



# DENNIS MOSS PARTNERSHIP

INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS

Architects • Urban & Regional Planners • Landscape Architects  
Environmental Planners • Urban Designers

## NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

Dear Sir/Madam,

### APPLICATION FOR SUBDIVISION, DEPARTURE, REZONING AND THE REGISTRATION OF A SERVITUDE RIGHT OF WAY: ERF 100, GREEN WAY STREET, JOHANNESDAL

Application Address: Greenway Street, Johannesburg  
Applicant: Bradley Simpson/Dennis Moss Partnership - 021 887 0124/ 074 359 3786  
Owner: Ruben November - 0834199038  
Application Reference: LU/11335

Detailed description of proposal:

Application is made in terms of Section 15.2(a), Section 15.2(d); Section 15.2(b) and Section 24.1 (iv) of the Stellenbosch Municipality's Planning By-Law (2015) for the following;

- Subdivision of the property into 4 portions, Portion A (553m<sup>±2</sup>), Portion B (±552m<sup>2</sup>), Portion C (±542m<sup>2</sup>) and Portion D (±204m<sup>2</sup>);
- Building Line departure to relax the 2.5m lateral building lines on Portion A, B and C and the 4.0m Street building line on Portion C to 1.0m;
- Rezoning of Portion D from Conventional Residential to Public Road;
- The Registration of a Servitude Right of Way 7.0m wide over all portions to accommodate the existing sewer line located on the subject property.

Notice is hereby given in terms of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

Written comments, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: Bradley Simpson / [bradley@dmp.co.za](mailto:bradley@dmp.co.za).



17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA  
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: [info@dmp.co.za](mailto:info@dmp.co.za) • website: [www.dmp.co.za](http://www.dmp.co.za)

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07  
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MIArch, CIA  
SW vd Merwe, Pr Sci Nat, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch, T MIArch • PJ Niemann, Pr Arch, B Arch (UFS) MIArch, CIA  
Associate Landscape Architect: WJ Tijmens, Ing (NED) FILASA

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **07 August 2021**.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (074 359 3786/021 887 0124) during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'BB Simpson', with a long horizontal flourish extending to the right.

**BB SIMPSON**  
**DENNIS MOSS PARTNERSHIP**



# DENNIS MOSS PARTNERSHIP

INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS

Architects • Urban & Regional Planners • Landscape Architects  
Environmental Planners • Urban Designers

## KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

Geagte Mnr/Mev.,

### AANSOEK OM ONDERVERDELING, AFWYKINGS, HERSONERING EN DIE REGISTRASIE VIR N REG VAN WEG SERVETUUT: ERF 100, GREEN WAY STRAAT, JOHANNESDAL

Adres van eiendom: Greenway Straat, Johannesburg  
Aansoeker: Bradley Simpson/Dennis Moss Partnership - 021 887 0124/ 074 359 3786  
Eienaar: Ruben November - 0834199038  
Aansoek Verwysing: LU/11335

Beskrywing van grondontwikkelaarsaansoek:

Die aansoek vir oorweging is 'n aansoek ingevolge artikel 5.2(a), artikel 15.2(d); artikel 15.2(b) en artikel 24.1(iv) van die Stellenbosch Munisipaliteit: Verordening op Grondgebruiksbeplanning, 2015, vir die volgende:

- Onderverdeling van die eiendom in 4 gedeeltes, Gedeelte A (553m ±<sup>2</sup>), Gedeelte B (± 552m<sup>2</sup>), Gedeelte C (± 542m<sup>2</sup>) en Gedeelte D (± 204m<sup>2</sup>);
- Boulyn verslapping om die op aangrense boulyne van Gedeelte A, B en C en die 4,0 m straatboulyn van Gedeelte C tot 1,0 m te verslap;
- Hersonering van Gedeelte D vanaf Konvensionele Residensieel sone na Publieke pad en parkeer sone;
- Die registrasie van 'n servituut reg-van-weg van 7,0 m breed oor alle gedeeltes om die bestaande rioollyn te akkommodeer.

Kennis word hiermee gegee in terme van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanning Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.



3

17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA  
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: info@dmp.co.za • website: www.dmp.co.za

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07  
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MIArch, CIA  
SW vd Merwe, Pr Sci Nat, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch, T MIArch • PJ Niemann, Pr Arch, B Arch (UFS) MIArch, CIA  
Associate Landscape Architect: WJ Tijmens, Ing (NED) FILASA

Skryflike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: Bradley Simpson / [bradley@dmp.co.za](mailto:bradley@dmp.co.za).

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **07 August 2021**.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (074 359 3786/021 887 0124) gedurende normale kantoor ure.

Die uwe



**BB SIMPSON**  
**DENNIS MOSS VENNOOTSAP**



# DENNIS MOSS PARTNERSHIP

INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS

Architects • Urban & Regional Planners • Landscape Architects  
Environmental Planners • Urban Designers

Our Ref: U4304  
Date: 12 February 2020

The Municipal Manager  
The Director: Department of Planning and Economic Development  
Stellenbosch Municipality  
PO Box 17  
**STELLENBOSCH 7599**

## **APPLICATION FOR REZONING, SUBDIVISION AND REGISTRATION OF A RIGHT OF WAY SERVITUDE: REMAINDER ERF 100, JOHANNESDAL, STELLENBOSCH**

### **1 INTRODUCTION & BACKGROUND**

During the 1950's, the Pniel Mutual Cooperation Association was established to regulate the sale and purchasing of property within the Dwars River Valley. Throughout Pniel/Johannesdal, numerous land parcels were and still is owned by the above-mentioned association, which provided that the members of this association obtain the first opportunity to purchase property.

On 11 December 1967, the Remainder erf 100, Division Paarl, hereinafter referred to as the subject property, had been transferred from the organisation to Mr John Cyster November, at that time, a member of the above-mentioned organisation. The property has since been transferred to the next generation. Mr. Ruben William November is the current owner of the property.

This office has been appointed by the owner of the above-mentioned property to prepare and submit, to the Stellenbosch Municipality the following:

- a) **Subdivision** of the property into four (4) portions namely: Portion A (647m<sup>2</sup>), Portion B (475m<sup>2</sup>), Portion C (524m<sup>2</sup>) and Portion D (205m<sup>2</sup>);
- b) **Rezoning** of Portion D of the property from Conventional Residential Zone to Public Roads and Parking Zone for public road purposes; and
- c) The **registration of a right of way servitude** (4.0m wide) over Portions A and C in favour of Portion B.



17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA  
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: [info@dmp.co.za](mailto:info@dmp.co.za) • website: [www.dmp.co.za](http://www.dmp.co.za)

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07  
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MIArch, CIA  
SW vd Merwe, Pr Sci Nat, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch, T MIArch • PJ Niemann, Pr Arch, B Arch (UFS) MIArch, CIA  
Associate Landscape Architect: WJ Tijmens, Ing (NED) FILASA

## 2 SITE INFORMATION

### 2.1.1 PROPERTY DESCRIPTION AND CONTEXT

The property is referred to in the title deed as follows:

- The Remainder of Portion 5 of the Farm No. 1213, in the Division Paarl.

The designation of the property has recently been changed by the Surveyor-General to the Remainder of erf 100, Paarl.

The property is approximately 1850m<sup>2</sup> in size and is situated in the Stellenbosch Municipality in the settlement of Johannesdal in the Dwars River Valley.

The property is bordered on all common boundaries by residential erven with approximately the same size. Most of the surrounding properties have been improved with dwelling houses. Similar to the project proposal, several subdivisions have occurred in this area where large erven of ±1800m<sup>2</sup> has been subdivided and transferred to the next of kin.

The property is situated on a gentle slope of approximately 1:20. The site is currently laying vacant while several fruit trees and exotic shrubs are also present on site.

The property gains access off Green Way Street (11.0m wide) which joins to Sonnestraal Road to the north east and Lumley Avenue to the south western region of the property.

### 2.2 SITE DETAIL AND PARAMETERS

The property is zoned as Conventional Residential Zone as per the Stellenbosch Municipality Zoning Scheme By-Law. In terms of the latter, the following parameters apply to the property:

a) Street building line	–	4.0m
b) Common building line	–	2.5m
c) Coverage	–	40%
d) Height	–	2 storeys

#### 2.2.1 RESTRICTIVE TITLE CONDITIONS

The property is held under title deed No. T40795/1984 (refer to Annexure 3). The applicable title deed of the property lists several general and other specific conditions which must be complied with.

In particular, Condition E of the applicable title deed makes reference to a portion of the property which has been expropriated for road purposes. The particular conditions states as follows:

*“n Gedeelte van die eiendom hierin vermeld groot ±205m<sup>2</sup> is onteien deur die Afdelingsraad van Paarl kragtens Artikel 27 van die Ord. op Paaie 1976 Vide onteieningskennisgewing Nr. 1213/5 d.d 29.10.1979 geliasseer as onteienings caveat Exp. 771/79 planne in tweevoud geliasseer hiermee.”*

Whilst the latter is noted, the erf diagrams does not reflect the expropriation. The purpose of this application is therefore, *inter alia*, to allow for the subdivision of the property to allow for the required public road portion.

Attached under Annexure 3 is the Conveyancers Certificate which confirms the mentioned condition as the only relevant title deed restriction.

### **3 APPLICATION DETAILS**

#### **3.1 SUBDIVISION**

Application is herewith made in terms of Section 15(2)(d) of the Stellenbosch Municipality Zoning Scheme By-Law, 2015 for the subdivision of the property into four (4) portions namely:

- Portion A (647m<sup>2</sup>),
- Portion B (475m<sup>2</sup>),
- Portion C (524m<sup>2</sup>), and
- Portion D (205m<sup>2</sup>).

The purpose of the subdivision is to allow for three residential properties on the site. The subdivision will also create the public road reserve as referred to in the title deed.

The proposed subdivision is illustrated on the Rezoning and Subdivision Plan, Drawing No. PL001 included under Annexure 1.

#### **3.2 REZONING**

Application is herewith made in terms of Section 15(2)(a) of the Stellenbosch Municipality Zoning Scheme By-Law, 2015 for the rezoning of Portion D (205m<sup>2</sup>) from **Conventional Residential Zone** to **Public Roads and Parking Zone**.

#### **3.3 SERVITUDE REGISTRATION**

In accordance with Section 15(2)(d) of the Stellenbosch Municipality Zoning Scheme By-Law, 2015 application is herewith made for the registration of a right of way servitude over Portions A and C in favour of Portion B. The servitude will have a width of 4.0m, the aim of which will be to provide access to Portion B.

The proposed servitude is illustrated by the Rezoning and Subdivision Plan, Drawing No. PL001 included under Annexure 1.

### **4 RELATIVE PLANNING POLICY AND FRAMEWORK**

The primary planning and development frameworks that are relevant to this application and the compliance of the proposed project therewith are summarised below.

#### **4.1 STELLENBOSCH INTEGRATED DEVELOPMENT PLAN**

The Integrated Development Plan (IDP) is the Municipality's principal five-year strategic plan that deals with the most critical development needs of the municipal area as well as the most critical governance needs of the organisation.

Section 34 of the Local Government: Municipal Systems Act 32 of 2000 prescribes that a municipality must review its IDP annually and to the extent that changing circumstances so

demand. The Stellenbosch Municipality, in collaboration with all relevant stakeholders, therefore reviewed its IDP to examine the progresses made and assess the municipality's strategic objectives and targets as set out in the IDP.

On 28 May 2018, during a special meeting of the Council of Stellenbosch Municipality, the review of the 2017/2018-2021/2022 4th Generation IDP was approved.

The priorities and actions identified in the review of the IDP will seek to better inform the municipality's budget and streamline service delivery initiatives. This will ensure that the Stellenbosch Municipality remains on course to attain its strategic objectives.

The Municipality has a number of medium- and longer term sector plans that direct the implementation of the different functional areas. These plans form an integral part of the IDP.

Chief amongst these is the Municipal Spatial Development Framework (MSDF). The MSDF forms a key component of the IDP as it indicates the spatial location and opportunities to achieve the various objectives and meet the demands of the local communities. The MSDF has been reviewed as part of the IDP and propose minor changes.

Considering the application detail, the property is situated in the established residential neighbourhood of Johannesdal. The reviewed IDP does however not make specific reference regarding the objectives and priorities for this ward. The proposal will densify the existing neighbourhood and therefore be in line with the primary objectives of the approved Integrated Development Plan.

## **4.2 STELLENBOSCH MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK**

The Stellenbosch Municipal Spatial Development Framework (MSDF) was approved by the Council of the Stellenbosch Municipality on 11 November 2019. The MSDF aims to:

- Enable a vision for the future of the municipal area based on evidence, local distinctiveness, and community derived objectives.
- Translate this vision into a set of policies, priorities, programmes, and land allocations together with the public sector resources to deliver them.
- Create a framework for private investment and regeneration that promotes economic, environmental, and social well-being.
- Coordinate and deliver the public-sector components of this vision with other agencies and processes to ensure implementation.

The MSDF outlines plans and written proposals for the municipality as a whole, but also for the major towns and smaller settlements. Broadly – and aligned to the SPLUMA MSDF guidelines – the settlement plans entail three types of actions or initiatives:

- *Protective actions* – things to be protected and maintained to achieve the vision and spatial concept.
- *Change actions* – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- *New development actions* – new development or initiatives to be undertaken to achieve the vision and spatial concept.



Under these broad types of actions, strategic focus areas and settlement elements are dealt with. The SDF elements and associated spatial proposals as it relates to the proposed development in the Dwars River Valley are as follows:

Table 1: Plan elements and proposals for Dwars River Valley Settlements.

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSAL
Protective actions	<i>Urban edge</i>	The subject property is located entirely inside the urban edge of Pniel and Johannesdal.
Change actions	<i>Areas for residential densification and infill</i>	<p>The MSDF aims ensure residential developments provides for a range of housing types and income groups, and future development be woven into the urban fabric of the existing settlement.</p> <p>The project proposal is therefore in line with the provision of the MSDF and also the IDP which proposes that residential developments will be supported which ties in with the existing urban footprint, densification of urban areas and will provide for a variety of property sizes for different income groups.</p>
	<i>Improved landscaping and public amenity</i>	The proposal provides for a portion of the property to be rezoned to public road reserve, which in the latter be utilized for sidewalks for pedestrians.

## 5 LEGISLATIVE CONTEXT OF THE APPLICATION

### 5.1 DEVELOPMENT PRINCIPLES

This application is submitted and will be considered in terms of the Stellenbosch Municipality: Land Use Planning By-Law, 2015. As such, the planning principles as advocated in the Spatial Planning and Land Use Management Act, No. 16 of 2013 (SPLUMA) and the Western Cape Land Use Planning Act, No. 3 of 2014 (LUPA) is also applicable.

Chapter 2 of the Spatial Planning and Land Use Management Act, No. 16 of 2013, and Section 59 of the Western Cape Land Use Planning Act, No. 3 of 2014, lists development principles and norms and standards that shall apply to spatial planning, land development and land use management. These principles are as follows:

#### 5.1.1 SPATIAL JUSTICE

Spatial justice is primarily concerned with the commitment to redress past spatial and other development imbalances. The principle also calls for the improved access and use of land.

The proposed development is a prime example of the manner in which past spatial imbalances could be redressed. The latest proposal adds to the residential offering in the area by providing smaller, more affordable erven. Whilst the smaller erven present an improved use of the land, the denser settlement pattern also presents a more efficient use of resources and infrastructure. It is therefore herewith contended that the proposed development is the most suitable and appropriate use of the property given its context and location.

### **5.1.2 SPATIAL SUSTAINABILITY**

Spatial sustainability requires land development to be aligned with fiscal and institutional means. The aim is further to promote land development that is spatially compact, resource frugal and within fiscal, institutional and administrative means of the competent authority.

This translates on the ground to development in locations that are sustainable and that limit urban sprawl (as the proposed subdivision does), that uphold environmental considerations, that considers the interest and impact of surrounding land owners, and that ensures that development is feasible and financially viable. It is contended that the proposed subdivision of the property strives to uphold the considerations of spatial sustainability.

### **5.1.3 EFFICIENCY**

Efficiency requires land development to optimally use existing resources and infrastructure.

The proposed subdivision will result in a denser urban settlement, which, in turn, results in optimization of existing infrastructure. The new erven will connect to the existing infrastructure network in the Dwars River Valley and will contribute to the development and maintenance of existing networks through development contributions.

The subdivision will not put unreasonable pressure on the infrastructure network and will not require any road upgrades or diversions. The proposal will, however, rectify the alignment of the existing road reserve (Green Way).

### **5.1.4 SPATIAL RESILIENCE**

Spatial resilience provides for flexibility in spatial plans, policies and land use management systems to be accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

The property has proven to be resilient in terms of its land use. Whilst the former spatial plans for the area designated this and other properties in the area as large, unviable residential properties, the more recent Stellenbosch SDF had the foresight to include this area in the urban edge for urban development. The property can therefore easily be subdivided whilst still fitting in seamlessly with the surrounding subdivision pattern.

### **5.1.5 GOOD ADMINISTRATION**

This principle primarily places an onus on decision-making authorities to ensure that due process is followed. It also requires that legislative and development requirements are met timeously by both applicants and authorities and that public consultation is undertaken, as required.

The principle also refers to application documents and requires of applicants to comply with all the necessary application procedures and requirements to ensure the speedy processing of applications. It is contended that this application complies with all the stated requirements.

## 6 CONCLUSION

In assessing any land use planning application, due regard must be had for the desirability of the proposal. Section 65(1) of the Stellenbosch Municipality Land Use Planning By-Law, 2015, in particular, lists the considerations relevant to the assessment of whether a proposed land use would be desirable. The primary considerations of desirability are as follows:

a)	Desirability	<ul style="list-style-type: none"> <li>• <b>Compatibility with surrounding uses.</b> The proposed subdivision would not detract from the area’s rural residential character or set a negative precedent as many properties in the immediate vicinity of the property are already smaller in size than the proposed subdivided portions.</li> <li>• <b>Socio-economic context.</b> Proposal will not result in diminished rights of neighbouring properties. The building lines and other development parameters of Conventional Residential Zone shall still apply and will be adhered to.</li> <li>• <b>Impact on engineering services.</b> The proposed subdivision will contribute towards the efficient use of resources and infrastructure in the area. It is contended that the proposed subdivision will not put unnecessary pressure on the existing municipal network. It is, however, noted that the upgrade of the Dwarsrivier Wastewater Treatment Works is currently underway, which will alleviate any shortages in capacity at the treatments works.</li> <li>• <b>Heritage &amp; impact on biophysical environment.</b> The project proposal was considered in terms of the provisions of the National Heritage Resources Act, 25 of 1999 (NHRA). It was found that none of the activities included in the Act would be triggered by the project proposal.  Likewise, the proposal was considered in terms of the activities included in the three listing notices of the National Environmental Management Act, 107 of 1998 (NEMA). It was also found that none of the activities included in the listing notices are triggered by the project proposal, hence, NEMA is not applicable.</li> </ul>
----	--------------	---

b)	Comments (incl. organs of state, municipal departments, etc.)	To date, no comment has been received on the proposed subdivision.
c)	Other relevant laws	An investigation into the applicability of the provisions of the NEMA and the NHRA has revealed that said laws are not applicable.
d)	Impact on municipal engineering services	Refer to #(a) above.
e)	Consistency with policy	Refer to Section 4.1 and Table 1, under Section 4.2, outlining the proposal and consistency with the relevant planning policy.

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- a) In the respective title deed, there are no restrictive conditions, barring Condition E, that prohibits the proposed application. Condition E, in itself, does not prevent development but makes the owner and authorities aware of the portion of land required for road purposes.
- b) The Stellenbosch Spatial Development Framework (SDF) does not provide any definitive guidelines on the specific development type. As a general principle, the SDF does support denser settlements and encourages dense developments inside the urban edge. The proposed subdivision will therefore contribute towards the efficient use of resources and infrastructure in the area.
- c) Proposal will not result in diminished rights of neighbouring properties. The building lines and other development parameters of Conventional Residential Zone shall still apply and will be adhered to.
- d) The current zoning of Conventional Residential Zone allows for a second dwelling as an additional use. This, effectively, means that the proposal only requests one more unit than what is permissible under current zoning.

It is therefore herewith requested the Council will recognize the insignificant nature of the proposals and that it will find in favour of the application.

We trust that you will find the above and the attached documentation in order.

Kind regards.



**BB SIMPSON**  
**DENNIS MOSS PARTNERSHIP**

**ANNEXURE 1**

**PLANS**

---

**ANNEXURE 2**

**SPECIAL POWER OF ATTORNEY**

---

**ANNEXURE 3**

**TITLE DEEDS AND CONVEYANCERS CERTIFICATE**

---

**ANNEXURE 4**  
**SG DIAGRAM**

---



**ANNEXURE 5**  
**MUNICIPAL APPLICATION FORM**

---

**ANNEXURE 6**

**PRE-SUBMISSION CONSULTATION MINUTES**

---



# DENNIS MOSS PARTNERSHIP

INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS

Architects • Urban & Regional Planners • Landscape Architects  
Environmental Planners • Urban Designers

Our Ref: U4304  
Date: 17 February 2021

The Municipal Manager  
The Director: Department of Planning and Economic Development  
Stellenbosch Municipality  
PO Box 17  
**STELLENBOSCH 7599**

## **APPLICATION FOR REZONING, SUBDIVISION, DEPARTURES AND REGISTRATION OF A RIGHT OF WAY SERVITUDE: REMAINDER ERF 100, JOHANNESDAL, STELLENBOSCH**

### **1. INTRODUCTION AND BACKGROUND INFORMATION**

- 1.1. During February 2020, this office submitted a Land use planning application to the Stellenbosch Municipality for the rezoning, subdivision and registration of a right of way servitude on the above mentioned property. The application was processed and was circulated to the various municipal departments for their comments.
- 1.2. On 6 July 2020 the Manager: Development (Infrastructure Services) provided their comments on the application, the following was required to obtain their approval;
  - 1.2.1. *Provisional design of internal distribution networks – water, sewer and stormwater.*
  - 1.2.2. *Connections to existing external systems (see Annexure A for existing services) – water, sewer and stormwater.*
  - 1.2.3. *Please note the existing sewer line traversing the site. It is recommended that the actual position of the pipe be determined on site by your consulting engineer, so that it is accurately shown on his engineering drawing.*
  - 1.2.4. *A 3m wide servitude will be required over the existing sewer line – please indicate on the drawing.*
  - 1.2.5. *No structures will be allowed on the sewer line. Should the sewer line require relocation to accommodate any planned structures, such relocation will be for the owner's account.*
  - 1.2.6. *Any new servitude for services crossing the private erven, must also be indicated.*



17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA  
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: [info@dmp.co.za](mailto:info@dmp.co.za) • website: [www.dmp.co.za](http://www.dmp.co.za)

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07  
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MIArch, CIA  
SW vd Merwe, Pr Sci Nat, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch, T MIArch • PJ Niemann, Pr Arch, B Arch (UFS) MIArch, CIA  
Associate Landscape Architect: WJ Tijmens, Ing (NED) FILASA

- 1.3. These comments were considered by the owner, however, the option to relocate the sewer line and install additional manholes was not financially practical regarding the proposal.
- 1.4. The main concern from the Manager: Development (Infrastructure Services) was that the proposed servitude will not entirely accommodate the existing sewer pipeline, and that a site survey be conducted to obtain the exact position and height of the pipeline.
- 1.5. During January 2021, N Loubser Land surveyor, surveyed the property and the existing pipeline including its depth. This allowed for the subdivision plan to be amended to correspond with the existing infrastructure on the property. Kindly refer to Drawing No.: PL002, Date: 28-01-2021
- 1.6. The amended subdivision plan (Drawing No.: PL001 Rev. 02, Date: 28-01-2021) will likewise make provision for 3 new erven similar in size and orientation, also considering the registration of a servitude for the sewer line on the northern boundary.
- 1.7. The new proposal will require certain amendments from the original application, including the relaxation of building lines on the common boundaries as well as the street boundary. Below kindly find the amended application items.

## **2 APPLICATION DETAILS**

### **2.1 SUBDIVISION**

Application is herewith made in terms of Section 15(2)(d) of the Stellenbosch Municipality Land use Planning By-Law, 2015 for the subdivision of the property into four (4) portions namely:

- Portion A (553m<sup>2</sup>),
- Portion B (552m<sup>2</sup>),
- Portion C (542m<sup>2</sup>), and
- Portion D (204m<sup>2</sup>).

The purpose of the subdivision is to allow for three residential properties on the site. The subdivision will also create the public road reserve as referred to in the title deed.

The proposed subdivision is illustrated on the Rezoning and Subdivision Plan, Drawing No.: PL001 Rev. 02, Date: 28-01-2021, included herewith.

### **2.2 REZONING**

Application is herewith made in terms of Section 15(2)(a) of the Stellenbosch Municipality Zoning Scheme By-Law, 2015 for the rezoning of Portion D (204m<sup>2</sup>) from **Conventional Residential Zone** to **Public Roads and Parking Zone**.

## 2.3 SERVITUDE REGISTRATION

In accordance with Section 15(2)(d) of the Stellenbosch Municipality Zoning Scheme By-Law, 2015 application is herewith made for the registration of a 7.0m wide sewer line servitude over Portions A, B and C. The servitude will also provide right of way access to portions A and B.

The proposed servitude is illustrated by the Rezoning and Subdivision Plan, Drawing No.: PL001 Rev. 02, Date: 28-01-2021, included herewith.

## 2.4 PERMANENT BUILDING LINE DEPARTURES

Application is herewith made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land use Planning By-Law, 2015, for the relaxation of the following building lines due to the shape and widths of the new subdivided portions.

Due to the cession of the servitude area on the northern extent of the property, the newly subdivided portions widths were significantly reduced, and the allowable building area was affected. Relaxation of the street boundary is likewise applied for due to the fact that the title deed restrictions required a portion of 205sqm to be proclaimed in terms of Act 27 of 1976 (*Artikel 27 van die Ord. op Paaie 1976*).

### I. Portion A

- a. The relaxation of the common building line adjacent to erven 96 and 98 from 2.5m to 1.0m.
- b. The relaxation of the common building line adjacent to Portion B from 2.5m to 1.0m.

### II. Portion B

- a. The relaxation of the common building line adjacent to Portion A from 2.5m to 1.0m.
- b. The relaxation of the common building line adjacent to Portion C from 2.5m to 1.0m.

### III. Portion C

- a. The relaxation of the common building line adjacent to Portion B from 2.5m to 1.0m.
- b. The relaxation of the Street building line from 4.0m to 1.0m.

We trust the Municipality finds this application in favour.



Kind Regards

**BB SIMPSON**  
**DENNIS MOSS PARTNERSHIP**



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

## LAND USE PLANNING APPLICATION FORM 2017

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

**KINDLY NOTE:** Please complete this form using BLOCK letters and ticking the appropriate boxes.

### PART A: APPLICANT DETAILS

First name(s)	Jacques Louis				
Surname	Volschenk				
Company name (if applicable)	Dennis Moss Partnership				
Postal Address	PO. BOX 371				
	Stellenbosch	Postal Code	7599		
Email	bradley@dmp.co.za				
Tel	021 887 0124	Fax		Cell	0711488788

### PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	Ruben William November				
Physical address	13 Hill Street				
	Pniel	Postal code	7681		
E-mail	rubenw.november@gmail.com				
Tel		Fax		Cell	

### PART C: PROPERTY DETAILS (in accordance with title deed)

Erf /-Erven /-Farm No.	Remainder 100	Portion(s) if Farm	/	Allotment area	Johannesdal		
Physical Address	Green Way Street						
	Johannesdal						
	Stellenbosch						
Current Zoning	Conventional Residential Zoning	Extent	1852 m <sup>2</sup> / ha	Are there existing buildings?	Y	X	

Applicable Zoning Scheme	Stellenbosch Zoning Scheme By-Law, 2019									
Current Land Use	Vacant									
Title Deed number and date	T		40795/84							
Attached Conveyance's Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate Refer to paragraph 2.2.1 in the Motivation							
Are the restrictive conditions in favour of a third party(ies)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Yes, list the party(ies):							
Is the property encumbered by a bond?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Yes, list the bondholder(s):							
Is the property owned by Council?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management							
Is the building located within the historical core?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the building older than 60 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) <sup>1</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, is this application to legalize the building / land use <sup>2</sup> ?		<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>				

**PART D: PRE-APPLICATION CONSULTATION**

Has there been any pre-application consultation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Yes, please attach the minutes of the pre-application consultation.
--	-------------------------------------	--------------------------	--

**PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE**

**APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)**

Tick	Type of application: <i>Cost are obtainable from the Council Approved tariffs<sup>3</sup></i>
<input checked="" type="checkbox"/>	15(2)(a) Rezoning of Land
<input checked="" type="checkbox"/>	15(2)(b) a permanent departure from the development parameters of the zoning scheme
<input type="checkbox"/>	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;
<input checked="" type="checkbox"/>	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
<input type="checkbox"/>	15(2)(e) a consolidation of land that is not exempted in terms of section 24;

<sup>1</sup> All applications triggered by section 38(1)(a)-(e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

<sup>2</sup> No application may be submitted to legalize unauthorised building work and or land use on the property if a notice have been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

<sup>3</sup> <http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>

	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;
	15(2)(g) a permission required in terms of the zoning scheme;
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval;
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme;
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram ;
	15(2)(l) a permission required in terms of a condition of approval;
	15(2)(m) a determination of a zoning;
	15(2)(n) a closure of a public place or part thereof;
	15(2)(o) a consent use contemplated in the zoning scheme;
	15(2)(p) an occasional use of land;
	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.
	15(2)(6) When the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) Amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

**OTHER APPLICATIONS**

	Deviation from Council Policies/By-laws;	R
	Other (specify) : _____	R
<b>TOTAL A:</b>		<b>R</b>

**PRESCRIBED NOTICE AND FEES\*\* (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
	<b>SERVING OF NOTICES</b>	Delivering by hand; registered post; data messages	R
	<b>PUBLICATION OF NOTICES</b>	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	<b>ADDITIONAL PUBLICATION OF NOTICES</b>	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	<b>NOTICE OF DECISION</b>	<i>Provincial Gazette</i>	R
	<b>INTEGRATED PROCEDURES</b>	T.B.C	R
<b>TOTAL B:</b>			<b>R</b>
<b>TOTAL APPLICATION FEES*</b> (TOTAL A + B)			<b>R</b>

\* **Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.**

\*\* **The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.**

**BANKING DETAILS**

Name: Stellenbosch Municipality  
Bank: NEDBANK  
Branch no.: 198765  
Account no.: 1152271679  
SWIFT: NEDSZAJJ  
Payment reference: ERF RE 100  
(Erf/Farm number) .....



DETAILS FOR INVOICE	
Name & Surname/Company name (details of party responsible for payment)	RUBEN WILLIAM NOVEMBER
Postal Address	13 Hill Street, Pniel
Vat Number (where applicable)	n/a

**PART F: DETAILS OF PROPOSAL**

X	Building line encroachment	Street	Green way	From	m 4.0m	To	m 1.0m
		Street		From	m	To	m
		Side		From	m 2.5m	To	m 1.0m
		Side		From	m 2.5m	To	m 1.0m
		Aggregate side		From	m 2.5m	To	m 1.0m
		Rear		From	m 2.5m	To	m 1.0m
	Exceeding permissible site coverage			From	%	To	%
	Exceeding maximum permitted bulk / floor factor / no of habitable rooms			From		To	
	Exceeding height restriction			From	m	To	m
	Exceeding maximum storey height			From	m	To	m
	Consent/Conditional Use/Special Development						
	To permit..... in terms of Section.....of the.....Zoning Scheme Regulations						
	Other (please specify)	<hr/> <hr/> <hr/>					

<b>Brief description of proposed development / intent of application:</b>
Application for;
1) Subdivision of the property into four (4) portions namely; Portion A ( 647sqm), Portion B (475sqm) Portion C ( 524sqm) and Portion D (205sqm) a road reserve
2) Rezoning Portion D (205sqm) from Conventional Residential Zone to Public Roads and Parking Zone
3) Registration of a 4.0m wide right of way servitude over Portions A and C in favour of Porion B.
4) Building Line Departures

**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION**

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

<input checked="" type="checkbox"/>	N	Power of attorney / Owner's consent if applicant is not owner		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bondholder's consent (if applicable)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of any other relevant right held in the land concerned	
<input checked="" type="checkbox"/>	N	Written motivation pertaining to the need and desirability of the proposal		<input checked="" type="checkbox"/>	N	S.G. diagram / General plan extract (A4 or A3 only)	
<input checked="" type="checkbox"/>	N	Locality plan (A4 or A3 only) to scale		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
<input checked="" type="checkbox"/>	N	Proposed subdivision plan (A4 or A3 only) to scale		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of agreement or permission for required servitude	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of payment of application fees		<input checked="" type="checkbox"/>	N	Proof of registered ownership ( <b>Full copy of the title deed</b> )	
<input checked="" type="checkbox"/>	N	Conveyancer's certificate		<input checked="" type="checkbox"/>	N	Minutes of pre-application consultation meeting (if applicable)	
<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Consolidation plan (A4 or A3 only) to scale	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Land use plan / Zoning plan (A4 or A3 only) to scale
<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Street name and numbering plan (A4 or A3 only) to scale	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Landscaping / Tree plan (A4 or A3 only) to scale	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	Abutting owner's consent	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Home Owners' Association consent
<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Services Report or indication of all municipal services / registered servitudes
<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Copy of original approval and conditions of approval	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Proof of failure of Home owner's association
<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Proof of lawful use right	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Any additional documents or information required as listed in the pre-application consultation form / minutes
<input checked="" type="checkbox"/>	N	N/A	Required number of documentation copies	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	Other (specify)

**PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION**

Y	<input checked="" type="checkbox"/>	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	<input checked="" type="checkbox"/> N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	<input checked="" type="checkbox"/> N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	<input checked="" type="checkbox"/> N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	<input checked="" type="checkbox"/> N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	<input checked="" type="checkbox"/> N/A	National Water Act, 1998 (Act 36 of 1998)
Y	<input checked="" type="checkbox"/> N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	<input checked="" type="checkbox"/> N/A	Other (specify)
Y	<input checked="" type="checkbox"/> N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	<input checked="" type="checkbox"/>	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.			

**SECTION I: DECLARATION**

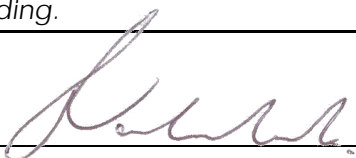
I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or

declarations made as to his or her qualification as a Competent person and/or registration as a professional.

- 12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
- 13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
- 14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

Applicant's signature:



Date:

13-02-2020

Full name:

Jacques Louis Volschenk

Professional capacity:

Associate

**FOR OFFICE USE ONLY**

Date received: \_\_\_\_\_

Received By: \_\_\_\_\_





**DENNIS MOSS PARTNERSHIP**  
 ARCHITECTS • URBAN & REGIONAL PLANNERS • LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL PLANNERS • URBAN DESIGNERS

17 Market St • P.O. Box 371 • Stellenbosch 7791 • SOUTH AFRICA  
 Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • www.dmp.co.za

CLIENT:  
**Ruben November**

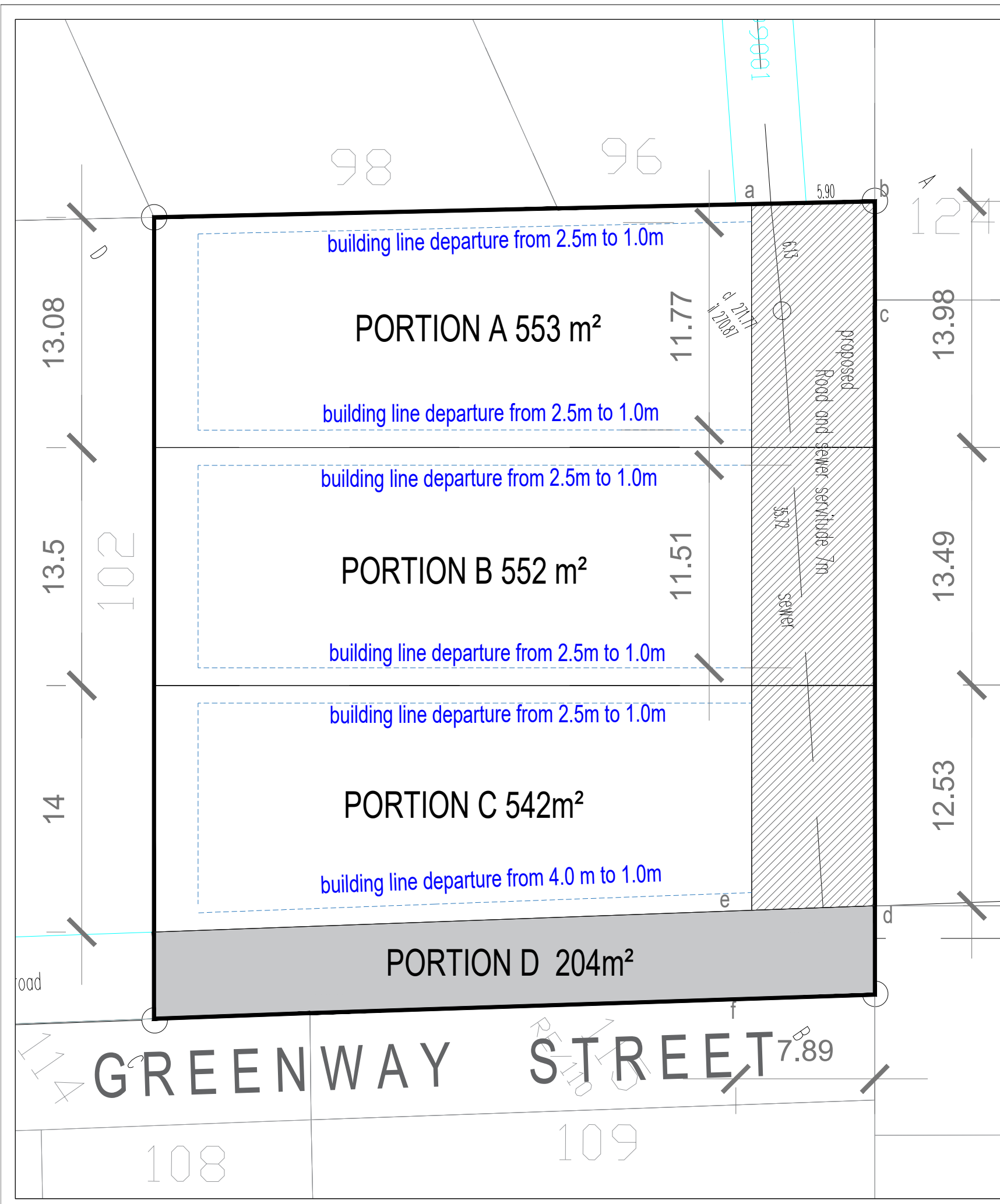
PROJECT TITLE:  
**PROPOSED REZONING,  
 SUBDIVISION AND REGISTRATION  
 OF SERVITUDE  
 ERF RE 100 JOHANNESDAL**

DRAWING TITLE:  
**LOCALITY PLAN**

PROJECT NO.:	U4304	SCALE:	1:2000
DRAWING NO.:	/	DATE:	13-02-2020
REV.:	/	DRAWN:	BBS
		CHECKED:	JLV

**FOR DISCUSSION**


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.



SUBDIVISION OF REMAINDER ERF 100 JOHANNESDAL			
PORTION	AREA (m <sup>2</sup> )	ZONING	LAND USE
A	553	Single Residential	Dwelling House
B	552	Single Residential	Dwelling House
C	542	Single Residential	Dwelling House
D	204	Public Roads & Parking Zone	Public Road
<b>TOTAL</b>	<b>1851</b>		


Figure a,b,c,d, and e represents a 7.0m wide sewer pipeline servitude registered over Portion A, B, and C.

Figure a,b,c,d, and f also represents a right of way (access) servitude in favour of all portions.



**DENNIS MOSS PARTNERSHIP**  
Architects • Urban & Regional Planners • Environmental Planners  
 Landscape Architects • Urban Designers

17 Market St • P.O. Box 211 • Sandton 2000 • SOUTH AFRICA  
 Tel: +27 (0)21 861 2000 • Fax: +27 (0)21 861 2001 • www.dmp.co.za



CLIENT: MR. RUBEN NOVEMBER

PROJECT TITLE: PROPOSED REZONING SUBDIVISION AND REGISTRATION OF SERVITUDE ERF RE 100 JOHANNESDAL

DRAWING TITLE: PROPOSED REZONING SUBDIVISION AND SERVITUDE PLAN

PROJECT NO:	U4304	SCALE:	1:250
DRAWING NO:	PL001	DATE:	28-01-2021
REV:	02	DRAWN:	BBS
		CHECKED:	JLV

**FOR APPROVAL**

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.