DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
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NOTICE OF LAND DEVELOPMENT

APPLICATION FOR SUBDIVISION, PERMANENT DEPARTURE AND REMOVAL/SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 5115, STELLENBOSCH

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

Application Property Address:	7 De Wet Street, Stellenbosch
Application Property Number:	Erf 5115, Stellenbosch
Applicant:	Dennis Moss Partnership / Jacques Volschenk PO Box 371, Stellenbosch, 7599 Tel. 021 887 0124; Fax. 021 886 5393 Email: jacques@dmp.co.za
Owner:	Deon & Corene Vermeulen 7 De Wet Street, Stellenbosch Tel. 083 655 9282 Email. deon@2iiqs.com
Application Reference:	TP1341/2025

Description of land development proposal:

The application(s) is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 5115 Stellenbosch for the following:

1) Subdivision in terms of section 15(2)(d) of said bylaw to subdivide Erf 5115 into two Portions, namely:
   a) Portion 1 (626m²); and
   b) the Remainder of Erf 5115 (810m²).

2) A Permanent Departure in terms of section 15(2)(b) of said bylaw for:
   a) The relaxation of the street boundary building line to 1.8m in lieu of 4.0m to accommodate a swimming pool; and
   b) The relaxation of the new common boundary building line (rear) to 0.5m in lieu of 2.5m for the proposed new bedroom to the dwelling unit on the subdivided Remainder.

3) Removal of Title Deed restrictive conditions in terms of section 15 (2)(f) of the said bylaw to remove condition B.6(d) as held in the tittle deed No. T4546/2024.

4) Suspension of Title Deed restrictive condition in terms of section 15 (2)(f) of the above said bylaw to suspend condition B.6(b) as held in the title deed No. T4546/2026 to permit the additions on the subdivided Remainder.

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 **22 June 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
Date of Notice: 21 May 2026

DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
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KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK OM ONDERVERDELING, PERMANENTE AFWYKING EN VERWYDERING/OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDE: ERF 5115, STELLENBOSCH

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

Adres van aansoek eiendom:	De Wetstraat 7, Stellenbosch
Aansoek eiendom beskrywing:	Erf 5115, Stellenbosch
Aansoeker:	Dennis Moss Vennootskap / Jacques Volschenk Posbus 371, Stellenbosch, 7599 Tel. 021 887 0124; Faks. 021 886 5393 Epos: jacques@dmp.co.za
Eienaar:	Deon & Corene Vermeulen De Wetstraat 7, Stellenbosch Tel. 083 655 9282 Epos. deon@2iigs.com
Aansoek Verwysing:	TP1341/2025

Besonderhede van die grondgebruiksaansoek:

Die aansoek(e) word gedoen ingevolge Artikel 15 van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, op Erf 5115 Stellenbosch vir die volgende:

1) Onderverdeling ingevolge artikel 15(2)(d) van genoemde verordening om Erf 5115 in twee gedeeltes te onderverdeel, naamlik:
   a) Gedeelte 1 (626m²); en
   b) die Restant van Erf 5115 (810m²).

2) 'n Permanente Afwyking ingevolge artikel 15(2)(b) van genoemde verordening vir:
   a) Die verslapping van die straatgrensboulyn tot 1.8m in plaas van 4.0m om 'n swembad te akkommodeer; en
   b) Die verslapping van die nuwe gemeenskaplike grensboulyn (agter) tot 0.5m in plaas van 2.5m vir die voorgestelde nuwe slaapkamer by die wooneenheid op die onderverdeelde Restant.

3) Opheffing van beperkende voorwaardes in die Titelakte ingevolge artikel 15(2)(f) van genoemde verordening om voorwaarde B.6(d) soos uiteengesit in die titelakte nr. T4546/2024 te verwyder.

4) Opskorting van Titelakte beperkende voorwaarde ingevolge artikel 15(2)(f) van die bogenoemde verordening om voorwaarde B.6(b) soos bepaal in die titelakte nr. T4546/2026 op te skort om die byvoegings tot die onderverdeelde Restant 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 **22 Junie 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
Datum van kennisgewing: 21 Mei 2026

DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
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EXECUTIVE SUMMARY

APPLICATION FOR SUBDIVISION, PERMANENT DEPARTURE AND REMOVAL/SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 5115, STELLENBOSCH

This office has been appointed by the owners of the above-mentioned property, to prepare and submit, on their behalf, an application which would enable the proposed subdivision and redevelopment of the property.

In particular, application is made for the following:

a) In terms of Section 15(2)(d) of the Stellenbosch Municipality: Land Use Planning By-Law, 2023 (hereinafter referred to as the By-Law), for the subdivision the property into two portions, namely:
- Portion 1 (626m²); and
- The Remainder (810m²).

b) In terms of Section 15(2)(b) of the By-Law, for the permanent relaxation of the following building lines:
- Street boundary building line to 1.5m in lieu of 4.0m; and
- Common boundary building line (rear) to 0.5m in lieu of 2.5m.

c) In terms of Section 15(2)(f) of the By-Law, to remove the following restrictive condition in respect of the land unit:

Condition B.6(d): In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.

d) In terms of Section 15(2)(f) of the By-Law, to suspend the following restrictive condition in respect of the land unit:

Condition B.6(b): No buildings or structure or any portion thereof except boundary walls or fences shall be erected nearer than 4.6 metres to the street line which forms a boundary of this erf neither within 3 metres of the rear boundary nor within 2.3 metres of the lateral boundary.

1 LOCATION AND CONTEXT

The property is situated at No. 7 De Wet Street, in the neighbourhood of Brandwacht, Stellenbosch. The property forms part of Stellenbosch Extension No. 15 which was established in 1973 when the General Plan was approved by the Surveyor-General on 30 January 1973. The General Plan illustrates the property as forming part of 221 erven developed on Portion 1 of the Farm Brandwacht No. 1049, Stellenbosch.

The property borders on residential erven of a similar nature along its eastern and northern boundaries. The property is located in a crescent which runs along the Brandwacht River in the south. Consequently, the property also borders on the municipal open space property (Erf 5060) along its southern boundary. Despite being located along the river embankment, the property has a very gentle slope and falls only approximately 2 metres from north to south.

Figure 1: Street elevation of the dwelling on erf 5115, Stellenbosch.

Figure 2: Eastern elevation of the dwelling on erf 5115, Stellenbosch.

The residential dwelling is generally positioned in the centre of the property, with a swimming pool and recreation area located along the southern boundary. The property has no garage but a carport is positioned in the southern portion of the property with access taken directly off De Wet Street to the west. The remaining extent of the property is used for gardening and landscaping. Several mature trees are found on the property and in the adjacent public open space.

The generous back garden presents the primary position of the proposed new erf with an access panhandle along the northern boundary of the property.

The building currently has a modest four-bedroom dwelling with a large lounge and home office. The dwelling also comprises a separate outbuilding positioned south of the main bedroom and adjacent to the

swimming pool. The main bedroom is on the far eastern edge of the dwelling. The en-suite bathroom to the bedroom is constructed in a unique half circle which protrudes from the main building form. The en-suit bathroom, a portion of the main bedroom and the outbuilding will be demolished to accommodate the proposed new erf.

2 SITE DESCRIPTION AND DEVELOPMENT PARAMETERS

The property is referred to in the title deed as Erf 5115, Stellenbosch, situated in the Municipality and Division Stellenbosch, Western Cape Province. The property details, as per the title deed and municipal records, are summarised in the table below.

PROPERTY DESCRIPTION	SIZE	ZONING	TITLE DEED No.	OWNER
Erf 5115, Stellenbosch, in the Municipality and Division Stellenbosch, Province of the Western Cape	1438m²	Conventional Residential Zone	T4546/2024	Gideon Vermeulen & Corène Vermeulen

The property is held under Title Deed No. T4546/2024. In terms of the same there are a number of restrictive title conditions applicable to the property. The restrictive conditions that would have to be removed/suspended are as follows:

Condition B.6(b): *No buildings or structure or any portion thereof except boundary walls or fences shall be erected nearer than 4.6 metres to the street line which forms a boundary of this erf neither within 3 metres of the rear boundary nor within 2.3 metres of the lateral boundary.*

Condition B.6(d): *In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.*

The property is zoned *Conventional Residential Zone* in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2023. This zoning provides for the current and future use of the property as intended. The zoning scheme By-Law imposes certain building development parameters to adhere to. The development parameters, which apply to *Conventional Residential Zone*, together with the title deed and development proposal are compared in the table below.

DEVELOPMENT PARAMETER	ZONING SCHEME	TITLE DEED RESTRICTIONS	DEVELOPMENT PROPOSAL
Zoning	Conventional Residential Zone	/	Conventional Residential Zone
Primary Uses	Dwelling House	One dwelling	Dwelling House
Additional Uses	Second dwelling	/	As per scheme
Coverage	The greater of 300m² or 50%	/	45.3%
Height	2 Storeys	/	As per scheme
Street Building Line	4.0m	4.6m	1.821m
Side Building Line	2.5m (common) 0.0m (garage)	2.3m	1.095m (north) 0.0m (garage – south)
Rear Building Line	2.5m (common)	3.0m	0.5m (east)
Parking	2 bays / dwelling house	/	6 Bays

The development proposal is not entirely consistent with the above development parameters and restrictive title conditions, hence this application.

3 DESCRIPTION OF ACTIVITY

The project proposal entails the subdivision of the property into two portions. It is proposed that an unutilised portion of the private garden be utilised for this purpose. The area available for development is in excess of 530m² (bar the area for the panhandle) and borders directly on to the public open space to the south. In order to create an erf of a regular/rectangular size, a portion of the existing dwelling will be demolished. A free-standing outbuilding will also be demolished to provide for the new erf. Whilst the property borders on a portion of the municipal open space (erf 5105), this advantage will also be extended to Portion 1 as it will also border on the open space to the south.

The new erf (referred to as Portion 1 on the Subdivision Plan) will obtain access off De Wet Street, some 12m north of the driveway to the existing dwelling. The access to Portion 1 will be in the form of a panhandle of 3.5m wide. This width is consistent with the provisions of the Zoning Scheme By-Law, 2023. Having regard to the position of the new access point (at the end of the north-south alignment of De Wet Street), it is foreseen that visibility and sight distances will not be a problem.

In addition to the creation of a new erf, the existing dwelling on the property will be renovated and minor additions added. For example, the bedroom on the eastern side of the dwelling that will be demolished, will be reconfigured and added to the south of the dwelling. The new bedroom and bathrooms will be positioned some 0.5m from the new common boundary.

The existing dwelling currently has no garage – vehicles are parked under a veranda on the western side of the dwelling. It is proposed that a new 3-car garage be built in the position of the veranda and be extended up to the common boundary. In accordance with the provisions of the Zoning Scheme By-Law, 2023, garages are permitted on the common boundary provided that the wall on the common boundary is no higher than one storey. The proposal is therefore consistent with the same.

Further amendments to the dwelling include a storeroom to the back of the new garage (outside the common boundary building line), an entrance foyer and a new swimming pool. As the new bedroom will be extended into the area which is currently occupied by the swimming pool, the new position for the same is in the northwestern corner of the property. The swimming pool will be some 1.5m from the street boundary.

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1983 – 2023

CLIENT:
MR. DEON VERMEULEN

PROJECT TITLE:
ERF 5115, STELLENBOSCH

DRAWING TITLE:
LOCALITY MAP

PROJECT NO.:	SCALE:	
V4378	1:2500	
DRAWING NO.:	DATE:	
/	2025-07-17	
REV.	DRAWN:	CHECKED:
/	JLV	

FOR INFORMATION

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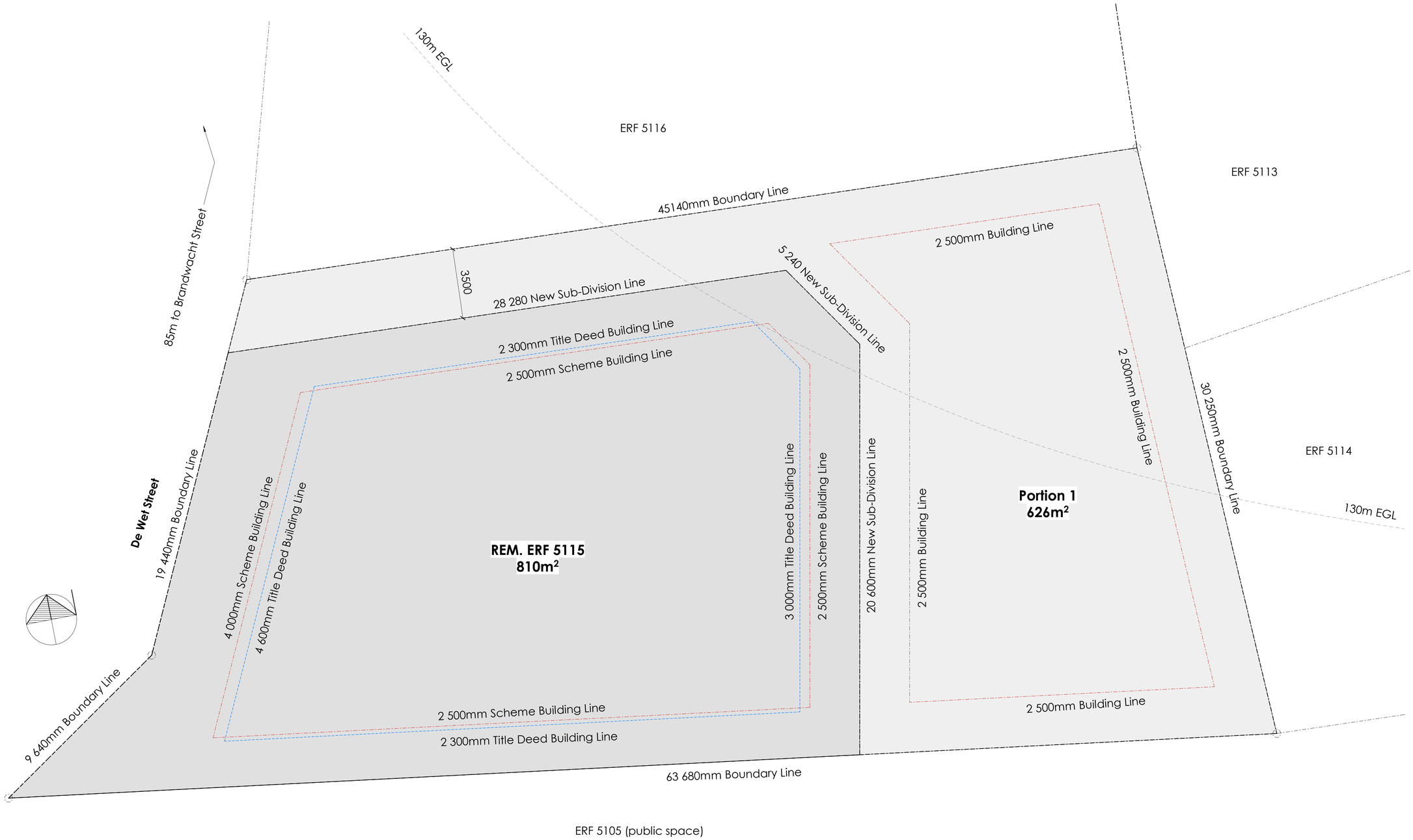
STAMPS:

PORTION	AREA (m^2)	ZONING	LAND USE	& OF SITE
1	626m^2	Conventional Residential Zone	Dwelling House	43.6%
REM. ERF 5115	810m^2	Conventional Residential Zone	Dwelling House	56.4%
Total	1436m^2			100%



Subdivison | Scale 1 : 100

Notes

All requirements of municipal and other authorities concerned must be adhered to. Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work. Figured dimensions have preference over scaled measurements and large scale details supercede small scale drawings. The design on this drawing is the property of ARCHITIVE and is subject to copyright.

Revisions

rev	date	description

ERF LEGEND

Erf Number	REM. ERF 5115
Erf Size	834m^2
Erf Zoning	Conventional Residential Zone
Municipal Area	Stellenbosch

for: Marelize Lourens

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Project

Additions and Alterations for Mr Vermeulen on ERF 5115, 13 De Wet Road, Stellenbosch

Description

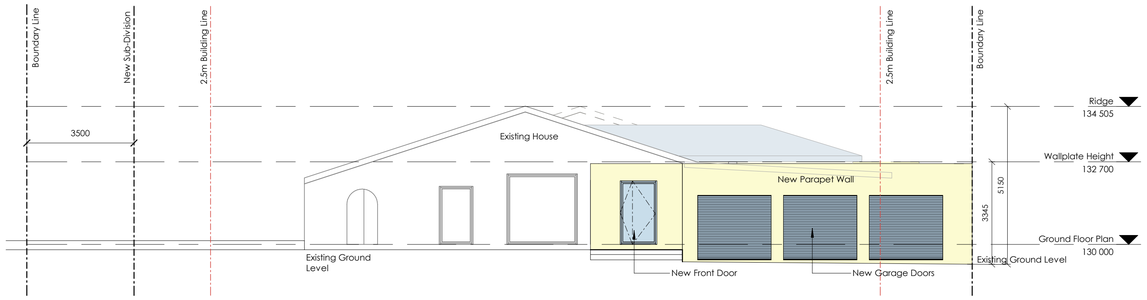
Subdivision

Project no.

tel: 072 247 2821
email: marelizelourens2@gmail.com

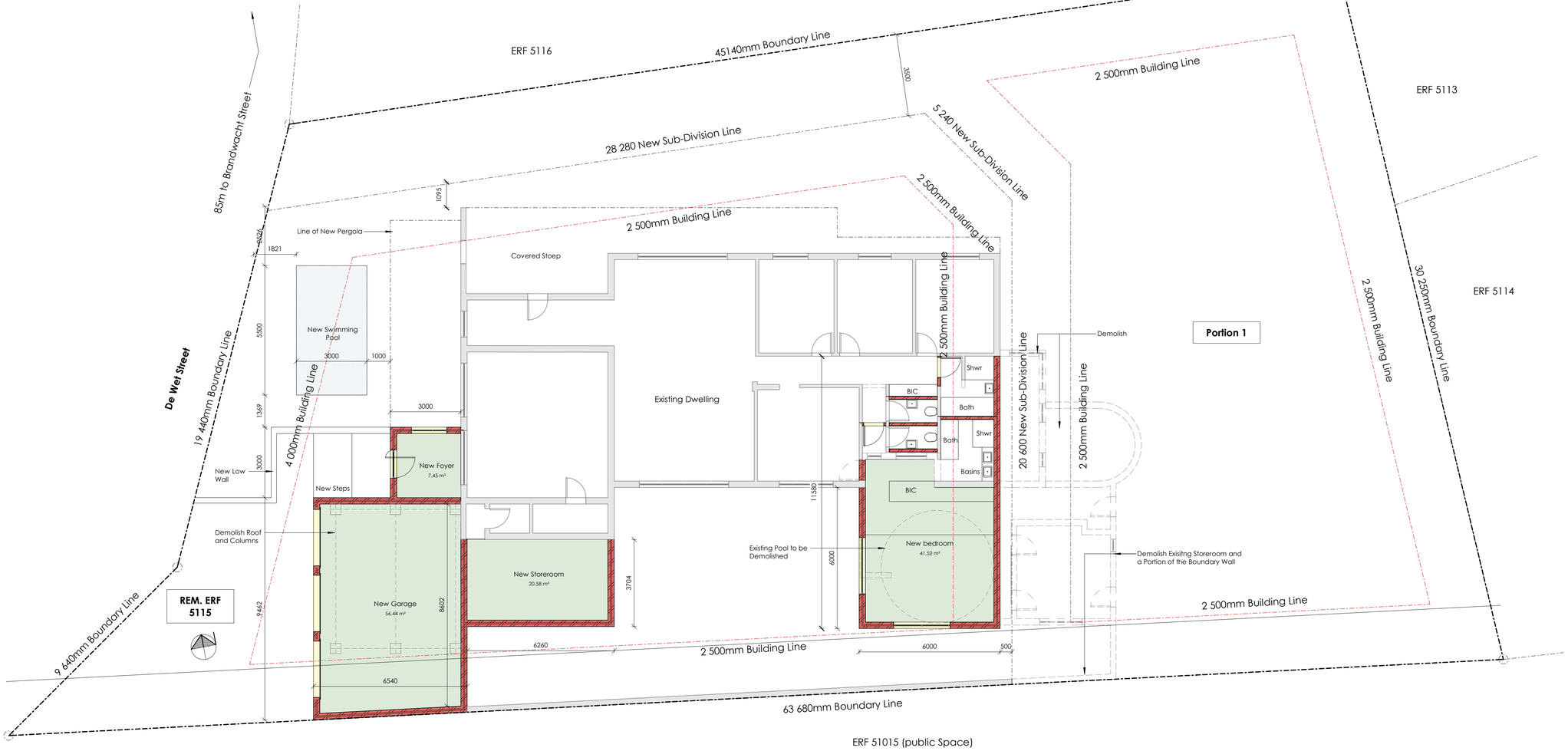
printed	03/08/2025
date August 2025	drawn ml
drawing no. HV_ M101	checked ml
scale 1 : 100	revision

STAMPS:



East Elevation | Scale 1 : 100

South Elevation | Scale 1 : 100



Ground Floor Plan | Scale 1 : 100

Notes

All requirements of municipal and other authorities concerned must be adhered to. Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work. Figured dimensions have preference over scaled measurements and large scale details supercede small scale drawings. The design on this drawing is the property of ARCHITIVE and is subject to copyright.

Revisions

rev	date	description

ERF LEGEND		
Erf Number		REM. ERF 5115
Erf Size		810m²
Erf Zoning		Conventional Residnetial Zone
Municipal Area		Stellenbosch
Remainder		
Parameter		**Proposal**
Street Boundary Building Line	4.0m	1.5m (Swimming Pool)
Common Boundary Building Line	2.5m	North: 2.5m East: 0.5m South: 2.5m
Garages & Carports	0m	0m
Street Boundary Building Line (Title Deed)	4.6m	1.5m (Swimming Pool)
Lateral Boundary Building Line (Title Deed)	2.3m	North: 2.5m South: 2.5m
Rear Boundary Building Line (Title Deed)	3.0m	East: 0.5m
Coverage	>300m² or 50%	44.5%
Height	2 Storeys	1 Storeys
Building Area:		
Existing Floor Area		209.5m²
Proposed New Floor Area		42.2m²
Proposed New Store Room		20.58m²
Proposed New Garage		56.44m²
Existing Covered Stoep		42.8m²
Total Area		371.52m²
Portion 1		
Erf Number		Portion 1
Erf Size		626m²
Erf Zoning		Conventional Residnetial Zone
Municipal Area		Stellenbosch

for: Marelize Lourens

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Project

Additions and Alterations for Mr Vermeulen on ERF 5115, 13 De Wet Road, Stellenbosch

Description

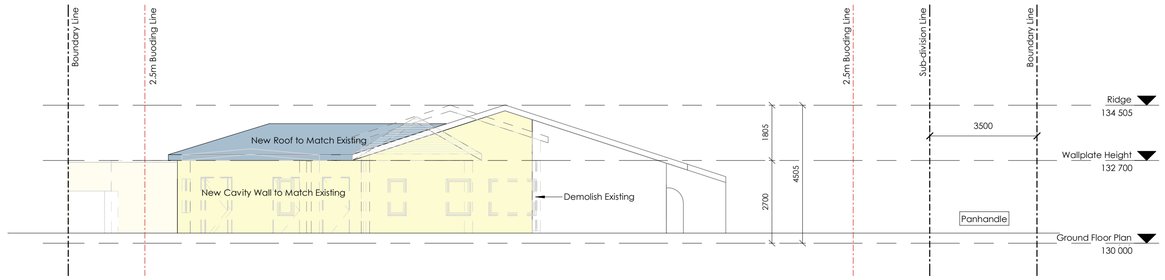
Ground Floor and Elevations

Project no.

tel: 072 247 2821
email: marelizelourens2@gmail.com

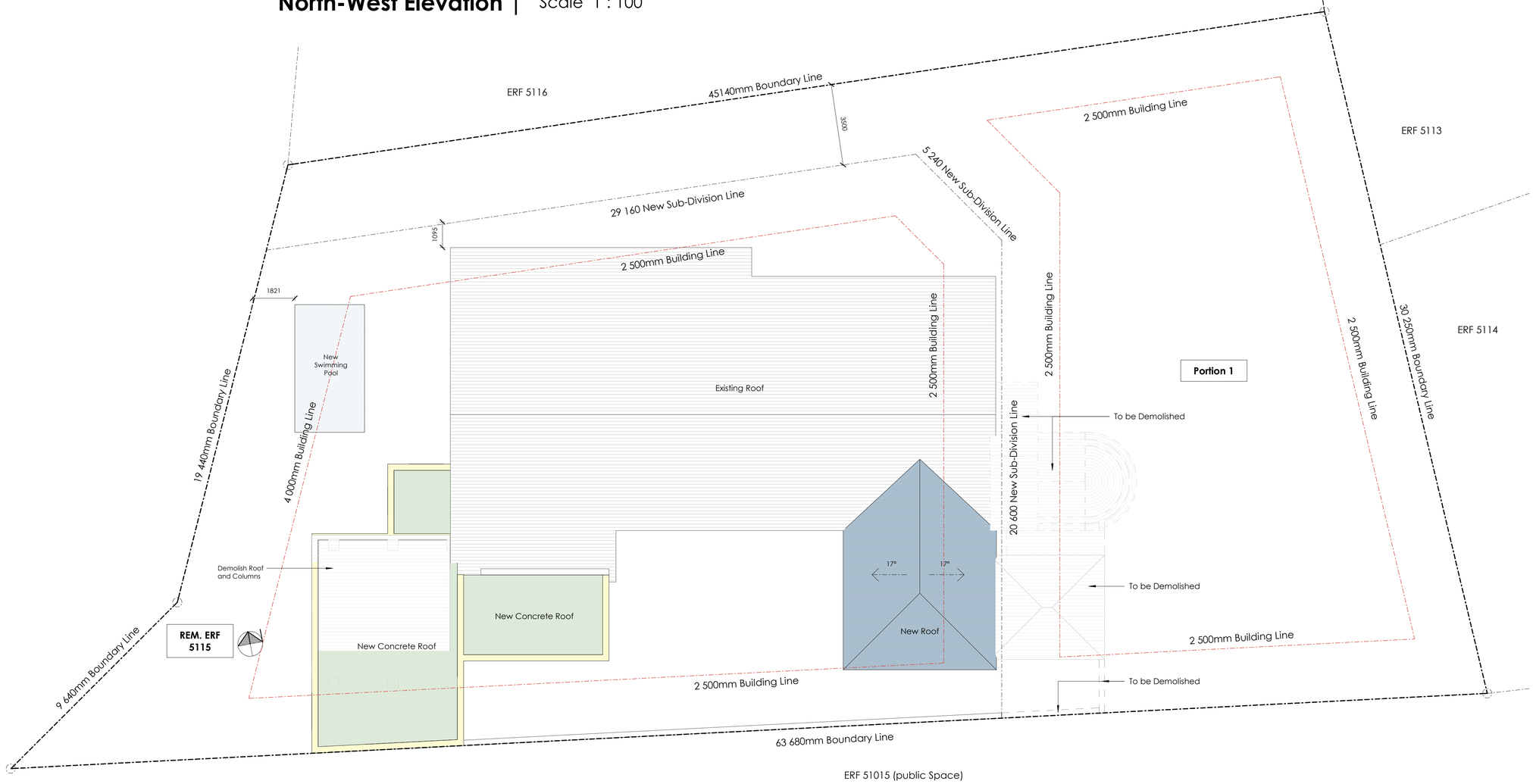
printed	03/08/2025
date August 2025	drawn ml
drawing no. HV_ M102	checked ml
scale 1 : 100	revision

STAMPS:



West Elevation | Scale 1 : 100

North-West Elevation | Scale 1 : 100



Roof Plan | Scale 1 : 100

Notes

All requirements of municipal and other authorities concerned must be adhered to. Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work. Figured dimensions have preference over scaled measurements and large scale details supercede small scale drawings. The design on this drawing is the property of ARCHITIVE and is subject to copyright.

Revisions

rev	date	description

ERF LEGEND		
Erf Number		REM. ERF 5115
Erf Size		810m²
Erf Zoning		Conventional Residnetial Zone
Municipal Area		Stellenbosch
Remainder		
Parameter		**Proposal**
Street Boundary Building Line	4.0m	1.5m (Swimming Pool)
Common Boundary Building Line	2.5m	North: 2.5m East: 0.5m South: 2.5m
Garages & Carports	0m	0m
Street Boundary Building Line (Title Deed)	4.6m	1.5m (Swimming Pool)
Lateral Boundary Building Line (Title Deed)	2.3m	North: 2.5m South: 2.5m
Rear Boundary Building Line (Title Deed)	3.0m	East: 0.5m
Coverage	>300m² or 50%	44.5%
Height	2 Storeys	1 Storeys
Building Area:		
Existing Floor Area		209.5m²
Proposed New Floor Area		42.2m²
Proposed New Store Room		20.58m²
Proposed New Garage		56.44m²
Existing Covered Stoep		42.8m²
Total Area		371.52m²
Portion 1		
Erf Number		Portion 1
Erf Size		626m²
Erf Zoning		Conventional Residnetial Zone
Municipal Area		Stellenbosch

for: Marelize Lourens

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Project

Additions and Alterations for Mr Vermeulen on ERF 5115, 13 De Wet Road, Stellenbosch

Description

Roof Plan and Elevations

Project no.

tel: 072 247 2821
email: marelizelourens2@gmail.com

printed	03/08/2025
date August 2025	drawn ml
drawing no. HV_ M103	checked ml
scale 1 : 100	revision