch, Erf 17441, Stellenbosch, Farm No. 119/9, Stellenbosch Division and Farm No. 168, Stellenbosch Division.

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

- Civil engineering services report by Ingerop dated 11 Dec 2025
- Clarification of engineering services e-mail dated Fri 2026/04/10 17:20 by Dave Edwards (Ingerop)
- GLS report dated 12 Aug 2025
- TIA by UDS dated 25 Nov 2025
- Dennis Moss Partnership (Jacques Volschenk) e-mail dated Mon 2026/05/18 10:01, regarding a 3rd access

- Subdivision layout Drawing No D4193 PL 002 dated 2018/02/20 by Dennis Moss

Background:

- The application for an extension of validity is supported, however we require that the engineering approval conditions be amended as set out below.
- The capacity status of the municipal service network has changed significantly since our original approval in 2019, specifically that of the sewer and road networks. The capacity status of the downstream sewer network, as well as the capacity at the Helshoogte Road/Rustenberg Road- and Rustenberg/Old Helshoogte Road intersection, has reached critical levels, due to the various new developments that have come online in the Idas Valley area since 2019.
- The impact of the proposed 152 new erven at Bergplaas on the service networks, therefore require mitigation, in the form of infrastructure upgrades, which are set out below.

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 (subdivision clearance) – unless specifically stated otherwise below.

1. Water

- 1.1 The bulk water meter conforming to the specifications of the Directorate: Infrastructure Services must be installed, the municipal account for the said meter must be activated and the consumer deposit must be paid.

2. Sewer

- 2.1 The following upgrades must be installed (see **Annexure: Sewer**):

2.1.1 SSS.19.2 250 mm Ø replace existing 160 mm Ø pipe

- Estimated cost: R 2.4m ex VAT (GLS)

- The cost hereof can be offset from DCs

2.1.2 SSS.19.3 200 mm Ø replace existing 160 mm Ø pipe

- Estimated Cost: R 2.6m ex VAT (GLS)
- The cost hereof can be offset from DCs

3. Roads

3.1 The service levels at the Helshoogte Road/Rustenberg Road- and Rustenberg/Old Helshoogte Road intersection are critical and in order to mitigate the impact of the newly created 152 erven, a new access point to Idas Valley must be created as follows:

3.1.1 Development Charges generated by the proposed development may be used to fund the establishment, design and construction of the new link road.

3.1.2 A potential new access point to Idas Valley has been approved by the Department of Infrastructure (Provincial Roads) at the Helshoogte Road/Neil Ellis/Botmaskop Estate intersection.

3.1.3 The road alignment between the proposed access position at the Helshoogte Road/Neil Ellis/Botmaskop Estate intersection and the Idas Valley road network must be determined in consultation with the developer, affected landowner(s), the relevant municipal departments, and all other relevant stakeholders.

3.1.4 The implementation of the road must be in accordance with the following controls:

- a) Engineering drawings for the internal services of the development will only be approved once an in-principle agreement for a road reserve has been reached by the landowners affected by the position of the proposed road.
- b) Subdivision clearance of the first phase (maximum 45 erven), can be permitted once the road reserve has been registered and transferred to the municipality. A phasing plan must be submitted to the planning department for approval once ready.
- c) Clearance for the remaining erven shall only be granted once the new link road has been completed.

- d) In the event that the physical construction of the new link road is delayed as a result of events/constraints beyond the control of the Developer, clearance for the remaining erven will not be unreasonably withheld by the Municipality.

4. Stormwater

- 4.1 The difference between the pre-and post-development run-off must be attenuated on site. The detention pond/s, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards before clearance. All earthworks and trimming and shaping of the pond must also be completed. See **Annexure Services** for conceptual layout of pond – details must be clearly indicated on the building plans and/or engineering drawings submitted for approval prior to construction.
- 4.2 The escape route of the northern stormwater discharge point must be finalized during detail design stage. If it is not possible to discharge along municipal erf 2/168, then an alternative route will have to be investigated by the developer, prior to the approval of engineering drawings.
- 4.3 The following upgrades must be installed (**see Annexure: Services**):
- 4.3.1 Adjust the road- and verge levels at the localized low point in Old Helshoogte Road to enable the free overland flow of stormwater (in the vicinity where the stormwater channel exists from the La Roche estate and discharges into a culvert underneath the Old Helshoogte Road).



4.3.2 If DC funding is available: formalise the open stormwater canal and Public Open Space – Erf 11330.

- Further details and the scope of works to be provided by the Municipality, if confirmed that sufficient funds are available
- This item will not hold up subdivision clearance for any of the erven



5. Solid Waste

- 5.1 Refuse removal infrastructure shall be provided in accordance with **Annexure: Refuse Removal:**

- 5.1.1 The refuse embayment must be completed to allow easy access for municipal refuse vehicles to the refuse room on collection days and to prevent obstruction to traffic flows.
- 5.1.2 The refuse room must be completed according to municipal standards and specifications.

6. Servitudes

- 6.1 All servitudes indicated on the engineer plans must be registered. The developer will be responsible for the registration of the required servitude(s), as well as the cost thereof.
- 6.2 Should the need for any servitudes be identified during engineering drawing- and/or building plan approval stage, such servitudes must be registered by the developer at their cost.

7. Installation of Engineering Services

- 7.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced to water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.
- 7.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction and prior to the approval of building plans. The engineering drawings approval letter issued by the Municipality will constitute the "engineering services agreement" for the provision and installation of services between the municipality and the land owner / developer, as stated in the municipality's land-use planning by-law.

8. Development Charges (DCs)

- 8.1 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 (subdivision clearance) 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.
- 8.2 A DCs estimate is provided in **Annexure DC**. This calculation is purely 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.
- 8.3 Where DCs are identified above as a potential funding source for infrastructure projects, the Developer must enter into a DCs Agreement with the Municipality, **prior to any work commencing**. This Agreement will stipulate, inter alia, the terms and conditions according to which the DCs may be utilised. Any work done or expenditure incurred prior to such an agreement will be at the Developer's own risk.

9. As - Builts

- 9.1 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.

10. Phasing

- 10.1 Should the developer not take up his rights for whatever reason within **two years** from the date of this memo, a revised engineering report and other specialist engineering reports as may be required, addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the developer for further comment and conditions. Should this revised engineering report confirm that available services capacities are not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services or the necessary upgrades must be done, as any clearances for the

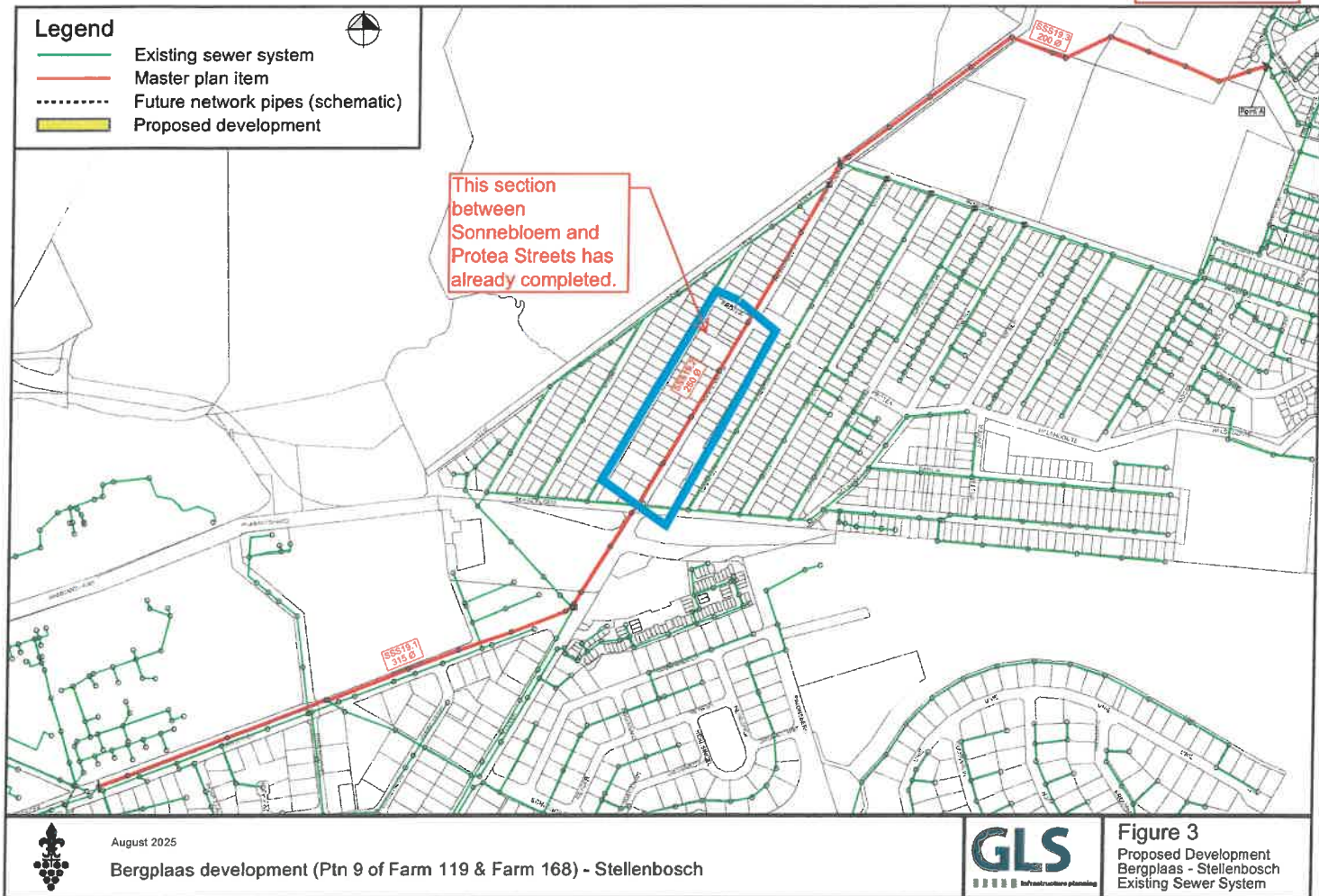
development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available.

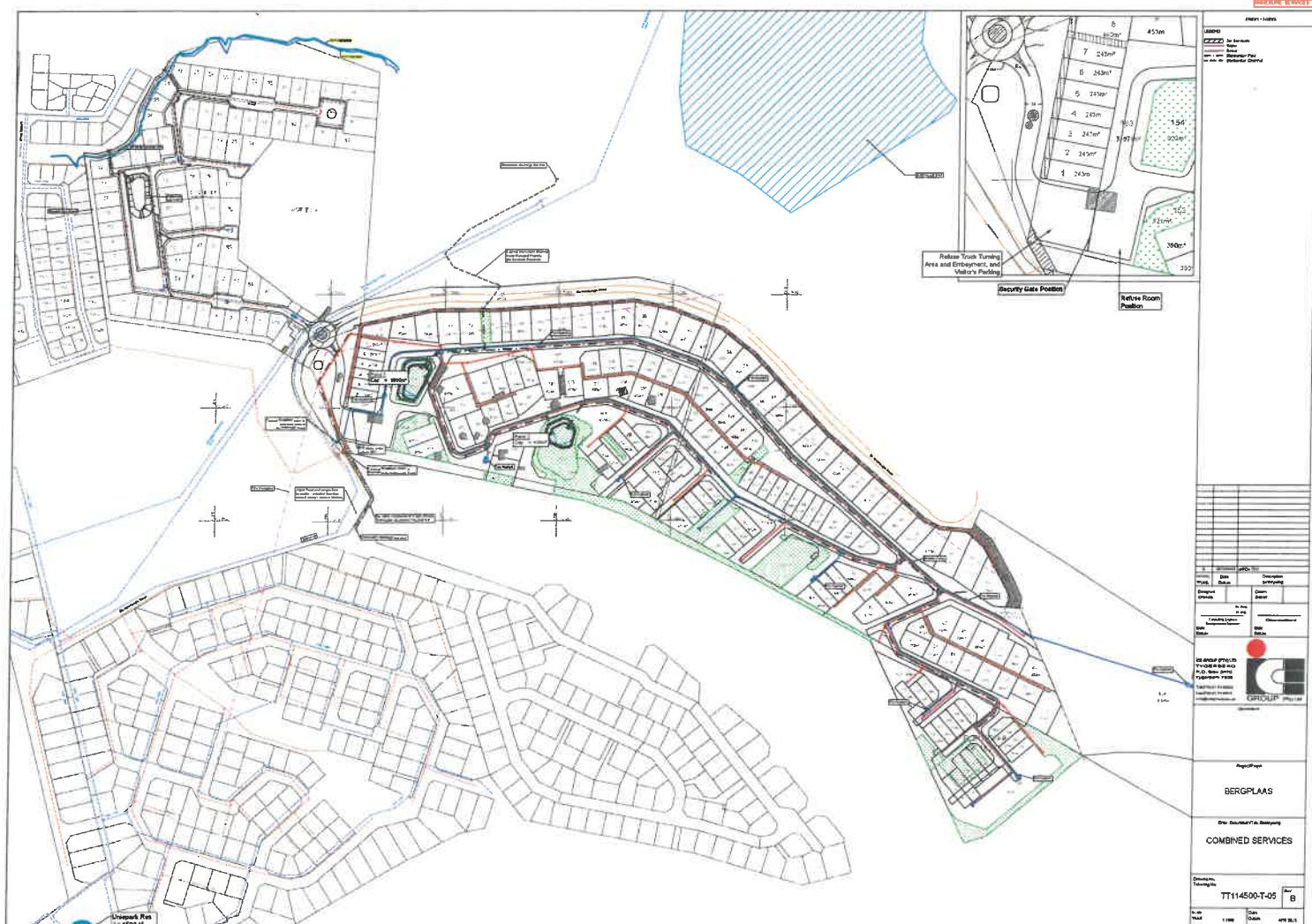
<u>General Conditions</u>

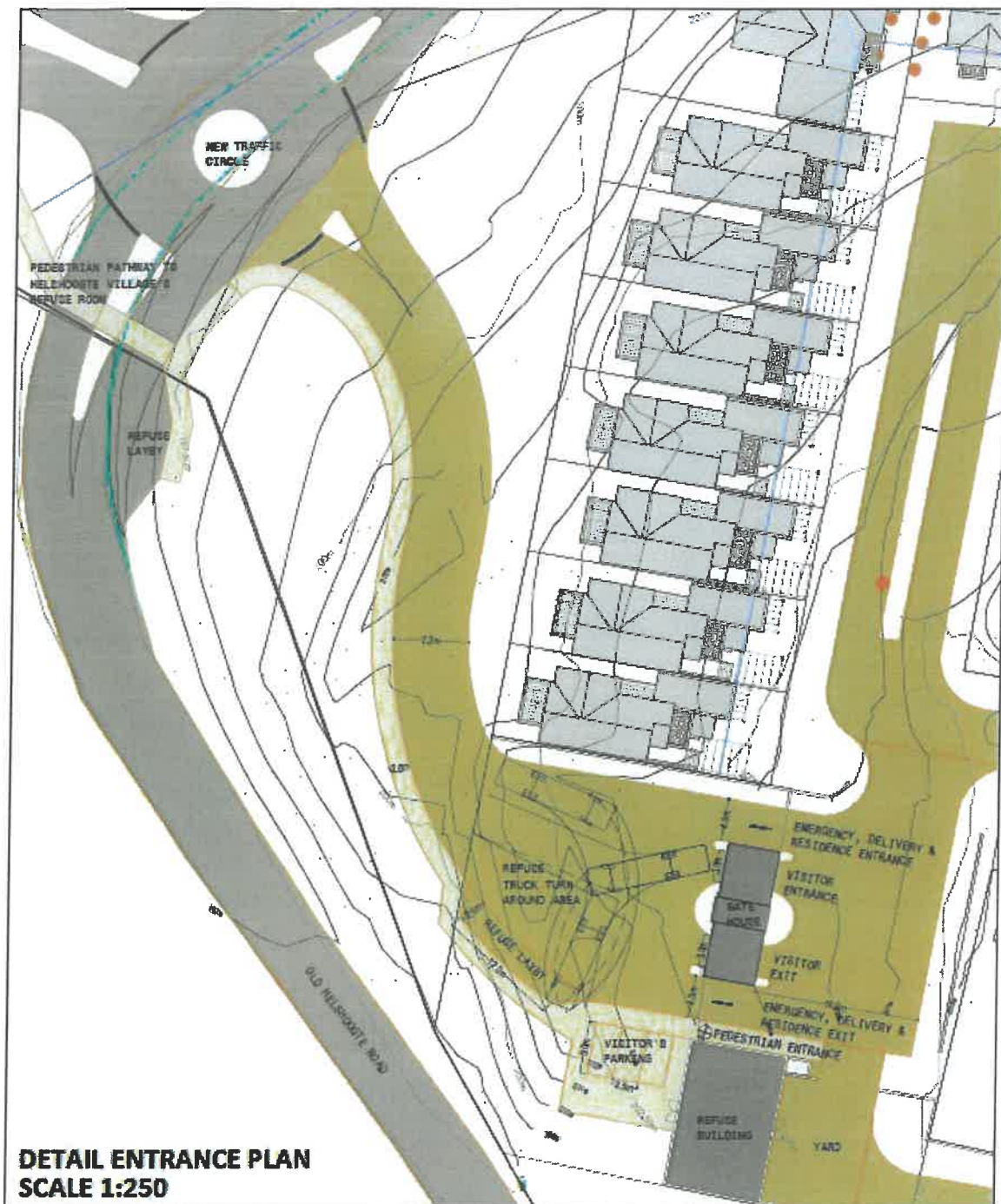
11. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
12. 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.
13. The internal services are **private**. Therefore, all internal services will be maintained by the **owner**.
14. 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.
15. The developer will be held liable for any nuisance, health or other risk to the public, caused as a direct result of the development of the subject property. Where in the opinion of the Municipality a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the Municipality may give the Developer and/or Owner's Association written notice to remedy the defect.



Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)







DETAIL ENTRANCE PLAN
SCALE 1:250

DRAWING No: SDP001	DATE: 2018/07/31
PROJECT No: G3228	SCALE: 1:1000 @ A0
REV 1	DRAWN: ADP
	CHECKED: JV

DRAWING TITLE FOR SDP SUBMISSION
<p>This drawing and all the information contained thereon is the property of Dennis Moss Partnership and may not be copied or disclosed to a third party without their written consent.</p>



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2876 Erf 16739, 17441, Farm 1119-9, Farm 168 Stellenbosch (LU-18487 TP 1034-2025)
Development Name:	Bergplaas, Ides Valley
Date:	25 May 2026
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.:	
DC Parameters Reference:	Subdivision layout Drawing No D4193 PL 002 dated 2018/02/20 by Dennis Moss

SUMMARY OF DC CALCULATION								
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civik Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons	
Total Increased Services Usage:	91.2	76	2.738	6.08	570		608	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	91.20	76.00	2.73800	6.080	570.0		608	
Charges before adjusting for positive only, before Deductions	R 3 094 296.64	R 2 838 020.23	R 613 668.48	R 643 862.29	R 3 724 501.61	R 10 914 349.25	R 2 539 318.08	R 13 453 667.33
Charges adjusted for positive only, before Deductions	R 3 094 296.64	R 2 838 020.23	R 613 668.48	R 643 862.29	R 3 724 501.61	R 10 914 349.25	R 2 539 318.08	R 13 453 667.33
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 3 094 296.64	R 2 838 020.23	R 613 668.48	R 643 862.29	R 3 724 501.61	R 10 914 349.25	R 2 539 318.08	R 13 453 667.33
VAT:	R 464 144.50	R 425 703.03	R 92 050.27	R 96 579.34	R 558 675.24	R 1 637 152.39	R 380 897.71	R 2 018 050.10
Total Development Charges Payable (including VAT):	R 3 558 441.13	R 3 263 723.26	R 705 718.75	R 740 441.63	R 4 283 176.86	R 12 551 501.64	R 2 920 215.79	R 15 471 717.43

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate only - for discussion
Notes:	

Stellenbosch Town

Stellenbosch Town		Land Use Category				Existing usage				Proposed New Usage				Development Charges (incl. VAT)				Sub Total (incl. Dev. Services)				Community		Total		
Description		Unit	Area (m2)	Unit # (m2)	Resid.	Area (m2)	Unit # (m2)	Resid.	Area (m2)	Unit #	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Fire (Drilling Services)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Residential	Single Residential >100m2	du							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	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						183	152	R	9 094 298.64	R	2 838 020.23	R	613 988.48	R	643 882.29	R	3 724 501.81	R	10 914 348.25	R	2 539 318.08	R	13 453 667.33	
	Apartment	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/Colleges/Hostels	rooms							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	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	-	
	Farm Market	stall							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 Centre	m2 GLA							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	University/College	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Industrial	School/Day Care	student							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	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	-	
Non demand	Storage Facilities	unit							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Open Space/Natural Environment/Utility Site	ha							0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Other	Road and Parking	ha							0.0000	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	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																								
Deduct	Charges before adjusting for positive only, before Deductions										R	3 094 298.64	R	2 838 020.23	R	613 988.48	R	643 882.29	R	3 724 501.81	R	10 914 348.25	R	2 539 318.08	R	13 453 667.33
	Charges adjusted for positive only, before Deductions										R	3 094 298.64	R	2 838 020.23	R	613 988.48	R	643 882.29	R	3 724 501.81	R	10 914 348.25	R	2 539 318.08	R	13 453 667.33
	Deductions per service (from usage reductions)										R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Discount Deduction (%)										Percentage	0.00%	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Totals	Additional Deduction per service - from Service Agreement (sum)										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Sub Total after Adjustments and Deductions (excluding VAT)										R	3 094 298.64	R	2 838 020.23	R	613 988.48	R	643 882.29	R	3 724 501.81	R	10 914 348.25	R	2 539 318.08	R	13 453 667.33
	VAT										R	484 144.50	R	425 703.03	R	82 060.37	R	98 578.34	R	569 675.24	R	1 637 152.39	R	380 867.71	R	2 018 062.10
Total Development Charges											R	3 556 441.15	R	3 263 723.26	R	700 718.75	R	740 461.63	R	4 284 177.05	R	12 551 500.64	R	2 920 185.79	R	15 471 729.43