

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

Affected person's Name

Affected persons Physical Address

Affected person's Title:

Dear Sir/Madam

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

Application Property Address: Farm 153, Skoolstreet, Old Bethlehem Farm, Kylemore

Application Property Number: Farm RE153

Applicant: Reside Properties (Pty) Ltd c/o Marais Steyn, marais.steyn@gmail.com, cel 0834588545

Owner: Reside Properties (Pty) Ltd, Nicole Botha, 0113512448

Application Reference: LU/14855

□ Application Type: **APPLICATION FOR TEMPORARY DEPARTURE IN TERMS OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING**

Detailed description of land use or development proposal, including its intent and purpose:

Application is made in terms of Section 15(2)(c) of the Stellenbosch Municipal Land Use Planning Bylaw (2015) for a temporary departure in order to use +-4000m² of Farm No 153, Stellenbosch to construct temporary buildings of +-900m² to operate a youth centre, creating an after care facility in Kylemore.

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/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 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: Reside Properties (Pty) Ltd c/o Marais Steyn, marais.steyn@gmail.com, cel 0834588545. 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 February 2023.

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 (Cell/ 0834588545) during normal office hours.

Yours faithfully

Reside Properties (Pty) Ltd
Marais Steyn

**KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFFEKTEERDE
PARTYE VIR KOMMENTAAR.**

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

Geagte Meneer/Mevoru

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

Adres van aansoek eiendom: Plaas 153, Skoolstreet, Old Bethlehem Farm, Kylemore

Aansoek eiendom beskrywing: Restant Plaas 153 Stellenbosch,

Aansoeker: Reside Properties (Pty) Ltd c/o Marais Steyn, marais.steyn@gmail.com, cel 0834588545

Eienaar: Reside Properties Pty Ltd, Nicole Botha, 0113512448

Aansoek Verwysing: LU/ 14855

Tipe Aansoek: Beskrywing van die tipe aansoek

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Voorsien 'n volledige beskrywing van die ontwikkelingsvoorstel, bv: Aansoek word gedoen (voorsien akkurate beskrywing van toepaslike voorskrifte van die Verordening) in terme van Artikel 15(2)(x) and (y) van die genoemde Verordening vir (verleen beskrywing van die die grondgebruik aktiwiteit en/ of ontwikkeling) ten einde voorsiening te maak vir (besonderhede van die spesifieke grondgebruike en/ of ontwikkeling wat sal voortspruit van die tersaaklike aansoek).

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/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie 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: Reside Properties (Pty) Ltd c/o Marais Steyn, marais.steyn@gmail.com, sel 0834588545. Deur 'n beswaar, kommentaar of versoë 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 Februarie 2023.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde 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 vermeldde elektroniese pos adres of telefonies by (Sel/ 0834588545) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

NAAM VAN AANSOEKER

**MOTIVATIONAL LETTER FOR THE NEED AND DESIRABILITY OF AITSA!
YOUTH CENTRE
TO BE ERECTED ON KYLEMORE SPORTS GROUNDS
ON A PORTION OF FARM RE153**



Magnificent site of the proposed Aitsa! Youth Centre

Background

<https://aitsa.org/>

Aitsa! Aftercare Centre opened its doors in the small village of Kylemore on the outskirts of Stellenbosch in 2014 with the initial aim to provide a safe and nurturing environment to children. As the programme matured the importance of foundational learning as the underpin for all further learning became a focal point. Equally important is a partnership with parents/caretakers expanding the ecosystem for sustainable social impact.

For most of our children *Aitsa!* is a second home, and the only after care centre in the valley. The journey with each child and his/her parents starts at the age of 5 and our vision extends to guidance and assistance beyond the secondary phase.

See a short video with our learner's testimonies on our web site.

<https://vimeo.com/695445428/12fcfd9305>

Whilst the educational programme is core, *Aitsa!*'s approach is holistic in nature and the supporting programmes has exceeded our expectations. The combination proved crucial in developing healthy, confident, joyful children with a greater focus and sense of belonging. The programmes are now well entrenched, and includes a wide array of

Executive Committee: Judy-Anne Van Zyl, Marietjie Steyn, Bianca Grobbelaar, Johan Koekemoer,
Francois Wessels, Marais Steyn

sport, psycho-social, arts and culture as well as spiritual guidance, according to individual needs.

This year we have reached a significant milestone in that our Grade R group from 2014 started high school! They are indeed at a vulnerable age and teenagers have unique needs and challenges that differ from tweens and small children. By God's grace and provision, we are establishing a Youth Centre where we will be able to unlock and maximize learners potential.

Each adolescent at *Aitsa!* has a unique set of giftings and abilities which will be developed as far as possible. Our teens are to become the best adult versions of themselves.

Job Creation and economic incentive

Aitsa! currently employs 25 full time staff, many whom is in the process of advancing their education via tertiary institutions and mostly resident in the communities of the Dwarsrivier. We are very proud of our people, and the excellence in which they perform their duties to the advancement of our kids. Our management and oversight committee consist of volunteers and are not compensated for their duties.

Aitsa! also invests in the educational infrastructure of the valley, by bringing much needed after-care facilities into the town and assisting with the maintenance of the sports club.

Partnerships

We acknowledge the fruitful partnerships that we already have with the Stellenbosch municipality, community, various corporates, individuals and organisations. The computer centre, tutoring and counselling rooms, current after school and sportsground facilities are productively used at the current junior *Aitsa!* After Care Centre and is effectively supporting our academic, pscho-social and sports programme

Recent Achievements

Our *Aitsa!* children achieve above average and it brings us great pleasure to share a few select achievements from the last couple of years.

Bursaries

Three of our 2021 Gr 7 learners, and eight of our current 2022 current Gr7 learners received a merit-based comprehensive bursary to attend Hoërskool Stellenbosch from the Mergon Ontwikkelings Inisiatief ("MOI"). MOI gives full support to selected scholars with exceptional academic and leadership potential and good character. Our current three Hoërskool Stellenbosch learners maintain a relationship with *Aitsa!* and are doing

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Aitsa!

well in their new school. In addition, eight additional learners are overjoyed for being selected for the 2023 MOI intake.
Dwarsriver Valley Initiative

+27 82 337 6242
info@aitsa.org
Aitsa After Care

PBO No. 930-049-404 • NPO No. 157-451

Leadership

Fourteen of the local primary school's leadership team of 2021, and the Head boy of 2020 were *Aitsa!* students.

2022 Head boy, Head girl and Deputy Head girl from the local primary school are all from *Aitsa!*

Sport

Chess: Ten *Aitsa!* children were selected to compete for the Cape Winelands chess team in 2020, three Children made the Western Cape chess team in 2017, and two in 2018. Chess Cape winelands 2022: 12 *Aitsa!* learners invited to play in the final trials. Still awaiting final confirmation of teams.

Soccer: Two boys attended trials and one of our Gr 8 boys is through to the final round of the Stellenbosch Football association team.

Netball: Our under 10, 12 and 12 teams were invited to play in the Cape Winelands trials April 2022

Arts and Culture

Five Of our *Aitsa!* choir members were selected for the Stellenbosch Children choir 2022.

Academics

Academic performance for 2021 was as follow:

Grade 4

4 *Aitsa!* learners are in the local school's Top 5 for academics.

- 3 of the 4 learners receiving awards for specific subjects.

Grade 5:

2 *Aitsa!* learners are in the local school's Top 5 for academics.

- 3 of the learners receiving awards for specific subjects.

Grade 6:

5 *Aitsa!* learners are in the local school's Top 5 for academics.

- 4 of the 5 learners received all the awards for subjects

Grade 7:

Top academic achiever from Gr 7 in local school for 2021 is a *Aitsa!* learner with an overall average of 90%.

Our vision

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across the entrance to the Kylemore High School situated on the beautiful Old Bethlehem farm. The dream is to open the doors of our Youth Centre in January 2023

with 50 learners in Gr 8 and 9 growing yearly, reaching full capacity at approximately 125. Even though the premises is only available for a period of 5 years, this will be the perfect space to start.

Our vision with our Youth Centre is to create an after school care facility where our teenagers will experience a sense of safety and belonging and develop their full potential through a variety of holistic programmes. The fulfilment of this vision will be to send productive God-fearing adults back into the community and far beyond the borders of the Dwarsriver Valley.

For the past seven years we have been teaching them Godliness, integrity, commitment, teamwork, and excellence. It is now our challenge to guide them in applying these values.

Our goals

- 1. Nutrition:** Teenagers grow rapidly, and good nutrition forms the basis for every other goal that we set out to accomplish. Our teenagers enjoy a daily balanced meal that complies with the national basic standard of nutrition. Added to this they receive daily sandwiches to snack on as well as local fruit most days (depending on availability). We will continue with this at our Youth Centre and once a month we will continue to spoil them with a “braai” and ice cream, a privilege reserved for high school students.
- 2. Safety:** Sexual abuse, alcohol, drugs, and violence is a hard reality in the streets and often the homes of Kylemore. We have been and want to continue to create a safe environment with positive and constructive alternatives. We keep them safe and busy with an exciting holistic programme while their parents/caregivers are otherwise occupied and teach them a better way to live.
- 3. Mental well-being:** Most teenagers at Aitsa! are exposed to trauma or at least age-inappropriate activities from time to time or often on a regular basis. For that reason, we have a social worker as well as a pastoral counsellor on our staff. These mental well-being professionals take hands with the rest of our staff and volunteers to do our utmost for our children’s emotional and spiritual health.
- 4. Skills Development:** Development of skills and physical, cultural, and recreational stimulus creates learners with more options in life. Our children sing in choirs, play competitive chess, take drama, art, and music lessons. Our goal

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Aitsa!

After Care Centres
Dwarsriver Valley Initiative

+27 82 337 6242
info@aitsa.org
Aitsa After Care

PBO No. 930-049-404 • NPO No. 157-451

with the Youth Centre is to continue to provide these kinds of opportunities for them to grow holistically.

- 5. **Sport:** Sport is one of the best outlets for teenage challenges and even more so for teenagers from harsh circumstances. They need to end the day tired and enthused! Sport reinforces the values - godliness, integrity, commitment, teamwork, and excellence – that Aitsa! teaches. It also soothes emotional pain

and brings a different focus. It keeps them off the streets where they face overwhelming negative peer pressure and multiple temptations. Our teenagers already do mountain biking, mountain walks, soccer, netball, golf and dancing. Our goal is to have a dedicated area for sport-development skills on the Youth Centre premises.

- 6. **Eventual Employability:** We support children in their academics as well as general skills development, to enable them to qualify for further training/studies after school. We desire for the young adults who leave *Aitsa!*, to engage in further education and become employable and successful.

All of the above will be monitored and measured:

- 1. Aitsa teachers and academic tutors will be on the premises daily to monitor and assist. Meetings with teachers at local High School will also contribute to understand, support and measure academic performance, including analysis of school reports.
- 2. Constant monitoring by their mentors, their tutors the onsite social worker and the *Aitsa!* centre facilitator.
- 3. Each child has their own mentor and tutor at *Aitsa!*. Weekly interactions with all these significant people in their lives will help to measure their emotional and social growth and struggles.
- 4. Onsite counselling and home visits monitoring each child's wellbeing.
- 5. 9 compulsory parent sessions per year. These include parent one-on-one interviews, workshops with experts as well as parent-child bonding days.

Lay out of *Aitsa!* Youth Centre

We will need units that will sufficiently accommodate 125 high school students (25 per grade, Gr8 – Gr12))

We are currently successfully using Mobile Classrooms at Aitsa!. It is easy to erect, safe, spacious, and cool enough in summer. This will also create facilitate moving the buildings to another space in future if our time runs out on Old Bethlehem.

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In Closing

By the council kindly granting the temporary departure permission required you will be partnering with *Aitsa!* in a worthy quest. We believe that teachers and volunteers of *Aitsa!*'s work will give our kids a better opportunity to become responsible, hard-working, committed, and qualified young adults. We trust that many of them will accomplish their best potential and add substantial value. We implore you to consider our application. We operate in excellence and accountability, with integrity and towards a better future.

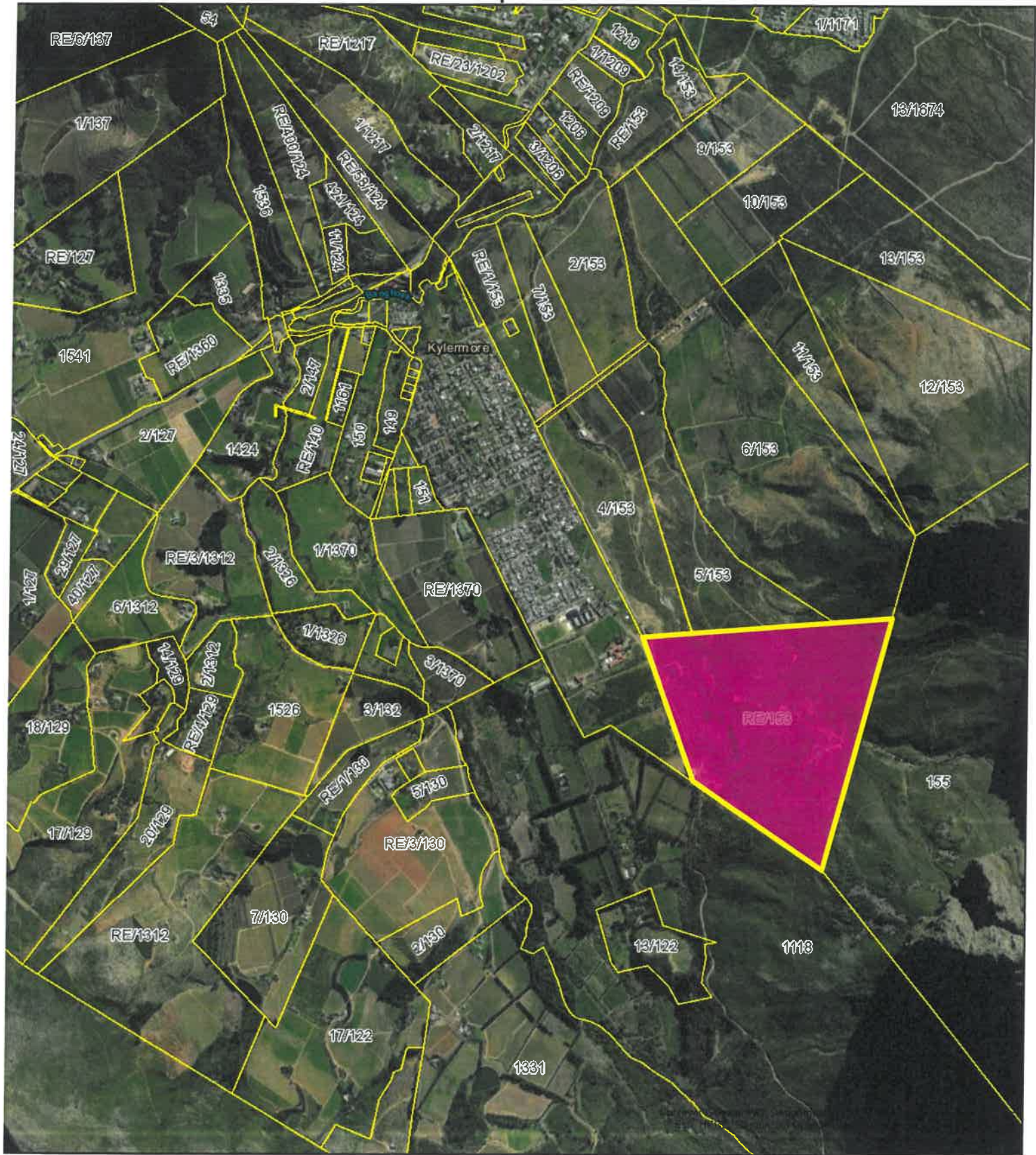
Attachments

Please find attached the following:

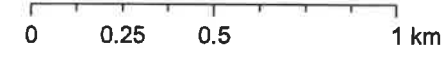
1. 2021 Feedback and Annual Report
2. DSD certificate



Location map: RE Farm 153



Legend
Farm Portions



Map Center: Lon: 18°57'7.8"E
Lat: 33°55'17.7"S

Scale: 1:24 866

Date created: July 26, 2022



Aitsa Site Development Plan, Kylemore STELLENBOSCH



general notes:

No amendments or alterations are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times. JSCC 6.2 May 2016 applies. The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the work.

The contractor and sub-contractors shall insure their workmen in terms of the COO Act of 1997 and shall indemnify the employer from any claims there under. Contractor and site practice to comply with Occupational Health and Safety Act, No. 95 of 1993.

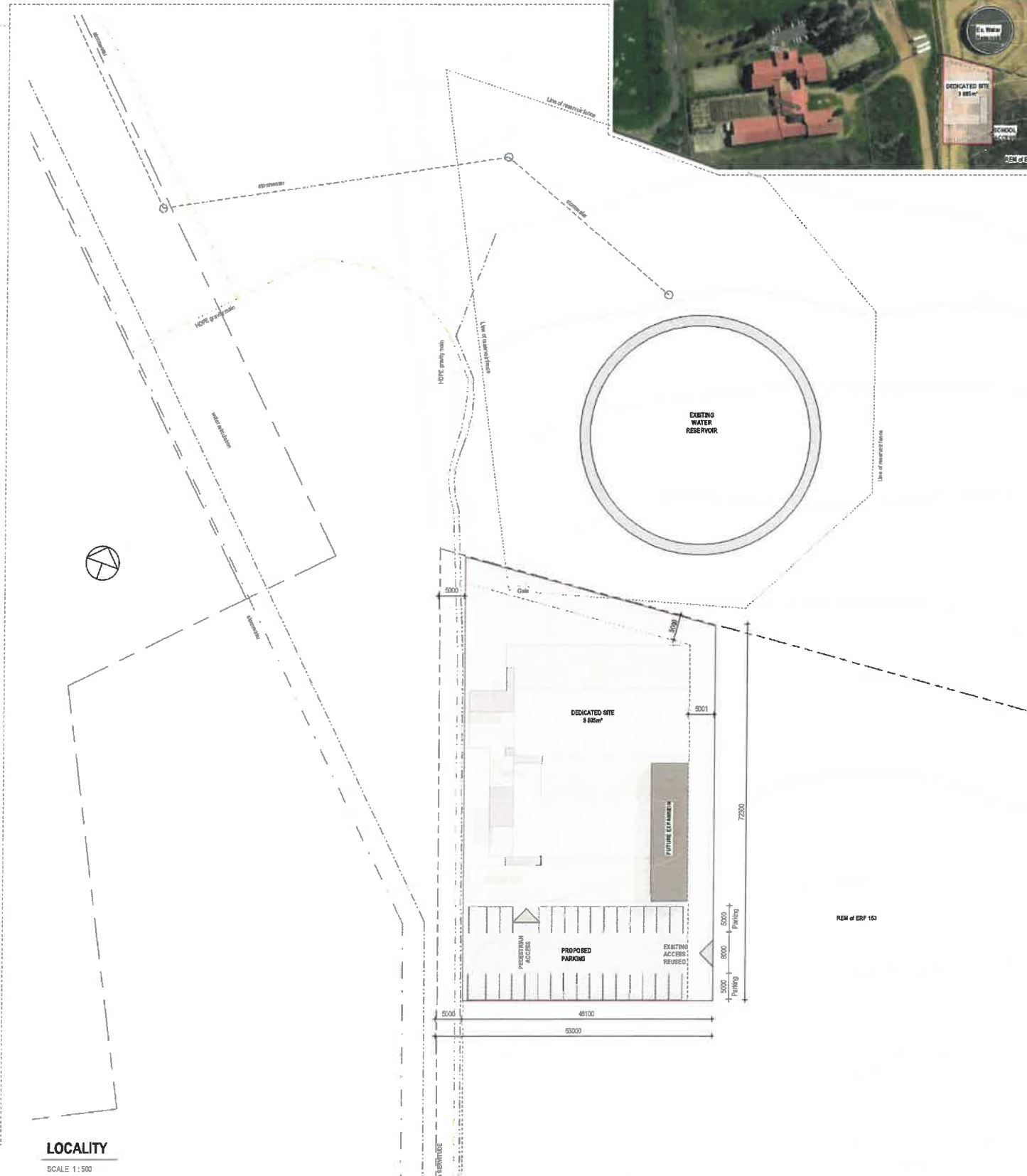
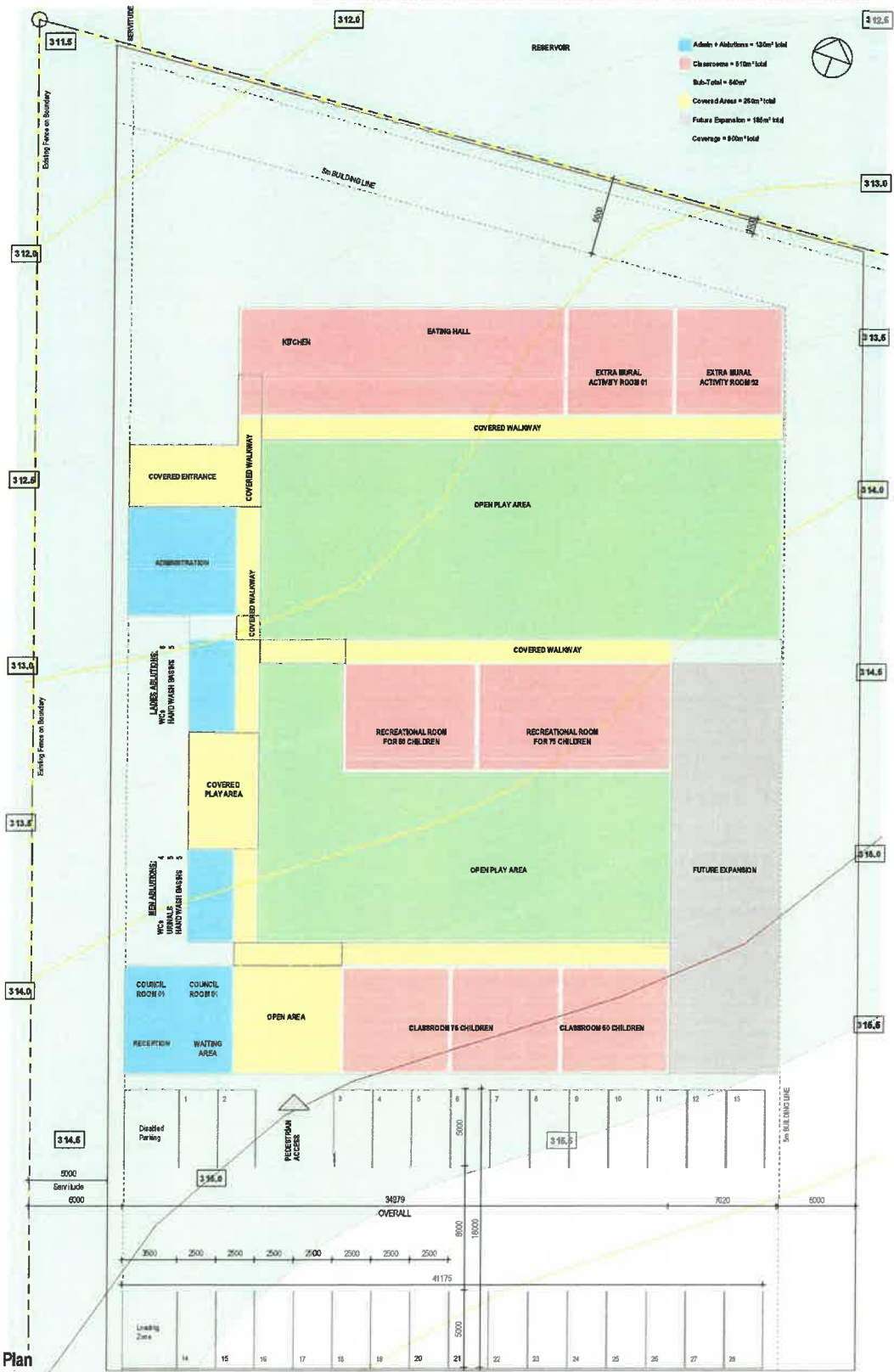
Building to be set out by a registered Land Surveyor.
Final levels of buildings to be confirmed with architect.
Contractor to make adjustments on LFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be in strict accordance with manufacturers specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIMEN installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of the drawing, proper building procedures in accordance with the best practice of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials, workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.



SCHEDULE OF RIGHTS		
Erf Nr:	REM of ERF 153	
Street Address:	Kylemore, Stellenbosch	
Zoning:	Agricultural	
Building Lines:	On Street: 5m On Sides & Back: 5m	
Erf Area:	Dedicated Erf = 3 885m ²	
Height Restriction:	2 Storeys (1 Storey applicable)	
Bulk @:	Permitted	Actual
	N/A	640m ³
Coverage Area:	N/A	N/A
Coverage:	N/A	900m ²
Parking:	N/A	28 Bays 1x Loading Bay 1x Disabled Bay

No.	Description	Date
1	Issued to Local Authority for Approval	29 JUNE 2022
2	Revised to Local Authority	31 JULY 2022
3	Issued for approval & accessorial	2022.10.19

issue status
FOR LOCAL AUTHORITY APPROVAL

notes
The design on this drawing remains the property of the CLIENT (Only once paid for in full). Copyright Reserved All dimensions to be checked on site before any work is put in hand. ANY DISCREPANCY between all drawings should immediately be brought to the attention of the client / representative and resolved before work commences. This drawing is to be read in conjunction with 'SPECIFICATION OF MATERIALS & LABOUR' for this project. See instructions table preferences overlaid of materials.

company
SOLUTION
CSI 144 on Paard 2 26119 - Contact: info@solution.co.za / 021 940 8907
35 Clay Street Stellenbosch - La Grappe Heritage Building

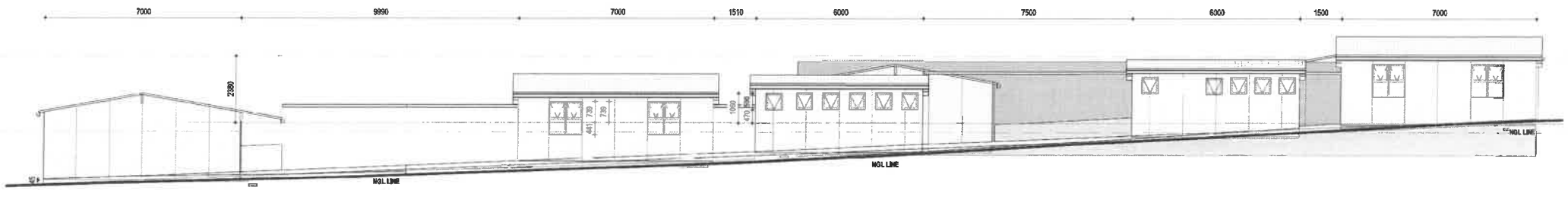
project title
Dwarsrivier Valley Initiative (Aitsa)
REM of ERF 153, Kylemore, Stellenbosch

drawing title
SITE DEVELOPMENT PLAN
scale @ A7:
As indicated
date: 31 JULY 2022
proj. no:
dwg. no:
rev. no:
drawn:
m.l.
SK_000
3

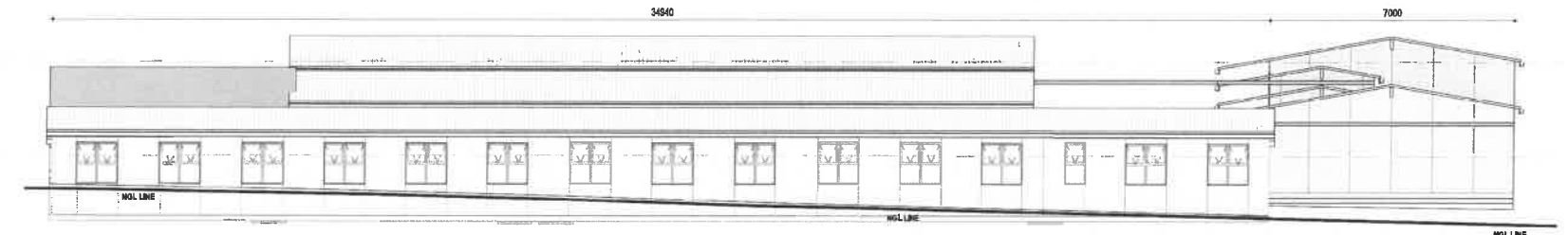
Floor Plan
SCALE 1:200

2022/06/23 14:53 PDF

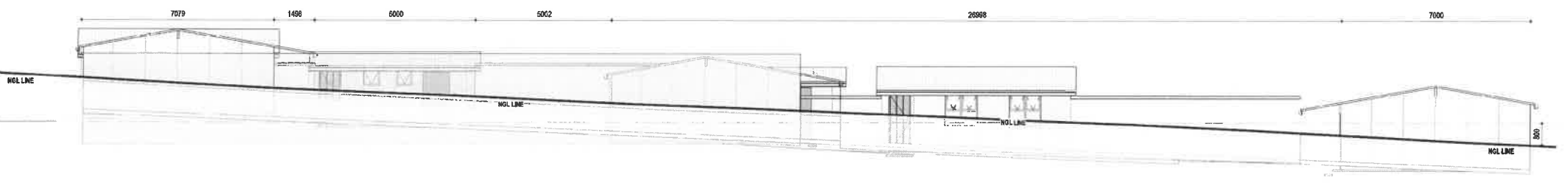
Typical Elev-01
SCALE 1:100



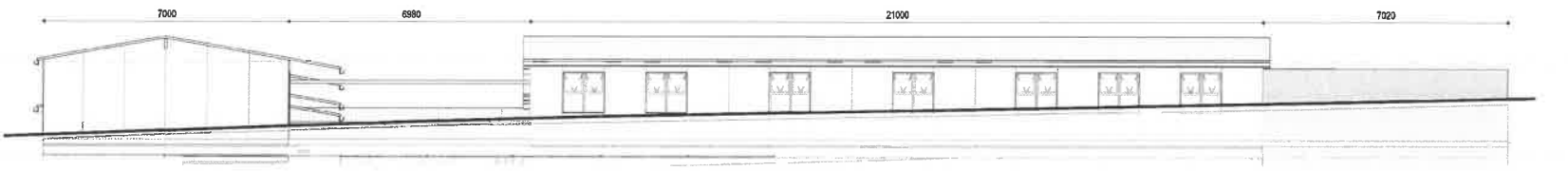
Typical Elev-02
SCALE 1:100



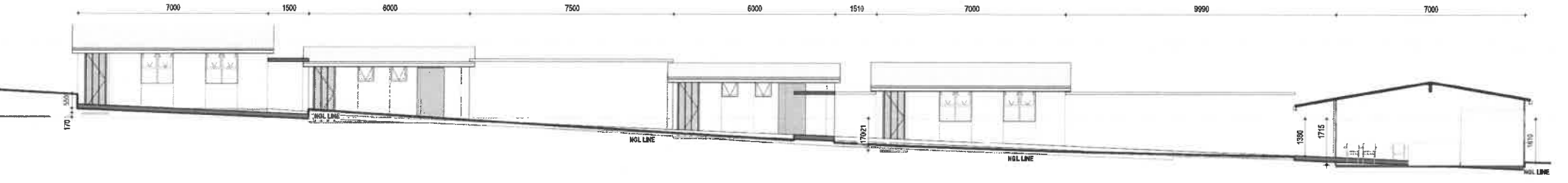
Typical Elev-03
SCALE 1:100



Typical Elev-04
SCALE 1:100



Typical Section A-A
SCALE 1:100



general notes:

No amendments or alterations are to be made to the specifications of labour and material documents. Full set of the latest drawings to be in the office at all times. JBCC 6.2 May 2018 applies "The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works."
The contractor and sub-contractors shall insure their workmen in terms of the COID Act of 1997 and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.
Building to be set out by a registered Land Surveyor.
Final levels of buildings to be confirmed with architect.
Contractor to make adjustments on LFFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to slope lower than unfinished ground level at door thresholds.
Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.
All existing trees and vegetation to be protected against any damage.
All specified brand name materials to be in strict accordance with manufacturers specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SASB approved, whenever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the work at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether or not the same be discovered before or after the final certificate, or any other certificate, is approved.

No.	Description	Date
1	Issued to Local Authority for Approval	20 JUNE 2022
2	Re-issued to Local Authority	31 JULY 2022

issue status
FOR LOCAL AUTHORITY APPROVAL

notes
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company
SOLUTION
CIBH Media Pt Arch 21016 - Contact: enq@solution.co.za | 082 863 8007
95 Drey Street (Dreybosch) - LA Certificate Holders Building

project title
Dwarshof Valley Initiative (Altss)
REM of ERF 153, Kylemore, Stellenbosch

drawing title
TYPICAL ELEVATIONS

scale @ A1:	1:100	proj. no:	3000-000	rev. no:	001
date:	20 JUL 22	drawn:	ML	checked:	SK_001 2

14/05/21 09:28:20