



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13380

Our File Reference Number: Erf 294, Raithby

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR REZONING: ERF 294, RAITHBY

1. The above application refers.
2. The Municipal Planning Tribunal on 29 September 2023 resolved as follows:
 - 2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Erf 294 Raithby, namely the **Rezoning** in terms of Section 15(2)(a) of the said by-law for ±2.56ha of Erf 294, Raithby from Agriculture and Rural Zone to Community Zone for the establishment of a welfare institution for a health care facility (in-patient rehabilitation centre), for sufferers of substances abuse and eating disorders in existing buildings and a new building as depicted in Zoning Plan (Project No. 2021 643, Figure ZP-1643-01 dated August 2023), attached as **APPENDIX 2**.

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

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

- 3.1 The approval only applies to the proposed rezoning and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or bylaws or regulations that may be applicable.

- 3.2 The rezoning approval will only be valid for the duration of the period that the subject proposed facility (Rehabilitation/Addiction Care facility) is in operation and should the subject facility cease to operate for any period of time, the rezoning approval, together with any temporary building plan approval attached to the rezoning approval, will lapse and the subject spot zoning for Community Zone, in the associated buildings, will revert to Agricultural and Rural Zone and utilised only for agricultural related uses.
- 3.3 Building plans be submitted and approved by the Municipality for the change in land use from agricultural use to an addiction care/rehabilitation facility and prior to commencing of any building works, including the preparation of land, which building plan approval will only be approved as a temporary building plan approval for the duration of the approved facility when all relevant (or qualified) conditions of approval have been complied with.
- 3.4 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of submission of building plans or as may be agreed on in writing with the Directorate: Infrastructure Services.
- 3.5 The development must be undertaken generally in accordance with the Zoning Plan (Project No. 2021 643, Figure ZP-1643-01 dated August 2023) and site plan and building plans, as indicated on the referenced Project No 2021 643, dated April 2022 & August 2021 respectively and drawn by MLH Architects & Planners, attached as **APPENDIX 2**.
- 3.6 Vehicle access, related to the use and operation of the facility, including visitors be restricted to between 08h00 till 17h00 daily.
- 3.7 Only the main entrance to the property shall be used for access to the Rehabilitation/Addiction facility.
- 3.8 The maximum number of patients be restricted to 40 at a time and that no expansion of the facility, either in infrastructure or capacity, be permitted.
- 3.9 The centre submits copies of annual agreements/memoranda of understanding regarding donations or funding to "The Mudita Foundation" or any similar organisation working with the previous disadvantage communities in the field of substance and other abuse in and around the Stellenbosch Municipal area, to the satisfaction of the Municipality's Community Development Department.
- 3.10 No additional agricultural residential dwellings be constructed on the property and should the need arise, the existing dwellings revert back for agricultural purposes.
- 3.11 The submission of a diagram prepared by a registered land surveyor indicating coordinates of the area which was rezoned, in order to validate the approved split zone in relation to the zoning plan in **APPENDIX 2** before building plan approval.

3.12 The conditions listed in the letter dated 30 June 2022 from the Western Cape Government: Transport and Public Works attached as **APPENDIX 6** be complied with, prior to building plan approval.

3.13 The conditions listed in the memorandum dated 12 April 2022 from the Municipal Director: Infrastructure Services attached as **APPENDIX 7** be complied with.

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

4.1 The MPT agreed that the application is consistent with the MSDF.

4.2 The aesthetic appearance of the structures will not be altered, the heritage worthiness of the existing buildings will be conserved, and the new structure will not impact negatively on the cultural landscape. Impacts on cultural significance, are therefore not anticipated.

4.3 The development and specifically the Community Zone split zoning does not impose real costs or risks to the Municipality delivering on its mandate and would not compromise the development strategy of the MSDF.

4.4 The proposed rezoning does not alienate unique or high value agricultural land or compromise existing farming activities.

5. **Matters to be noted:**

5.1 When the existing sewerage system is to be replaced and upgraded, comment from the Department of Environmental Affairs and Development Planning; Environmental Impact Management Services should be obtained.

5.2 The land use shall not create any undue noise or be a nuisance to the neighbourhood and precautionary measures should be taken by the property owner in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

5.3 During construction of the new building the owner, developer or any agent acting on his/her behalf must take all reasonable steps to prevent nuisance caused by dust in accordance with the National Dust Control Regulations.

5.4 Should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

5.5 All electrical requirements should be directed to Eskom.

5.6 Should any revision of the proposed development constitute a listed activity(ies) in terms of the NEMA EIA Regulations, 2014 as defined in GN No. 327,325 and/or 324 an application must be submitted, and environmental authorisation obtained before such activity(ies) may commence.

5.7 That all buildings comply, and activities are conducted satisfactory to the requirements of the Health and Fire Services authorities at all times.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

7.1 The personal particulars of the Appellant, including:

- i. First names and surname
- ii. ID number
- iii. Company of Legal person's name (if applicable)
- iv. Physical Address
- v. Contact details, including a Cell number and E-Mail address

7.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.

7.3 The grounds of the appeal which may include the following grounds:

- i. that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- ii. grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

7.4 Whether the appeal is lodged against the whole decision or a part of the decision.

7.5 If the appeal is lodged against a part of the decision, a description of the part.

7.6 If the appeal is lodged against a condition of approval, a description of the condition.

7.7 The factual or legal findings that the appellant relies on.

7.8 The relief sought by the appellant.

7.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

7.10 That the appeal includes the following declaration by the Appellant:

- i. The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- ii. That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za

11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
- (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

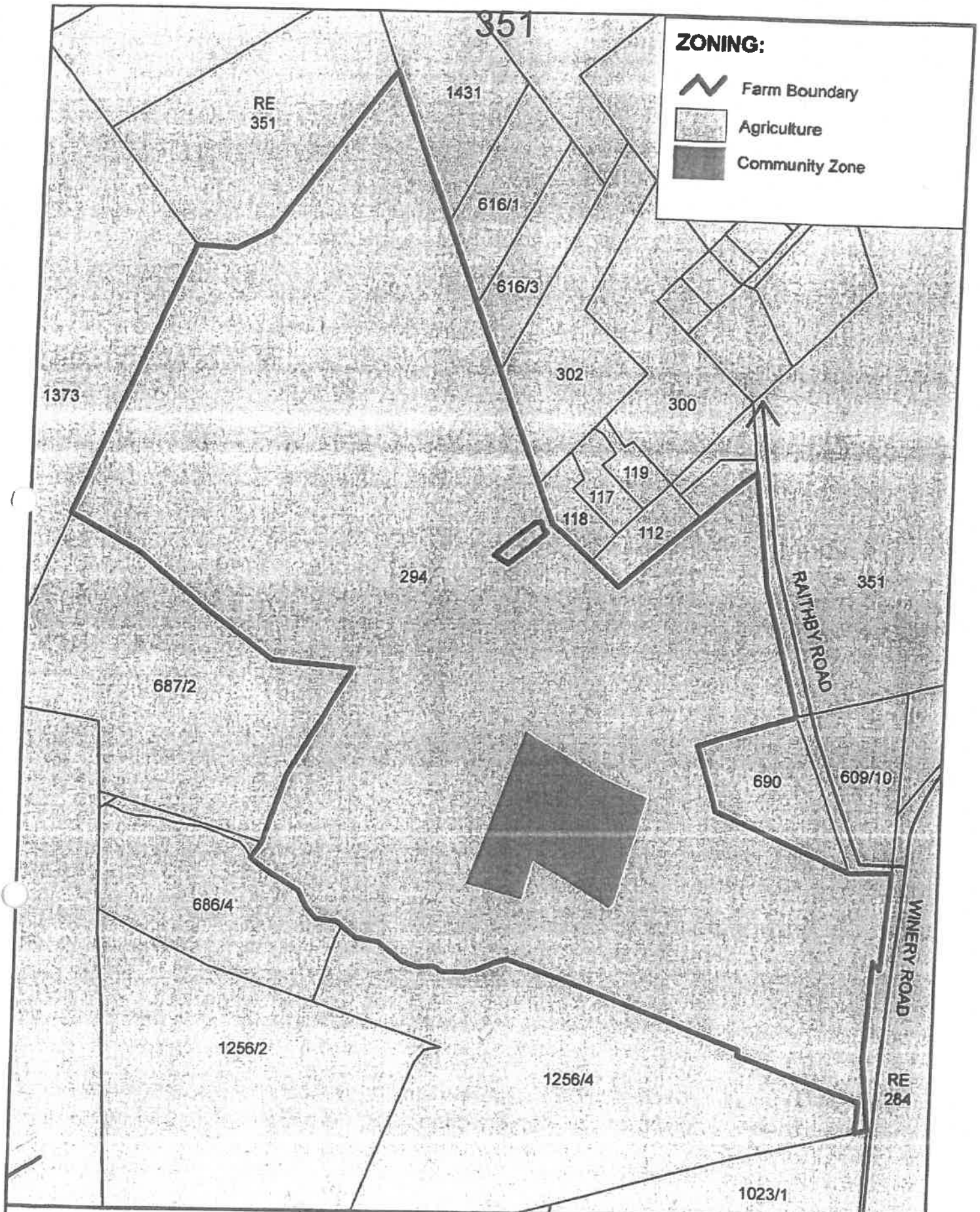
16/10/2023
DATE:

[REDACTED]




[REDACTED]

[REDACTED]

APPENDIX 2
Site Development, Building and
Zoning Plans



ZONING:

-  Farm Boundary
-  Agriculture
-  Community Zone

mlh
architects & planners

Erf 294, RAITHBY (Rustenburg Addiction Centre)

Project number:
2021 643

N
N.T.S

msd (M3)-1-G1; Project: 2021 643
ppl: P-3-2021 643; Para

ZONING PLAN

Date:
August 2023

Figure:
ZP-1643-01

Table Indicating Building Areas

Building No.	Use	m ²
1	Admin and Admissions	250m ²
1.1	Estate Maintenance	110m ²
2.1	Mental Health and Detox Beds	2200m ²
2.2	The Annex - Substance Abuse Beds, 74m ²	74m ²
2.3	Gym	70m ²
3	Lecture & Group Therapy	271m ²
4	Cottage (Substance Abuse Beds)	750m ²
5	Cellar House (Councillor's House)	250m ²
6	Covered Parking Area	630m ²
6.2	Covered Sports Area	690m ²
7	Research Unit	41m ²
8	Outbuildings	81m ²
9	New Building	155m ²
TOTAL		3307m ²

Legend

--- Circulation Flow

mlh architects & planners

MILNERTON ESTATES
PROPERTY DEVELOPERS

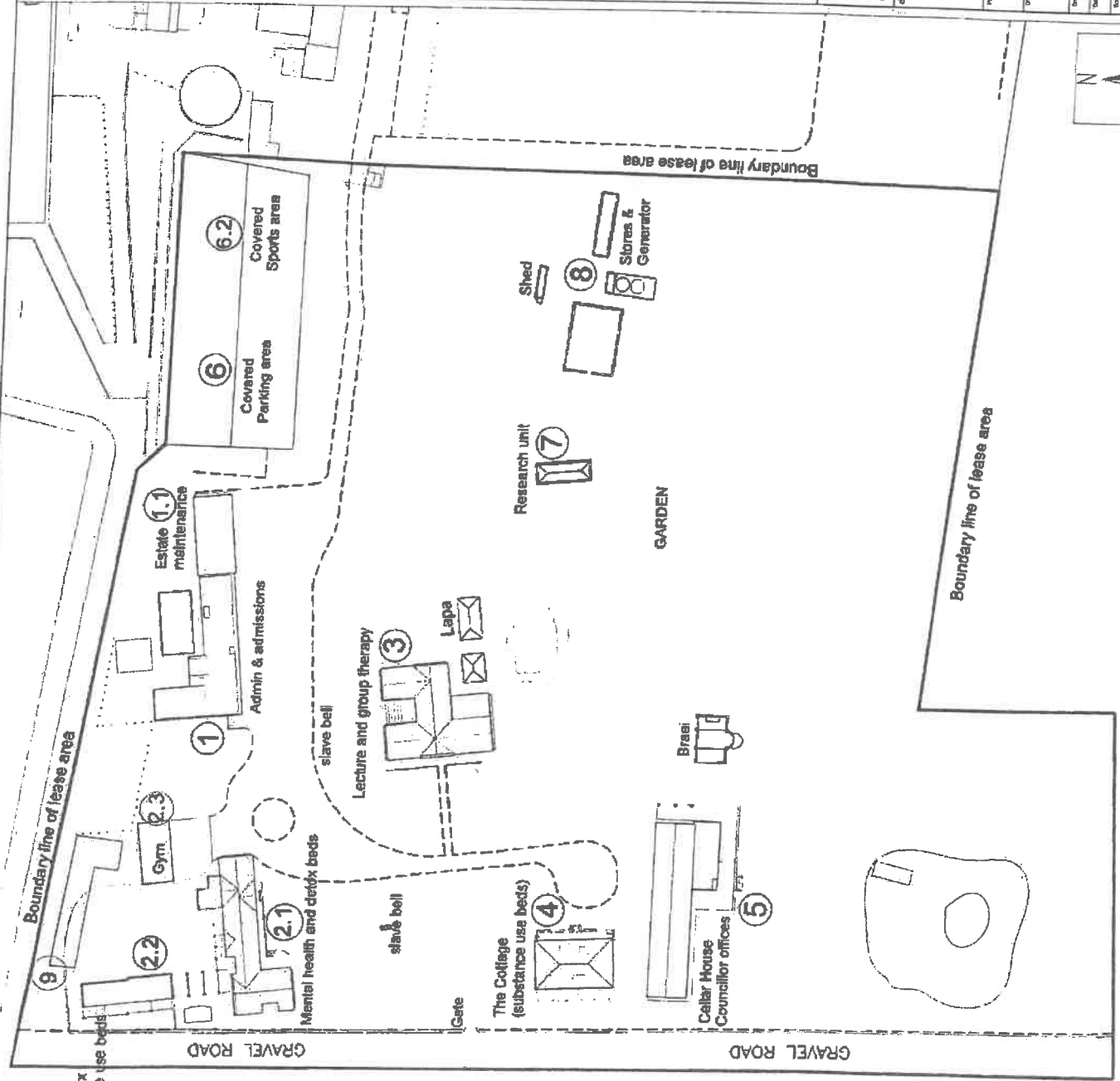
Site Plan
Rustenburg Addition Care

Date: April 2022

Scale: NTS

Project No: 2021 043

Author: [Blank]
Reviewer: [Blank]



The Annex substance use beds

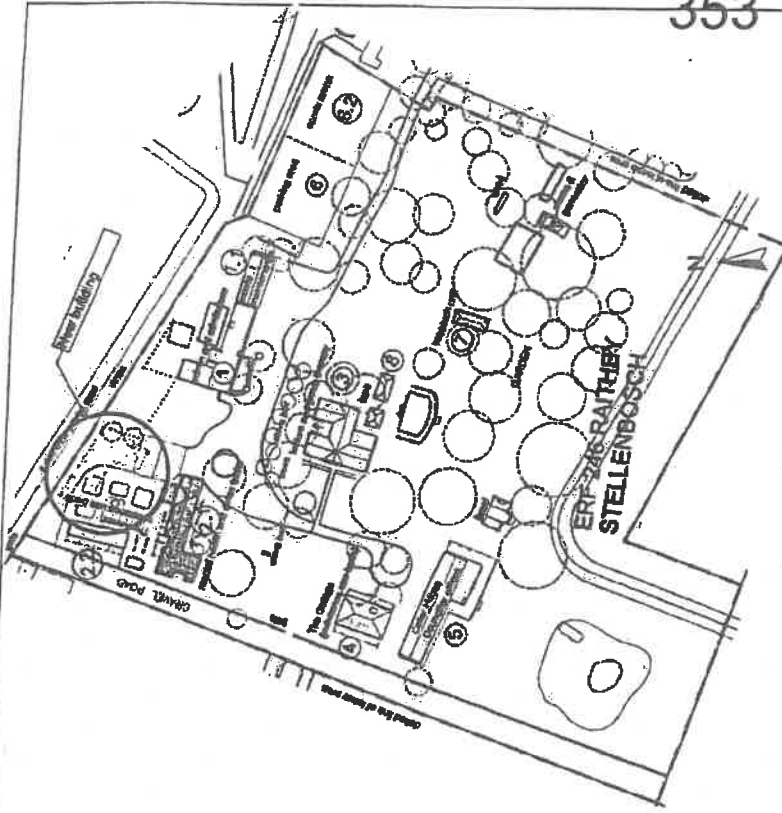
GRAVEL ROAD

GRAVEL ROAD

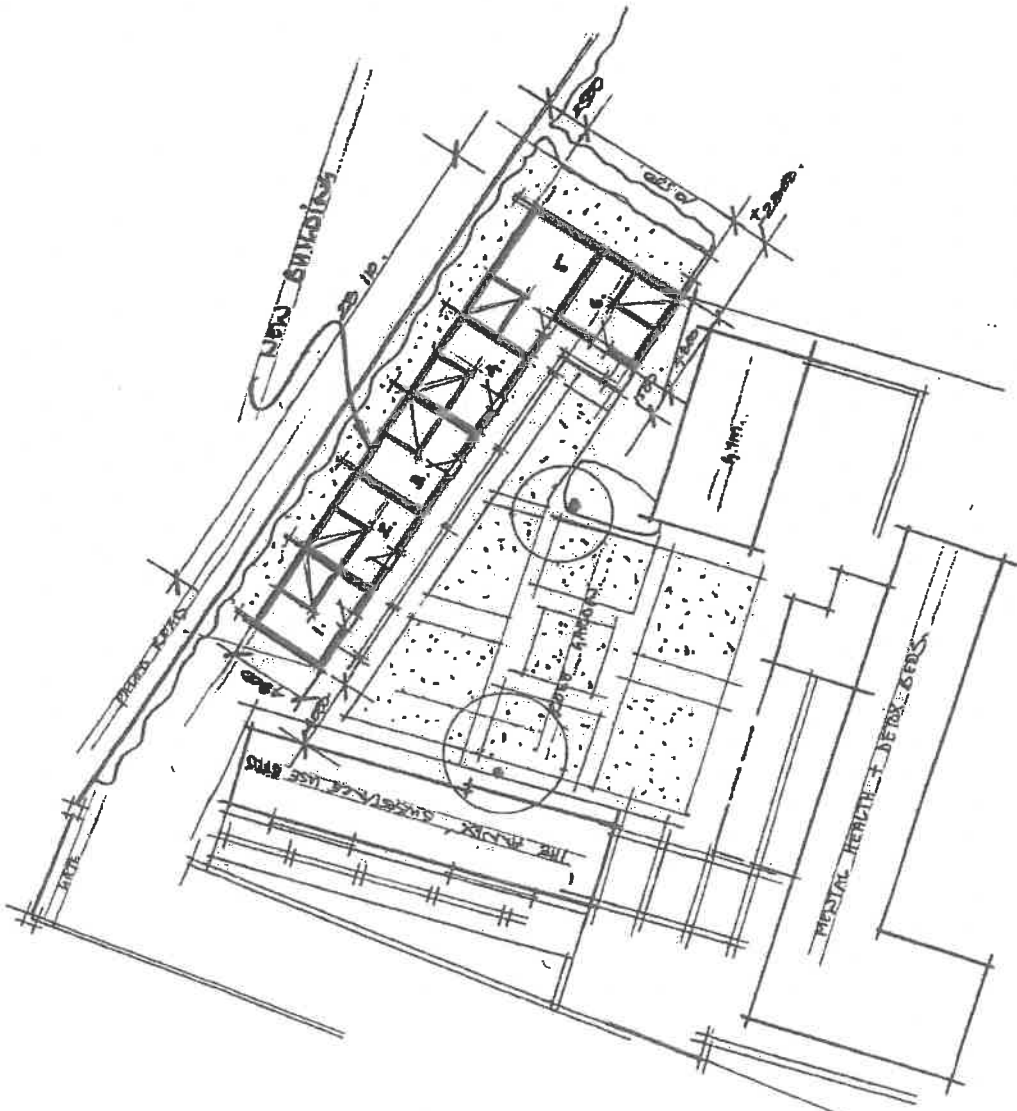
Boundary line of lease area

Boundary line of lease area

Boundary line of lease area



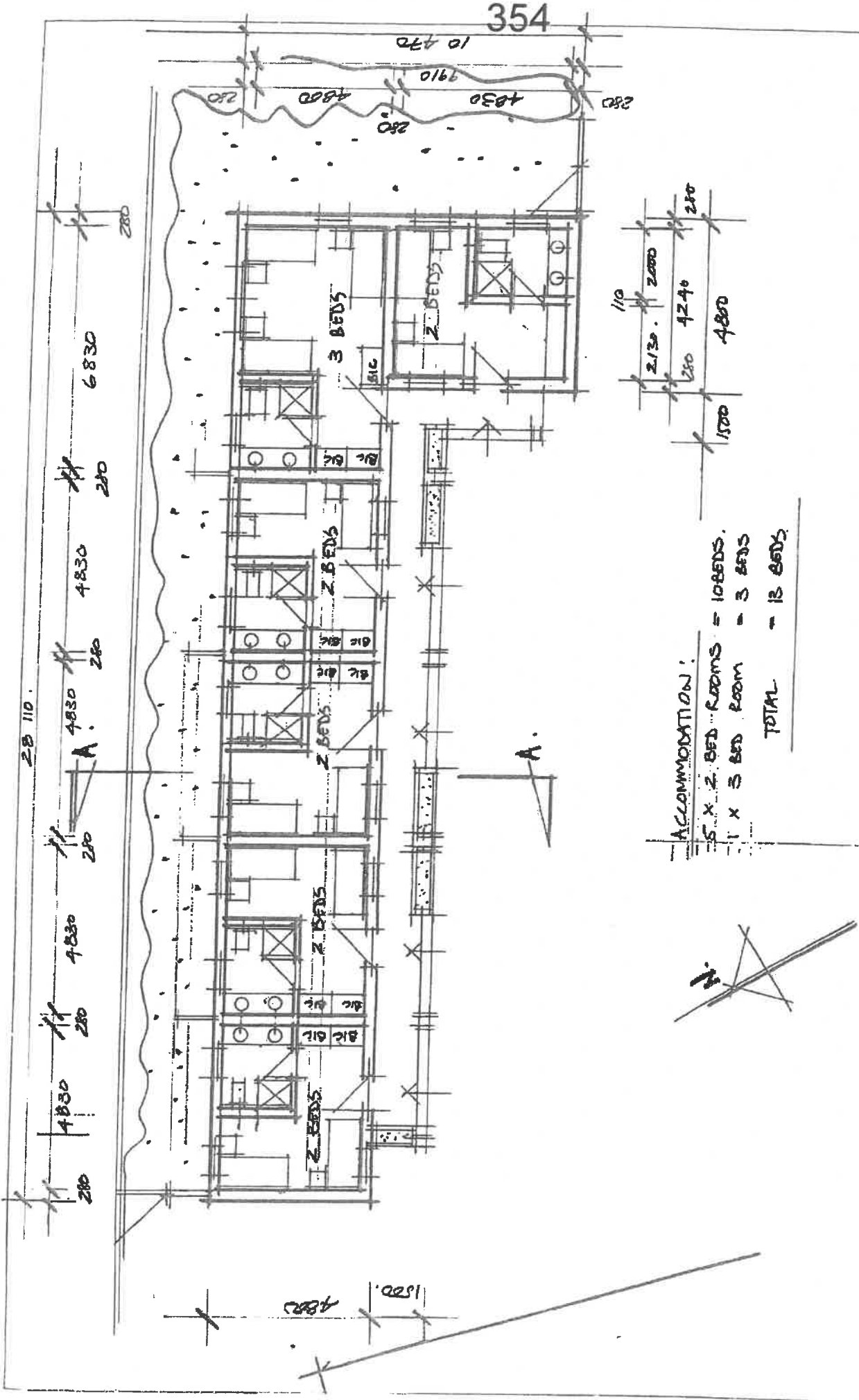
LOBBY PLAN - RUSTENBERG ESTATE



SITE PLAN - NEW SWIMMING POOL

Client	MILNERTON ESTATES	Drawing	SITE PLAN - LOBBY PLAN	Issue Status	FOR INFORMATION
Project	RUSTENBERG NEW ACCOMMODATION	Project Number	2421134	Drawing Status	Issue Date
		Drawing Number	JK-22-10	Number	August 2021
				Scale	1:200
				Client Ref	2021 002 20



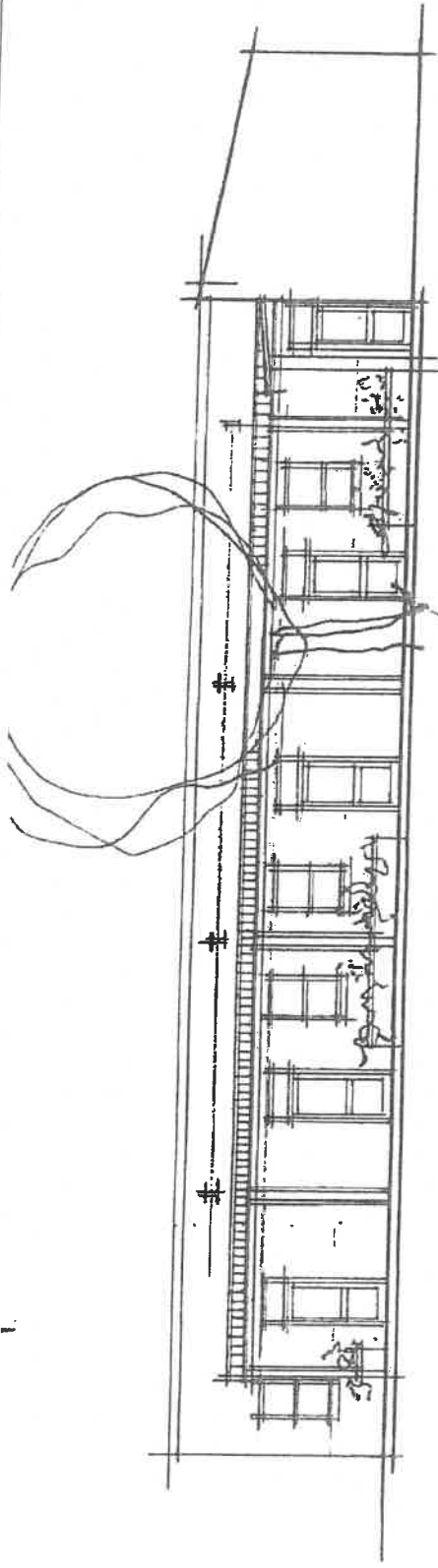


ACCOMMODATION:

- 5 x 2-BED ROOMS = 10 BEDS.
- 1 x 3-BED ROOM = 3 BEDS
- TOTAL = 13 BEDS

Client	MILNERTON ESTATES	Drawing	FLOOR PLAN	Scale	1/100	Issue Date	August 2021	Draw Date	2021-08-25
Project	RUSTENBERG NEW ACCOMMODATION	Project Number	2021-734	Drawing Number	SK-10-10	FOR INFORMATION			



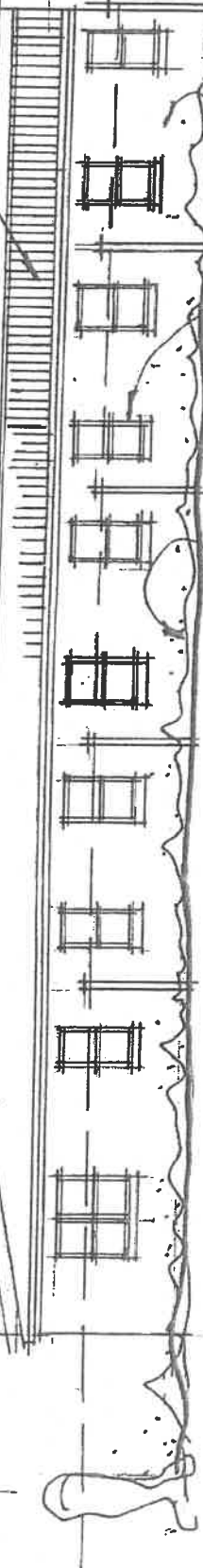


SOUTHERN ELEVATION.

1:100.

WHITE POLYURETHANE MINIMUM
DOORS + WINDOWS.
PRE-PAINTED ROOF SHEETING @
10° PITCH, CONCEALED SETTING
PROJECT.

LET OF ZEPHYRUS
ADDRESS LABEL.



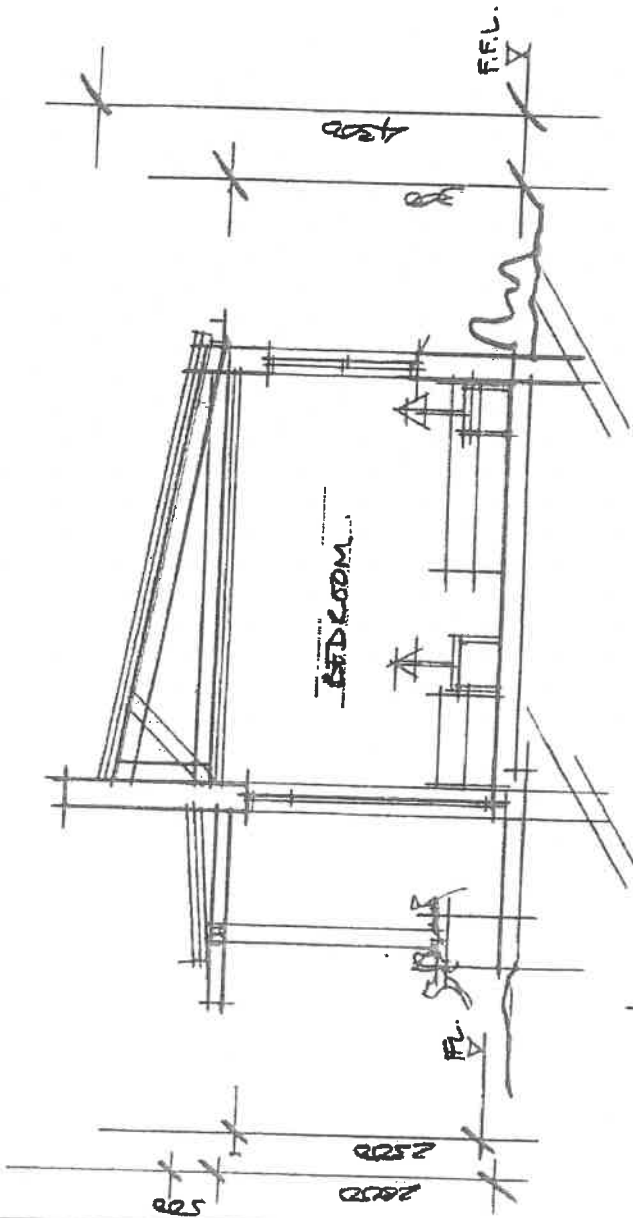
NORTHERN ELEVATION.

1:100.

PLASTER + PAINTED WALLS
WHITE POLYURETHANE MINIMUM
WINDOWS
LANDSCAPING TO THE PERIMETER

Client	MILNERTON ESTATES	Scale	1:100	Date	August 2011
Project	RUSTENBERG NEW ACCOMMODATION	Project Number	2021134	Scale	1:100
		Drawing Number	SK 30.10	Revision	
		Orientation	FOR INFORMATION	Base Scale	
		Orientation	FOR INFORMATION	Base Date	2011-05-05





SECTION AA 1:50

Client

MILNERTON ESTATES

Project

RUSTENBERG NEW ACCOMMODATION

Drawing

Sections

Project Number

2021-134

Drawing Number

SE-10-10

Revision

1

Scale Status

1:50

FOR INFORMATION

Issue Date

August 2021

Issue Date

2021-08-26





**Western Cape
Government**

Transport and Public Works

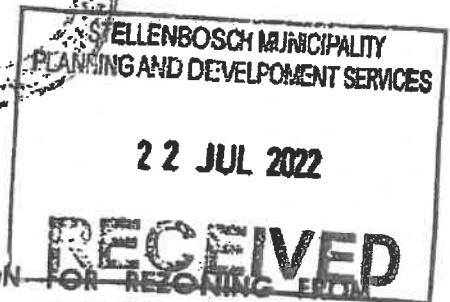
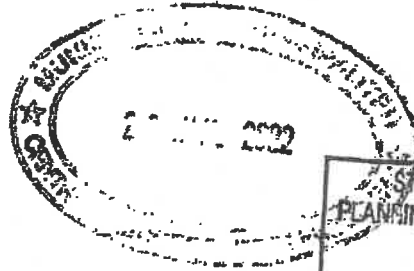
Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: 16/9/6/1-25/297 (Job 26661)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599



Attention: Mr Ulrich von Moendorff

Dear Sir

MAIN ROAD 166 AND MINOR ROAD OP04232: APPLICATION FOR REZONING FROM AGRICULTURE ZONE TO COMMUNITY ZONE: ERF 294 RAITHBY (RUSTENBURG ADDICTION CARE), STELLENBOSCH

FILE NR:	Redr 2
SCAN NR:	E 294 RB
COLLABORATOR NR:	733130
	24 February 2022

1. The following refer:
 - 1.1. The application as received from MLH Architects and Planners dated 24 February 2022 per registered post;
 - 1.2. The Site Plan and Locality Plan Drawing Number SK00.10 Project Number 2021 134;
 - 1.3. The latest emails dated 5 and 17 Mail 2022 from MLH Architects and Planners (Mr Allen Goosen) to the Branch relating to this allocation; and
 - 1.4. Various emails from the Branch during 2019 and 2020 to MLH Architects and Planners relating to the previous Temporary Departure application dated 14 December 2018 for this property and proposed access positions onto Minor Road 4232 (OP04232) and Main Road (MR166) which remained unresolved.
2. This Application is now for rezoning of ± 2.56 ha of Erf 294, Raithby from Agriculture and Rural Zone to Community Zone for the establishment of a welfare institution for a health care facility (in-patient rehabilitation centre) of maximum 40-beds, for sufferers of substances abuse and eating disorders in existing buildings and a new building of ± 230 m².
3. The 1st entrance used at \pm km2.51 is substandard in terms of minimum spacing from the OP04232/MR166 intersection, but it does not affect the 240m safe shoulder sight distances required for stop condition for the applicable 80km/h speed limit (for both P (passenger vehicles) and SU (single unit trucks)).

4. The 2nd entrance is only approximately 40m from MR166 and therefore substandard in terms of spacing and unsafe shoulder sight distance to the right (240m required and only approximately 40 m is available). Also affected is the adjacent access position at \pm km 0.05 for Erf 640 and will be addressed during any land use application received for Erf 640.
5. This Branch therefore offers no objection to the application for rezoning on condition that the 2nd access onto OP4232 at \pm km0.04 be closed permanently by reinstating the fence and drainage within the road reserve through the removal of all evidence of the road access surface material which will be for the account of the applicant.

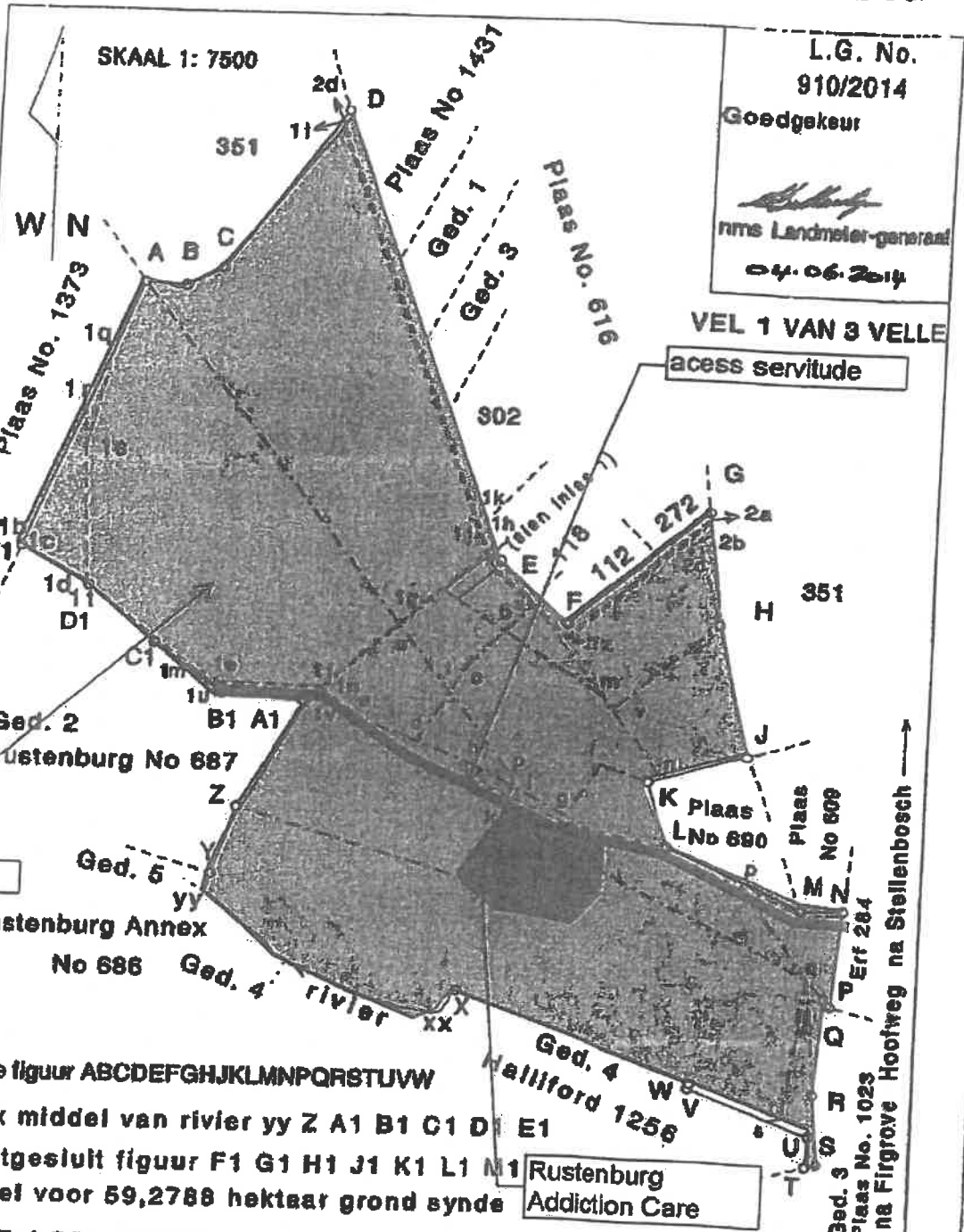
Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS

DATE: 30 JUNE 2022



L.G. No.
910/2014
Goedgekeur
[Signature]
rms Landmeter-generaal
04.06.2014

VEL 1 VAN 3 VELLE

access servitude

erf 294

Die figuur ABCDEFGHJKLMNPQRSTUW
xx middel van rivier yy Z A1 B1 C1 D1 E1
uitgesluit figuur F1 G1 H1 J1 K1 L1 M1
stel voor 59,2788 hektaar grond synde Rustenburg
Addiction Care

Erf 294 Raltheby en bevat 1. en 2. soos op vel 2 aangehaal
Gelee in die Munisipaliteit en Administratiewe Distrik Stellenbosch
Provinsie Wes-Kaap
Saamgestel in April 2014
deur my *[Signature]*

N. Loubser (PLS 0892) Pr. Landmeter

<p>Hierdie kaart is geheg aan No. CCT51062/2014 gedateer t.g.v.</p>	<p>Die oorspronklike kaart is soos op vel 2 aangehaal</p>	<p>Lear No. Btc1,599 M.S. No. Saamgestel Komp. AH-2BAA (3282) AHND-2294 (M4353) AHND-24 (MS791) LPI C0670018</p>
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Registrateur van Aktes

Erf 294 Raltheby

L.G. No.

910/2014

Goedgekeur



nms Landmeter-generaal

04-06-2014.

Serwituut notas :

VEL 3 VAN 3 VELLE

1. Die gestippelde lyn 1m 1n L stel voor die middellyn van 'n serwituut Reg van oorpad en die lyn LMN stel voor die noordoostelike grens van 'n serwituut Reg van oorpad, 5,67m wyd
Sien Diagram L.G. No. 10746/1951; S/A 1955- -286
2. Die figuur D E a K1 2d stel voor 'n 12,59m Serwituutpad
Sien Dgm. 299/1814, Stel.Q.4-62, Stel.L.2B-187
3. Die figuur E F G 2a 1z a stel voor 'n 12,59m Serwituutpad.
Sien Dgm. No. 1907/1919 T/A 1919-178-10902
4. Die stippellyn 1q 1s 1t stel voor die middellyn van 'n Elektriese kraglynserwituut, 11m wyd aan beide kante
Sien Diagram No. 8324/1986, S/A
5. Die stippellyn 1r 1t stel voor die middellyn van 'n Elektriese kraglynserwituut. Sien Diagram No. 6382/1957, S/A 42/1966
- ~~6. Die stippellyn 1b 1c 1d 1e 1f 1g stel voor die middellyn van 'n Serwituutpyplyn, 5m wyd, behalwe waar die eindomsgrens nader is as genoemde afstand van die grens.
Sien Diagram No. 7515/1956~~
- ~~7. Die stippellyn 1g 1h 1j 1k stel voor die middellyn van 'n Serwituutpyplyn, 5m wyd, behalwe waar die eindomsgrens nader is as genoemde afstand van die grens.
Sien Diagram No. 7514/1956~~
8. Die lyn 1l 1x en L1 1z en 1z 2a stel voor die suidwestelike-, noordoostelike- en noordwestelike grens, van 'n serwituutpyplyn 3m wyd, onderskeidelik.
Sien Diagram No. 909/2014

Erf 294 Raithby

Gelee in die Munisipaliteit en Administratiewe Distrik Stellenbosch
Provinsie Wes-Kaap

Saamgestel in April 2014

deur my

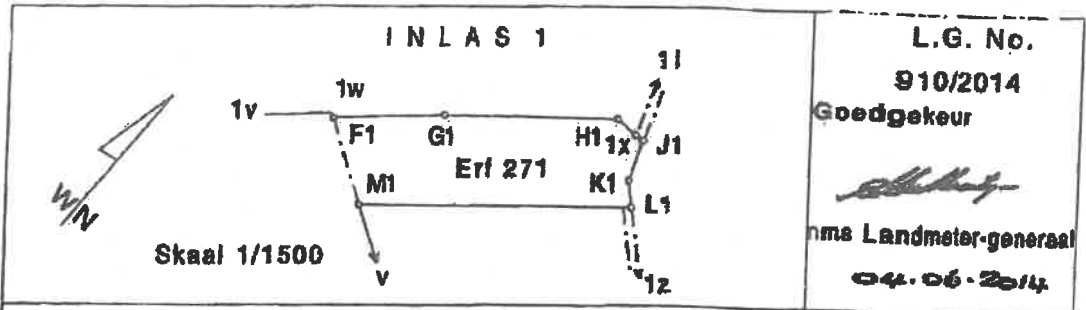


N. Loubser (PLS 0892) Pr. Landmeter

Erf 294 Raithby

weergawe 2

OFFICE COPY



VEL 2 VAN 3 VELLE

Komponente :

1. Die figuur A B C D E F G H v M1 L1 K1 J1 H1 G1 F1 1w 1v 1u C1 D1 E1 stel voor Erf 298 Raithby.
Sien Diagram L.G. No. 909/2014
2. Die figuur H J K L M N P Q R S T U V W xx middel van rivier yy Z A1 B1 1u 1v 1w v stel voor Erf 246 Raithby.
Sien Diagram L.G. No. 7988/1990; T/A 1991- -69323

Erf 294 Raithby

Gelee in die Munisipaliteit en Administratiewe Distrik Stellenbosch
Provinsie Wes-Kaap

Saamgestel in April 2014

deur my

[Signature]

N. Loubeer (PLS 0892)

Pr. Landmeter

Erf 294 Raithby

APPENDIX 7
Comments from internal



STELLENBOSCH MUNICIPALITY
STELLENBOSCH-PNIEL-FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To - Aan: Director: Planning + Economic Development
Att Aandag Nicole Katts
From - Van: Manager: Development (Infrastructure Services)
Author - Skrywer: Tyrone King
Date - Datum: 12 April 2022
Our Ref - Ons Verw: 2251
Your Ref: LU/13380
Re - Insake: Erf 294, Ralithby: rezoning of ±2.56ha of Erf 294, Ralithby from Agriculture and Rural Zone to Community Zone for the establishment of a welfare institution for a health care facility (in-patient rehabilitation centre) of maximum 40beds, for sufferers of substances abuse and eating disorders in existing buildings and a new building of ±230m².

The application is recommended for approval, subject to the following conditions:

- 1. Water**
 - 1.1 The development will be responsible for it's own water provision via boreholes boreholes as proposed in the engineering report.
 - 1.2 The potable water must be stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality Standards.
- 2. Waste Water and Sewage**
 - 2.1 Sewer disposal to be via conservancy tanks.
 - 2.2 Use of existing septic tanks to collect and treat sewage generated by the proposed development is not allowed and must be replace with conservancy tanks.

- 2.2.1 The conservancy tank must be accessible to the removal truck and of a volume to necessitate not more than a fortnightly service, unless agreed otherwise by the Directorate: Infrastructure Services.
- 2.2.2 The minimum volume of a conservancy tank shall be 5 kiloliter.
- 2.2.3 Note that only Stellenbosch Municipality is allowed to empty conservancy tanks.
- 2.2.4 A service contract has to be entered into with the municipality to service the conservancy tanks on a regular basis.
- 2.2.5 Details of the conservancy tank and the on-site sewer reticulation network has to be submitted to the Engineering Services Directorate for approval, prior to the approval of any building plans.

3. Roads

- 3.1 The application has to be referred to the District Roads Engineer for comments and conditions.
- 3.2 All the conditions set by the District Roads Engineer will be applicable.

4. Development Charges (DCs)

- 4.1 The following DC's are payable: See Development Charge Calculation attached.
- 4.2 The DC's were calculated by using the 2021/2021 tariff structure. If DC's are paid after 30 June 2022 it will have to be recalculated by using the tariff structure applicable at date of payment.
- 4.3 The appropriate DC's are payable before building plan approval or before the structure is put to it's intended use.

5. Electricity (comment by Mr Bradley Williams)

- 5.1 Outside Stellenbosch area of supply.
- 5.2 All Electrical requirements should be directed to Eskom.
- 5.3 No conditions.



**TYRONE KING Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	2251 (16) of 2012 (APP-1990)
Date	Tuesday, 12/Apr/2012
Financial Year	2011/12
Erf Location	
Erf No.	
Erf Size (m ²)	
Suburb	
Applicant	
Approved Building Plan No.	Site Plan April 2012 by MSH Architects

SUMMARY OF DC CALCULATION

Units	Water	Sewer	Storm-water	Fire	Solid Waste	Roads	Community Facilities	Total
	l/day	l/day	l/day	l/day	l/day	l/day	l/day	
Total Increased Services Usage	8,946	6,480		0,125	6,817	143,88	143,88	
Total Development Charges before Deductions					R 22 299,80	R 1 036 883,70	R 23 365,01	R 1 081 948,51
Total Deductions								
Total Payable (including VAT)					R 22 299,80	R 1 036 883,70	R 23 365,01	R 1 081 948,51
VAT					R 4 094,77	R 183 746,80	R 3 584,30	R 491 125,87
Total Payable (including VAT)					R 26 394,57	R 1 220 630,50	R 26 949,31	R 1 574 074,38

APPLICANT INFORMATION

Application Presented by:	Proprietor
Signature:	Walter - van der Merwe - 0044 1248
Date:	12/04/2012
Amount Paid:	
Date Payment Received:	
Receipt Number:	

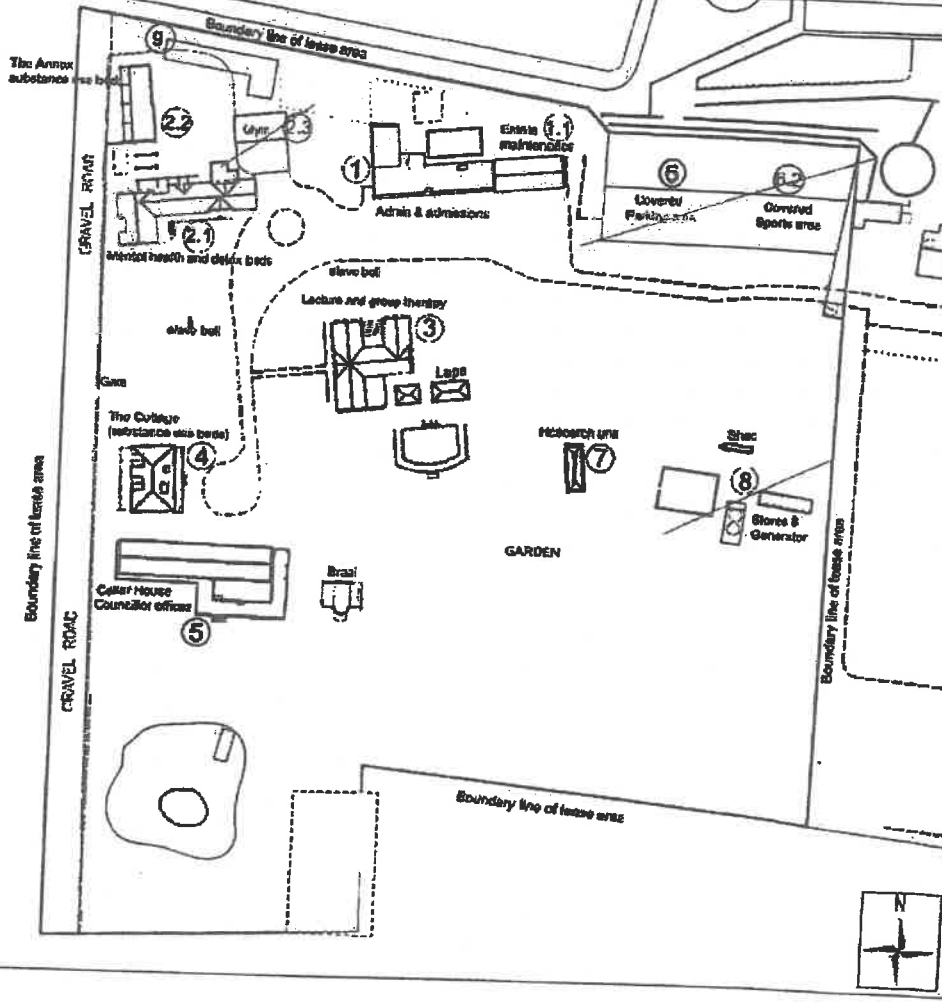


Table Indicating Building Areas

Number	Use	m ²
1	Admin & admissions	1500
2	Mental health and detox beds	1200
3	Lecture and group therapy	800
4	The Cottage (reception area beds)	600
5	Covered Parking area	1000
6	Covered Sports area	1500
7	Research unit	400
8	Storage & Generator	200
9	Estate maintenance	100

Legend

--- Circumferential

--- Circumferential

ITS
architects & planners

MILNERTON ESTATES
PROPERTY DEVELOPERS

LOT 204 PARADISE

Site Plan
Super-bus Addition

DATE: 14/01/2021

NO: M55

2021 643