DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
Architects • Urban & Regional Planners • Landscape Architects
Environmental Planners • Urban Designers

# NOTICE OF LAND DEVELOPMENT

## APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE AND PERMISSION IN TERMS OF THE ZONING SCHEME ON FARM NO. 74/13, STELLENBOSCH

**The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:**

| | |
|---|---|
| Application Property Address: | Cnr. R304 & Bottelary Road, Koelenhof |
| Application Property Number: | Farm No. 74/13, Stellenbosch |
| Applicant: | Dennis Moss Partnership / Jacques Volschenk<br>PO Box 371, Stellenbosch, 7599<br>Tel. 021 887 0124; Fax. 021 886 5393<br>Email: jacques@dmp.co.za |
| Owner: | BL Williams Construction Company (Pty) Ltd.<br>PO Box 249, Stellenbosch<br>Tel. 021 865 2575<br>Email. richard@blwilliams.co.za |
| Application Reference: | TP1401/2025 |

**Description of land development proposal:**

Application has been made in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the following on Farm No. 74/13, Stellenbosch Division:

1. Rezoning (section 15(2)(a)) of the subject property from Agriculture and Rural Zone and Industrial Zone to Subdivisional Area to allow for the following uses and in accordance with the land use framework plan as depicted in plan with reference 'Rezoning and Subdivision Plan No. P001', dated 30 July 2025, and drawn by Dennis Moss Partnership:
   a) 44 x Multi-Unit Residential Zone erven for group housing purposes.
   b) 1 x Multi-Unit Residential Zone erf for purposes of a frail care facility.
   c) 1 x Multi-Unit Residential Zone erf for purposes of a block of flats comprising 12 units.
   d) 4 x private Open Space Zone erven for private open space purposes.
   e) 1 x Multi-Unit Residential Zone erf and appropriately 2931m² in extent, for private road purposes.
   f) 1 x Public Roads and Parking Zone erf for public road purposes.

2. Subdivision in terms of section 15(2)(d) of the said By-Law of said property in accordance with plan reference 'Rezoning and Subdivision Plan No. P001', dated 30 July 2025, and drawn by Dennis Moss Partnership, to allow for the residential development in accordance with the sub-divisional zone

above; and inclusive of the registration of a 5.0m wide servitude pipeline along the eastern boundary of the property.

3. Departure (section 15(2)(b)) to:
   a) Relax the permissible coverage from 50% to 60% for the freestanding erven,
   b) Relax the building lines (adjacent to portion 21) from 4.5m to 0.8m on ground floor; and (adjacent to Portion 50) from 6.0m to 4.5m on second floor to accommodate the block of flats on Portion 46.

4. Permission in terms of the Zoning Scheme in terms of Section 15(2)(g) of the said By-Law to allow for the proposed development within the Scenic Route Overlay Zone.

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law 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-notices/land-use-applications-advertisements.

If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, 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 who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Dennis Moss Partnership (Att.: Jacques Volschenk; jacques@dmp.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **16 February 2026**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

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 (082 821 6365 / 021 887 0124) during normal office hours.

Yours faithfully

**JL VOLSCHENK**
**DENNIS MOSS PARTNERSHIP**

DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
Architects • Urban & Regional Planners • Landscape Architects
Environmental Planners • Urban Designers

## KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

## AANSOEK OM HERSONERING, ONDERVERDELING, PERMANENTE AFWYKING, EN TOESTEMMING INGEVOLGE DIE SONERINGSKEMA OP PLAAS NO. 74/13, STELLENBOSCH

**Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordening op Grondgebruikbeplanning, 2023, verwys:**

| | |
|---|---|
| Adres van aansoek eiendom: | hv. R304 & Bottelarypad, Koelenhof |
| Aansoek eiendom beskrywing: | Plaas No. 74/13, Stellenbosch |
| Aansoeker: | Dennis Moss Vennootskap / Jacques Volschenk<br>Posbus 371, Stellenbosch, 7599<br>Tel. 021 887 0124; Faks. 021 886 5393<br>Epos: jacques@dmp.co.za |
| Eienaar: | BL Williams Construction Company (Pty) Ltd.<br>Posbus 249, Stellenbosch<br>Tel. 021 865 2575<br>Epos. richard@blwilliams.co.za |
| Aansoek Verwysing: | TP1401/2025 |

**Besonderhede van die grondgebruiksaansoek:**

Aansoek word gedoen ingevolge die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir die volgende op Plaas Nr. 74/13, Stellenbosch-afdeling:

1. Hersonering (artikel 15(2)(a)) van die betrokke eiendom van Landbou- en Landelike Sone en Industriële Sone na Onderverdelingsgebied om die volgende gebruike toe te laat en in ooreenstemming met die grondgebruiksraamwerkplan soos uitgebeeld in die plan met verwysing 'Hersonering- en Onderverdelingsplan Nr. P001', gedateer 30 Julie 2025, en geteken deur Dennis Moss Vennootskap:
   a) 44 x Multi-Eenheid Residensiële Sone erwe vir groepbehuisingsdoeleindes.
   b) 1 x Multi-Eenheid Residensiële Sone erf vir die doeleindes van 'n verswakte sorgfasiliteit.
   c) 1 x Multi-Eenheid Residensiële Sone erf vir die doeleindes van 'n woonstelblok wat uit 12 eenhede bestaan.
   d) 4 x privaat Oop Ruimte Sone erwe vir privaat oop ruimte doeleindes.
   e) 1 x Meereenheid-residensiële sone-erf en toepaslik 2931m² groot, vir privaat paddoeleindes.
   f) 1 x Openbare Pad- en Parkeersone-erf vir openbare paddoeleindes.

2. Onderverdeling ingevolge artikel 15(2)(d) van die genoemde Verordening van genoemde eiendom in ooreenstemming met planverwysing 'Hersonering en Onderverdelingsplan Nr. P001', gedateer 30

Julie 2025, en geteken deur Dennis Moss Vennootskap, om voorsiening te maak vir die residensiële ontwikkeling in ooreenstemming met die bogenoemde onderverdelingsone; en insluitend die registrasie van 'n 5.0m wye serwituutpyplyn langs die oostelike grens van die eiendom.

3. Afwyking (artikel 15(2)(b)) om:
   a) Die toelaatbare dekking te verslap van 50% tot 60% vir die vrystaande erwe,
   b) Die boulyne (aangrensend aan gedeelte 21) te verslap van 4.5m tot 0.8m op die grondvloer; en (aangrensend aan Gedeelte 50) van 6.0m tot 4.5m op die tweede verdieping om die woonstelblok op Gedeelte 46 te akkommodeer.

4. Toestemming ingevolge die Soneringskema en ingevolge Artikel 15(2)(g) van die genoemde Verordening om die voorgestelde ontwikkeling binne die 'Scenic Route Overlay Zone' toe te laat.

Kennis word hiermee gegee in terme van die voorskrifte van Artikel 46 van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements.

Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Dennis Moss Vennootskap (Vir Aandag: Jacques Volschenk, jacques@dmp.co.za). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

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 **16 February 2026**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (082 821 6365 / 021 887 0124) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

**JL VOLSCHENK**
**DENNIS MOSS VENNOOTSKAP**

DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
Architects • Urban & Regional Planners • Landscape Architects
Environmental Planners • Urban Designers

# EXECUTIVE SUMMARY

## APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE AND PERMISSION IN TERMS OF THE ZONING SCHEME ON FARM NO. 74/13, STELLENBOSCH

BL Williams Construction Company (Pty) Ltd., owners of Portion 13 of the Farm No. 74, Koelenhof (hereinafter referred to the property), wishes to re-develop their property, in accordance with municipal planning policy and guidelines.

This office has subsequently been appointed to apply to the Stellenbosch Municipality and all other relevant decision-making authorities for the necessary land use planning approvals which would allow for the establishment of a retirement village, as described in the chapters below.

In particular, application has been made in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the following on Farm No. 74/13, Stellenbosch Division:

1. Rezoning (section 15(2)(a)) of the subject property from Agriculture and Rural Zone and Industrial Zone to Subdivisional Area to allow for the following uses and in accordance with the land use framework plan as depicted in plan with reference 'Rezoning and Subdivision Plan No. P001', dated 30 July 2025, and drawn by Dennis Moss Partnership:
   a) 44 x Multi-Unit Residential Zone erven for group housing purposes.
   b) 1 x Multi-Unit Residential Zone erf for purposes of a frail care facility.
   c) 1 x Multi-Unit Residential Zone erf for purposes of a block of flats comprising 12 units.
   d) 4 x private Open Space Zone erven for private open space purposes.
   e) 1 x Multi-Unit Residential Zone erf and appropriately 2931m² in extent, for private road purposes.
   f) 1 x Public Roads and Parking Zone erf for public road purposes.

2. Subdivision in terms of section 15(2)(d) of the said By-Law of said property in accordance with plan reference 'Rezoning and Subdivision Plan No. P001', dated 30 July 2025, and drawn by Dennis Moss Partnership, to allow for the residential development in accordance with the sub-divisional zone above; and inclusive of the registration of a 5.0m wide servitude pipeline along the eastern boundary of the property.

3. Departure (section 15(2)(b)) to:
   a) Relax the permissible coverage from 50% to 60% for the freestanding erven,
   b) Relax the building lines (adjacent to portion 21) from 4.5m to 0.8m on ground floor; and (adjacent to Portion 50) from 6.0m to 4.5m on second floor to accommodate the block of flats on Portion 46.

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 • JMH Lackay, Pr S Arch, T MIArch
Associates: D Moss, BA M (URP) M SAPI • JL Volschenk, Pr Pln (TRP SA) • Kobus Louw, Pr Arch, B Arch (UFS) • Hiram von Willingh, Dip Arch • Amanda du Plooy, Pr LArch, BL

4. Permission in terms of the Zoning Scheme in terms of Section 15(2)(g) of the said By-Law to allow for the proposed development within the Scenic Route Overlay Zone.

## 1 LOCATION AND CONTEXT

The property is situated in the Stellenbosch Municipality approximately 5km from the Stellenbosch CBD, in the hamlet of Koelenhof. The property is located inside the urban edge of Koelenhof on the corner of Bottelary Road (M23) and the R304. The property borders Bottelary Road to the north and the R304 to the east. The property shares a common boundary (west) with the Koelenbosch Country Estate. To the south, the property is bordered by the Astron Energy service station at the Devon Place commercial precinct.

The Koelenhof node is regarded as a developing node in the greater Stellenbosch area. The node is a mixed use settlement that has developed in an ad hoc manner. The node comprises industrial uses, brickfields, a commercial node, institutional facilities (the Convent of Oblate Sisters of St Francis de Sales, the St Raphael's Pre-School and St Vincent's Roman Catholic Primary School), and a number of existing and new and established residential developments (Devonvale Golf and Wine Estate, Koelenbosch Country Estate, Nooitgedacht Village). The area has no discernible character, with very little visual or other coherence.

Immediately north of the property (opposite the Bottelary Road) is the Devonbosch precinct. The development, which promises to be a true mixed-use urban development in the heart of the Stellenbosch Winelands, combines residential, commercial, and recreational facilities. The initial phases of the development have been constructed some 800m to the west of the property with further phases to follow in an eastern direction.

Access to the property is currently obtained directly off the Bottelary Road, some 180m from the intersection with the R304. This access point will, however, be closed and access be taken via the entrance to Koelenbosch Estate (refer below).

The property itself is currently being utilised as a builders' yard and associated offices for the BL Williams Construction Company. A number of buildings are present on the site, including a store building, an office building, and a residential dwelling. There is a variety of exotic tree species on the property including Brazilian peppers (*Schinus terebinthifolius*), blue gum trees (E*ucalyptus globulus*), ficus trees (*Ficus bejamina*), and fan palms.



**Figure 1:** Photo of the existing office on site.



**Figure 2:** Photo of the existing store buildings associated with the builders' yard.

## 2 SITE DESCRIPTION AND DEVELOPMENT PARAMETERS

The property is referred to in the applicable title deeds as Remainder Portion 13 (Portion of Portion 5) of the Farm Nooitgedacht No. 74 in the Municipality and Division of Stellenbosch, Western Province.

The property details as per the title deed and municipal records are summarised in the table below.

| PROPERTY DESCRIPTION | SIZE | ZONING | TITLE DEED | OWNER |
|---|---|---|---|---|
| Rem. Portion 13 (Portion of Portion 5) of the Farm Nooitgedacht No. 74 in the Municipality and Division of Stellenbosch, Western Province. | 2.1053ha | Agriculture and Rural Zone; and<br>Industrial Zone | T101308/2005 | BL Williams Construction Company (Pty) Ltd. |

The conveyancer's certificate notes that there are no restrictive title deed conditions that would prevent the establishment of the proposed development as envisaged.

It is, however, to be noted that the Department of Infrastructure (former Department of Transport and Public Works) imposed a condition of approval for the adjacent Koelenbosch Country Estate whereby access to any future development on the subject property must be obtained via the entrance gate of the Koelenbosch Country Estate. The condition reads as follows:

*3.3 The following necessary servitude right of way must be registered from the last Public Road (currently Bottelary Road) up to and in favour of:…*

*3.3.2 Farm 74/13, via the entrance gate of the development on Farm No. 74/20.*

Following the same, a Notarial Deed of Servitude was registered between the owner of the property and the Koelenbosch Country Estate Property Owners' Association in which the Koelenbosch Country Estate POA granted BL Williams a right of way servitude over their property subject to certain conditions. These include that the proposed development on the property adhere to the same look and feel, unit types, and densities limited to no more than 60 single title residential erven.

The property has a split zoning which makes provision for agriculture and industrial uses. The property is zoned *Agriculture and Rural Zone* and *Industrial Zone* (Special Consent: Transport Usage), in terms of the Stellenbosch Municipality: Zoning Scheme By-Law, 2023. This zoning does not allow for the envisaged development, hence, the need for this rezoning application in terms of the Stellenbosch Municipality Land Use Planning By-Law, 2023.

The property is also located adjacent to an urban scenic route (USR2 – Klipheuwel Road [R302]) and consequently a Scenic Route Overlay Zone, as defined in the Stellenbosch Zoning Scheme By-Law, 2023 also applies to the property.

The development parameters, which apply to the property, as well as the compliance of the development proposal therewith, are put forward in the table below.

| PARAMETER | ZONING SCHEME BY-LAW | PROPOSAL |
|---|---|---|
| **Zoning** | Multi-Unit Residential Zone | Multi-Unit Residential Zone |
| **Primary Use** | • …<br>• Flats<br>• Retirement village<br>• Private road | • Flats<br>• Retirement village<br>• Private road |
| **Street boundary building lines** | <u>Group housing</u><br>3.0m (external street),<br>0.0m (internal street)<br><br><u>Flats</u><br>4.5m | <u>Group housing</u><br>3.0m (external street),<br>0.0m (internal street)<br><br><u>Flats</u><br>5.9m |
| **Common boundary building lines** | <u>Group housing</u><br>3.0m (external common),<br>0.0m (internal common)<br><br><u>Flats</u><br>4.5m (ground floor)<br>4.5m (first floor)<br>6.0m (Second floor) | <u>Group housing</u><br>3.0m (external common),<br>0.0m (internal common)<br><br><u>Flats</u><br>0.8m (ground floor)<br>4.5m (first floor)<br>4.5m (Second floor) |
| **Street boundary building line (proclaimed roads)** | 5.0m | 5.0m |
| **Density** | 50 units / ha | 27 units / ha |
| **Coverage** | 50% | 60% (free-standing residential erven) |
| **Height** | 2 storeys (Group housing)<br>4 storeys (Flats) | 1 storey (Group housing)<br>3 storeys (Flats) |
| **Parking** | 1 bay / group house plus 1 bay / unit for visitors (Group housing)<br><br>Frail care (medical consulting rooms)<br>6 bays / 100m² GLA<br><br>1 bay / dwelling unit plus 0.5 bays / dwelling unit for visitors (1- & 2- | <u>Group housing</u><br>Required: 88 bays<br>Provided: 88 bays<br><br><u>Frail care</u><br>Required: 6 bays<br>Provided: 7 bays |

| | | |
|---|---|---|
| | bedroom flats) | Flats<br>Required: 18bays<br>Provided: 19 bays |
| **Private outdoor space** | 25m²/dwelling unit | Required: 1400m²<br>Provided: 2633m² (communal) |

The development proposal is largely consistent with the above restrictive title conditions, bar some minor aspects, hence this application.

## 3 DESCRIPTION OF ACTIVITY

The project proposal entails the construction of a retirement village that is similar in nature and scale to the existing Koelenbosch Estate. Being positioned on the corner of two major roads, the placement and orientation of the individual residential buildings was set back from the busy intersection. This also optimizes the distant views over the Stellenbosch Mountains.

A further form-giving element was the transition of erven between Koelenbosch Estate and the proposed development. From an urban design point of view, the development aims to ensure functional integration and continuity with the neighbouring Koelenbosch Country Estate. This was achieved by positioning erven of an approximately similar size and shape adjacent to the existing erven in Koelenbosch. Whilst the Koelenbosch Estate provides for residential erven in the order of 280m², the directly bordering erven in the development is in the order of 240m² whilst still keeping to the overall architectural vernacular.

As a means to shield the development from the surrounding public roads, smaller, semi-detached units were positioned along the perimeter of the site. These erven are in the order of 120m². The units are grouped four abreast with passages between the groups to allow access to the private open space between the erven and perimeter of the estate.

The development also comprises a sectional title apartment block on the corner of the R304/Bottelary intersection. This building is pulled back from said intersection to anchor the development and provide a buffer between the internal activities and its surroundings. The apartment building will be three storeys in height and provide a total of 12 residential units. All parking is provided on-site.

In total, 44 free-standing residential dwellings will be provided at an average erf size of ±170m². These erven occupy only approximately 36% of the site. A further 12 residential apartments (i.e. flats) will be accommodated on portion 46.

In addition to the residential options, provision has been made for a frail care building of approximately 110m². This building will be easily accessible near the entrance to the development and will accommodate 4 beds, a duty station waiting area, nurses' office, treatment room, kitchen/laundry, and sluice room. Parking for this facility will be accommodated on the property. The facility will not be publicly accessible and will only be for the use of residents of the estate and possibly Koelenbosch Estate.



**Figure 3:** Artists' illustration of the proposed development.

## 4 CONCLUSION

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

a) The subject property is located inside the Koelenhof urban edge, and it will strengthen the nodal character of Koelenhof once developed.

b) All of the forward planning documents identify the specific area for future residential development. The development proposal is therefore in compliance with the land use designation for the area.

c) The proposed development complies with the National, Provincial and Municipal policies, frameworks and guidelines. In particular, the proposal complies with principles of densification in order to achieve a higher gross density in the settlement as a whole.

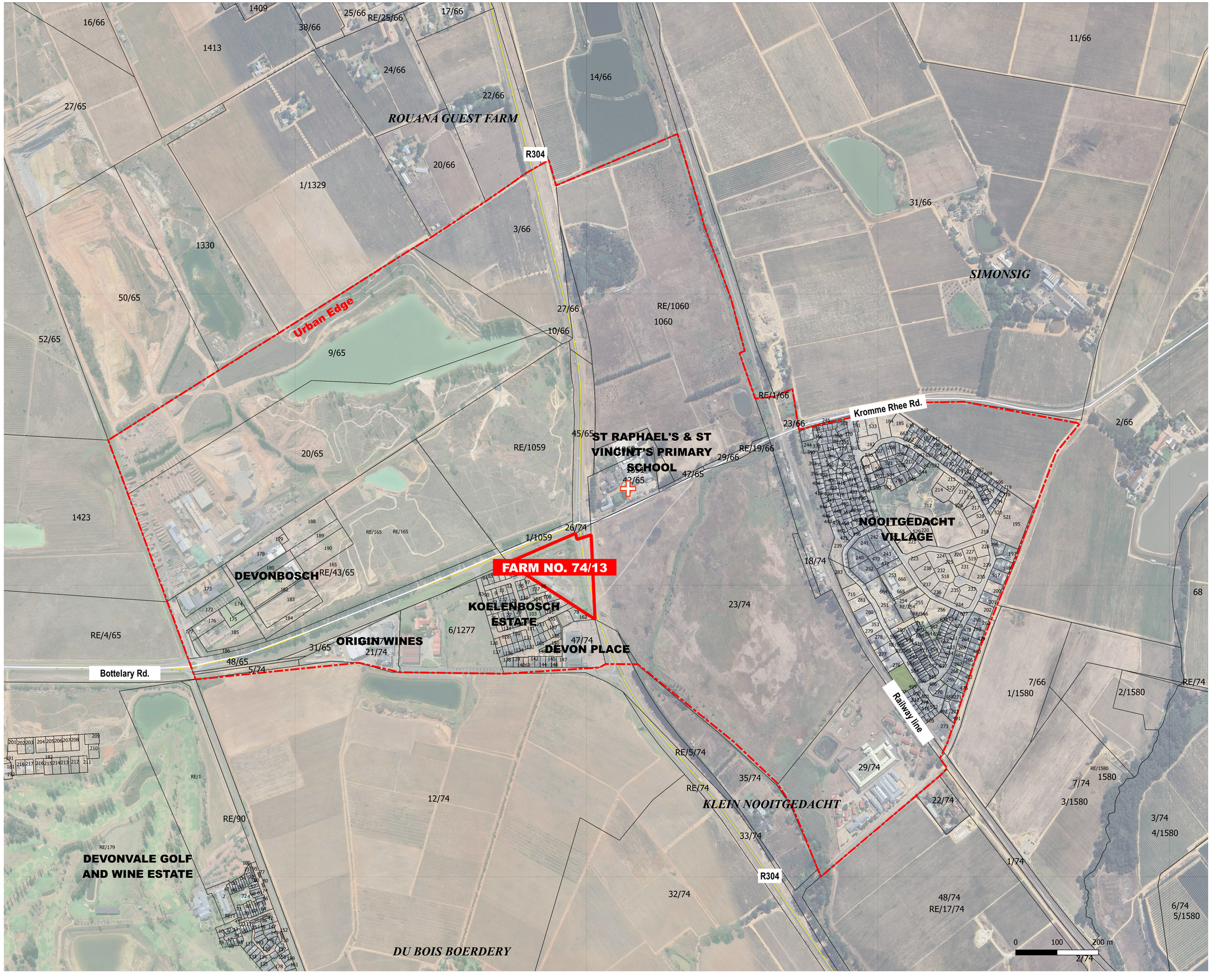
d) Whilst the area is not regarded to be of significant heritage value, the proposed development has the potential to set an acceptable architectural standard at the northern entrance to Stellenbosch from the R304.

e) There are no restrictive title conditions that would prevent the proposed development from occurring.

f) The majority of the property is zoned for industrial purposes. The proposed residential development on the property is therefore regarded as complimentary to the surrounding land uses and presents a much better land use option than the current industrial uses.

g) The proposed development responds positively to its surroundings and ties in with the adjacent Koelenhof Country Estate by means of architecture and in terms of infrastructure.

h) The proposed development will provide passive surveillance of the public realm and will add to the safety and security of the area in general.




DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
Architects • Urban & Regional Planners • Landscape Architects
Environmental Planners • Urban Designers
1983 40 2023

CLIENT:
BL WILLIAMS

PROJECT TITLE:
FARM NO. 74/13, STELLENBOSCH

DRAWING TITLE:
LOCALITY MAP

| PROJECT NO.: | SCALE: | |
|---|---|---|
| V4378 | 1:5000 | |
| DRAWING NO.: | DATE: | |
| / | 2025-07-17 | |
| REV. | DRAWN: | CHECKED: |
| / | JLV | |

FOR INFORMATION

THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS PROPERTY OF DENNIS MOSS PARTNERSHIP AND MAY NOT BE COPIED OR DISCLOSED TO A THIRD PARTY WITHOUT THEIR WRITTEN CONSENT.

**HOUSE TYPES**

- TYPE 1: 2 Bedroom, 1 Bathroom, 69m² = 22 Units
- TYPE 2: 2 Bedroom, 2 Bathroom, 73m² = 2 Units
- TYPE 3: 2 Bedroom, 2 Bathroom, Garage, 102m² = 9 Units
- TYPE 4: 3 Bedroom, 2 Bathroom, Garage, 120m² = 11 Units

FREE-STANDING ERVEN - 44 Houses
APARTMENTS - 12 Units
**TOTAL - 56 Units**




DENNIS MOSS PARTNERSHIP
Architects • Urban & Regional Planners • Environmental Planners
Landscape Architects • Urban Designers
17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • www.dmp.co.za

CLIENT:
BL WILLIAMS CONSTRUCTION

PROJECT TITLE:
PROPOSED DEVELOPMENT ON FARM NO. 74/13, KOELENHOF

DRAWING TITLE:
SITE DEVELOPMENT PLAN

| PROJECT No.: | SCALE: | |
|---|---|---|
| Y3796 | 1:500 | |
| DRAWING No.: | DATE: | |
| SDP003 | 30/07/2025 | |
| REV. | DRAWN: | CHECKED |
| | JLV | GDK |

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.




**FARM NO. 74/13, KOELENHOF**

| PORTION | AREA (m²) | ZONING | LAND USE | % OF SITE | DU/HA. | NO. OF UNITS |
|---|---|---|---|---|---|---|
| 1 | 226 | Multi-Unit Residential Zone | Retirement village - group housing erven | | | |
| 2 | 239 | | | | | |
| 3 | 239 | | | | | |
| 4 | 239 | | | | | |
| 5 | 239 | | | | | |
| 6 | 239 | | | | | |
| 7 | 239 | | | | | |
| 8 | 239 | | | | | |
| 9 | 239 | | | | | |
| 10 | 239 | | | | | |
| 11 | 124 | | | | | |
| 12 | 124 | | | | | |
| 13 | 122 | | | | | |
| 14 | 122 | | | | | |
| 15 | 122 | | | | | |
| 16 | 122 | | | | | |
| 17 | 122 | | | | | |
| 18 | 122 | | | | | |
| 19 | 122 | | | | | |
| 20 | 122 | | | | | |
| 21 | 213 | | | | | |
| 22 | 122 | | | | | |
| 23 | 122 | | | | | |
| 24 | 122 | | | | | |
| 25 | 122 | | | | | |
| 26 | 122 | | | | | |
| 27 | 122 | | | | | |
| 28 | 122 | | | | | |
| 29 | 122 | | | | | |
| 30 | 122 | | | | | |
| 31 | 122 | | | | | |
| 32 | 122 | | | | | |
| 33 | 122 | | | | | |
| 34 | 194 | | | | | |
| 35 | 213 | | | | | |
| 36 | 213 | | | | | |
| 37 | 143 | | | | | |
| 38 | 148 | | | | | |
| 39 | 213 | | | | | |
| 40 | 212 | | | | | |
| 41 | 221 | | | | | |
| 42 | 205 | | | | | |
| 43 | 205 | | | | | |
| 44 | 223 | | | | | |
| **Sub-Total** | **7468** | | | 35,5% | **59** | **44** |
| | | | | | | |
| 45 | 281 | MURZ | Retirement village frail care | | | |
| **Sub-Total** | **281** | | | 1,3% | **N/A** | **N/A** |
| | | | | | | |
| 46 | 1409 | MURZ | Revirement village - flats | | | |
| **Sub-Total** | **1409** | | | 6,7% | **85** | **12** |
| | | | | | | |
| 47 | 62 | MURZ | Private Open Space | | | |
| 48 | 96 | | | | | |
| 49 | 108 | | | | | |
| 50 | 2367 | | | | | |
| **Sub-Total** | **2633** | | | 12,5% | **N/A** | **N/A** |
| | | | | | | |
| 51 | 2931 | MURZ | Private Roads | | | |
| **Sub-Total** | **2931** | | | 13,9% | **N/A** | **N/A** |
| | | | | | | |
| 52 | 6294 | PR&PZ | Public Road | | | |
| **Sub-Total** | **6294** | | | 29,9% | **N/A** | **N/A** |
| | | | | | | |
| **TOTAL** | **21016** | | | **100,0%** | **27** | **56** |

13 Street numbers

The line abcd represents the eastern and northern boundary of a 5.0m wide stormwater servitude line.

DENNIS MOSS PARTNERSHIP
Architects • Urban & Regional Planners • Environmental Planners
Landscape Architects • Urban Designers
17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • www.dmp.co.za

CLIENT:
BL WILLIAMS CONSTRUCTION

PROJECT TITLE:
PROPOSED DEVELOPMENT ON FARM NO. 74/13, KOELENHOF

DRAWING TITLE:
REZONING & SUBDIVISION PLAN

| PROJECT No.: Y3796 | SCALE: 1:500 | |
|---|---|---|
| DRAWING No.: P001 | DATE: 30/07/2025 | |
| REV. | DRAWN: JLV | CHECKED: GDK |

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.