

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Affected person's Title:

Proposed rezoning, departures, Council's consent and Council's permission: Erf 295 Franschhoek

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

Application Property Address: 13 Akademie Street, Franschhoek.

Application Property Number: Erf 295 Franschhoek.

Applicant: Tommy Brummer Town Planners (Cor van der Merwe);
cor@tommybrummer.co.za or
info@tommybrummer.co.za & telephone number:
021 531 8435.

Owner: Tykana Properties (Pty) Ltd.; C/o Tommy Brummer Town Planners (see contact details above).

Application Reference: LU/16750 (TP604/2023)

Description of land development proposal:

The following applications are made in terms of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023 ("the By-Law") pertaining to Erf 295 Franschhoek:

1. Application in terms of Section 15(2)(a) of the By-Law for the **Rezoning** of Erf 295, Franschhoek from Conventional Residential Zone to Local Business Zone to permit a Hotel with eight (8) guestrooms on the property.
2. Application in terms of Section 15(2)(o) of the By-Law for **Council's consent** in terms of Section 92 of the Stellenbosch Municipality Zoning Scheme By-Law, 2019 (as amended 2023) – the "Zoning Scheme", to permit a Hotel on Erf 295.
3. Application in terms of Section 15(2)(b) of the By-Law for **permanent departures** from Section 97 of the Zoning Scheme to permit the proposed buildings (guestrooms) to be 3m in lieu of 4.5m from the south-eastern common boundary (with Erf 3809 and Remainder/Erf 492), and to permit the proposed plunge pools to be 3m from the Akademie Street boundary and 0m from the Union Street boundary, in lieu of 4.5m.
4. Application in terms of Section 15(2)(g) of the By-Law for **Councils permission** in terms of Section 246(1) of the Zoning Scheme to permit the proposed alterations and additions (including the demolition of structures, the removal of a mature tree and the removal of some garden space for parking), within the Urban Conservation Overlay Zones (Franschhoek Urban Conservation Area) as depicted on the proposed plans.

5. Application in terms of Section 15(2)(g) of the By-Law for **Councils permission** in terms of Section 252(2)(a) & (c) of the Zoning Scheme to permit the proposed guestroom-buildings to be 9.2m in height in lieu of 8,5m permitted from the existing ground level to the top of roof, and to permit a section of the proposed boundary wall in Union Street to be 1.2m and the fence along Akademie Street to be 1.3m in height, in lieu of a height of 1m in the Franschhoek Urban Conservation Area.

Notice is hereby given in terms of the provisions 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 must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Tommy Brummer Town Planners; cor@tommybrummer.co.za . By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **17 June 2024**.

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 021 531 8435 during normal office hours.

Yours faithfully

Cor van der Merwe

TOMMY BRUMMER TOWN PLANNERS

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

Voorgestelde hersonering, afwykings, Raadsvergunning en Raadsgoedkeuring: Erf 295 Franschhoek

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

Adres van aansoek eiendom:	13 Akademiestraat, Franschhoek
Aansoek eiendom beskrywing:	Erf 295 Franschhoek
Aansoeker:	Tommy Brummer Town Planners (Cor van der Merwe); cor@tommybrummer.co.za of info@tommybrummer.co.za ; telefoon 021 531 8435.
Eienaar:	Tykana Properties (Pty). Ltd (c/o Tommy Brummer Town Planners (dieselfde kontakbesonderhede as hierbo).
Aansoek Verwysing:	LU/16750 (TP604/2023)

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van die Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, (die "Verordening"), vir die volgende op Erf 295, Franschhoek:

1. Aansoek in terme van Artikel 15(2)(a) van die Verordening vir **Hersonering** van Erf 295 vanaf Konvensionele Residensiële Sone na Plaaslike Besigheidsone, om 'n Hotel (met ag (8) gastekamers) op die perseel toe te laat.
2. Aansoek in terme van Artikel 15(2)(o) van die Verordening vir **Raadsv~~er~~gunning** in terme van Artikel 92 van die Stellenbosch Soneringskema By-Wet, 2019 (soos gewysig 2023) – die "Soneringskema", om 'n Hotel op Erf 295 toe te laat.
3. Aansoek in terme van Artikel 15(2)(b) van die Verordening vir **permanente afwykings** in terme van Artikel 97 van die Soneringskema om die gemeenskaplike boulyn (suid-oostelike gemeenskaplike grens met Erf 3809 en die Restant/Erf 492) van **4,5m na 3m** te verslap ten einde nuwe bouwerk toe te laat, en om die straatboulyne van Akademiestraat van **4,5m na 3m**, en die van Unionstraat van **4,5m na 0m**, te verslap, ten einde nuwe dompelswembaddens ("plunge pools") toe te laat.
4. Aansoek in terme van Artikel 15(2)(g) van die Verordening vir **Raadsgoedkeuring** in terme van Artikel 246(1) van die Soneringskema om die voorgestelde wysigings en nuwe bouwerk (insluitende die sloping van strukture, die verwydering van 'n boom, en

die verwydering van sommige tuinspasie vir parkeerdoeleindes), binne die Stedelike Bewaringsoorlegsone (Franschoek Stedelike Bewaararea) toe te laat.

5. Aansoek in terme van Artikel 15(2)(g) van die Verordening vir **Raadsgoedkeuring** in terme van Artikel 252(2)(a) en (c) van die Soneringskema om toe te laat dat die hoogte van die nuwe geboue die toelaatbare hoogte, gemeet van die bestaande grondvlak tot bo-op die dak of borswering, van **8,5m na 9,2m** verhoog mag word, en om toe te laat dat die grensmure/heinings in Akademiestraat en Unionstraat 'n hoogte van onderskeidelik **1.3m en 1.2m** in plaas van 'n hoogte van **1m** het, in die Franschoek Stedelike Bewaararea.

Kennis word hiermee gegee in terme van die voorskrifte 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 tydskuur 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, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Tommy Brummer Town Planners (cor@tommybrummer.co.za of info@tommybrummer.co.za). Deur 'n beswaar, kommentaar of verhoë 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 **17 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 021 531 8435 gedurende normale kantoor ure.

Die uwe

Cor van der Merwe

TOMMY BRUMMER TOWN PLANNERS



UNIE STREET

AKADEMIE STREET

RESERVOIR STREET

DIRKIE UYS STREET

ERF 295

FRANSCHHOEK

298

472

950

294

3809

RE/492

2874

RE/279

934

421

539

933

278

RE/253

RE/253

512

RE/812

761

RE/276

663

275

361

229

296

300

297

123

274

265

Date: May 2024

Our ref: 11340 (Cor van der Merwe)

TOMMY BRÜMMER
T O W N P L A N N E R S

I L Rosenberg House 80 Jordaan Street BO-KAAP
✉ 242 Buitengracht Bo-Kaap CAPE TOWN 8001
T: 021 531 8435 E: info@tommybrummer.co.za

SUMMARY OF MOTIVATION REPORT*: PROPOSED REZONING, CONSENT, DEPARTURES AND COUNCIL'S PERMISSION: ERF 295 FRANSCHHOEK AT 13 AKADEMIE STREET

**Interested and affected parties who wish to obtain the full motivation report are invited to please contact this office/the author for that document, if required.*

1 INTRODUCTION

This report motivates the applications required to permit the property to be used as a Hotel (a luxury boutique hotel – the “Postmark Hotel”). The existing historical dwelling house will be retained and used for “front-of-house” activities (e.g. reception, library, lounge, kitchen and dining area), while two new buildings (the guest-“wings”) will be constructed to the south-east of the dwelling with the proposed eight (8) guestrooms. The guest suites will not be self-catering. The four proposed guest suites on the ground floor will each have a plunge pool, in addition to the larger shared pool in the center of the two guest-wings. A small building will be constructed to the north-east of the main building (facing Union Street) to accommodate a small staff component

The hotel will not be accessible to the general public, but will be for the use of and by paying guests only.



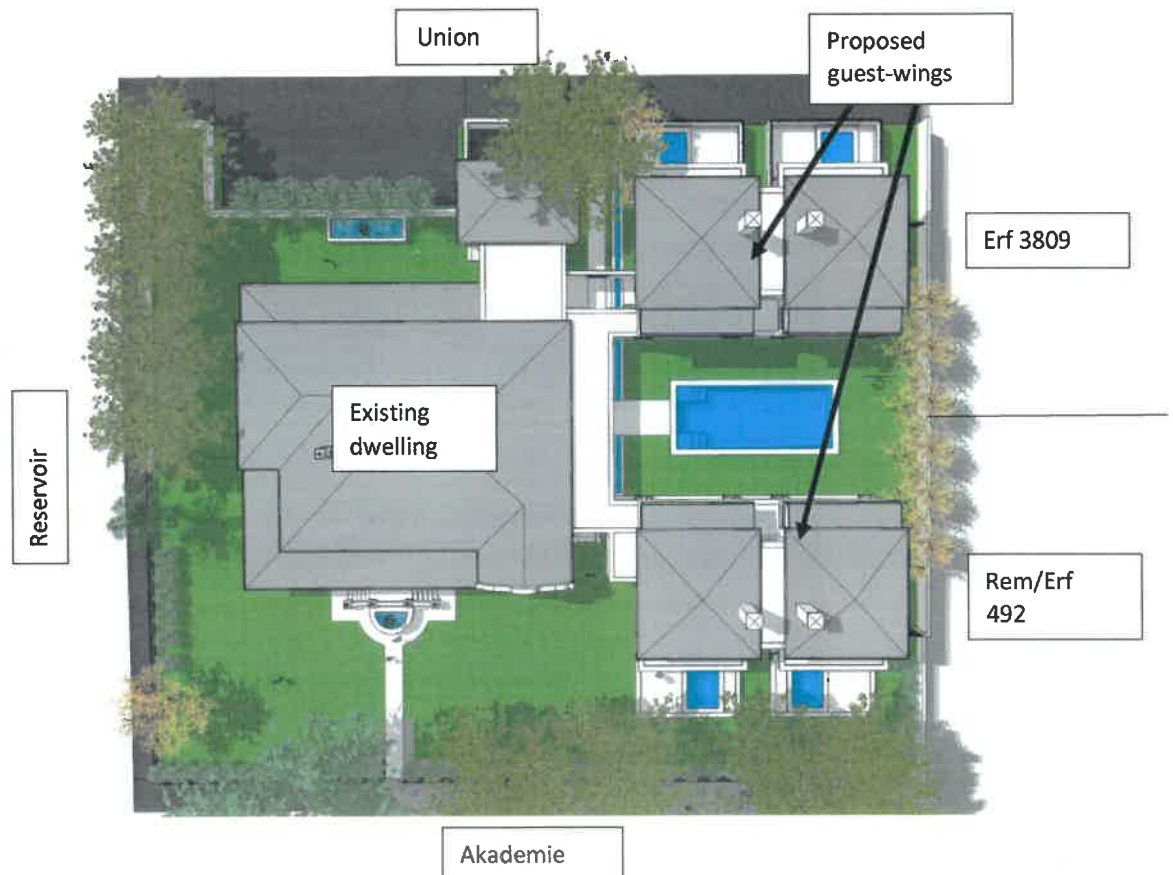
Aerial view of Erf 295 with the dwelling on the corners of Reservoir, Union and Akademie Streets

2 DEVELOPMENT PROPOSAL

The proposed sketch plans were prepared by **Young Architecture** (copies of which are attached to this formal notification). The summary of the proposal is set out above. A heritage report was prepared by **Cindy Postlethwayt Heritage Practitioner** and submitted to Heritage Western Cape (HWC), which issued its permit (i.e. support) vide the permit dated 20 March 2024. The proposed re-development is illustrated by the renditions below:



Axonometric perspective of the proposal (northern view). The existing dwelling is towards the right with the new guest-wings towards the left



Bird's eye view of subject property indicating development proposal



Akademie Street elevation with proposed buildings to the right of the existing historic house (to the left).

3 MOTIVATION

Section 65 of the By-Law states the general adjudication criteria (*in cursive*) when considering a proposal is as listed below. The supporting motivation or compliance for each criterion is provided where applicable.

Sub-section (c): the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses;

(c)(i): Compliance: The proposal will have positive **socio-economic** impacts on the property owner, on the employees of the hotel as well as on people indirectly involved in the hospitality sector, on the tourism sector and the local economy in general. Much-needed employment opportunities will also be created during the construction phase.

(c)(ii): Compliance: The improvement of the subject erf will mean a higher municipal valuation and hence more rates and taxes for the Municipality. Given that the set back of the proposed buildings from the common boundary is - at 3m, *further away* than the 2.5m building line that applies in terms of the existing Conventional Residential Zone. The proposed buildings have a height of 2 storeys which is the same as that permitted with the current zoning. The windows facing the abutting neighbours are all high-level windows and there are no other openings or balconies facing them. The proposal is considered to be **compatible** with the surrounding area with respect to land use (where many other accommodation establishments exist, as well as educational facilities etc.), and appearance (design, roof shape, fenestration etc.), height, scale, footprint and extent of typical buildings in the area. The proposed guest-“wings” are separate from each other and from the dwelling house. The proposed height of 9.2m in lieu of 8.5m permitted relates to only 700mm, which is considered immaterial given the relatively large property.

(c)(iii): Compliance: It is not believed that the proposal will have any undue impact on external **engineering services**; however, the application will be circulated internally for the Municipalities’ services branches to comment on.

(c)(iv): Compliance: The proposal is considered to have a positive impact by creating permanent new employment opportunities, and hence incomes, for the proposed staff. The proposed land use and buildings are considered compatible with the surrounding built environment, with the heritage integrity of the area, and will create an activated interface with the respective streets on ground level, thereby ensuring passive surveillance onto these public realms and improving the overall safety of the area. This is an improvement of especially the Union Street façade (where the main entrance of the proposed hotel will be) where there is for all intents and purposes no active interface of the property with that street. The proposed staff component means that there will always be someone present on-site overnight which

is desirable and positive with regard to safety. The movement of guests and staff in the area will also help to deter anti-social behaviour due to more “eyes on the road”. This is considered to have positive impacts on the **safety, health and wellbeing** of the community.

(c)(v): Compliance: Great care has been taken with the proposed design, location (of the new buildings), and inter-action between the new and the old structures in order to protect and preserve the **heritage** character and integrity of the existing dwelling, the impact on the streetscapes, as well as the immediate and wider area. In this regard the HWC has issued a permit (support). Primarily, the historic dwelling will be kept intact with only relatively minor (external) alterations and additions to this building. Special care was taken to maintain the existing streetscape along the Akademie Street boundary, especially. The proposed buildings are free-standing from the main historic building, and are not considered to have a material impact of that building’s main façade. The new building elements respond directly to similar character-giving elements in the neighbourhood. These include, regular orthogonal plan shapes, stoeps/verandahs & verandah columns, window, and door treatments and pitched roof elements etc. The scale and massing of the new buildings are of a residential scale. The tree-lined character of Akademie Street will be retained. One mature tree – a Norfolk Island pine tree – approximately 13m from the Akademie Street boundary and thus almost half-way into the erf between Akademie and Union Streets, will be removed in order to accommodate the one new guest-wing. This tree is situated behind another tree closer to Akademie Street, and therefore does not form part of the established “tree-line” of this street. The removal thereof is therefore not believed to have any material impact on the treed-character of Akademie Street. New indigenous trees will be planted in the place of the pine tree. The proposed plunge pools are sunk into the ground and will not have any undue impact from, for example – a massing or visual point of view, on the heritage character of the area or on the street scape. The proposed boundary fence heights along Union and Akademie Streets are consistent with the respective street scapes where many of the other properties’ boundary walls/fences exceed the permitted height of 1m. The proposed heights relate to a marginal 20cm and 30cm difference (over 1m), and will also consist of picket fencing, which is consistent with the existing property’s fence and the heritage character of the area.

(c)(vi): Compliance: With respect to the impact on the **biophysical environment**, only one mature tree (the Norfolk Island pine) will be removed. This tree is an alien species and will be replaced by the planting of new indigenous trees. The removal of this tree is considered desirable and necessary in order to achieve the sensitive and complementary relationship between the historic dwelling house and the new buildings. In other words, the removal of the tree is required in order to achieve and protect the heritage integrity and character. Relatively small portions of the existing garden will be removed to accommodate the proposed parking area and new buildings (some of which will merely replace other, existing outbuildings).

(c)(vii): Compliance: The proposal is considered to have positive impacts with respect to **traffic, parking and other transport**: Sufficient on-site parking will be provided and there is no parking departure; access will be taken from Union Street which has a wider road reserve than Akademie Street and which can comfortably accommodate the anticipated additional traffic and access due to this “extra” width; access from Akademie or Reservoir Streets is not considered desirable in order to preserve the heritage character of the property, the garden, and this street scape; although the proposed carriageway crossing is relatively close to the intersection of Union and Reservoir Streets (the closest parking bay is approximately 6.5m from the meeting point of the prolongation of the respective street cadastral boundaries), Union Street has a stop street and cars therefore do slow down to stop when traveling in an east-west direction; the property is within walking distance to Franschoek’s main street (Huguenot Road) with its many restaurants, shops, galleries and other tourist attractions, and it can be expected that many of the guests will walk to town.

(c)(viii): Compliance: With regard to the **imposition of conditions of approval**, the Municipality is empowered to impose reasonable and relevant conditions as it deems fit. In this instance, conditions may be imposed to limit the number of guestrooms and guests, and that the hotel may not be used by members of the general public (unless they are bona fide guests of paying guests who stay in the hotel).

Sub-section (i): *the integrated development plan, including the municipal spatial development framework;*

Compliance: The development proposal is considered to be consistent with the SDF generally and with the requirements for Franschhoek specifically.

Sub-section (s): *the applicable provisions of the zoning scheme.*

Compliance: The proposal is for a rezoning, permissions in terms of the urban conservation overlay zone and a setback departure. The rezoning is considered appropriate as:

- It is considered to be the most appropriate zoning to accommodate the proposed boutique hotel.
- The proposed zoning (and use) is a “low-density, commercial use that is compatible with and located within residential areas”, is not considered to have an adverse impact on the surrounding residential environment, is considered compatible with the surrounding residential environment and which enables residents (hotel guests) to walk to facilities, and represents a “mix of land uses” that can co-exist without negatively impacting on each other.
- The proposal can be restricted by means of conditions of approval.

The setback departure is considered desirable for the following reasons:

- The departure relates to the two proposed buildings (guestroom “wings”) which are closer to the common boundary than permitted. The setback (3m) is 0.5m *further* away from the boundary than a building permitted in terms of the current zoning, which is considered desirable and less-onerous compared to a building in terms of existing rights.
- The relevant building does not have any windows facing the common boundary except for small, port-hole (sized) bathroom windows, which is not considered to have any material impact on privacy due to their very nature, function and (small) size.
- The two balconies closest to the south-eastern common boundary (which are partially within the 4.5m building line) do not face towards the neighbouring erven, but instead face inwards - towards the central pool area between the two guest wings (and are thus not orientated towards the neighbours). If required, screen walls can always be erected on the south-eastern edge of these balconies to ensure privacy.
- The relevant buildings are two storeys in height which is the same number of storeys as permitted in terms of the current zoning.

The permissions required in terms of the Urban Conservation Overlay Zone can be supported as:

- The additional height relating to the buildings only relates to a negligible 700mm.
- Considering the relatively large extent of the subject erf and the surrounding built environment (including a large, three-storey building across the road in Union Street), the proposed height is not considered to be material or excessive (some of the properties in the immediate area are also double-storey).
- The proposed permission for height only applies to the two new guestroom-wings building (and then only to the top part of their pitched roofs), and not the entire erf or all the buildings thereon.
- The pitches of the two roofs that exceed the 8.5m height does not directly abut the neighbouring properties, but are approximately 6m from the common boundary.

- The proposed height relates directly to the heritage and aesthetic requirement relating to the roof form (pitch and degree thereof), and granting the permission will ensure that these aspects (i.e. heritage character and aesthetic appearance) will be satisfied.
- The removal of the one mature tree (which is an alien species) does not form part of the main tree-line (or character) of Akademie Street (or of any other street) as it is considerably set back from the street boundaries. New indigenous trees will be planted instead of the one tree to be removed.
- The aspect of the removal of a portion of the garden to create the parking area has been addressed elsewhere in this report, and it is not considered to be a material impact on the conservation area.
- The existing boundary wall along Reservoir Street will be retained. A portion of the existing boundary wall along Union Street will be demolished to accommodate the new parking bays; the new screen wall will be constructed 5.5m from that street boundary (it is therefore not a boundary wall but rather a garden wall).
- A section of the boundary wall along Union Street will be retained with some "in fill" (e.g. where the existing drive-way is to be removed). This section of the wall measures 1.2m in height and requires Council's permission in terms of the Urban Conservation Area. The proposed boundary fence along the Akademie Street boundary will be 1.3m in height. Both these heights are not particularly high and will consist of a white picket-fence (similar to the Reservoir Street boundary). The proposed permission only relates to a negligible 20cm and 30cm which is considered immaterial and will not have an undue impact on the street scape.

4. CONCLUSION

The proposal is considered desirable and compatible from a land use perspective, and can comfortably exist in harmony with the surrounding built environment (which itself is peppered with accommodation establishments, amongst other uses). From a design (appearance, massing, positioning, height, footprint and scale) point of view the proposal is considered to be compatible with the surrounding built and natural environment. From a heritage perspective, the proposal is supported by the heritage practitioner and the Heritage Western Cape. It is considered to be a sensitive, complementary and compatible proposal which is in character with this Urban Conservation Area. The proposal is not believed to have any impact on existing rights.

The proposal complies with all the adjudication criteria and relevant legislation, and as such, it is believed that the application should be approved.

TOMMY BRÜMMER TOWN PLANNERS

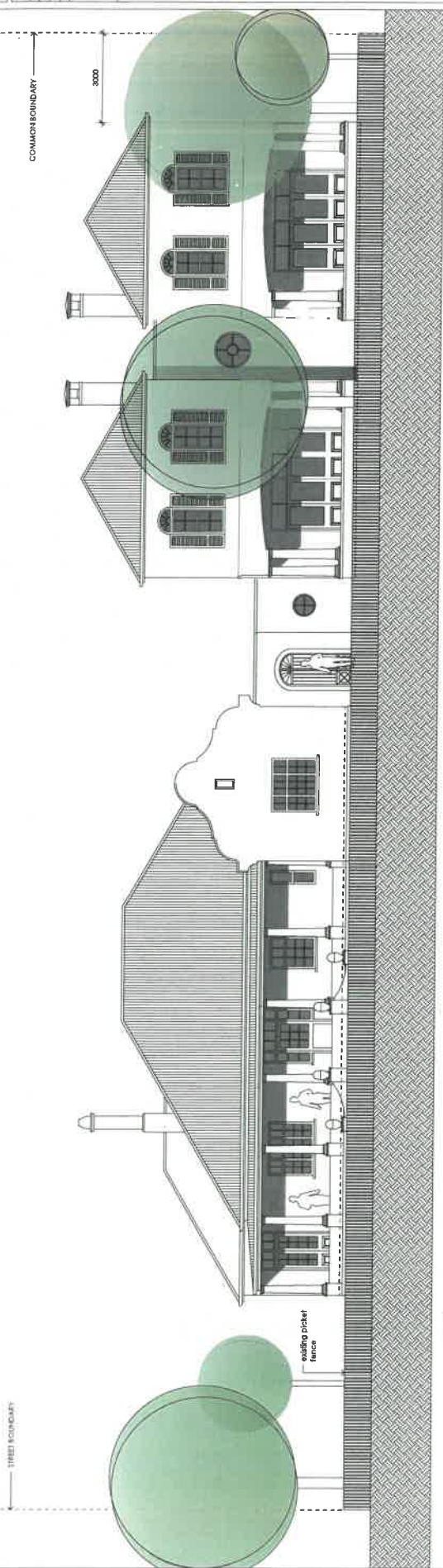
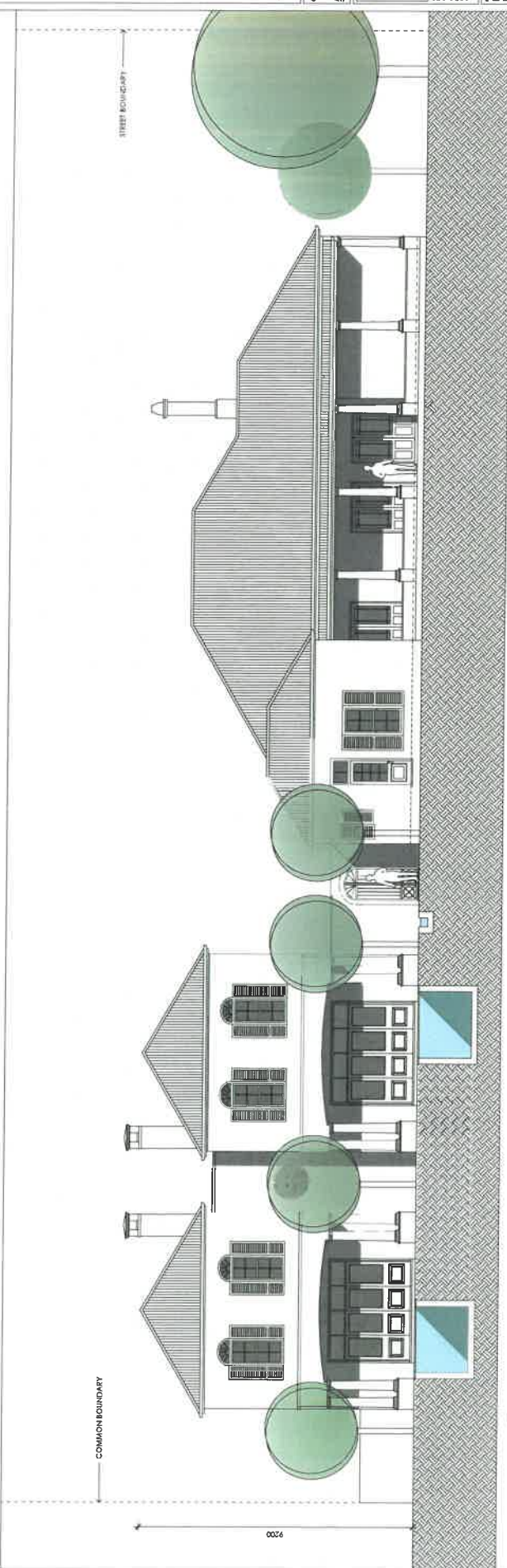
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01 GROUND FLOOR PLAN & SITE PLAN

01
SCALE 1:75



[illegible]

CLIENT'S SIGNATURE _____

ARCHITECT'S SIGNATURE _____

ARCHITECTURE

Author's address: Department of Psychology,
University of Illinois at Chicago, Chicago, IL
60607-7181, USA.
E-mail: jay@uic.edu

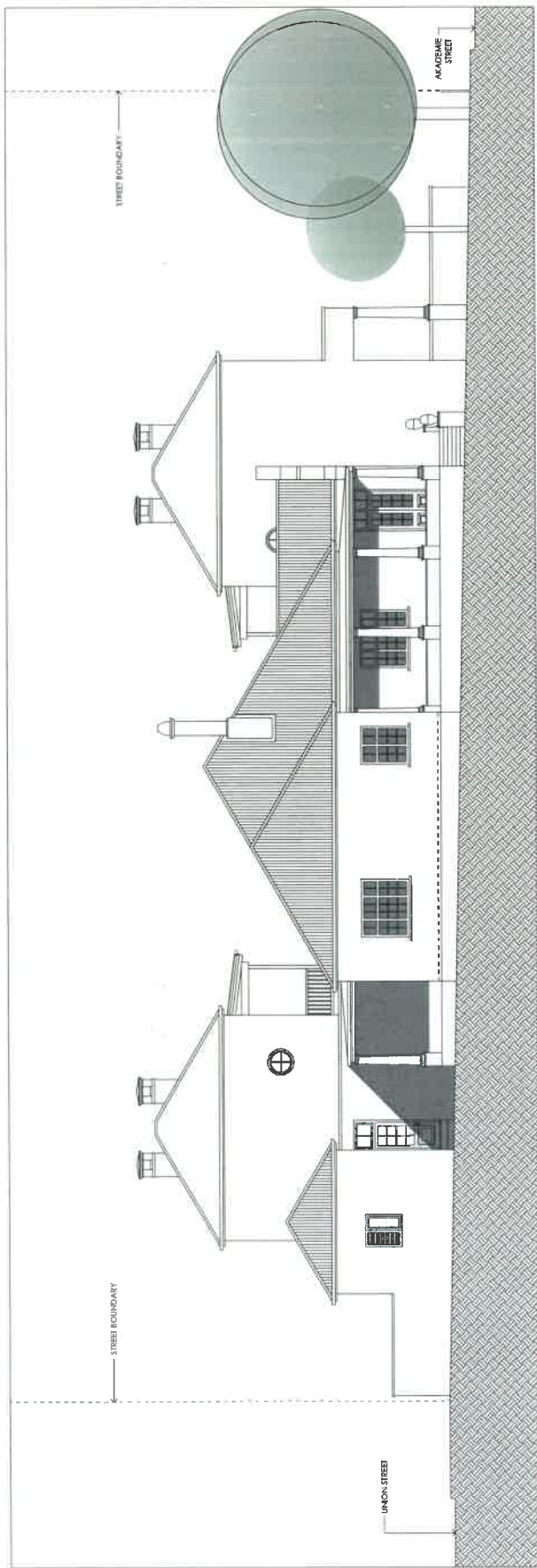
POST MARK HOUSE
ERF 295, FRANSCHHOEK
PROPOSED HOTEL

DATE	210-SK-003	DATE	210-SK-003
TIME	10:00	TIME	10:00
LOCATION	210-SK-003	LOCATION	210-SK-003
WIND	210-SK-003	WIND	210-SK-003
TEMP	210-SK-003	TEMP	210-SK-003
HUMID	210-SK-003	HUMID	210-SK-003
BAROM	210-SK-003	BAROM	210-SK-003
SEA	210-SK-003	SEA	210-SK-003
WAVE	210-SK-003	WAVE	210-SK-003
SWELL	210-SK-003	SWELL	210-SK-003
WIND	210-SK-003	WIND	210-SK-003
TEMP	210-SK-003	TEMP	210-SK-003
HUMID	210-SK-003	HUMID	210-SK-003
BAROM	210-SK-003	BAROM	210-SK-003
SEA	210-SK-003	SEA	210-SK-003
WAVE	210-SK-003	WAVE	210-SK-003
SWELL	210-SK-003	SWELL	210-SK-003

NOTES

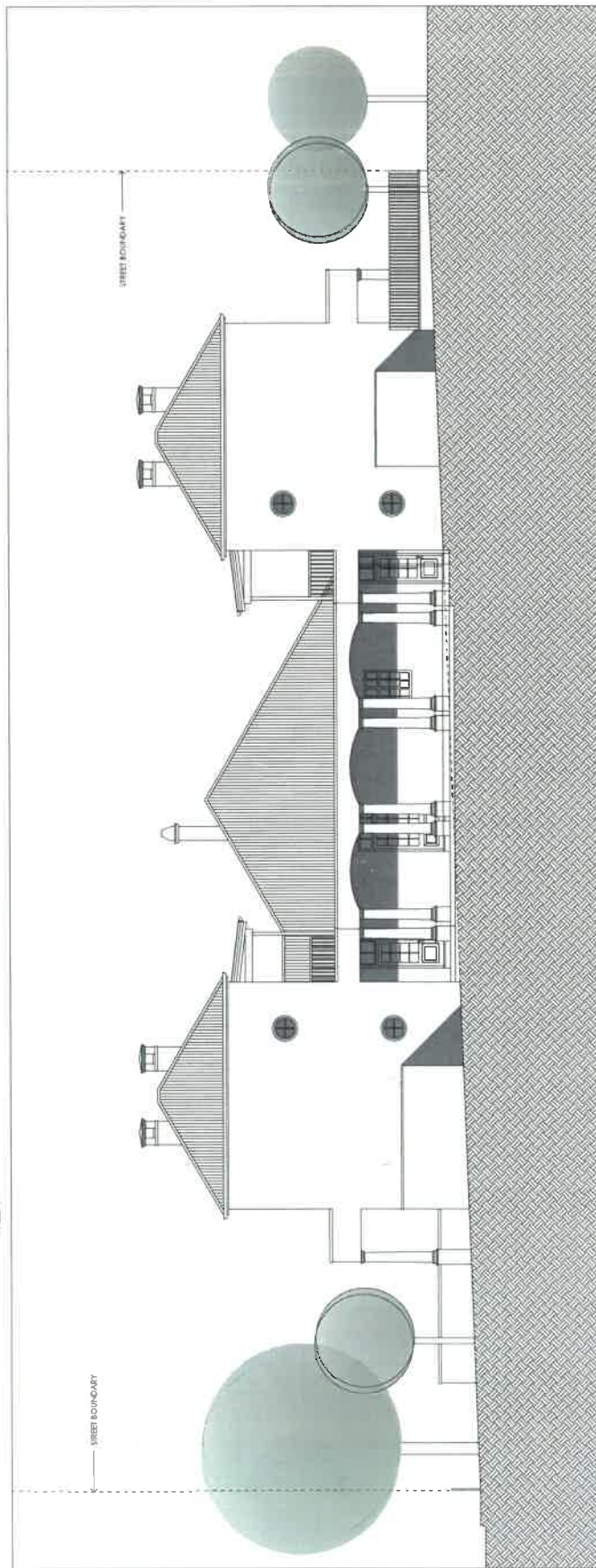
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.A.S. STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND FLOODING PREVENTION MEASURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH THE RELEVANT REGULATIONS.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND SIGNAGE DURING THE CONSTRUCTION PHASE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND FLOODING PREVENTION MEASURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH THE RELEVANT REGULATIONS.

NO.	DATE	DESCRIPTION
01	15/01/2024	ISSUED FOR PERMIT
02	20/01/2024	REVISION: ADDITIONAL MATERIALS
03	25/01/2024	REVISION: CORRECTED DIMENSIONS
04	30/01/2024	REVISION: FINAL APPROVAL



10 NORTH WEST ELEVATION (RESERVOIR STREET ELEVATION)

SCALE 1:50



09 SOUTH EAST ELEVATION

SCALE 1:50

CONCEPTUAL SKETCH PLAN

CLIENT'S SIGNATURE

ARCHITECT'S SIGNATURE

young
ARCHITECTURE

PROJECT NAME
POSS MARK HOUSE
BRF 95, FRANCHOCK
PROPOSED HOTEL

DATE	15/01/2024	PROJECT NO.	21051C-006
SCALE	1:50	DATE	15/01/2024
DESIGNER	YOUNG ARCHITECTURE	CLIENT	POSS MARK HOUSE
LOCATION	BRF 95, FRANCHOCK	PROJECT NO.	21051C-006

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.

REV	DATE	BY	CHK	DESCRIPTION

CONCEPTUAL SKETCH PLAN

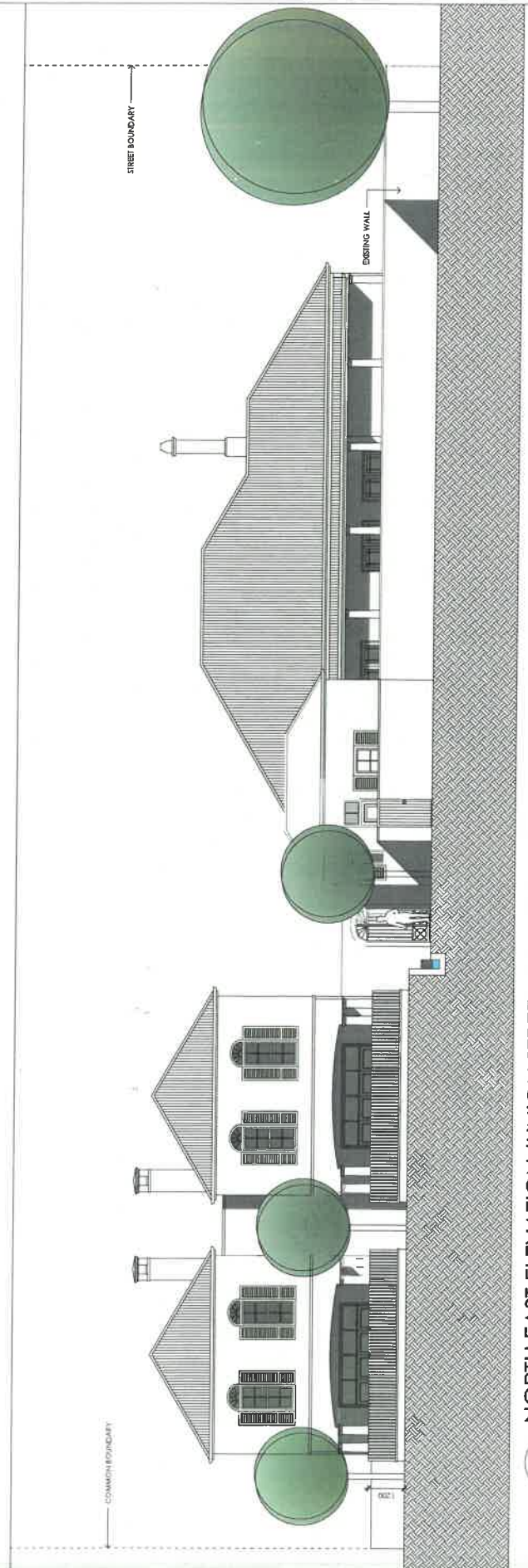
CLIENT SIGNATURE: _____
 ARCHITECT SIGNATURE: _____
 DATE: _____

ARCHITECTURE

PROJECT NAME: _____
 PROJECT ADDRESS: _____
 PROJECT LOCATION: _____
 PROJECT DATE: _____

PROJECT NO: _____
 PROJECT NAME: _____
 PROJECT ADDRESS: _____
 PROJECT LOCATION: _____
 PROJECT DATE: _____

NO.	DATE	BY	CHK	DESCRIPTION



07 NORTH EAST ELEVATION (UNION STREET ELEVATION): boundary wall indicated
 SCALE 1:50

NOTES:

1. ALL DIMENSIONS ARE IN METERS.
2. ALL WALLS ARE 200mm THICK UNLESS SPECIFIED OTHERWISE.
3. ALL ROOFS ARE 12% PITCH UNLESS SPECIFIED OTHERWISE.
4. ALL FLOORS ARE 100mm CONCRETE SLAB ON BEAMS.
5. ALL CEILINGS ARE 100mm CONCRETE SLAB ON BEAMS.
6. ALL EXTERIOR WALLS ARE 200mm THICK UNLESS SPECIFIED OTHERWISE.
7. ALL EXTERIOR DOORS ARE 900mm WIDE UNLESS SPECIFIED OTHERWISE.
8. ALL EXTERIOR WINDOWS ARE 1200mm WIDE UNLESS SPECIFIED OTHERWISE.
9. ALL EXTERIOR LIGHTS ARE 1000mm HIGH UNLESS SPECIFIED OTHERWISE.
10. ALL EXTERIOR PLANTS ARE 1000mm HIGH UNLESS SPECIFIED OTHERWISE.

NO.	DATE	BY	CHK.	APP.
01	10/10/2023	ARCHITECT	ENGINEER	CLIENT
02	10/10/2023	ARCHITECT	ENGINEER	CLIENT
03	10/10/2023	ARCHITECT	ENGINEER	CLIENT
04	10/10/2023	ARCHITECT	ENGINEER	CLIENT
05	10/10/2023	ARCHITECT	ENGINEER	CLIENT

CONCEPTUAL SKETCH PLAN

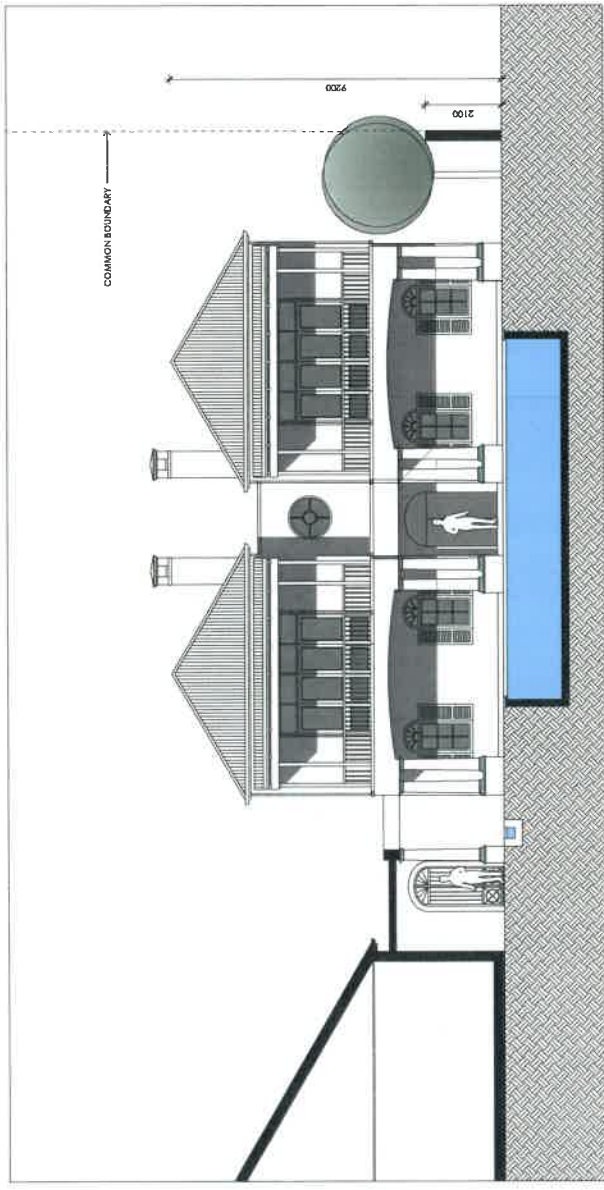
CLIENT SIGNATURE: _____
 ARCHITECT SIGNATURE: _____
 DATE: _____

ARCHITECTURE

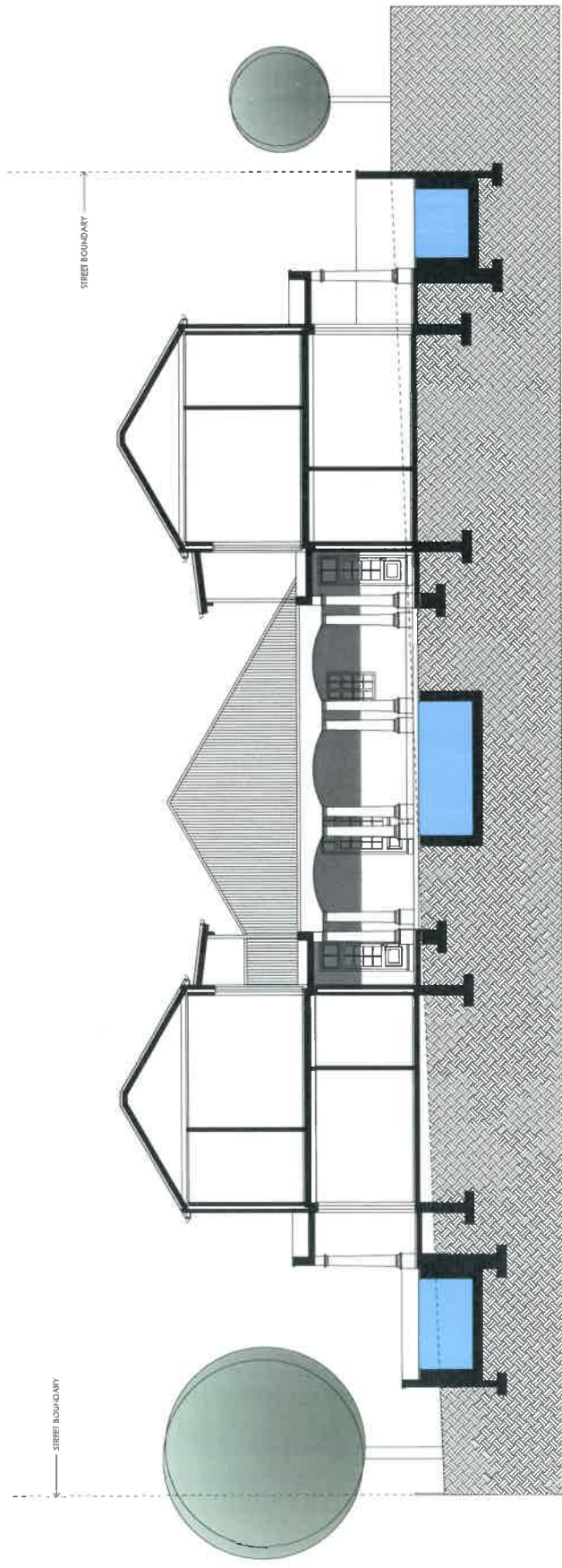
PROJECT NAME: PORT MARK HOUSE
 PROJECT ADDRESS: 255, FRANCHHOCK
 PROJECT TYPE: PROPOSED HOTEL

DATE: 10/10/2023
 SCALE: 1:50

NO.	DATE	BY	CHK.	APP.
01	10/10/2023	ARCHITECT	ENGINEER	CLIENT
02	10/10/2023	ARCHITECT	ENGINEER	CLIENT
03	10/10/2023	ARCHITECT	ENGINEER	CLIENT
04	10/10/2023	ARCHITECT	ENGINEER	CLIENT
05	10/10/2023	ARCHITECT	ENGINEER	CLIENT



SECTION A-A: THROUGH POOL COURTYARD
 SCALE 1: 50



SECTION B.B.
 SCALE 1: 50

[illegible]

OWNER'S SIGNATURE.....

ARCHITECT'S SIGNATURE.....

young
ARCHITECTURE

all young
individuals present in
the
study area at the time of
the survey.

OST MARK HOUSE
RF 295, FRANSCHHOEK
POSED HOTEL

DATE	2010-10-10	DATE	2010-10-10
TIME	10:00	TIME	10:00
LOCATION	210-SK-001	LOCATION	210-SK-001
PROJECT	210-SK-001	PROJECT	210-SK-001
DESCRIPTION	210-SK-001	DESCRIPTION	210-SK-001
REMARKS	210-SK-001	REMARKS	210-SK-001

