

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: Sauvignon Street, Nooitgedacht Village, Koelpark

Application Property Number: Erven 251, 254, 255, 566 and 666, 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/16536 (TP600/2023)

Description of Proposed Development:

- Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2015 for the consolidation of Erven 251, 254, 255, 566 and 666, Koelpark.
- Application is made i.t.o. Section 15.2(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the subdivision of the consolidated erf into 57 Multi-Unit Residential Zone 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 Square development'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 residential buildings:
 - To relax the Multi-Unit Residential Zone erven's (flats) second floor common boundary building line from 6m to 4.5m.
 - To relax the Multi-Unit Residential Zone erven's (group housing) external street boundary building line from 3m to 2.5m.
 - To relax the Multi-Unit Residential Zone erven's (group housing) external common boundary building line from 3m to 0m.
- 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 erven's (flats) permissible floor area from 0.75 to 1.06 and 1.48 respectively.
- Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2015 for the following (coverage) permanent departures to accommodate the new group housing units:
 - To increase the Multi-Unit Residential Zone erven's (group housing) permissible coverage from 50% to a maximum coverage of 78%.

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 **24 June 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

21 May 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: Erwe 251, 254, 255, 566 and 666, 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/16536 (TP00/2023)

Tipe aansoek:

- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(e) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die konsolidasie van Erwe 251, 254, 255, 566 en 666, Koelpark.
- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(d) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die onderverdeling van die gekonsolideerde erf in 57 Multi-Eenheid Residensiële Sone erwe.
- Aansoek word hiermee gemaak i.t.v. 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 Square se Terreinontwikkelingsplan.
- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir 'n permanente afwyking:
 - Om die Multi-Eenheid Residensiële Sone erwe (die woonstel erwe) se tweede vloer gemeenskaplike boulyn te verslap van 6m na 4.5m.
 - Om die Multi-Eenheid Residensiële Sone erwe (die groepbehuising erwe) se eksterne straat boulyn te verslap van 3m na 2.5m.
 - Om die Multi-Eenheid Residensiële Sone erwe (die groepbehuising erwe) se eksterne gemeenskaplike boulyn te verslap van 3m na 0m.
- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir 'n permanente afwyking:
 - Om die Multi-Eenheid Residensiële Sone erwe (die woonstel erwe) se vloerfakter te verhoog vanaf 0.75 na 1.06 en 1.48 onderskeidelik.
- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir 'n permanente afwyking:
 - Om die Multi-Eenheid Residensiële Sone erwe (die groepbehuising erwe) se dekking te verhoog vanaf 50% na 'n maksimum van 78%.

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 opsite 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 **24 Junie 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

21 Mei 2024



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**ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS**

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

Nooitgedacht Village

Property Description:

Erven 251, 254, 255, 266 & 666, Koelpark

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



NOOITGEDACHT VILLAGE: VILLAGE SQUARE

**Land Use Planning Applications for the Multi-Unit
Residential Development on Erven 251, 254, 255, 566
and 666, Koelpark (3625-P)**

8 December 2023



**ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS**

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

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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 Square multi-unit residential development on Erven 251, 254, 255, 566 and 666, Koelpark, for which planning approval is required from the Stellenbosch Municipality – see image below.



Figure 1: The proposed Village Square development at Nooitgedacht Village

2. LAND USE PLANNING APPLICATIONS

To proceed with the Village Square development, the following land use

planning applications are made:

- (i) Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2015 for the **consolidation** of Erven 251, 254, 255, 566 and 666, Koelpark. A Consolidation Plan is included in this submission for your approval.
- (ii) 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 the consolidated erf into 57 Multi-Unit Residential Zone erven. A Subdivision Plan is included in this submission for your approval.
- (iii) 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 Square development's Site Development Plan (SDP). Detailed SDPs are 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 **(building line) permanent departures** to accommodate the new residential buildings:
 - To relax the Multi-Unit Residential Zone erven's (flats) second floor common boundary building line from 6m to 4.5m.
 - To relax the Multi-Unit Residential Zone erven's (group housing) external street boundary building line from 3m to 2.5m.
 - To relax the Multi-Unit Residential Zone erven's (group housing) external common boundary building line from 3m to 0m.

A Building Line Plan – illustrating the proposed building lines – is included in this submission for your approval.

(v) 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 erven's (flats) permissible floor area from 0.75 to 1.06 and 1.48 respectively.

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

(vi) Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2015 for the following **(coverage) permanent departures** to accommodate the new group housing units:

- To increase the Multi-Unit Residential Zone erven's (group housing) permissible coverage from 50% to a maximum coverage of 78%.

The proposed coverages of all the individual group housing units 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 Square which will consist of two apartment buildings (sectional title units) and 55 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 Erven 251, 254, 255, 566 and 666, Koelpark – see Table 1 below:

Table 1: Property ownership details

ERF NO.	TITLE DEED NO.	OWNERSHIP	SIZE
251	T45021/2022	Sureship Inv (Pty) Ltd	4788m ²
254	T45021/2022	Sureship Inv (Pty) Ltd	2642m ²
255	T45021/2022	Sureship Inv (Pty) Ltd	1751m ²
566	T45021/2022	Sureship Inv (Pty) Ltd	4144m ²
666	T45021/2022	Sureship Inv (Pty) Ltd	4511m ²

Copies of the erven's Title Deeds are 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 Sauvignon Street, in Nooitgedacht Village, at Koelenhof. 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. There are a few derelict industrial buildings on the subject property which will be demolished to accommodate the new residential buildings – see image below.



Figure 2: Existing buildings on the subject property

7. DEVELOPMENT PROPOSAL

The Village Junction general residential development on the subject property is the next Nooitgedacht Village development phase. Below are images of the Nooitgedacht Village's 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 two new apartment buildings (consisting of 120 flats) and 55 group housing erven on the subject property. The proposed Multi-Unit Residential development will consist of three phase – see image below.

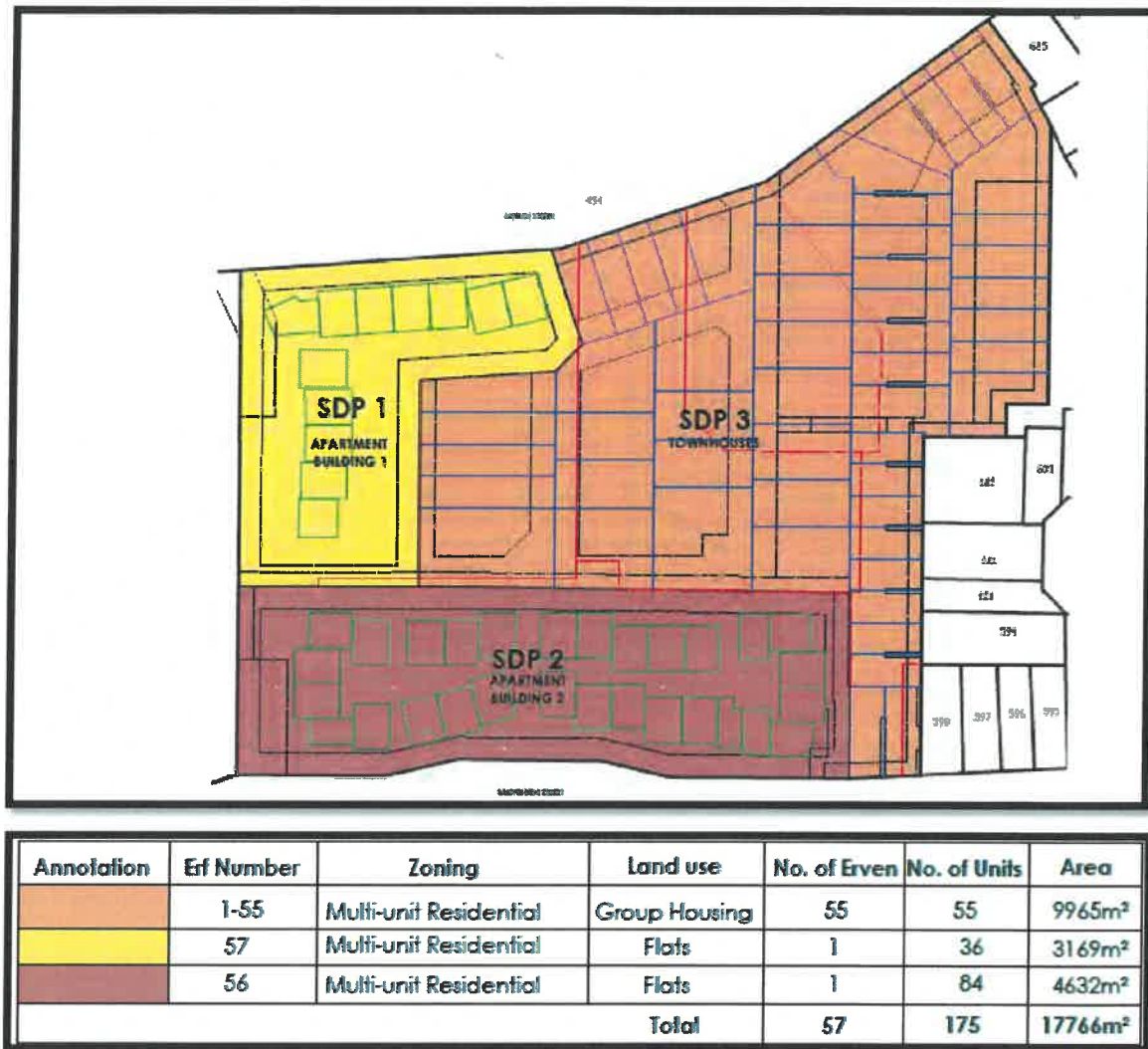


Figure 5: Proposed Multi-Unit Residential development (consisting of three phases)

The development details (floor factor, coverage, height, parking, building lines, etc.) of the proposed apartment buildings are indicated on the SDPs included in this submission for your approval.

The group housing erven will consist of six housing types (which will act as a substitution scheme). The development details (coverage, height, parking, building lines, etc.) of each housing type is indicated on the six 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 sizes of $\pm 181\text{m}^2$.
- Max. coverage of $\pm 78\%$
- Will have an external street boundary building line of 2.5m.
- All other building lines will be 0m.
- Will be limited to 2 storeys.

Architects have also prepared conceptual 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.

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

Application is made for the Stellenbosch Municipality's planning approval for the development of two new apartment buildings and 55 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 175 additional housing opportunities.
- 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 CONSOLIDATION AND SUBDIVISION

Application is made for the consolidation of Erven 251, 254, 255, 566 and 666, Koelpark, and for the subdivision of the consolidated erf into two Multi-Unit Residential Zone erven (flats) and 55 Multi-Unit Residential Zone erven (group housing).

The proposed consolidation and re-subdivision of the consolidated erf into 57 Multi-Unit Residential Zone erven, will allow the developer to continue with the implementation of Council's historic planning approvals and the vision for

Nooitgedacht Village.

Included in this submission is a Consolidation Plan, a Subdivision Plan (also illustrating the zonings, land uses and phases), and a Street Name and Number Plan for your approval.

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 building lines:**

Application is made for a permanent departure to:

- Relax the Multi-Unit Residential Zone erven's (flats) second floor common boundary building line from 6m to 4.5m.
- Relax the Multi-Unit Residential Zone erven's (group housing) external street boundary building line from 3m to 2.5m.
- Relax the Multi-Unit Residential Zone erven's (group housing) external common boundary building line from 3m to 0m.

A Building Line Plan – illustrating the proposed building lines – is included in this submission for your approval. The proposed building lines are also illustrated on the image below.

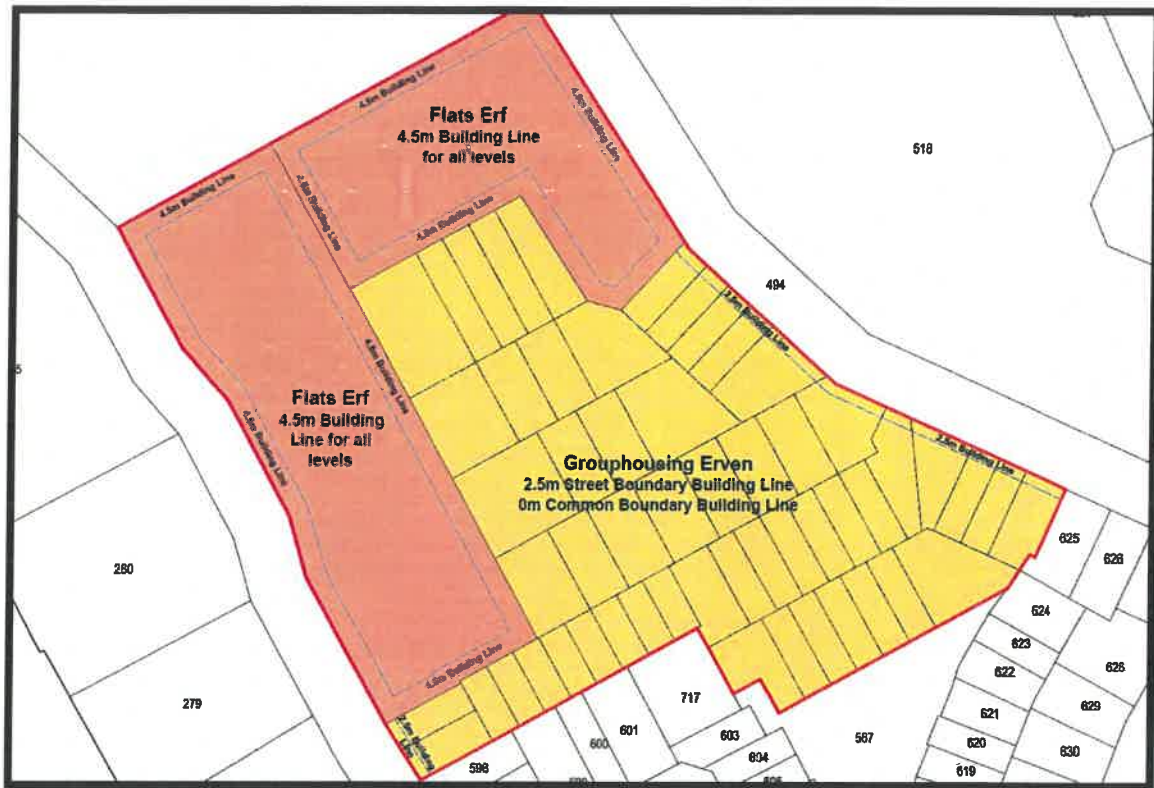


Figure 6: Proposed building lines

The prescribed common boundary building lines for flats (on the ground and 1st floor) is 4.5m. The proposed relaxation of the flats erven's common boundary building lines – only on the 2nd and 3rd floors – from 6m to 4.5m 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.

The prescribed internal building lines for group housing are 0m, but the external building lines are 3m. For this reason, application is made for the relaxation of the group housing erven's external street boundary building line from 3m to 2.5m, and the external common boundary building line from 3m to 0m. As illustrated on the image below, the group housing units that will be most affected by the building line relaxations face onto a green open space and onto an internal access road.



Figure 7: The impact of the group housing building line relaxations

We feel that the proposed relaxation of the building lines will lead to a better urban design for Nooitgedacht Village without adversely affecting any of the surrounding landowners.

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

Application is made for a permanent departure to increase the Multi-Unit Residential Zone erven's (flats) permissible floor area from 0.75 to 1.06 and 1.48 respectively. The proposed floor areas are indicated on the SDPs included in this submission for your approval.

Application is made to increase the apartment buildings' permissible floor

factor; however, the apartment buildings will still comply with the height restriction of 4 storeys and the coverage restriction of 50%. In other words, the additional floor factor will not lead to a bigger building or development envelope (i.t.o. height and coverage) that is permissible on the subject property.

- **To increase the group housing erven's coverage:**

Application is made for a permanent departure to increase the Multi-Unit Residential Zone erven's (group housing) permissible coverage from 50% to a maximum coverage of 78%.

Not all the group housing erven will have a coverage of 78%. It will vary between a minimum coverage of $\pm 17\%$ to a maximum coverage of $\pm 78\%$, and the purpose of this departure is to accommodate the six group housing types on the individual erven. The proposed coverages of all the individual group housing units are indicated on the SDP included in this submission for your approval.

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 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

A handwritten signature in black ink, appearing to read 'CH', with a long horizontal stroke extending to the right and a small dot at the end.

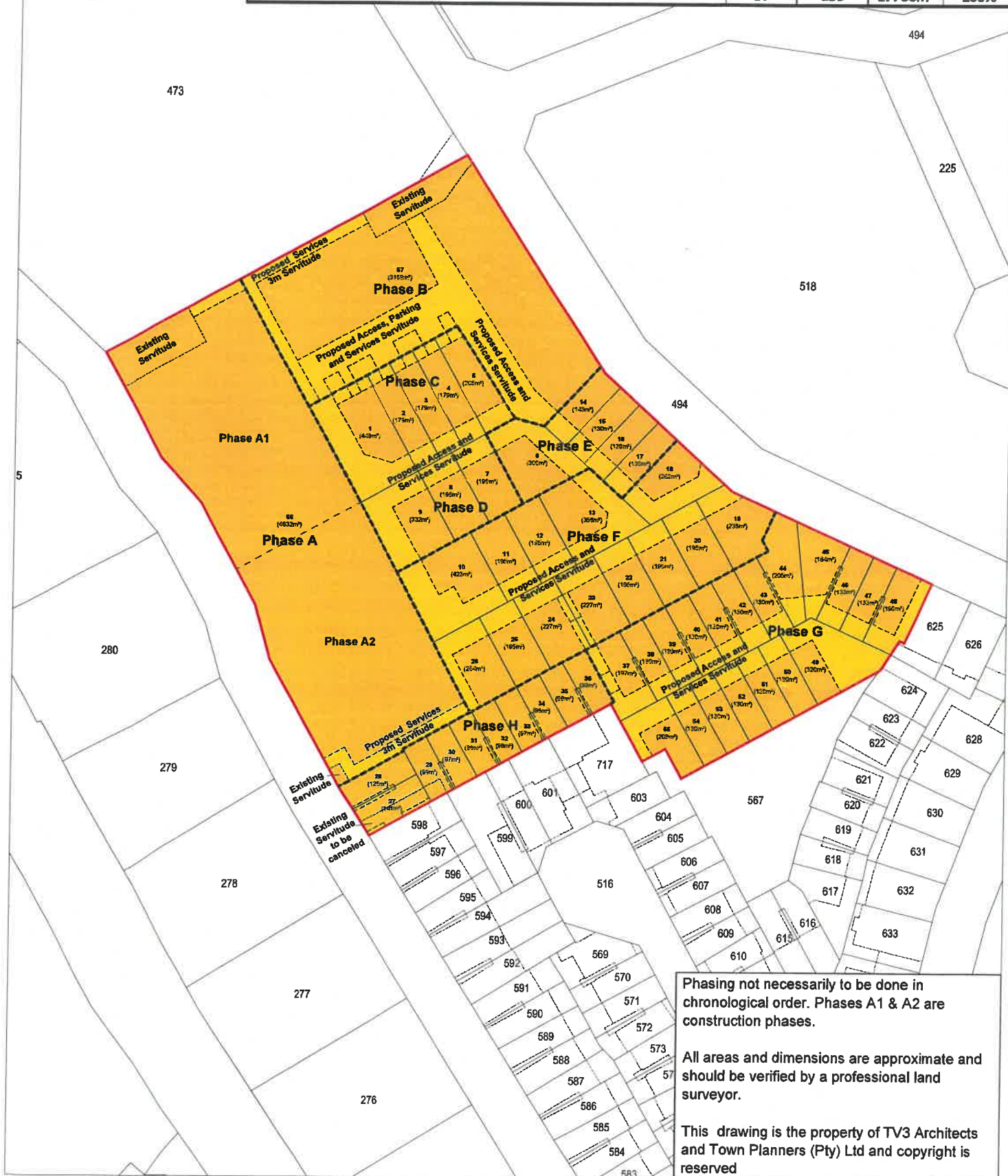
CLIFFORD HEYS

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





Annotation	Portions	Zoning	Land Use	No. of Portions	No. of Units	Area	%
	1 - 55	Multi Unit Residential	Group Housing	55	55	9965m ²	56%
	56 - 57	Multi Unit Residential	Flats	2	84	7801m ²	44%
Total				57	139	17766m ²	100%



Phasing not necessarily to be done in chronological order. Phases A1 & A2 are construction phases.

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

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ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR, LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | WWW.TV3.CO.ZA

Nooitgedacht Village

Property Description:

Erven 251, 254, 255, 266 & 666, Koelpark

Drawing:		Plan no.:
Proposed Subdivision, Phasing & Zoning Plan		4
Date:	Scale:	
04/04/2024	1:1250 (A4)	
Project no.:	Drawn:	Checked:
3625-P	WH	CH



PLAN: SITE PLAN
SCALE: 1:200

SAUVIGNON STREET

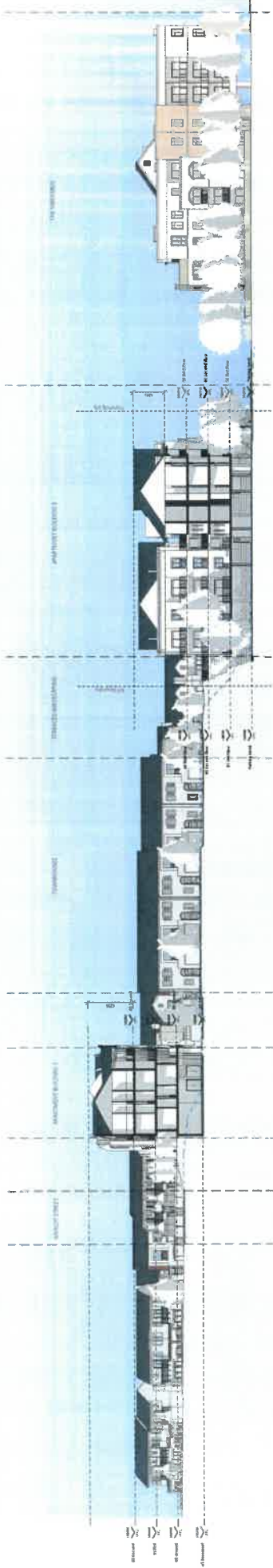
Area	Setback	Footprint	No. of Units	No. of Bldgs	Area
1.5m	1.5m	1.5m	35	35	3500m²
3.0m	3.0m	3.0m	1	1	300m²
4.5m	4.5m	4.5m	1	1	300m²
Total			37	37	3900m²

PLAN: Legend - SDP SITE KEY
SCALE: 1:1000

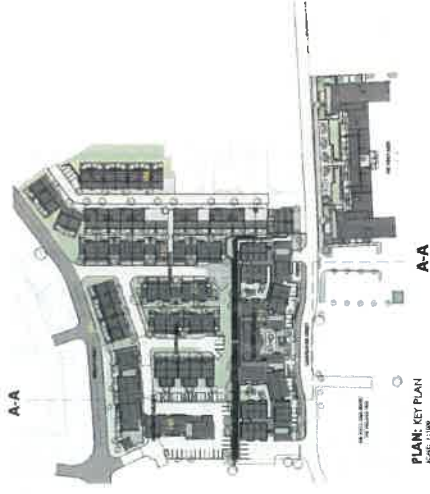
APARTMENT BUILDING 1	Apartment unit type	Bedroom layout	Standard unit size	Apartment Count	TOTAL:
UNIT	Standard unit	2 Bedroom	68 m² avg.	34	APARTMENTS: 34 PARKING (1.5/unit): 54 Total parking: 54
APARTMENT BUILDING 2	Apartment unit type	Bedroom layout	Standard unit size	Apartment Count	TOTAL:
UNIT	Standard unit	2 Bedroom	68 m² avg.	81	APARTMENTS: 81 PARKING (1.5/unit): 122 Total parking: 122

TOWNHOUSES	Townhouse Type	Bedroom layout	Standard unit size	Townhouse Count	TOTAL:
TYPE 1	2 Bedroom split level unit	2 Bedroom	122 m²	15	TOWNHOUSES: 55 PARKING (2/unit): 110 Total parking: 110
TYPE 2	2 Bedroom split level unit	2 Bedroom	142 m²	17	
TYPE 4	2 Bedroom split level unit	2 Bedroom	151 m²	2	
TYPE 5	2 Bedroom split level unit	2 Bedroom	161 m²	14	
TYPE 6	Unit with single garage	2 Bedroom	141 m²	5	

NOTE:
Townhouse Units TYPE 1 and TYPE 2 are interchangeable.
The roof formats of these units vary.



SECTION: A-A
SCALE: 1/8"



3D VIEW: Overview Render

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/15/20	MM	MM
2	REVISED	08/15/20	MM	MM
3	REVISED	08/15/20	MM	MM
4	REVISED	08/15/20	MM	MM
5	REVISED	08/15/20	MM	MM
6	REVISED	08/15/20	MM	MM
7	REVISED	08/15/20	MM	MM
8	REVISED	08/15/20	MM	MM
9	REVISED	08/15/20	MM	MM
10	REVISED	08/15/20	MM	MM

RENDERING CITY VILLAGE
SITE DEVELOPMENT PLAN
PRECINCTS 2.3 & 2.4
PROPERTY CLASH
RENEEY

ARCHITECTS
TOWN & COUNTRY
URBAN DESIGNERS
3817/C/3202
MUNICIPAL

3817/C/3202
MUNICIPAL



PLAN: GROUND FLOOR 1:250
SCALE 1:250



PLAN: FIRST FLOOR 1:250
SCALE 1:250



PLAN: SECOND FLOOR 1:250
SCALE 1:250



PLAN: THIRD FLOOR 1:250
SCALE 1:250



PLAN: ROOF LEVEL 1:250
SCALE 1:250



EAST ELEVATION
SCALE 1:250



NORTH ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250



WEST ELEVATION
SCALE 1:250



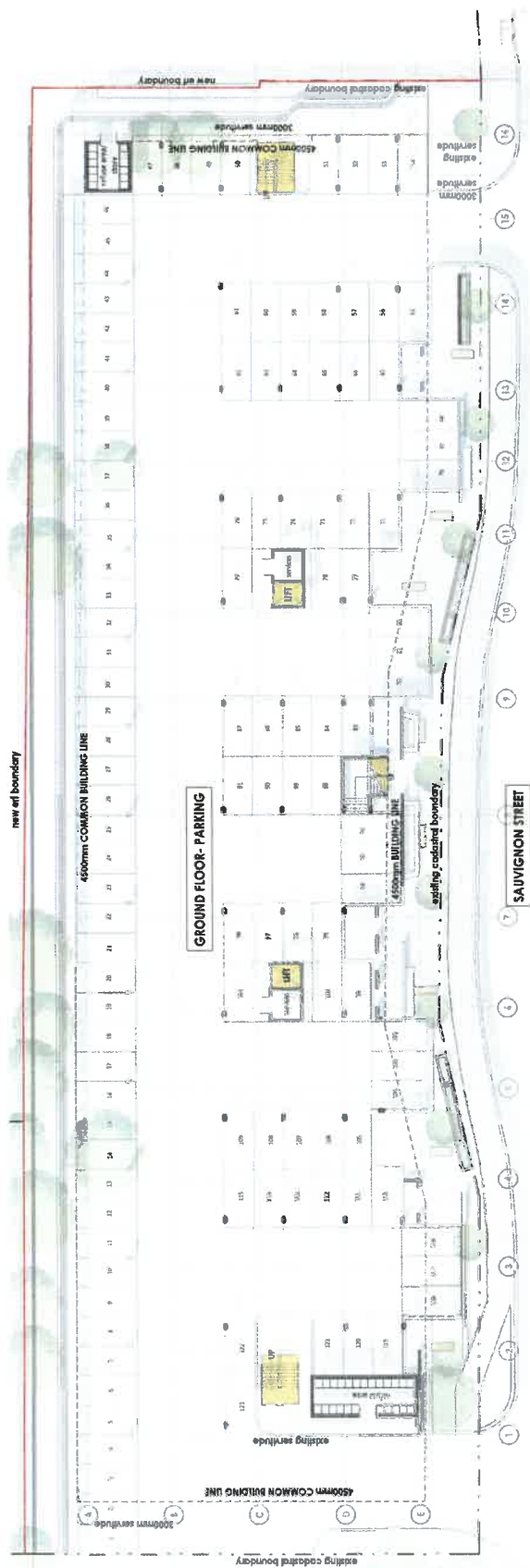
PLAN: KEY PLAN
SCALE 1:1000

SITE INFORMATION, ERF 57

CURRENT PROPOSAL ILLUSTRATES:	SDP APPLICATION:
ERF NO. 57	57
ERF AREA 31487 m ²	31487 m ²
FLOOR AREA 31443 m ²	31443 m ²
ROOF AREA 1007.5 m ²	1007.5 m ²
PARKING REQUIRED 63	63 (4.1 parking units)
PARKING PROVIDED 60	60 (PARTIAL OF 6)
UNITS	40
TOTALS AS APPLICABLE	TOTALS AS APPLICABLE
IN THIS APPLICATION	IN THIS APPLICATION
FOR THE PROPOSED DEVELOPMENT	FOR THE PROPOSED DEVELOPMENT

DEVELOPMENT RULES TABLE - SDP 1

DEVELOPMENT RULE	PERMISSIBLE	PROHIBITED
ZONING	MEDIUM RESIDENTIAL	MEDIUM RESIDENTIAL
BUILDING TYPE	FLATS	FLATS
STREET BOUNDARY BUILDING LINE	ALL LEVELS 4.5m	ALL LEVELS 4.5m
COMMON BOUNDARY BUILDING LINE	GROUND 4.5m	GROUND 4.5m
COVERED	ROOF 4.5m	ROOF 4.5m
HEIGHT	4 STOREYS	4 STOREYS
RULE	7.96	10.17%
OUTDOOR SPACE	78m ²	78m ²



PLAN: GROUND FLOOR- Parking 1-200
SCALE: 1:200



PLAN: FIRST FLOOR 1-200
SCALE: 1" = 200'

[illegible]

1

DATE _____

3034 CT 78

Author	2024.02.21
Author	

SIZE / SCALE:	A1 / As Indicated	Checker

3817/C/1001

1001/2/2100

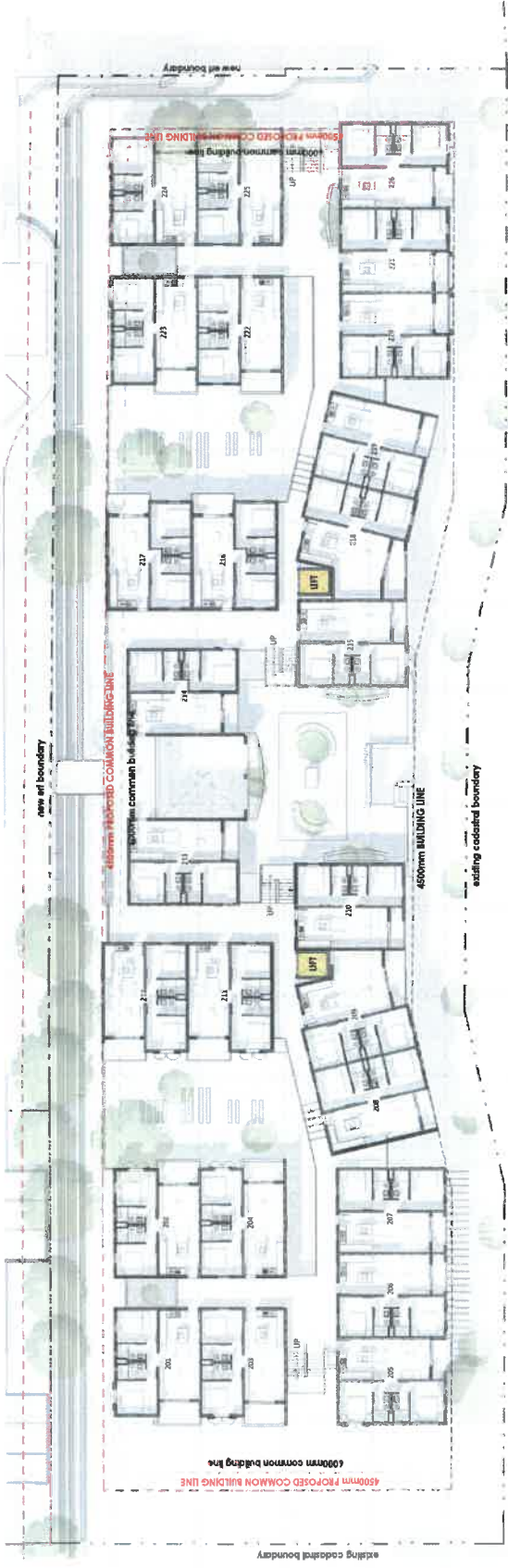
MUNICIPAL

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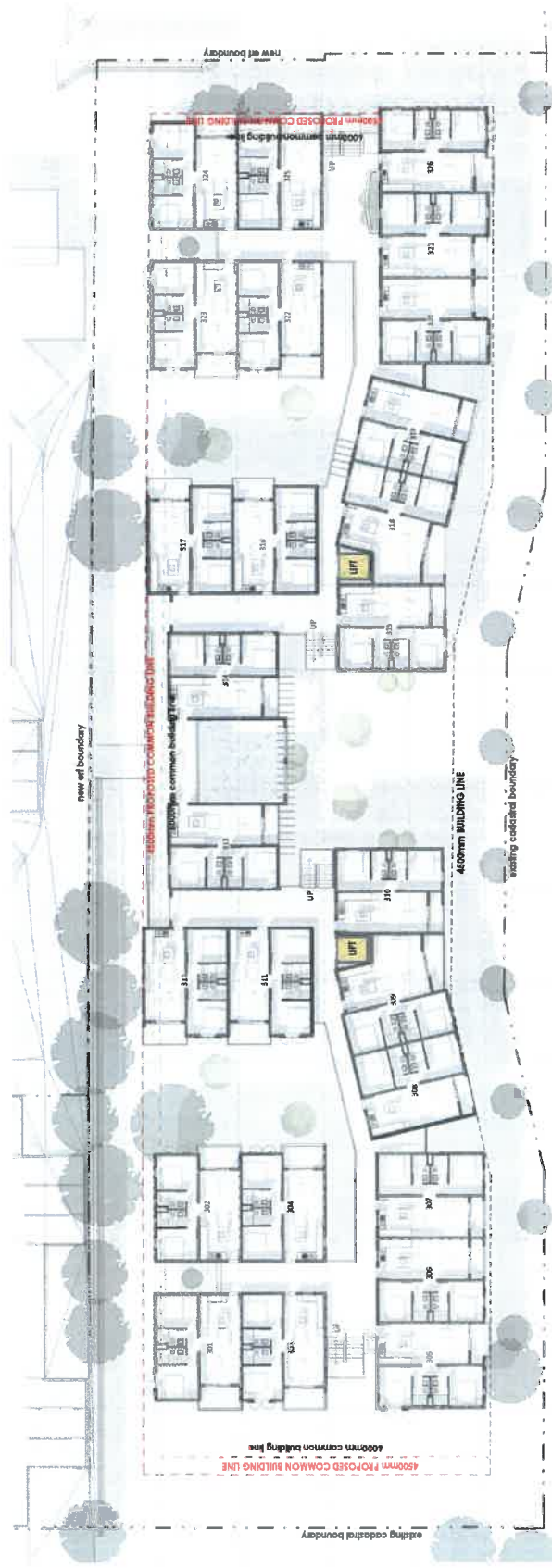
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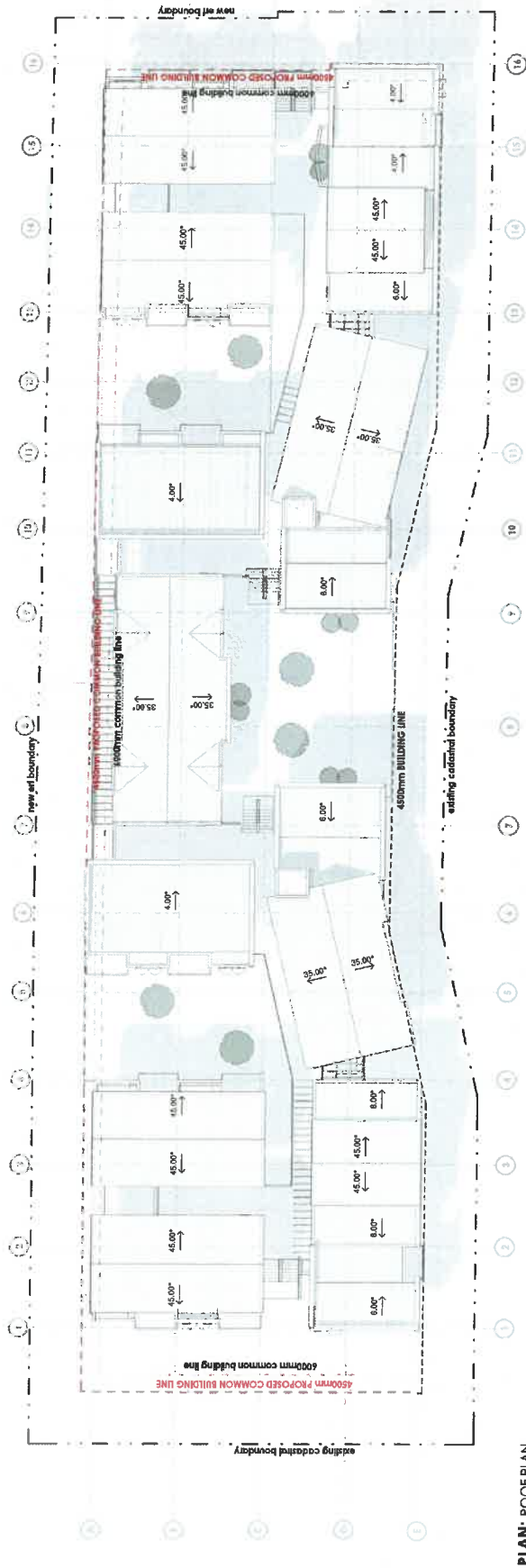


PLAN: SECOND FLOOR 1:200
SCALE: 1:200



PLAN: THIRD FLOOR 1:200
SCALE: 1:200

DRAWING NO. 3817/C/2002 DATE 2024.02.21 DRAWN BY ALBERT C. MILLER CHECKED BY J. L. L. 200 LAYOUT BY J. L. L. 200		3817/C/2002 MUNICIPAL
PROJECT DESCRIPTION SECOND & THIRD FLOOR LAYOUT PLAN DRAWING EXISTENCE CODES A: Approved by the City of Montreal C: City of Montreal D: Department of Urban Planning E: Engineering F: Fire Department G: Gas Department H: Health Department I: Inspection J: Judicial K: Landmarks L: Land Use M: Municipal N: Natural O: Other P: Police Q: Quebec R: Road S: School T: Transit U: Utility V: Vandalism W: Water X: X-ray Y: Yacht Z: Zoning		
PROJECT / CLIENT NOOTGEDACHT VILLAGE, APARTMENT BUILDING 2 3817 / Rémy		
ARCHITECTS tv3 TOWN PLANNERS URBAN DESIGNERS 1981 FLOOR 1 LA GRANTIDE OFFICE BUILDING 1 BY DORP STREET 3111 LEMAY 7500 1 TEL 474 481 881 3800 1 WWW.TV3.CA		



South Elevation-Street View

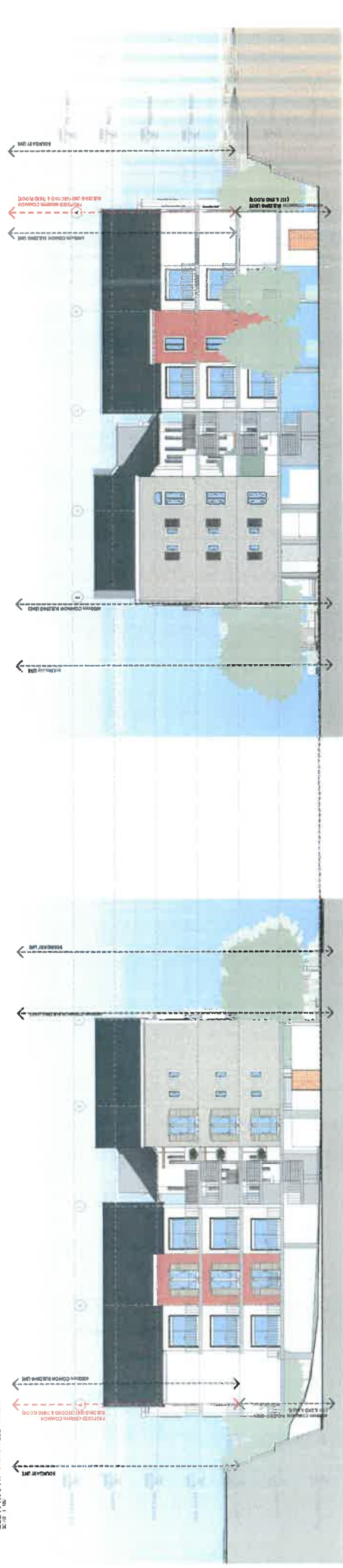
ORIGINAL DOCUMENT DATE: DOCUMENT VARIATION NUMBER: PROJECT VARIATION DATE: 2024.03.21	PROJECT DESCRIPTION: NOCTIGEDACHT VILLAGE, APARTMENT BUILDING 2	DRAWING DESCRIPTION: ROOF LAYOUT PLAN	DATE: 2024.03.21	DRAWING DATE: 2024.03.21	PROJECT / CLIENT: 3817 / Rémy	PROJECT / CLIENT: 3817/C/2003	PROJECT / CLIENT: MUNICIPAL
ARCHITECTS lv3 TOWN PLANNERS URBAN DESIGNERS FIRST FLOOR 114 GRANTLINE OFFICE BUILDING 97 DUNDAS STREET 11 LLEWISDALE 160N TEL: 416-291-1234 WWW.LV3.AB							
DRAWING DATE CODES: A: Initial Design B: Conceptual Design C: Preliminary Design D: Final Design E: Construction Documents F: As-Built G: Final Review H: Final Approval I: Final Construction J: Final Completion K: Final Review L: Final Approval M: Final Construction N: Final Completion O: Final Review P: Final Approval Q: Final Construction R: Final Completion S: Final Review T: Final Approval U: Final Construction V: Final Completion W: Final Review X: Final Approval Y: Final Construction Z: Final Completion							



ELEVATION: SOUTH ELEVATION



ELEVATION: NORTH ELEVATION



ELEVATION: WEST ELEVATION

ELEVATION: EAST ELEVATION

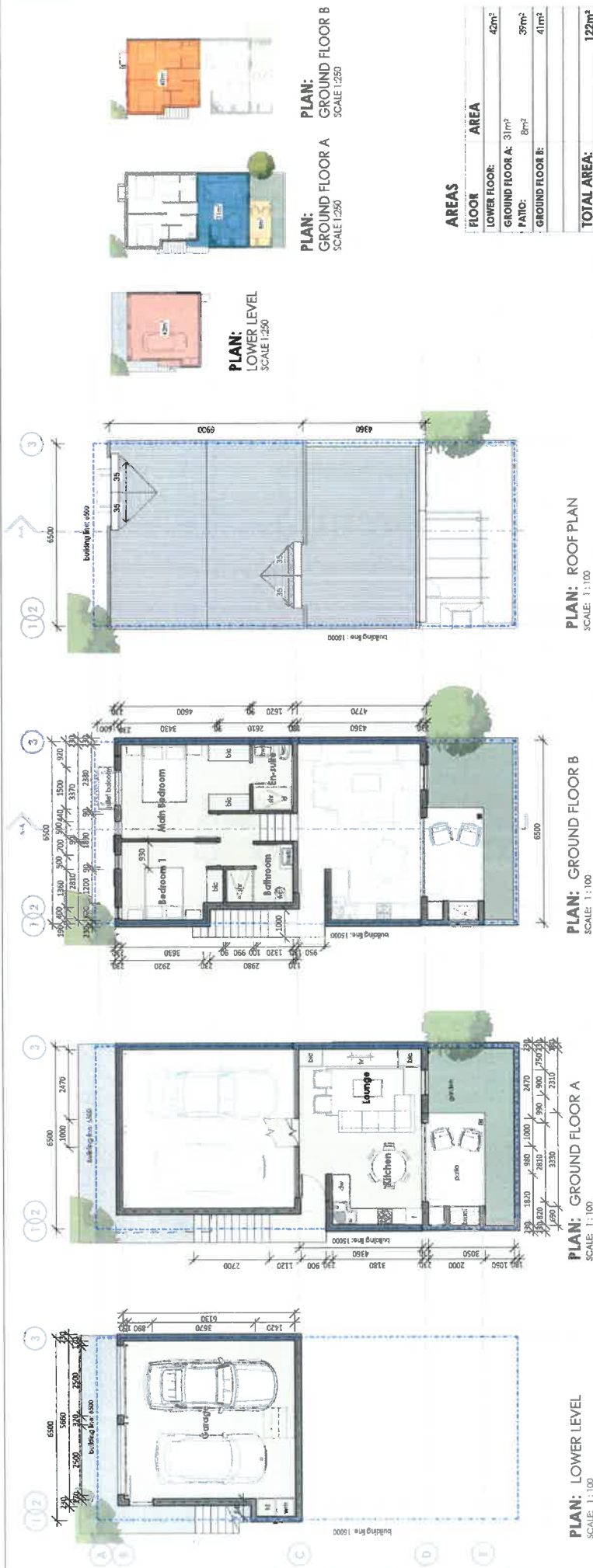
NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	01/11/2024	3817	3817
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

WOODBRIDGE VILLAGE, APARTMENT 2
3817 / Rémy

lv3
 ARCHITECTS
 URBAN DESIGNERS

ELEVATIONS 1-100
 3817/C/3001

MUNICIPAL



ORIGINAL DOCUMENT DATE: 2023-04-14
DOCUMENT VARIATIONS REGISTER:
NO. DATE DESCRIPTION
21-11-2023 ISSUED FOR SFP SUBMISSION

PROJECT DESCRIPTION:
**NOOTGEDACHT VILLAGE
SITE DEVELOPMENT PLAN**

PROJECT / CLIENT:
RÉMÉY

DATE: 21-11-2023
DRAWING: C.MULLER/A.COETZEE
CHECKED: K. SMIT
SITE / SCALE: A2 / As indicated
DRAWING BY: REV: -

3817/C/2010
MUNICIPAL

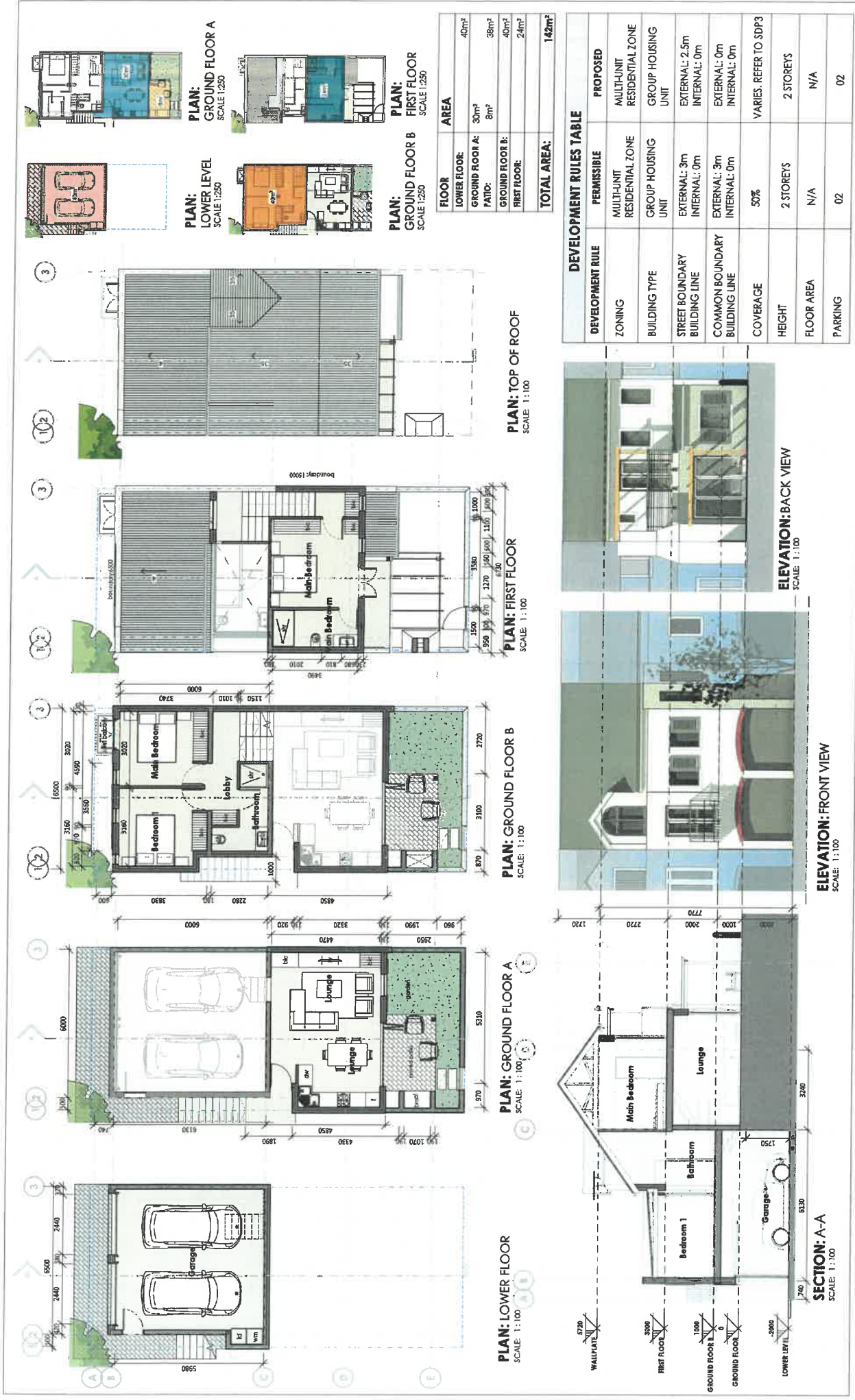
PLANNING DESCRIPTION:
**TYPICAL TOWNHOUSE UNIT TYPE 1 -
SMALL SPLIT LEVEL, 2 BEDROOM**

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All drawings are the property of Architects & Planners & Construction & Joinery and must be used only for the project for which they were prepared. No part of these drawings may be reproduced without the written consent of Architects & Planners & Construction & Joinery. All drawings are the property of Architects & Planners & Construction & Joinery and must be used only for the project for which they were prepared. No part of these drawings may be reproduced without the written consent of Architects & Planners & Construction & Joinery.

ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS
FIRST FLOOR 11 LA GRATTITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | WWW.MV3.CO.ZA

FLOOR	AREA
LOWER FLOOR:	42m²
GROUND FLOOR A:	31m²
PATIO:	8m²
GROUND FLOOR B:	41m²
TOTAL AREA:	122m²

DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MULTI-UNIT RESIDENTIAL ZONE	MULTI-UNIT RESIDENTIAL ZONE
BUILDING TYPE	GROUP HOUSING UNIT	GROUP HOUSING UNIT
STREET BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 2.5m INTERNAL: 0m
COMMON BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 0m INTERNAL: 0m
COVERAGE	50%	VARIES. REFER TO SDP3
HEIGHT	2 STOREYS	2 STOREYS
FLOOR AREA	N/A	N/A
PARKING	02	02



FLOOR	AREA
LOWER FLOOR:	40m²
GROUND FLOOR A:	30m²
PATIO:	8m²
GROUND FLOOR B:	38m²
FIRST FLOOR:	40m²
FIRST FLOOR:	24m²
TOTAL AREA:	142m²

DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MULTI-UNIT RESIDENTIAL ZONE	MULTI-UNIT RESIDENTIAL ZONE
BUILDING TYPE	GROUP HOUSING UNIT	GROUP HOUSING UNIT
STREET BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 2.5m INTERNAL: 0m
COMMON BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 0m INTERNAL: 0m
COVERAGE	50%	VARIES. REFER TO SDP3
HEIGHT	2 STOREYS	2 STOREYS
FLOOR AREA	N/A	N/A
PARKING	02	02

ORIGINAL DOCUMENT DATE: 2023-06-13
DOCUMENT VARIATIONS REGISTER:
NO. DATE DESCRIPTION
2023-11-21 ISSUED FOR SDP SUBMISSION

PROJECT DESCRIPTION:
**NOOTGEDACHT VILLAGE
SITE DEVELOPMENT PLAN**

PROJECT / CLIENT:
RÉMEY

DATE: 2023-11-21
DRAWN: C. MILLER/A. COETZEE
CHECKED: K. SMIT
SIZE / SCALE: A3 / As Indicated
DRAWING NO: 3817/C/2020
REV: -

ARCHITECTS
tv3
TOWN PLANNERS
URBAN DESIGNERS
FIRST FLOOR | LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL: +27 (21) 861 3800 | WWW.TV3.CO.ZA

DRAWING DESCRIPTION:
**TYPICAL TOWNHOUSE UNIT TYPE 2 -
LARGE SPLIT LEVEL UNIT, 3 BEDROOM**
DRAWING STATUS CODES:
A: Design + B: Marketing + C: Municipal + D: Tender + E: Construction + F: As Built
ALL STRUCTURE REQUIREMENTS NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS MUST BE ADHERED TO.
CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES.
PROVIDE FOUNDATIONS AND LAKE SCAFFOLDING FOR ALL EXTERIOR WALLS AND FOUNDATIONS. REFER TO ALL CONSTRUCTING
PROVIDE TO ALL ARCHITECTS AND ENGINEERS FOR CONSULTATION BEFORE ANY OTHER OFFICE DRAWINGS ARE
PROVIDED TO THE ARCHITECTS AND ENGINEERS FOR CONSULTATION AND APPROVAL.



PLAN: LOWER GROUND FLOOR
SCALE: 1:100

PLAN: GROUND FLOOR
SCALE: 1:100

PLAN: FIRST FLOOR
SCALE: 1:100

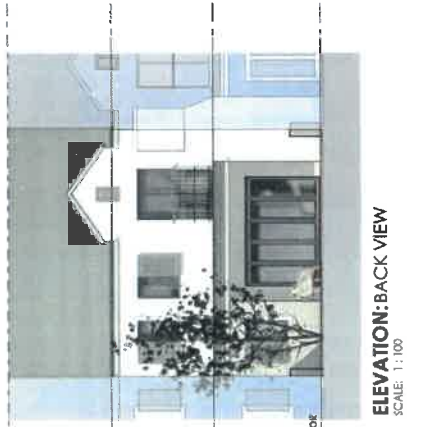
PLAN: ROOF
SCALE: 1:100

AREAS

FLOOR	AREA
LOWER FLOOR	42m ²
GROUND FLOOR	53m ²
PATIO	10m ²
FIRST FLOOR	46m ²
TOTAL AREA:	151m ²



ELEVATION: FRONT VIEW
SCALE: 1:100



ELEVATION: BACK VIEW
SCALE: 1:100



PLAN: ROOF
SCALE: 1:100



PLAN: GROUND FLOOR A
SCALE: 1:100



PLAN: LOWER LEVEL
SCALE: 1:100

DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MULTI-UNIT RESIDENTIAL ZONE	MULTI-UNIT RESIDENTIAL ZONE
BUILDING TYPE	GROUP HOUSING UNIT	GROUP HOUSING UNIT
STREET BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 2.5m INTERNAL: 0m
COMMON BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 0m INTERNAL: 0m
COVERAGE	50%	VARIES. REFER TO SDP3
HEIGHT	2 STOREYS	2 STOREYS
FLOOR AREA	N/A	N/A
PARKING	02	02

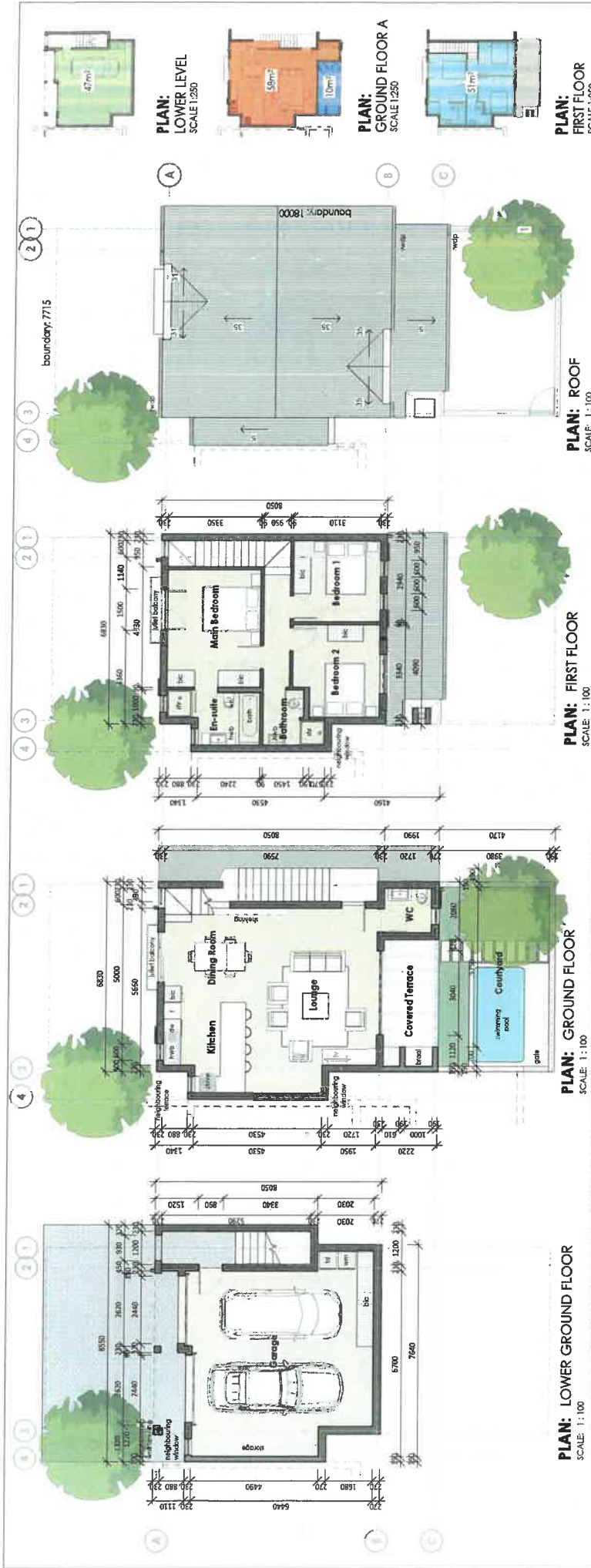
ORIGINAL DOCUMENT DATE: 2023-04-14
DOCUMENT VARIATIONS REGISTER:
NO. DATE DESCRIPTION
2023-11-21 ISSUED FOR SDP SUBMISSION

PROJECT / CLIENT: RÉMÉY

PROJECT DESCRIPTION: NOOTGEDACHT VILLAGE SITE DEVELOPMENT PLAN

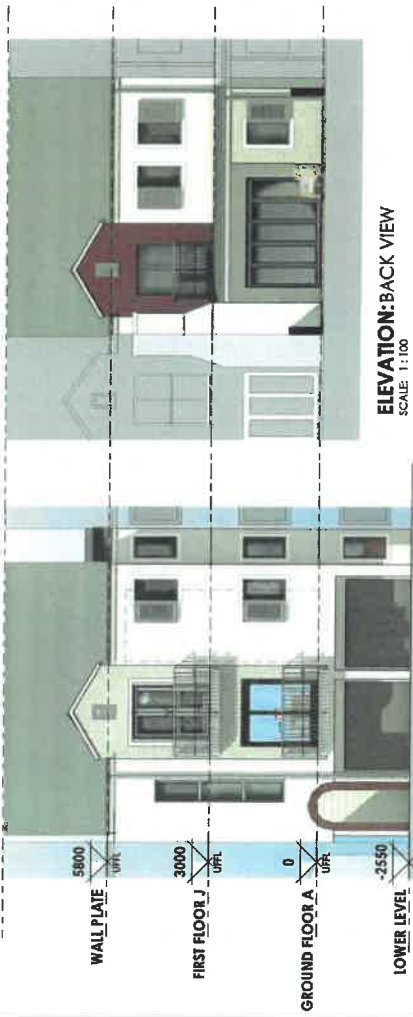
ARCHITECTS: TOWN PLANNERS URBAN DESIGNERS
FIRST FLOOR: 1 LA GRATITUDE OFFICE BUILDING | 97 DORP STREET STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | WWW.LV3.CO.ZA

DATE: 2023-11-21
DRAWN: N.BAATH/A.COETZEE
CHECKED: K.SMIT
SIZE / SCALE: A2 / As indicated
DRAWING No: 3817/C/2040
REV: -



DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MULTI-UNIT RESIDENTIAL ZONE	MULTI-UNIT RESIDENTIAL ZONE
BUILDING TYPE	GROUP HOUSING UNIT	GROUP HOUSING UNIT
STREET BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 2.5m INTERNAL: 0m
COMMON BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 0m INTERNAL: 0m
COVERAGE	50%	VARIES. REFER TO SDP3
HEIGHT	2 STOREYS	2 STOREYS
FLOOR AREA	N/A	N/A
PARKING	02	02

FLOOR	AREA
LOWER FLOOR:	47m ²
GROUND FLOOR:	58m ²
PATIO:	10m ²
FIRST FLOOR:	51m ²
TOTAL AREA:	166m ²



ORIGINAL DOCUMENT DATE: 2023-06-28

DOCUMENT VARIATION REGISTER:

NO	DESCRIPTION
1	ISSUED FOR SDP SUBMISSION

PROJECT DESCRIPTION:

NOOTGEDACHT VILLAGE
SITE DEVELOPMENT PLAN

PROJECT / CLIENT:
RÉMEY

DRAWING DESCRIPTION:

TYPICAL TOWNHOUSE UNIT TYPE 4A
SHARED STAIR WITH DOUBLE GARAGE

DRAWING STATUS CODES:
A-Design & Marketing & Construction & Detailing
ALL SUBMITTALS REQUIREMENTS: MUNICIPAL REGULATIONS AND MUNICIPAL BY-LAWS/STIPULATIONS
CONTRACTORS ARE TO CHECK ALL VERTICAL DIMENSIONS AND UTILISE THE BUILDING SITE BEFORE WORK COMMENCES.
PROVIDE DIMENSIONS AND AREA CALCULATIONS. PREPARE DEVELOPMENTAL DIMENSIONS. REFER TO ALL CONVENTIONAL INFORMATION TO THE ARCHITECT AND OTHER RESPONSE CONSULTANTS FOR CORRECTION FROM THE DIMENSIONS OF THE PROPERTY OF THE ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE: 2023-11-21

DESIGNER: N. BEYERS/ALCOITZEE

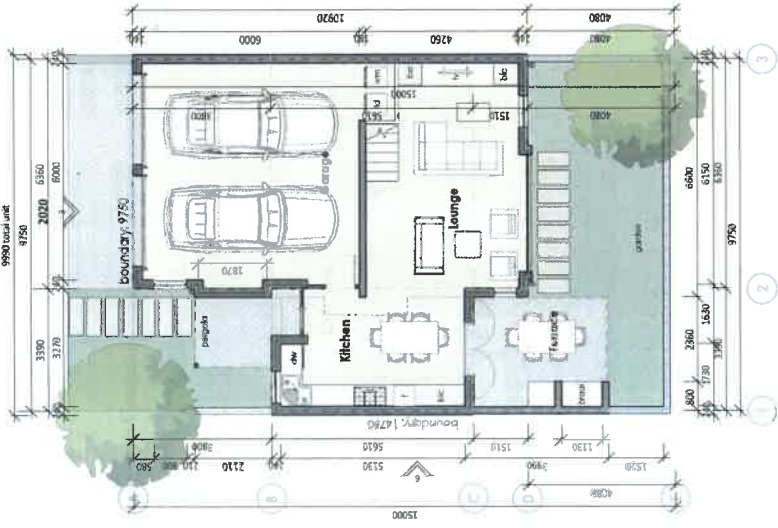
CHECKED: K. SMIT

DATE / SCALE: A2 / As Indicated

REV: -

3817/C/2041

MUNICIPAL



PLAN: GROUND FLOOR
SCALE: 1:100



PLAN: FIRST FLOOR
SCALE: 1:100



PLAN: TOP OF ROOF
SCALE: 1:100



PLAN: GROUND FLOOR
SCALE: 1:250

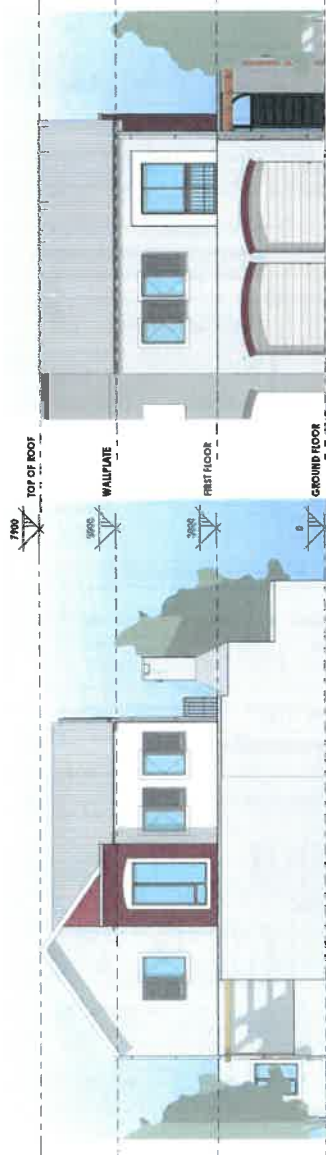


PLAN: FIRST FLOOR
SCALE: 1:250

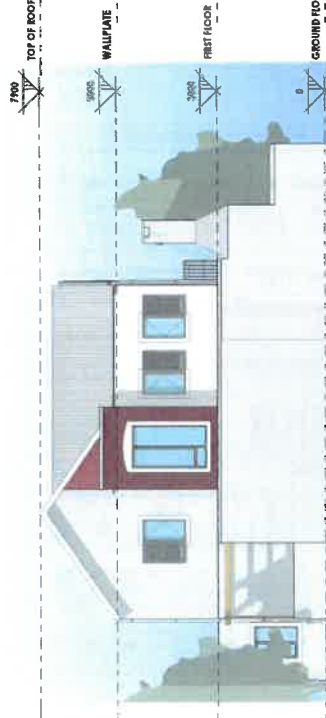
DEVELOPMENT RULES TABLE

DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	MULTI-UNIT RESIDENTIAL ZONE	MULTI-UNIT RESIDENTIAL ZONE
BUILDING TYPE	GROUP HOUSING UNIT	GROUP HOUSING UNIT
STREET BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 2.5m INTERNAL: 0m
COMMON BOUNDARY BUILDING LINE	EXTERNAL: 3m INTERNAL: 0m	EXTERNAL: 0m INTERNAL: 0m
COVERAGE	50%	VARIES. REFER TO SDP3
HEIGHT	2 STOREYS	2 STOREYS
FLOOR AREA	N/A	N/A
PARKING	02	02

FLOOR	AREA
GROUND FLOOR:	89m ²
FIRST FLOOR:	12m ²
TOTAL AREA:	163m ²



ELEVATION: FRONT VIEW
SCALE: 1:100



ELEVATION: SIDE VIEW Copy 1
SCALE: 1:100

ORIGINAL DOCUMENT DA: 2023-04-14

DOCUMENT VARIATION REGISTER:

NO	DATE	DESCRIPTION
1	2023-11-21	ISSUED FOR SDP

PROJECT DESCRIPTION:

NOOTGEDACHT VILLAGE

SITE DEVELOPMENT PLAN

PROJECT / CLIENT:

RÉMEY

DRAWING DESCRIPTION:

TYPICAL TOWNHOUSE UNIT TYPE 5 - DELUXE UNIT

DRAWING STATUS CODES:

As Designed: A, Modified: M, Deleted: D, Revised: R, Construction: C, Not Built: NB

ALL STRUCTURE REQUIREMENTS, MATERIALS, FINISHES, REGULATIONS, AND STANDARDS TO BE FOLLOWED BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

DATE: 2023.11.21

DRAWN: C. MULLER/A. COETZEE

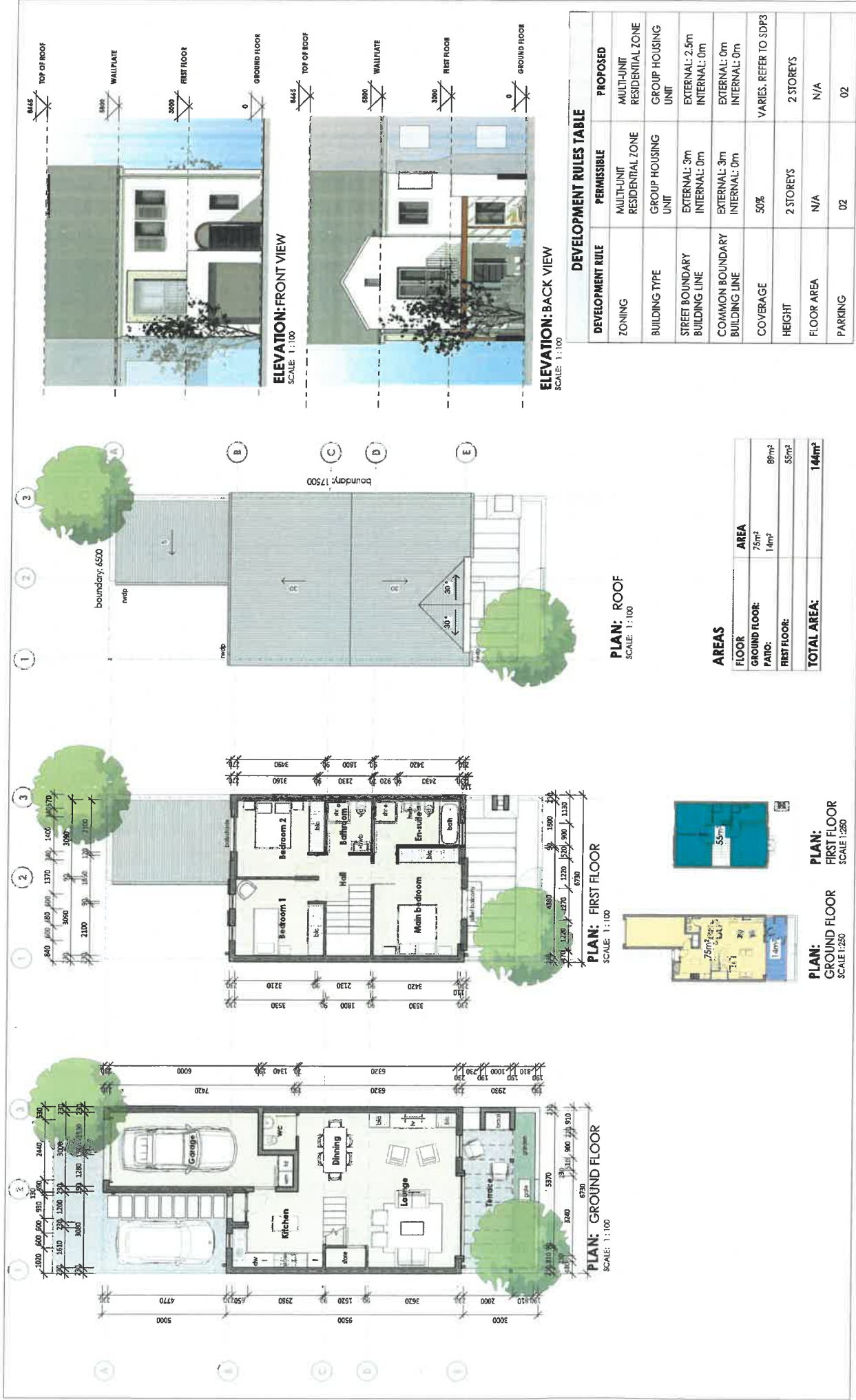
CHECKED: NJ. SMIT

SIZE / SCALE: A2 / As indicated

DRAWING NO: 3817/C/2020

REV: -

MUNICIPAL



ORIGINAL DOCUMENT DATE: 2023-04-14

DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
1	2023-11-21	ISSUED FOR SDP

PROJECT DESCRIPTION:

NOOTGEDACHT VILLAGE
SITE DEVELOPMENT PLAN

PROJECT / CLIENT:
RÉMEY

DRAWING DESCRIPTION:

TYPICAL TOWNHOUSE UNIT TYPE 6 - TWO
STOREY WITH FRONT GARAGE

ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS
FIRST FLOOR 11A GRANTITUDE OFFICE BUILDING | 97 DOORP STREET
STEILENBOSCH 7500 | TEL: +27 (0) 861 3800 | WWW.IV3.CO.ZA

DATE: 2023-11-21

DRAWN: N. BEYERS / A. COETZEE

CHECKED: N. SWIT

SIZE / SCALE: A2 / AS INDICATED

DRAWING NO: 3817/C/2060

REV: -

3817/C/2060

MUNICIPAL

