DENNIS MOSS PARTNERSHIP
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NOTICE OF LAND DEVELOPMENT

APPLICATION FOR REZONING, SUBDIVISION, REGISTRATION OF SERVITUDE RIGHT OF WAY, CONSENT USE, APPROVAL OF SITE DEVELOPMENT PLAN, PERMANENT DEPARTURE AND APPROVAL OF STREET NAMES: ERF 466, KYLEMORE

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address:	1 Kerk Street, Kylemore
Application Property Number:	Erf 466, Kylemore
Applicant:	Dennis Moss Partnership / Jacques Volschenk PO Box 371, Stellenbosch, 7599 Tel. 021 887 0124; Fax. 021 886 5393 Email: jacques@dmp.co.za
Owner:	Marlex Property Development (Pty) Ltd. 40 Winkle Way, Sunset Beach Tel. 082 874 5277 Email. marcello@marlexproperty.co.za
Application Reference:	LU/16933

Description of land development proposal:

Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipality: Bylaw on Municipal Land Use Planning, 2023 for the rezoning of Erf 466, Kylemore from Agriculture and Rural Zone to Subdivisional Area Overlay Zone with zonings of Conventional Residential Zone (with consent use for group housing) and Private Open Space Zone (Private roads and parks).

Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality: Bylaw on Municipal Land Use Planning, 2023 for the subdivision of Erf 466, Kylemore into 25 portions namely Portion 1 (±618m²), Portion 2 (±291m²), Portion 3 (±175m²), Portion 4 (±160m²), Portion 5 (±164m²), Portion 6 (±168m²), Portion 7 (±200m²), Portion 8 (±170m²),Portion 9 (±194m²), Portion 10 (±308m²),. Portion 11 (±158m²), Portion 12 (±158m²), Portion 13 (±158m²), Portion 14 (±158m²), Portion 15 (±157m²), Portion 16 (±220m²), Portion 17 (±257m²), Portion 18 (±253m²), Portion 19 (±253m²), Portion 20 (±251m²), Portion 21 (±177m²), Portion 22 (±290m²) all zoned Conventional Residential Zone with consent for group housing and Portion 23 (±1603m²), Portion 24 (±331m²) and Portion 25 (±2152m²) all zoned Private Open Space Zone.

Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality: Bylaw on Municipal Land Use Planning, 2023 for the registration of a servitude right of way over Portion 23 in Favour of Erf 97, Kylemore and a 3m wide services servitude over Portion 21 in favor of the Property Owners Association.

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality: Bylaw on Municipal Land Use Planning, 2023 for a Consent Use for group housing on all Conventional Residentials Zone Erven.

Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality: Bylaw on Municipal Land Use Planning, 2023 for a permission in terms of the zoning scheme bylaw to approve a Site Development Plan on Erf 466, Kylemore.

Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality: Bylaw on Municipal Land Use Planning, 2023 for a permanent departure in order to permit a coverage of 65% in lieu of 50% for all Conventional Residential Zone properties.

Application also made in terms of Section 98 of the Stellenbosch Municipality: Bylaw on Municipal Land Use Planning 2023 for the approval of the following Street Names; De Wee Close and Starling Close.

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law 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. 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: Dennis Moss Partnership (Att.: Jacques Volschenk; jacques@dmp.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 **24 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 (082 821 6365 / 021 887 0124) during normal office hours.

Yours faithfully

JL VOLSCHENK
DENNIS MOSS PARTNERSHIP

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KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK OM HERSONERING, ONDERVERDELING, REGISTRASIE VAN SERWITUUT REG VAN WEG, VERGUNNINGSGEBRUIK, GOEDKEURING VAN TERREINONTWIKKELINGSPLAN, PERMANENTE AFWYKING EN GOEDKEURING VAN STRAATNAME: ERF 466, KYLEMORE

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordening op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom:	Kerkstraat Nr. 1, Kylemore
Aansoek eiendom beskrywing:	Erf 466, Kylemore
Aansoeker:	Dennis Moss Vennootskap / Jacques Volschenk Posbus 371, Stellenbosch, 7599 Tel. 021 887 0124; Faks. 021 886 5393 Epos: jacques@dmp.co.za
Eienaar:	Marlex Property Development (Edms) Bpk. Winkleweg Nr. 40, Sunset Beach Tel. 082 874 5277 Epos. marcello@marlexproperty.co.za
Aansoek Verwysing:	LU/16933

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning, 2023 vir die hersonering van Erf 466, Kylemore vanaf Landbou en Landelikesone na Onderverdelingsgebied Oorlegsone met sonerings van Konvensionele Residensiëlesone (met vergunningsgebruik vir groepbehuising) en Privaat Oopruimtesone (privaat paaie en parke).

Aansoek word gedoen ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning, 2023 vir die onderverdeling van Erf 466, Kylemore in 25 gedeeltes, naamlik Gedeelte 1 (±618m²), Gedeelte 2 (±291m²), Gedeelte 3 (±175m²), Gedeelte 4 (±160m²), Gedeelte 5 (±164m²), Gedeelte 6 (±168m²), Gedeelte 7 (±200m²), Gedeelte 8 (±170m²), Gedeelte 9 (±194m²), Gedeelte 10 (±308m²), Gedeelte 11 (±158m²), Gedeelte 12 (±158m²), Gedeelte 13 (±158m²), Gedeelte 14 (±158m²), Gedeelte 15 (±157m²), Gedeelte 16 (±220m²), Gedeelte 17 (±257m²), Gedeelte 18 (±253m²), Gedeelte 19 (±253m²), Gedeelte 20 (±251m²), Gedeelte 21 (±177m²), Gedeelte 22 (±290m²) almal gesoneer Konvensionele Residensiëlesone met vergunning vir groepbehuising en Gedeelte 23 (±1603m²), Gedeelte 24 (±331m²) en Gedeelte 25 (±2152m²) is almal gesoneer Privaat Oopruimtesone.

Aansoek word gedoen ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning, 2023 vir die registrasie van 'n serwituut reg van weg oor Gedeelte 23 ten gunste van Erf 97, Kylemore en 'n 3m wye dienste serwituut oor Gedeelte 21 ten gunste van die Huisseienaarsvereniging.

17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA
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Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MIArch, CIA • JMH Lackay, Pr S Arch, T MIArch
Associates: D Moss, BA M (URP) M SAPI • JL Volschenk, Pr Pln (TRP SA) • Kobus Louw, Pr Arch, B Arch (UFS) • Hiram von Willingh, Dip Arch • Amanda du Plooy, Pr LArch, BL

Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning, 2023 vir 'n Vergunningsgebruik vir groepbehuising op alle Konvensionele Residensiëlesone Erwe.

Aansoek word gedoen ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning, 2023 vir 'n toestemming ingevolge die soneringskema-verordening om 'n Terreinontwikkelingsplan op Erf 466, Kylemore goed te keur.

Aansoek word gedoen ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning, 2023 vir 'n permanente afwyking ten einde 'n dekking van 65% in plaas van 50% vir alle Konvensionele Residensiëlesone eiendomme toe te laat.

Laastens word aansoek gedoen ingevolge Artikel 98 van die Stellenbosch Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning, 2023 vir die goedkeuring van die volgende Straatname; De Weeslot en Starlingslot.

Kennis word hiermee gegee in terme van die voorskrifte van Artikel 46 van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal 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-notices/land-use-applications-advertisements.

Indien die webtuiste of tersaaklike dokumente nie toeganglik 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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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: Dennis Moss Vennootskap (Vir Aandag: Jacques Volschenk, jacques@dmp.co.za). Deur 'n beswaar, kommentaar of vertoë 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 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (082 821 6365 / 021 887 0124) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

JL VOLSCHENK
DENNIS MOSS VENNOOTSKAP

DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
Architects • Urban & Regional Planners • Landscape Architects
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EXECUTIVE SUMMARY

APPLICATION FOR REZONING, SUBDIVISION, REGISTRATION OF SERVITUDE RIGHT OF WAY, CONSENT USE, APPROVAL OF SITE DEVELOPMENT PLAN, PERMANENT DEPARTURE AND APPROVAL OF STREET NAMES: ERF 466, KYLEMORE

The purpose of this application is to apply for the following:

a) In terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the rezoning of the subject property from Agricultural and Rural Zone to Subdivisional Area with zonings:
   - Conventional Residential Zone, and
   - Private Open Space Zone.

b) In terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a consent use for group housing.

c) In terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the subdivision of the subject property to create the following:
   - 22 group housing erven;
   - 1 private open space erf; and
   - 2 portions for private roads.

d) In terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the approval of the Site Development Plan.

e) In terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a permanent departure to permit a coverage of 65% in lieu of 50%.

f) In terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the registration of servitudes.

g) In terms of Section 98 of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the approval of the following street names:

- De Wee Close, and
- Starling Close.

1 INTRODUCTION AND BACKGROUND

During July 2018, the Municipal Planning Tribunal (MPT) decided to approve a land development application on erf 97, Kylemore to make provision for the establishment of a group housing development consisting of 18 residential units.

Following the approval and owing to the requirements of the National Heritage Resources Act, 25 of 1999, a Heritage Impact Assessment was submitted, during June 2019, to Heritage Western Cape for their consideration. The matter was heard by the Impact Assessment Committee (IACom) on 7 August 2019

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during which it was resolved to support infill development on the site. The IACom simultaneous requested that the development model be re-worked and that a revised proposal be submitted for consideration.

A Supplementary Report and Urban Design Framework was thereafter prepared in support of a revised development proposal. In essence, the revised development proposal was aligned with the heritage-based urban design indicators. On 17 February 2020 the IACom resolved to endorse the report as having met the requirements of Section 38(3) of the National Heritage Resources Act, 25 of 1999.

A revised land use planning application was therefore submitted to Stellenbosch Municipality during 2021, the purpose of which was to align the previously approved scheme with the Site Development Plan approved by Heritage Western Cape. However, during the course of the consideration of the application, the approval of the MPT expired.

This application, therefore, aims to reinstate the development rights for a group housing development consisting of 22 group housing units, private open spaces and private roads and infrastructure as submitted to Stellenbosch Municipality during December 2021.

2 LOCATION AND CONTEXT

The property is situated in the Stellenbosch Municipality in the hamlet of Kylemore in the Dwarsriver Valley. The property is located within the urban edge of Kylemore on a portion of land still zoned for agricultural purposes.

The property borders on Kerk Street which is also the main street that connects Kylemore with the Helshoogte Road to the west. Helshoogte Road (R310) connects to Stellenbosch town in the west (±7km) and the R45 approximately 6.5km to the east. The latter road connects to Franschhoek further east. As a result, the property is readily accessible.

Since the approval of the application by the MPT, the subdivision of Erf 97 into the Remainder and Erf 466, Kylemore had been concluded and the latter property had been registered and transferred to the new owners.

The property is described in the relevant title deeds as Erf 466, Kylemore and is 9068m² in extent.

In terms of the title deed, a road servitude (right of way) measuring 6.3m in width is registered over the eastern boundary of the property. Other than the latter, there are no restrictive conditions that would prevent the establishment of the proposed development.



Figure 1: Panoramic street view of Kerk Street – note the Dutch Reformed Church to the left and dwelling on erf 474 immediately left of the entrance to the development.

Whilst approval was issued for the rezoning of the property from Agricultural Zone I to Subdivisional Area in 2018, with zonings for Residential Zone II and Open Space II, the approval was not acted upon before the lapsing of the validity period. As a result, the property has reverted back to its original zoning of *Agriculture and Rural Zone*.

3 DESCRIPTION OF ACTIVITY

The development approved by the MPT during June 2018 allowed for a total of 17 residential dwellings as part of a group housing scheme. Access to the development was to be obtained via a security entrance west of the NG Kerk in Kerk Street. A one-way road system would provide access to the individual dwellings and exit to the east of erf 474.

The latest layout provides for two house types – a single storey loft unit and double storey unit. The former is to be developed closest to the church, while double storey units are proposed along the northern boundary of the site. Sufficient parking will be provided on the individual erven and throughout the development. Most units will have a single garage plus an open parking bay in front of the garage, whilst some units will have the option to add an additional garage for secure parking.

The biggest departure from the original approved development is the road layout which provides structure to the new urban form. The revised layout provides for a cul-de-sac which enters and exits to the east of erf 474. This new road will provide access to all but four of the proposed dwellings. Two dwellings will obtain direct access off Kerk Street whilst the other two dwellings situated to the west of the NG Kerk will obtain access off a separate new road.

Whilst the proposed development is planned as a private estate with security control, the development will not 'read' as such. Two dwellings along the eastern boundary will face directly onto Kerk Street and obtain access from this street. Likewise, the new residential dwellings to the west of the church will also obtain access from Kerk Street thereby creating permeability between the street and the dwellings and ensuring an active street façade. This active street façade will also assist with active and passive surveillance of the public realm.



Figure 2: Rendering illustrating the permeability of the proposed development. Note the interaction between the proposed residential dwellings and public realm (Source: S Design Architects, 2019).

The table below provides a comparison between the layout of the development approved by the MPT, this latest proposal and the associated development parameters.

COMPONENT	PARAMETER	ORIGINAL DEVELOPMENT	CURRENT PROPOSAL
Number of residential erven		17	22
Maximum density	50 du/ha	18.75du/ha	24.3du/ha
Total area of residential erven		5050m²	4979m²
Erven percentage		55.71%	54.9%
Average size of erven		297m²	226m²
Maximum coverage	50%	50%	65%
Total private open space area		1565m²	2152m²
Open space percentage		17.26%	23.7%
Communal open space	25m²/du	92.06m²/du	97.8m²/du plus 35% private open space
Total private roads area		2450m²	1934m²
Private roads percentage		27.03%	21.3%
Parking	1 bay/group house plus 1 visitor bay/unit	2 bays/group house	1 bay/group house plus 1 visitor bay/unit plus 11 additional visitors' bays
Maximum height	2 Storeys	2 storeys	2 storeys
External street boundary building line	3.0m	3.0m	3.0m
Internal street boundary building line	0.0m	0.0m	0.0m
External common boundary building Line	3.0m	3.0m	3.0m
Internal common boundary building line	0.0m	0.0m	0.0m

4 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

a) Several decision-making bodies, including the Municipal Planning Tribunal has previously considered a development application on the property and found urban development to be desirable.

b) The current layout stems from comments received during the Heritage Impact Assessment. The proposal presented in this report had been considered and supported by Heritage Western Cape.

c) All National and Provincial Departments have previously supported the development applications.

d) The proposed layout presented in this report is in line with the aims and objectives of the Stellenbosch Municipal Spatial Development Framework and the heritage indicators as approved by Heritage Western Cape.

e) The proposal will contribute to the provision of residential opportunities for low-, middle, and high-income groups as part of the larger Kylemore settlement.

f) The subject property is located within the urban edge and will strengthen the nodal character of Kylemore, once developed.

g) The approval of the application will contribute to the overall upliftment of the Kylemore area and will add to the safety and security of the area in general.

h) Whilst this current proposal provides for more residential units than originally approved by the MPT, as described above, the amended layout would pose a lesser impact than the approved development as the overall density, total floor area, total open space provision and parking provision are all more favourable than the previously approved development.



DENNIS MOSS PARTNERSHIP

CLIENT:
MARLEX PROPERTY DEVELOPMENT (PTY) LTD.

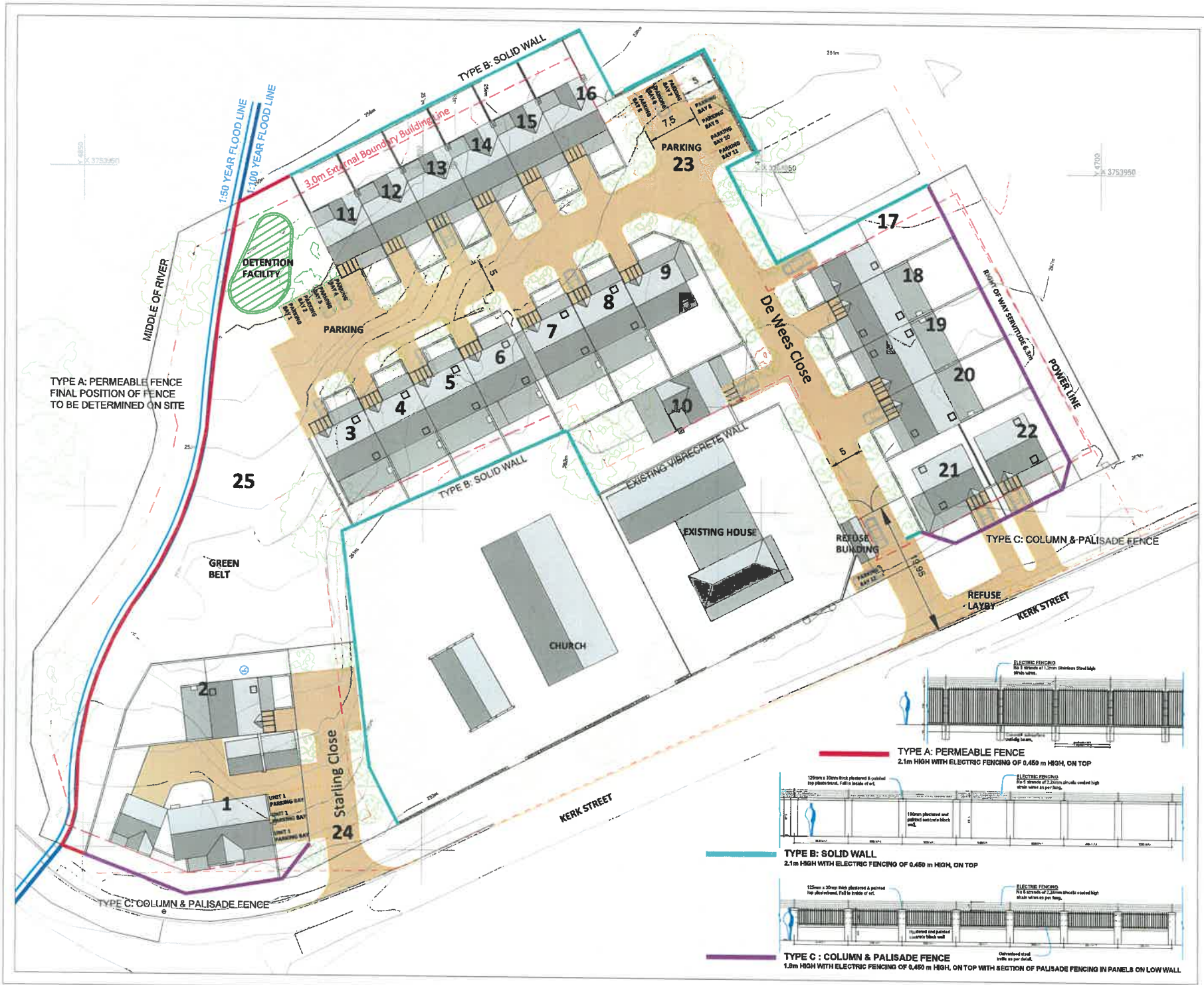
PROJECT TITLE:
PROPOSED DEVELOPMENT OF ERF 466, KYLEMORE

DRAWING TITLE:
LOCALITY MAP

PROJECT NO.: CM108	SCALE: 1:2000
DRAWING NO.: /	DATE: 2024/01/25
REV. /	DRAWN: / CHECKED:

FOR DISCUSSION

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LEGEND

- NEW CAPE ASH TREES
- NEW OAK TREES
- EXISTING FEATURE TREES
- EXISTING TREE
- ROAD SURFACE
- LANDSCAPING
- 1:50 YEAR FLOOD LINE
- DETENTION FACILITY

TYPE A: PERMEABLE FENCE
2.1m HIGH WITH ELECTRIC FENCING OF 0.450 m HIGH, ON TOP

TYPE B: SOLID WALL
2.1m HIGH WITH ELECTRIC FENCING OF 0.450 m HIGH, ON TOP

TYPE C : COLUMN & PALISADE FENCE
1.8m HIGH WITH ELECTRIC FENCING OF 0.450 m HIGH, ON TOP WITH SECTION OF PALISADE FENCING IN PANELS ON LOW WALL

DENNIS MOSS PARTNERSHIP

CLIENT
Marelx Property Development (Pty) Ltd.

PROJECT TITLE
PROPOSED DEVELOPMENT ON ERF 466, KYLEMORE

DRAWING TITLE
SITE DEVELOPMENT PLAN

PROJECT No. Q4108	SCALE 1:250
DRAWING No. SDP001	DATE 11/03/2024
REV. /	DRWN ADP / CHKD JL

FOR APPROVAL

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PORTION	AREA (m²)	ZONING	LAND USE	% OF SITE	DENSITY (UNITS/HA)	NO. OF UNITS
1	618	Conventional Residential Zone with consent use for group housing	Group Housing	54.6	44.4	22
2	291		Group Housing			
3	175		Group Housing			
4	160		Group Housing			
5	164		Group Housing			
6	168		Group Housing			
7	200		Group Housing			
8	170		Group Housing			
9	194		Group Housing			
10	308		Group Housing			
11	158		Group Housing			
12	158		Group Housing			
13	158		Group Housing			
14	158		Group Housing			
15	157		Group Housing			
16	220		Group Housing			
17	257		Group Housing			
18	253		Group Housing			
19	253		Group Housing			
20	251		Group Housing			
21	177		Group Housing			
22	290		Group Housing			
SUBTOTAL	4979			54.6	44.4	22
23	1605	Private Open Space Zone	Private roads			
24	331	Private Open Space Zone	Private roads			
SUBTOTAL	1934			21.3	N/A	0
25	2152	Private Open Space Zone	Private parks & landscaping			
SUBTOTAL	2152			24.1	N/A	0
TOTAL	9065m²			100%	24.3	22

NOTE:

- Existing servitude right of way (6.3D wide) over portions 17-20 & 22 to remain.
- Proposed street numbers
- New servitude right of way a-s to be registered over portion 25 in favor of Erf 86/97.
- New 3.0m wide services servitude yzAB to be registered over portion 21 in favour of the HOA.

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
3. All work to be done in accordance with local Building Regulations SANS 10400 : 2010 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & min lights to have safety glass - access doors and skylights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and steps/ramps to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All spoil on below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

DENNIS MOSS PARTNERSHIP

CLIENT
Marelx Property Development (Pty) Ltd.

PROJECT TITLE
PROPOSED DEVELOPMENT ON ERF 466, KYLEMORE

DRAWING TITLE
REZONING AND SUBDIVISION PLAN

JOB NUMBER	Q4108
SCALE	1:250
DRAWING No.	P001
DATE	11/03/2024
REV.	/
DRAWN	JLV
CHECKED	JL

FOR APPROVAL

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