

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: Koelenhof Street, Nooitgedacht Village, Koelpark

Application Property Number: Erf 519, Koelpark

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: Sureship Investments (Pty) Ltd – B Swanepoel (contact details: 021 883 2616)

Application Reference: LU/16534 (TP599/2023)

Description of Proposed Development:

- Application is made i.t.o. Section 15.2(d) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the subdivision of Erf 519, Koelpark into 12 erven.
- Application is made i.t.o. Section 15.2(l) of the Stellenbosch Municipality Planning By-Law, 2015 for permission i.t.o. a condition of approval for the approval of the Village Retreat's Site Development Plan.
- Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2015 for the following (building line) permanent departures to accommodate the new apartment building: To relax the Multi-Unit Residential Zone erf's (flats) building lines on the northwestern corner from 4.5m to 1.8m, on the northeastern corner on the 1st and 2nd storeys from 4.5m to 3m, and on the northeastern corner on the 3rd storey from 6m to 4.5m.
- Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2015 for the following (floor area) permanent departures to accommodate the new flats: To increase the Multi-Unit Residential Zone erf (flats) permissible floor area from 0.75 to 0.79.

Notice is hereby given in terms of the provisions of Section 46 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_portal/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 with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;

- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **18 March 2024**.

It should be noted that 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 021 861 3800 during normal office hours.

Yours faithfully



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

15 February 2024

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Koelenhofstraat, Nooitgedacht Village, Koelpark

Aansoek eiendom beskrywing: Erf 519, Koelpark

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: Sureship Investments (Pty) Ltd – B Swanepoel (kontak besonderhede: 021 883 2616)

Aansoek Verwysing: LU/16534 (TP599/2023)

Tipe aansoek:

- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(e) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die konsolidasie Erwe 276, 277 en 278, Koelpark.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die volgende permanente afwykings:
 - Om 68 parkeerplekke te voorsien (i.p.v. 108 parkeerplekke);
 - Om die vloerfaktor van 0.75 na 1.4 te verhoog;
 - Om die straat boulyn van 4.5m na 3.8m te verslap; en
 - Om die 2^{de} en 3^{de} vloere se gemeenskaplike boulyn van 6m na 4.5m te verslap.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(l) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die goedkeuring van die Terreinontwikkelingsplan.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(d) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die onderverdeling van Erf 519, Koelpark in 12 erwe.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(l) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir toestemming i.t.v. 'n goedkeuringsvoorwaarde vir die goedkeuring van die Village Retreat se Terrein Ontwikkelingsplan.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir (boulyn) afwykings: Om die woonstel erf boulyn op die noordwestelike hoek te verslap van 4.5m na 1.8m, om die noordoostelike hoek op die 1st en 2nd vloere van 4.5m na 3m te verslap, en om die noordoostelike hoek op die 3rd vloer van 6m na 4.5m te verslap.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir (vloer area) afwykings: Om die woonstel erf se vloer area van 0.75 na 0.79 te verhoog.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike

dokumente nie toeganklik 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 wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

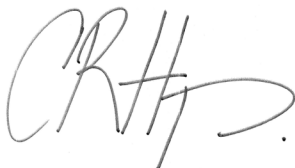
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 sluitingsdatum van **18 Maart 2024**.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

15 Februarie 2024



NOOITGEDACHT VILLAGE: VILLAGE RETREAT

Land Use Planning Applications for the Multi-Unit Residential Development on Erf 519, Koelpark (3625-P)

5 December 2023



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

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PLANNING MOTIVATION REPORT

1. BACKGROUND TO THE APPLICATIONS

We refer to the pre-submission consultations on 5 June 2023 and on 3 October 2023 with the municipal planners.

At these meetings we discussed (and explained) the next development phases at Nooitgedacht Village, including the **Village Retreat** multi-unit residential development on Erf 519, Koelpark, for which planning approval is required from the Stellenbosch Municipality – see image below.



Figure 1: The proposed Village Retreat development on Erf 519, Koelpark

2. LAND USE PLANNING APPLICATIONS

To proceed with the Village Retreat development, the following land use planning applications are made:

- (i) Application is made i.t.o. Section 15.2(d) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the **subdivision** of Erf 519, Koelpark into 12 erven. A Subdivision Plan is included in this submission for your approval.
- (ii) Application is made i.t.o. Section 15.2(l) of the Stellenbosch Municipality Planning By-Law, 2015 for **permission i.t.o. a condition of approval** for the approval of the Village Retreat's Site Development Plan (SDP). Detailed SDPs are included in this submission for your approval.
- (iii) Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2015 for the following **(building line) permanent departures** to accommodate the new apartment building:
- To relax the Multi-Unit Residential Zone erf's (flats) building lines on the northwestern corner from 4.5m to 1.8m, on the northeastern corner on the 1st and 2nd storeys from 4.5m to 3m, and on the northeastern corner on the 3rd storey from 6m to 4.5m.

The proposed building lines are indicated on the SDP included in this submission for your approval.

- (iv) Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2015 for the following **(floor area) permanent departures** to accommodate the new flats:
- To increase the Multi-Unit Residential Zone erf (flats) permissible floor area from 0.75 to 0.79.

The proposed floor areas are indicated on the SDP included in this submission for your approval.

3. PURPOSE OF THE APPLICATIONS

The purpose of these land use planning applications is to obtain the Stellenbosch Municipality's planning approval for the Village Retreat which will consist of an apartment building (with 39 sectional title units) and 10 group housing erven (single title units).

The proposed development is consistent with the Nooitgedacht Village's approved land uses and "basket of rights" which allows *inter alia* the development of multi-unit residential units with a total bulk of 47 065m².

4. SUBJECT PROPERTY

The subject property is described in the Deed of Transfer No. T45021/2022 as Erf 519, Koelpark. A copy of the Title Deed is included in this submission. Also included in this submission is a Conveyancer Certificate confirming that there are no title conditions that will restrict the proposed multi-unit residential development.

5. LOCALITY

The subject property is located in Koelenhof Street, in Nooitgedacht Village. A locality map is included in this submission.

6. CURRENT ZONINGS AND LAND USES

The subject property is zoned Multi-Unit Residential Zone which allows flats and group housing units as primary land uses. The subject property is currently vacant – see image below.



Figure 2: Erf 519, Koelenhof

7. DEVELOPMENT PROPOSAL

The Village Retreat general residential development on the subject property is the next Nooitgedacht Village development phase. Below are images of the Nooitgedacht Village Master Plan.



Figure 3: Nooitgedacht Village Master Plan



Figure 4: Nooitgedacht Village Master Plan (insert)

This development proposal is the next development phase and entails the construction of a new apartment buildings (consisting of 39 flats) and 10 group housing erven on the subject property – see image below.

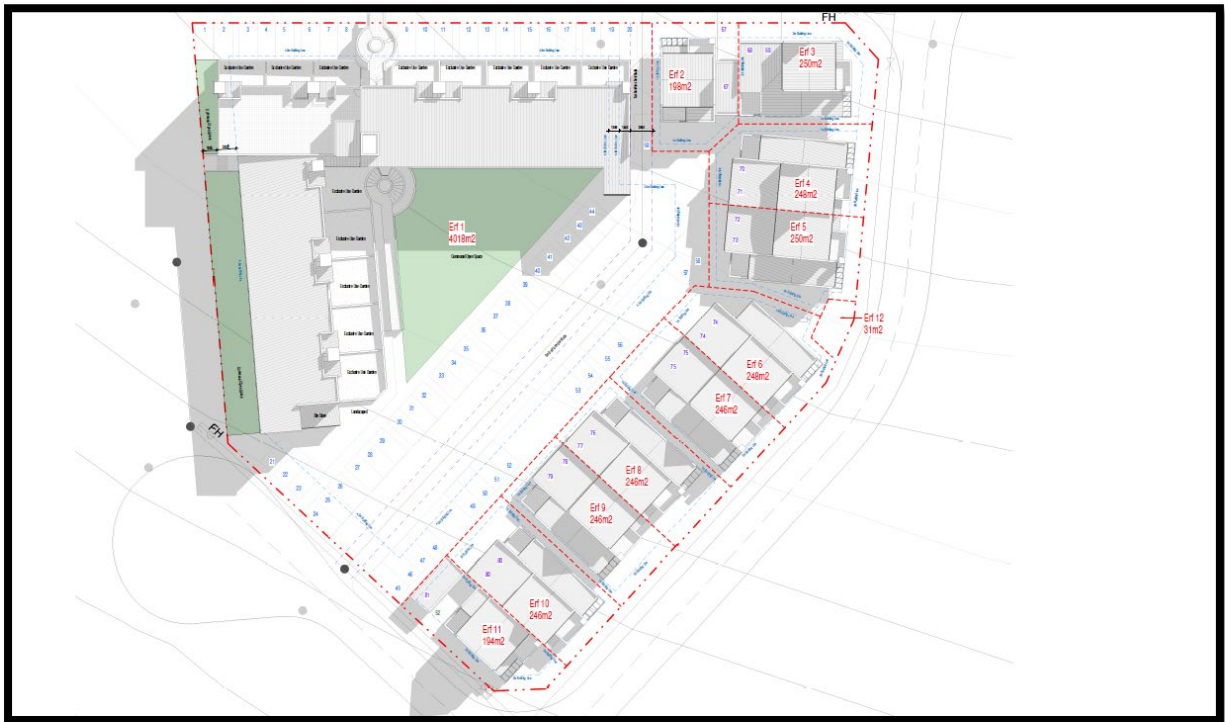


Figure 5: Proposed multi-unit residential development

Architects have prepared conceptual SDPs and 3D images of the proposed general residential buildings to illustrate the development's scale, impact, and compatibility with the surrounding land uses in Nooitgedacht Village. From these images it is clear that the proposed residential development will be a desirable addition to the Nooitgedacht Village.

- **Apartment building:**

A new apartment building is proposed (consisting of 39 flats). The development details (floor factor, coverage, height, parking, building lines, etc.) of the proposed apartment building is indicated on the SDP included in

this submission for your approval. Application is made for a minor relaxation of the building lines and floor factor to accommodate the proposed apartment building.

- **Group housing units:**

Ten new group housing units are proposed. The group housing erven will consist of two housing types (which will act as a substitution scheme). The development details of each housing type as indicated on the two housing type plans which has been included in this submission for your approval.

The group housing erven will be used as dwelling houses and will be consistent with the dwelling house development rules:

- Erf size is not bigger than 250m².
- Will have a street boundary building line of 2m.
- Will have a common boundary building line of 1m.
- Will have a maximum coverage of 70%.
- Will be limited to 2 storeys.

8. PLANNING MOTIVATION FOR THE PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT

Application is made for the Stellenbosch Municipality's planning approval for the development of a new apartment building (with 39 flats) and 10 group housing erven on the subject property. The multi-unit residential development proposal is motivated as follows:

- The proposed development is permissible i.t.o. the subject property's Multi-Unit Residential zoning which allows flats and group housing as primary land uses.

- The proposed development is in line with the Nooitgedacht Village's approved "basket of rights" which allows *inter alia* the development of multi-unit residential units with a total bulk of 47 065m².
- The proposed development will create 49 additional housing opportunities.
- The proposed development is not a retirement village, but the housing units have been designed for older persons.
- The proposed development will increase the municipal tax base.
- Bulk engineering services are available for the proposed development
- The proposed development will continue the redevelopment of the old Koelpark quarry – which has now become the Nooitgedacht Village – in line with the historic master plans that was submitted to the Stellenbosch Municipality to illustrate the developer's urban design vision for Nooitgedacht Village.
- Heritage Western Cape has approved the greater Nooitgedacht Village redevelopment project (of which this development phase is a part of). A copy of their letter of approval is included in this submission.

9. PLANNING MOTIVATION FOR THE PROPOSED SUBDIVISION

The proposed subdivision of the subject property will allow the developer to implement the next development phase (Village Retreat), which will be a continuation of Council's historic planning approvals and the vision for Nooitgedacht Village.

10. PLANNING MOTIVATION FOR THE PROPOSED DEPARTURES

Application is also made for the approval of the following permanent departures from the subject property's development rules to permit the proposed general residential buildings:

- **To relax the flats erf's building lines:**

Application is made for a permanent departure to relax the Multi-Unit Residential Zone erf's (flats) building lines on the northwestern corner from 4.5m to 1.8m, on the northeastern corner on the 1st and 2nd storeys from 4.5m to 3m, and on the northeastern corner on the 3rd storey from 6m to 4.5m. The proposed building lines are indicated on the SDP included in this submission for your approval.

The proposed relaxation of the flats erf's common boundary building lines will lead to a better designed apartment building that complies with Nooitgedacht Village's design guidelines. As is visible on the SDP, the relaxation will not adversely affect the surrounding landowners.

- **To increase the flats erf's floor factor:**

Application is made for a permanent departure to increase the Multi-Unit Residential Zone erf's (flats) permissible floor area from 0.75 to 0.79. The proposed floor area is indicated on the SDPs included in this submission for your approval.

The proposed flats will be designed for older persons, and the reason for the additional floor area is to make the walkways wider and more wheelchair friendly.

11. ORDERLY PLANNING

The impact of the proposed development on bulk municipal infrastructure was assessed by independent specialist consultants:

- **Civil engineering services:**

Bart Senekal Inc. civil engineers were instructed to investigate the availability of civil engineering services (water, sewerage, stormwater, etc.) for the proposed general residential development. According to their civil engineering services report all bulk engineering services are available to accommodate the proposed development. A copy of their civil engineering services report is included in this submission.

- **Electrical engineering services:**

Raubicon electrical engineers were instructed to investigate the availability of electrical engineering services for the proposed general residential development. According to their electrical engineering services report all bulk engineering services are available to accommodate the proposed development. A copy of their electrical engineering services report is included in this submission.

- **Traffic impact assessment:**

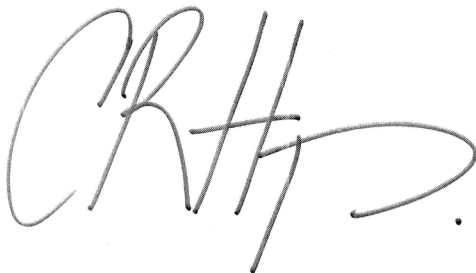
ITS traffic engineers were instructed to undertake a transport impact study for the proposed development. According to their transport impact study report the proposed development is supported from a traffic point of view. A copy of their transport impact study is included in this submission.

12. CONCLUSION

The proposed Village Retreat general residential development is a permissible land use i.t.o. the subject property's Multi-Unit Residential zoning and i.t.o. the Nooitgedacht Village's approved "basket of rights". For this reason, the development proposal is deemed to be desirable, and we respectfully request the land use applications be granted so that we may proceed with the registration of the new erven and the submission of building plans.

We trust the information provided with this submission will suffice in processing the land use planning application. However, please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information.

13. SIGNATURE OF APPLICANT



CLIFFORD HEYS

PR. PLANNER (SA): A/1158/2000



LIST OF ANNEXURES

1. APPLICATION FORM
 2. POWER OF ATTORNEY
 3. TITLE DEED
 4. CONVEYANCER CERTIFICATE
 5. LOCALITY MAPS
 6. SUBDIVISION PLAN (**FOR APPROVAL**)
 7. SITE DEVELOPMENT PLAN (**FOR APPROVAL**)
 8. CIVIL ENGINEERING SERVICES REPORT
 9. ELECTRICAL ENGINEERING SERVICES REPORT
 10. TRANSPORT IMPACT STATEMENT
-



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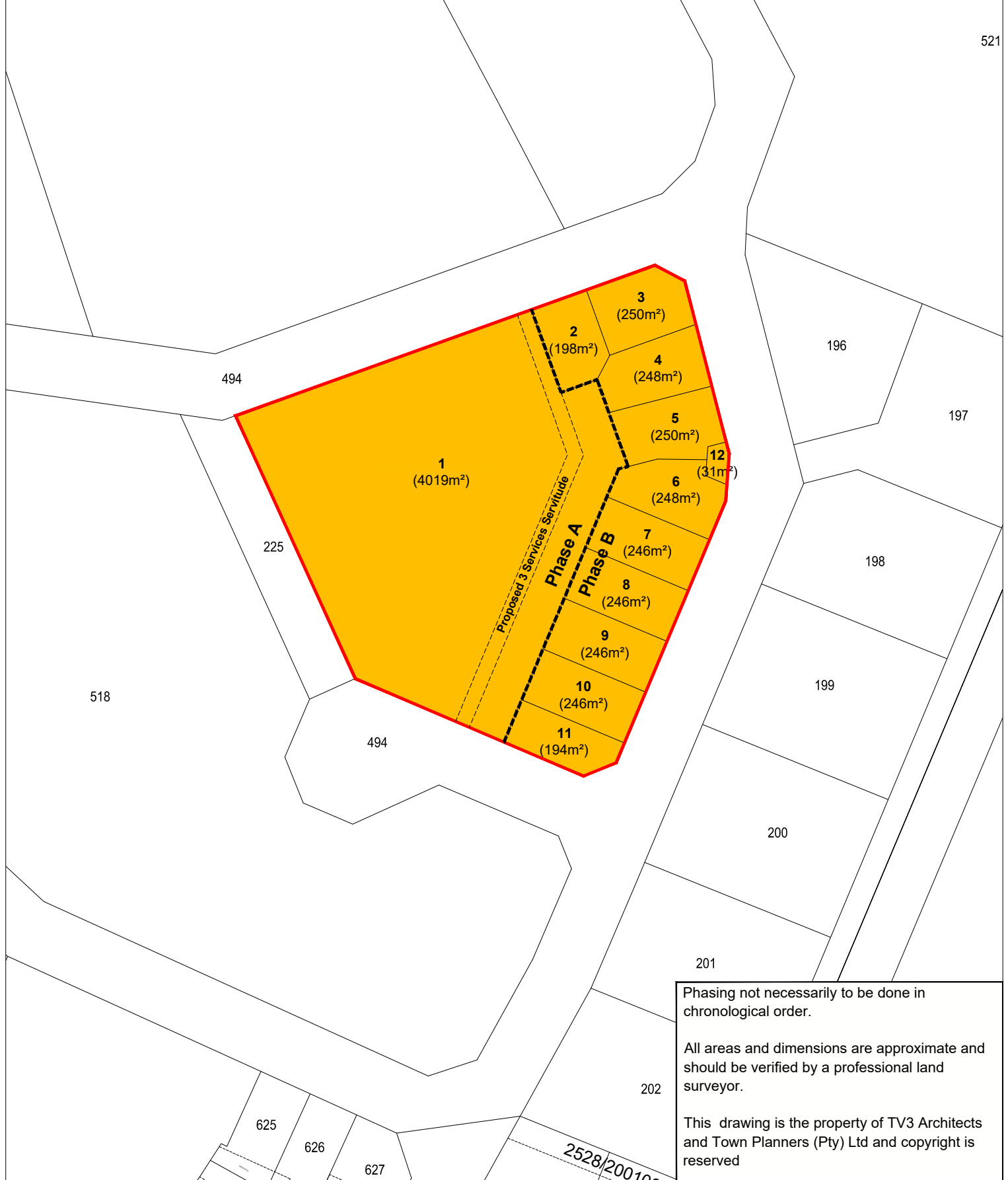
Nooitgedacht Village

Property Description:
Erf 519, Koelpark

Drawing:		Plan no.:	
Local Locality		2	
Date:	30/11/2023	Scale:	1:2000 (A4)
Project no.:	3625-P	Drawn:	WH
		Checked:	Ch



Annotation	Portions	Zoning	Land Use	No. of Portions	No. of Units	Area	%
	1	Multi Unit Residential	Flats	1	39	4019m ²	63%
	2-11	Multi Unit Residential	Dwelling House	10	10	2374m ²	37%
	12	Multi Unit Residential	Private Road	1		31m ²	0%
Total				12	49	6424m²	100%



Phasing not necessarily to be done in chronological order.

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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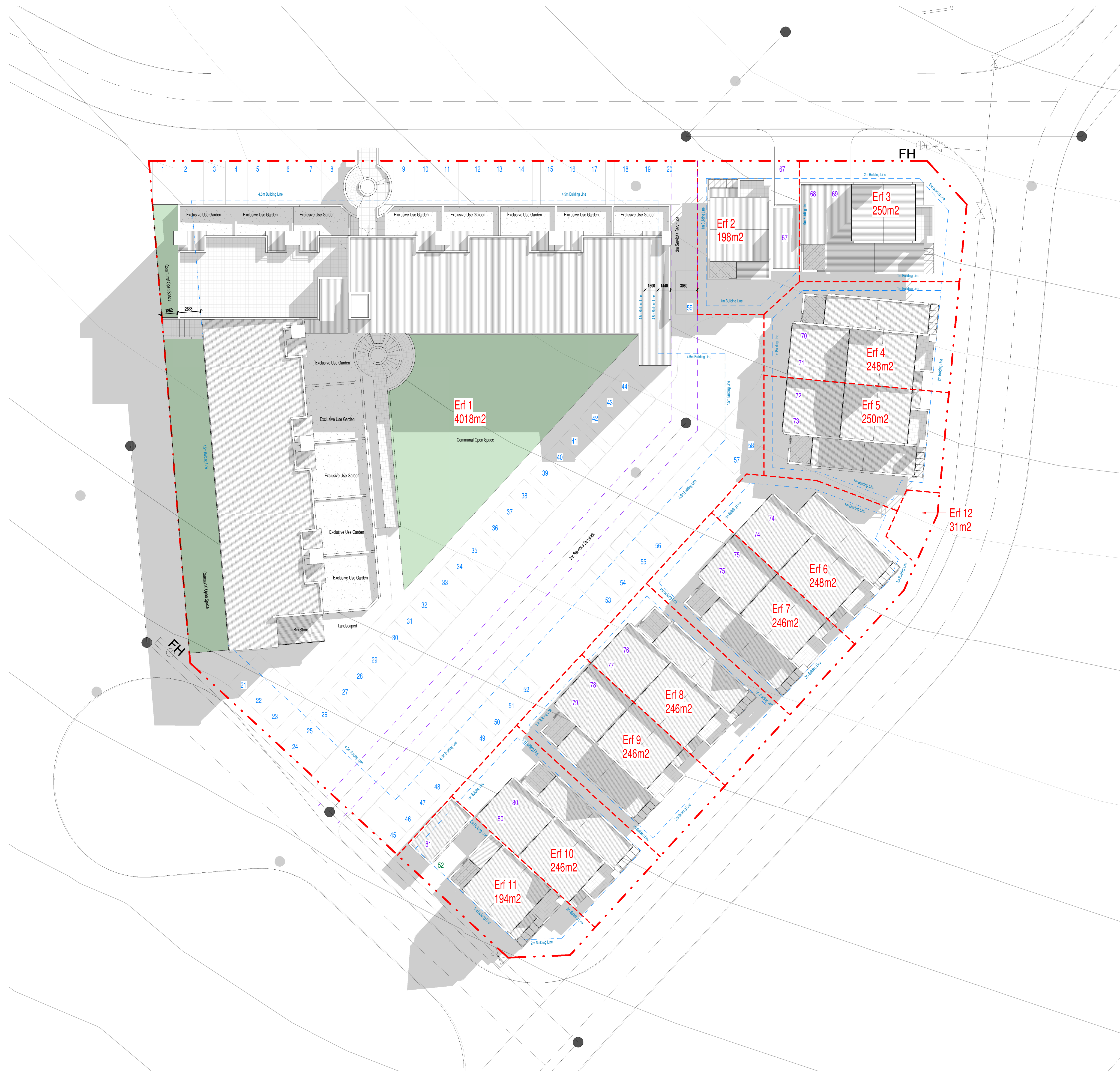
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Nooitgedacht Village

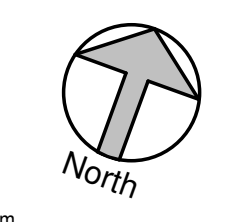
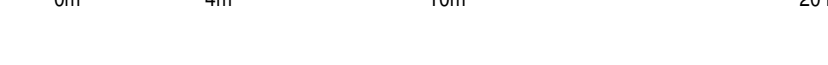
Property Description:
Erf 519, Koelpark

Drawing: Proposed Subdivision, Phasing & Zoning Plan		Plan no.: 3
Date: 30/11/2023	Scale: 1:1000 (A4)	
Project no.: 3625-P	Drawn: WH	Checked: Ch



Site Development Plan

SCALE: 1 : 200



DEVELOPMENT RULES TABLE																
Zoning - Multi Use Residential (MUR)																
Erf	Units	Type	Erf Size m ²	Zoning - Multi Use Residential (MUR)			Zoning - Multi Use Residential (MUR)			Zoning - Multi Use Residential (MUR)			Parking Provided			
				Multiple Usage	Footprint m ²	Coverage %	Multiple Usage	Floor Area	Floor Factor	Multiple Usage	Storeys	Multiple Usage	Garages	Parkings	Total	Ratio
Erf 1	39	Apartments	4018	Conventional current design * upto 250sqm	1032	25.7	50%	3179.0	79.12%	75%	3	4	0	59	59	1.5
Erf 2	1	House	198	198	97.6	49.3	70%	146.6	0.74	n/a	2	2	1	1	2	2.0
Erf 3	1	House	250	250	140.7	56.3	70%	187.7	0.75	n/a	2	2	2	0	2	2.0
Erf 4	1	House	248	248	142	57.3	70%	189.0	0.76	n/a	2	2	2	0	2	2.0
Erf 5	1	House	250	250	142	56.8	70%	189.0	0.76	n/a	2	2	2	0	2	2.0
Erf 6	1	House	248	248	142	57.3	70%	189.0	0.76	n/a	2	2	2	0	2	2.0
Erf 7	1	House	246	246	142	57.7	70%	189.0	0.77	n/a	2	2	2	0	2	2.0
Erf 8	1	House	246	246	142	57.7	70%	189.0	0.77	n/a	2	2	2	0	2	2.0
Erf 9	1	House	246	246	142	57.7	70%	189.0	0.77	n/a	2	2	2	0	2	2.0
Erf 10	1	House	246	246	142	57.7	70%	189.0	0.77	n/a	2	2	2	0	2	2.0
Erf 11	1	House	194	194	97.5	50.3	70%	146.5	0.76	n/a	2	2	1	1	2	2.0
Erf 12	0	Open Space	31													
Total	49															

Communal Open space on Erf 1 = 603m²

General Notes

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
- Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
- All glazing to comply with requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
- All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of construction may encroach building lines.

ORIGINAL DOCUMENT DATE: 07/14/23

REVISIONS:		
NO	DATE	DESCRIPTION
0	2023-07-14	First Issue
1	2023-11-07	Structure & Garage moved
2	2023-11-28	Information updated



CLIENT:



PROJECT TITLE:

**Nooitgedacht
Later Life Living**

DRAWING TITLE:

**Portion 8
Site Development
Plan**

PROJECT No:	SCALE
NGV	1 : 200 @ A0
DRAWING No	DATE:
NGV /800	2023-11-28
REV	DRAWN: CHECKED:
2	FF FF

SDP SUBMISSION

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