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: 3 Dorp Street, Stellenbosch, 7600

Application Property Number: Erf 7592, Stellenbosch

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

Owner: Rembrandt van Rijn (Pty) Ltd – H Carse (contact details: 021 888 3000)

Application Reference: LU/17241 (TP774/2024)

Description of Proposed Development:

1. Application is made i.t.o. Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for the following permanent departures, namely:
- An encroachment of the Stellenbosch Urban Conservation Overlay Zone's height restriction by permitting a ±11.4m high building (in lieu of 10m).
- A relaxing of the on-site parking requirements by providing 367 parking bays (in lieu of 386 parking bays.
- A relaxing of the western common boundary building line (on the 2nd floor) from 6m to 4.5m.
2. Application is made i.t.o. Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a consent use for a liquor store.
3. Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a permission required i.t.o. the zoning scheme to approve the site development plan.

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.

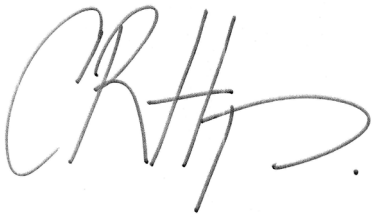
The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 23 September 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

22 August 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: Dorpstraat 3, Stellebosch, 7600

Aansoek eiendom beskrywing: Erf 7592, Stellenbosch

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

Eienaar: Rembrandt van Rijn (Pty) Ltd – H Carse (kontak besonderhede: 021 888 3000)

Aansoek Verwysing: LU/17241(TP774/2024)

Tipe aansoek:

1. Aansoek word gemaak i.t.v. Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir die volgende permanente afwykings, naamlik
- 'n Oorskreiding van die Stellenbosch Stedelike Bewaring Oorlegsone (die historiese kern) se hoogtebeperking deur 'n ±11.4m hoë gebou te te laat (i.p.v. 10m).
- Om die parkeervereiste te verslap en 367 parkeerplekke te voorsien (i.p.v. 386 parkeerplekke).
- Om die westelike gemeenskaplike boulyn (op die 2de vloer) van 6m na 4.5m te verslap.
2. Aansoek word gemaak i.t.v. Afdeling 15.(2)(o) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir 'n vergunningsgebruik vir 'n drankwinkel.
3. Aansoek word gemaak i.t.v. Afdeling 15.(2)(g) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir 'n toestemming i.t.v. die skemaregulasies vir die goedkeuring van die terreinontwikkelingsplan.

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 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 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 inlgting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

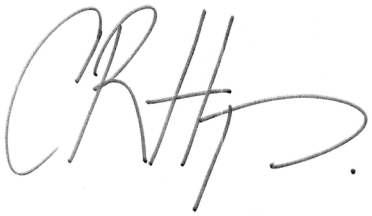
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 23 September 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 021 861 3800 gedurende normale kantoor ure.

Die uwe



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

22 August 2024

since 1991 tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Our Reference: 3252-P

14 June 2024

Manager: Planning and Economic Development
Stellenbosch Municipality
Town Hall
7600 STELLENBOSCH

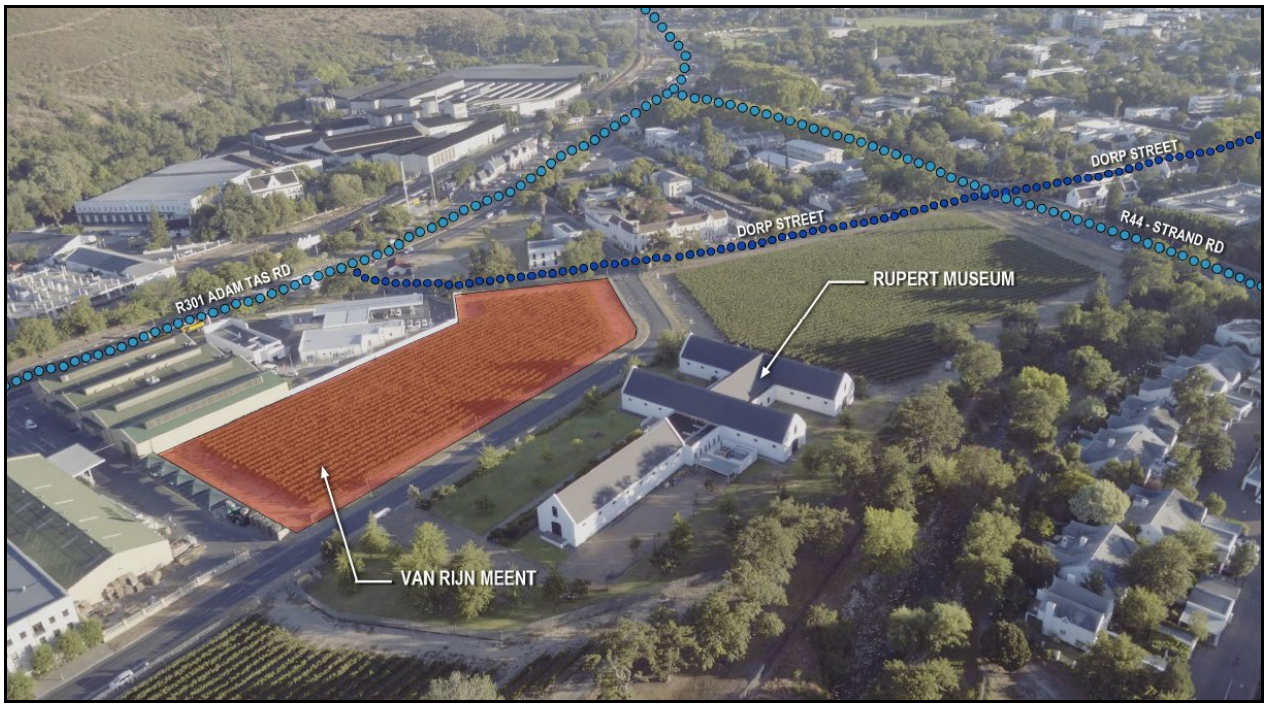
Attention: Mr. Stiaan Carstens

Sir

RE: VAN RIJN MEENT: LAND USE PLANNING APPLICATIONS ON ERF 7592, STELLENBOSCH

BACKGROUND TO THE VAN RIJN MEENT DEVELOPMENT PROJECT

1. We refer to the numerous pre-submission consultations regarding the Van Rijn Meent mixed-use development on Erf 7592, Stellenbosch, on the corner of Dorp and Stellentia Street, in Stellenbosch – see images below.



2. As discussed at these meetings and consultations, the subject property is zoned Mixed-Use Zone. The landowner wishes to proceed with a mixed-use development consisting of (mainly) shops, offices, restaurants, and a hotel. The mixed-use development proposal is consistent with the subject property's zoning. However, Section 113.(1) of the Stellenbosch Municipality Zoning Scheme By-Law, 2023 states:

> **113. Site development plan**
>
> (1) A site development plan may be required by the Municipality for any new development to be submitted and shall be approved prior to a building plan submission and shall include a parking layout and landscape plan.

3. At one of the pre-submission consultations, we were informed that your department will require the submission of a Site Development Plan (SDP) for approval prior to the submission of any building plans.

LAND USE PLANNING APPLICATIONS

4. To accommodate this request and to proceed with the proposed Van Rijn Meent mixed-use development on Erf 7592, Stellenbosch the following land use planning applications are hereby made:

(i) Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a permission required i.t.o. the zoning scheme to approve the SDP.

(ii) Application is made i.t.o. Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for the following permanent departures, namely:

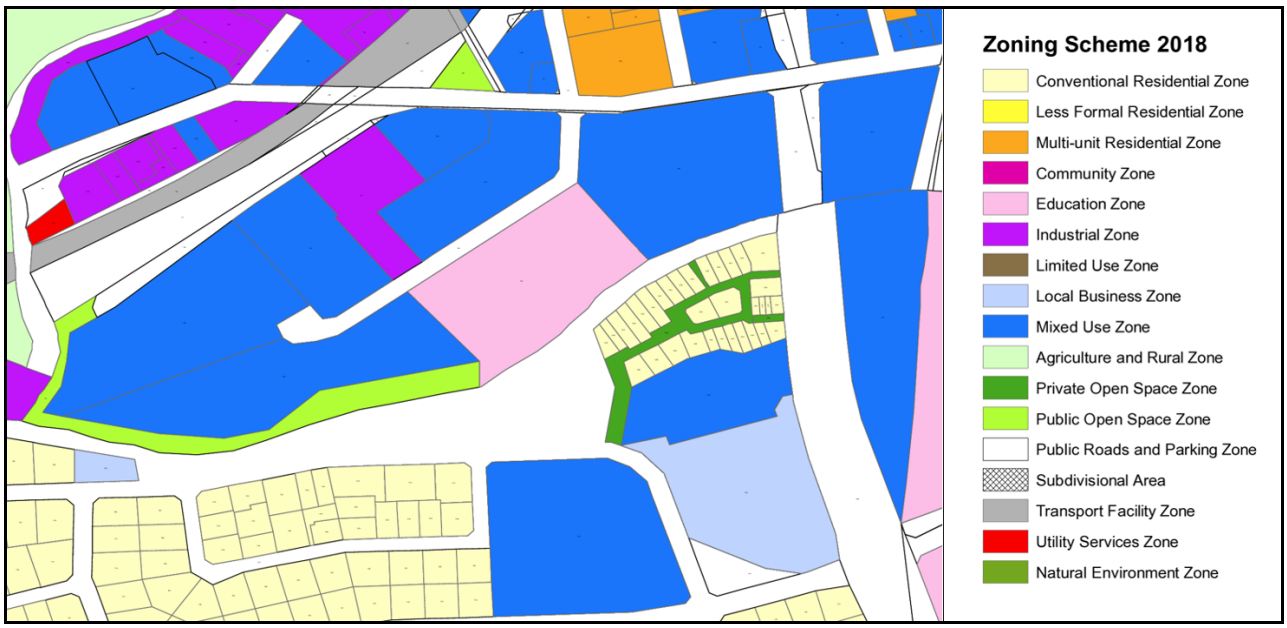
- An encroachment of the Stellenbosch Urban Conservation Overlay Zone's height restriction by permitting a ±11.4m high building (in lieu of 10m).
- A relaxing of the on-site parking requirements by providing 367 parking bays (in lieu of 386 parking bays.
- A relaxing of the western common boundary building line (on the 2nd floor) from 6m to 4.5m.

(iii) Application is made i.t.o. Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a consent use for a liquor store.

5. The main purpose of these land use planning applications is to approve the SDP so that building plans may be submitted. An SDP (with a parking layout and landscape plan) is included in this submission for your approval.

PLANNING MOTIVATION FOR THE APPROVAL OF THE SDP

6. The subject property is zoned Mixed-Use Zone. Below is an extract of the municipal zoning map confirming the subject property's Mixed-Use Zone – see image below.



7. The following land uses are permitted in this Mixed-Use Zone:

Primary Uses	Additional Uses (technical approval)	Consent Uses (application required)
• Commune • Business premises (including shops, markets, restaurants, office) • Clinic • Community residential building • Extramural facility • Flats • Guest house • Hostel • Hotel • Occasional use (one event/year) • Plant nursery • Public institution • Public parking area • Private road • Tourist dwelling unit • Tourist accommodation establishment • Welfare institution	None	• Adult Entertainment • Builders yard • Commercial gymnasium • Conference facility • Day care • Filling station • Freestanding base telecommunication station • Funeral parlour • Gambling place • Helicopter landing pad • Hospital • Indoor sport • Liquor Store • Motor vehicle fitment centre • Motor showroom • Occasional use (> one event/year) • Parking garage • Place of assembly • Place of education • Place of entertainment • Renewable energy structure • Rooftop base telecommunication station • Tertiary educational institution • Warehouse

8. The proposed mixed-use development will consist of (mainly) shops, offices, restaurants, and a hotel. The detail of the proposed mixed-use development is clearly illustrated on the SDP included in this submission. From the above it is clear that the proposed mixed-use development will be compliant with the subject property's permissible land uses.

9. As requested, the development proposal was also submitted to Mr. Piet Louw and Prof. Dave Dewar – the authors of the Urban Design Framework for the Lower Dorp Street Area (2013) – for their comments. Included in this submission is a letter from Mr. Piet Louw supporting the proposed development.

10. A Landscape Master Plan (LMP) – illustrating how the proposed development will be beautified and softened with landscaping – is included in this submission for your approval.

11. The proposed development of the subject property was submitted to Heritage Western Cape. They support the proposed mixed-use development, subject to the following conditions:

> On the basis of this, and in terms of section 38(4) of the NHRA, HWC approve the proposed development on Erf 7592, and allows the development to proceed to the next phase, subject to the development being substantially in accordance with TV3 Architectural Drawings presented in this report and the following mitigation measures applied:
> 1. Implementing the mitigation measures proposed in the Lower Dorp Street HIA Case No. 15031805GT0313E approved by IACom on 15 December 2015: (9) A qualified and experienced Landscape Architect must be employed during the planning, design and construction phase to draw up detailed landscaping plans that adheres to all the indicators and guidelines and to monitor implementation thereof;
> 2. Plant plane trees on the eastern border of Erf 7592 Stellenbosch to enhance the Stellentia NMT pathway;
> 3. The proposed parking on ground level must preferably be accommodated in the basement;
> 4. Draw up and enforce lighting guidelines.
> 5. Bicycle storage and facilities for cyclists must be incorporated in the SDP;
> 6. Detailed architectural sketch plans must be resubmitted to Stellenbosch Planning Advisory Committee (PAC) for approval, prior to any final building plan submission. It must be accompanied by integrated and refined architectural and landscaping detailing.
> 7. If any significant numbers of stone artefacts or historical archaeological material (i.e. ceramics, glass, metal, etc.) are uncovered during excavations for the basement, then work must stop in that area, and HWC (Tel: 021 483 9685) must be notified immediately;

12. The SDP and LMP have addressed all these conditions of approval. A copy of HWC's letter of approval is included in this submission.

13. In 2017 the Stellenbosch Municipality approved a similar mixed-use development SDP on the subject property. A copy of the approved SDP is included in this submission. As the proposed SDP is similar to the approved SDP, we request that the public participation process be waived.

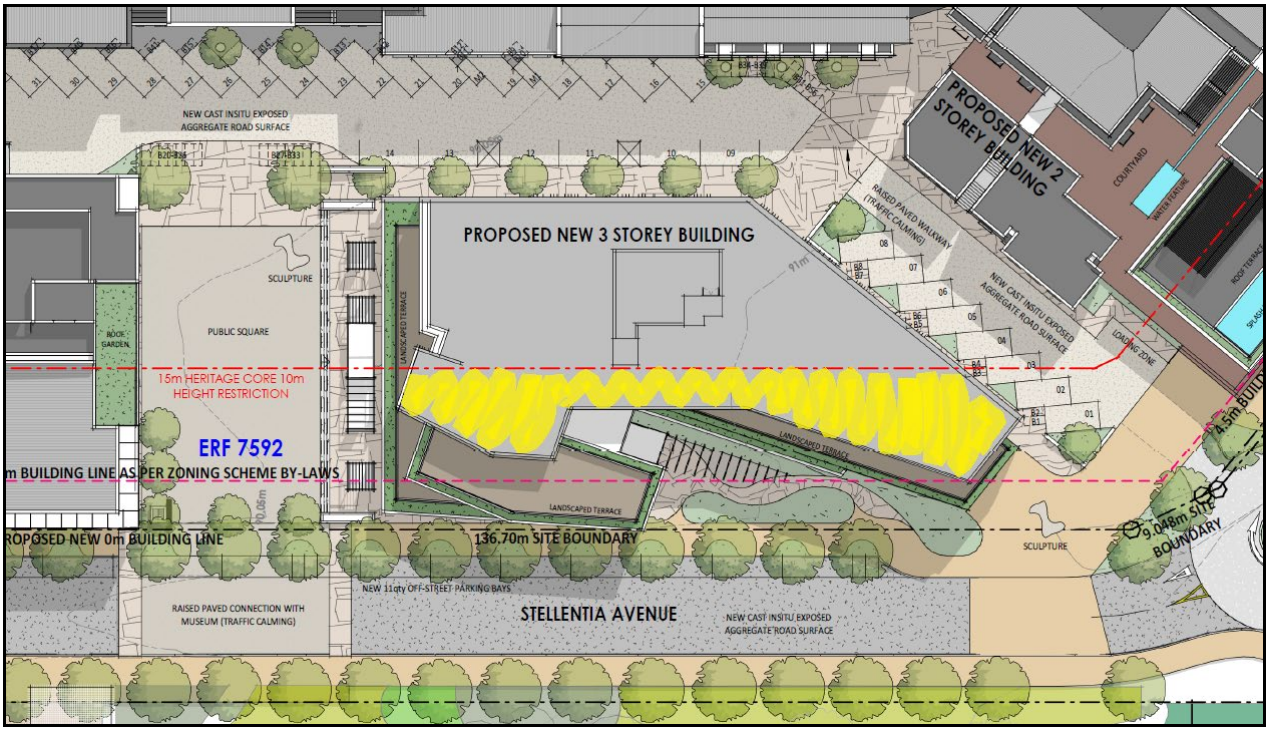
14. Bart Senekal Inc. civil engineers have investigated the availability of civil services. They have confirmed that civil engineering services are avaiable for the proposed development. A copy of their civil engineering services report is included in this submission.

15. UDS transport engineers have investigated the traffic impact of the proposed development. They have confirmed that the proposed development is supprted from a transport point of view, with certain bulk infrastructure upgrades. A copy of their Transport Impact Statement (TIS) is included in this submission.

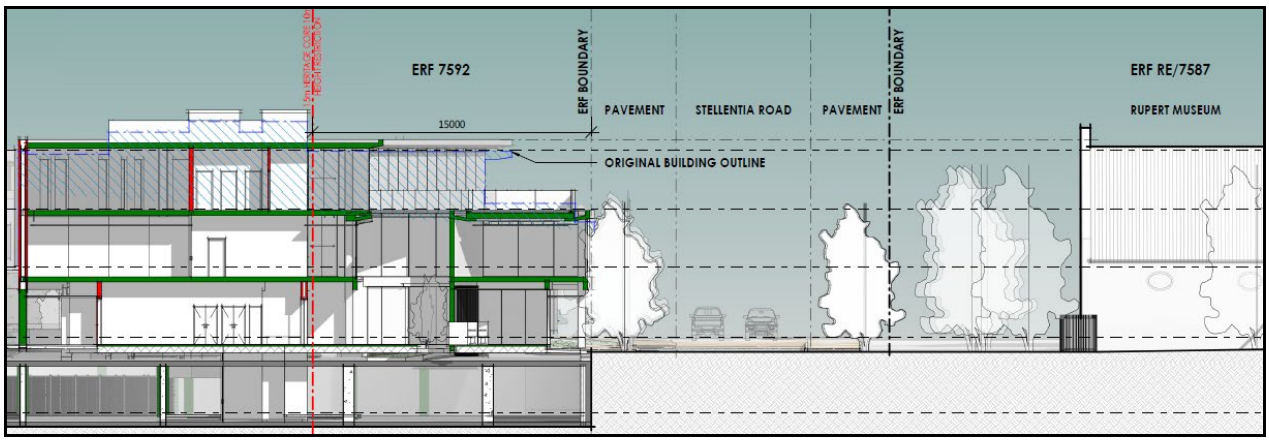
PLANNING MOTIVATION FOR THE HEIGHT ENCROACHMENT

16. Application is made for an encroachment of the Stellenbosch Urban Conservation Overlay Zone's height restriction by permitting a ±11.4m high building (in lieu of 10m) within the 15m setback from Stellentia Avenue.

17. Owing to the subject property's fall and to accommodate the development's stormwater impact, one of the new buildings will be higher than the 10m historic core height restriction. The portion in yellow (see image below) will encroach the 10m height restriction and will be ±11.4m high (measured from the street curb).



18. The new building will not be higher than the Rupert Museum's roof ridge located opposite the building on Erf 7587 – see image below. The tangible impact of this height encroachment will therefore be negligible.



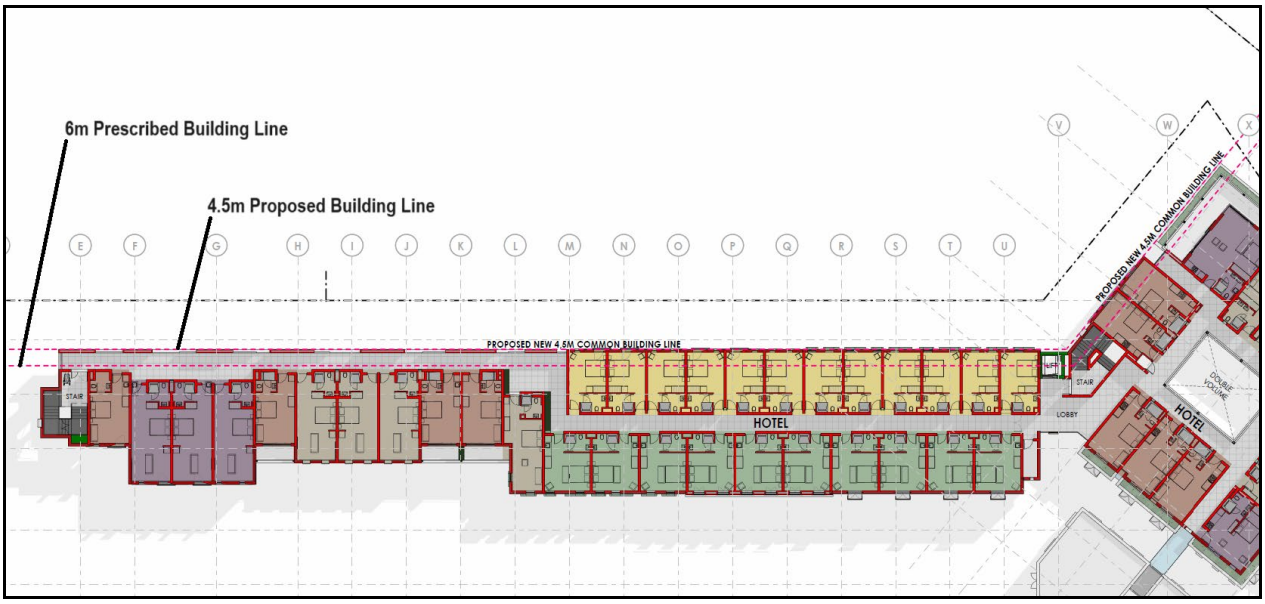
PLANNING MOTIVATION FOR THE RELAXATION OF THE ON-SITE PARKING REQUIREMENTS

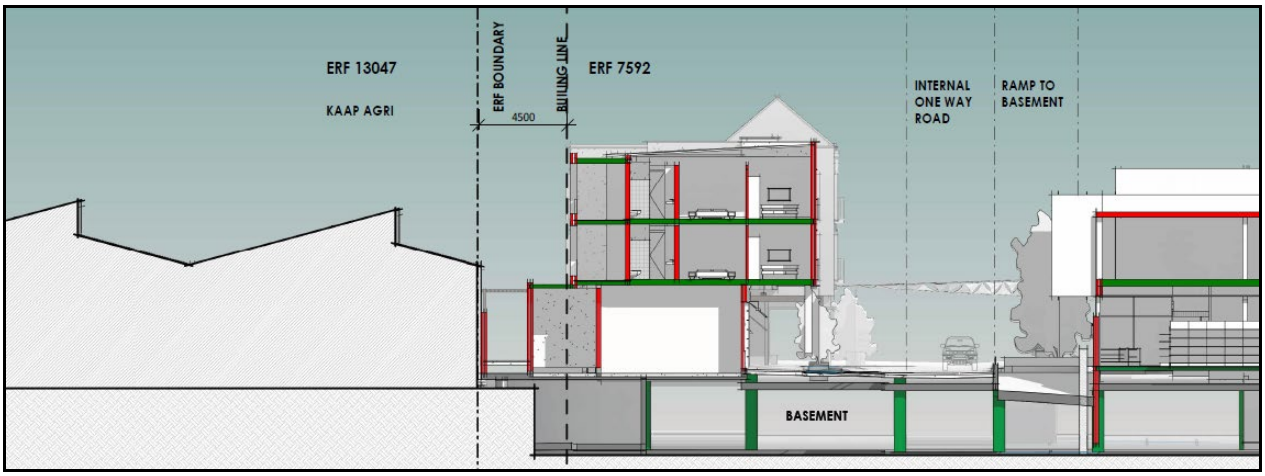
19. Application is made for the relaxation of the on-site parking requirements by providing 367 parking bays (in lieu of 386 parking bays). This relaxation of the on-site parking requirement is motivated as follows:

20. UDS transport engineers were instructed to assess the impact of the parking relaxation and motivate its desirability. According to their TIS report (included in this submission) the proposed relaxation of the parking requirement is supported.

PLANNING MOTIVATION FOR THE RELAXATION OF THE BUILDING LINE

21. The building's western common boundary building line for a hotel – on the ground floor and on the 1st floor – is 4.5m. On the 2nd floor there is a prescribed setback, and the building line is 6m (in lieu of 4.5m). Application is made for the relaxing of the building's 2nd floor western common boundary building line from 6m to 4.5m to create a flat building façade without a setback on the 2nd floor – see images below illustrating the proposed relaxation.





22. From the image above, the impact of the 2nd floor's building line relaxation on the abutting Kaap Agri Agrimark Store and Shell Service Station, will be negligible. Both these buildings face away from the Van Rijn Meent building and because it is located to the east, it will not lead to a loss of sunlight for the Kaap Agri Agrimark Store and Shell Service Station.

23. It is also important to note that the building line for an office land use is 0m. In other words, if the landowner were to construct a 6-storey office building, it will be constructed on a 0m building line. The proposed 4.5m building line for the hotel, will have a significantly smaller impact on the abutting properties (than a permissible office building).

PLANNING MOTIVATION FOR THE LIQUOR STORE

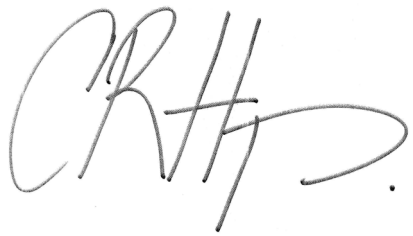
24. Application is made for a consent use for a liquor store (±190m²). The retail component of the proposed mixed-use development will have Checkers as an anchor tenant. Checkers Liquor is part and parcel of their shopping experience, and for this reason application is also made for permission so that Checkers may establish their liquor store in the development.

CONCLUSION

25. This land use planning application is primarily for SDP approval (with supporting applications). This will allow the landowner to proceed with the submission of building plans and the construction phase. For this reason, we respectfully request that the application be approved so that building plans may be submitted.

26. We trust the information will suffice in processing the 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.

Yours faithfully



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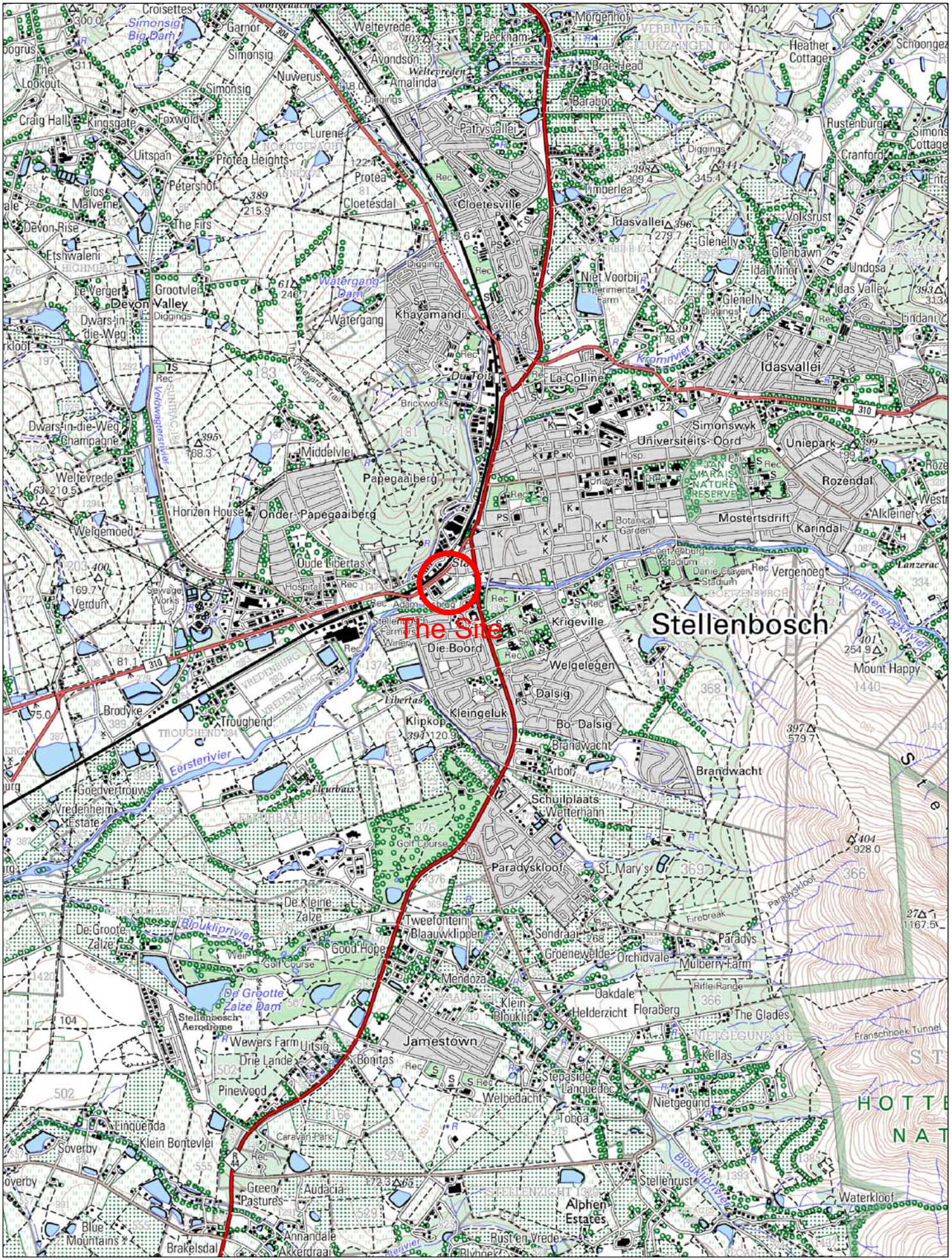

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tel (021) 861 3800
fax (021) 882 8025
e-mail: stel@tv3.co.za
web: www.tv3.co.za
ARCHITECTS AND TOWN PLANNERS

Erf 7592, Stellenbosch

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Drawn:	Checked:	Date:	Scale:
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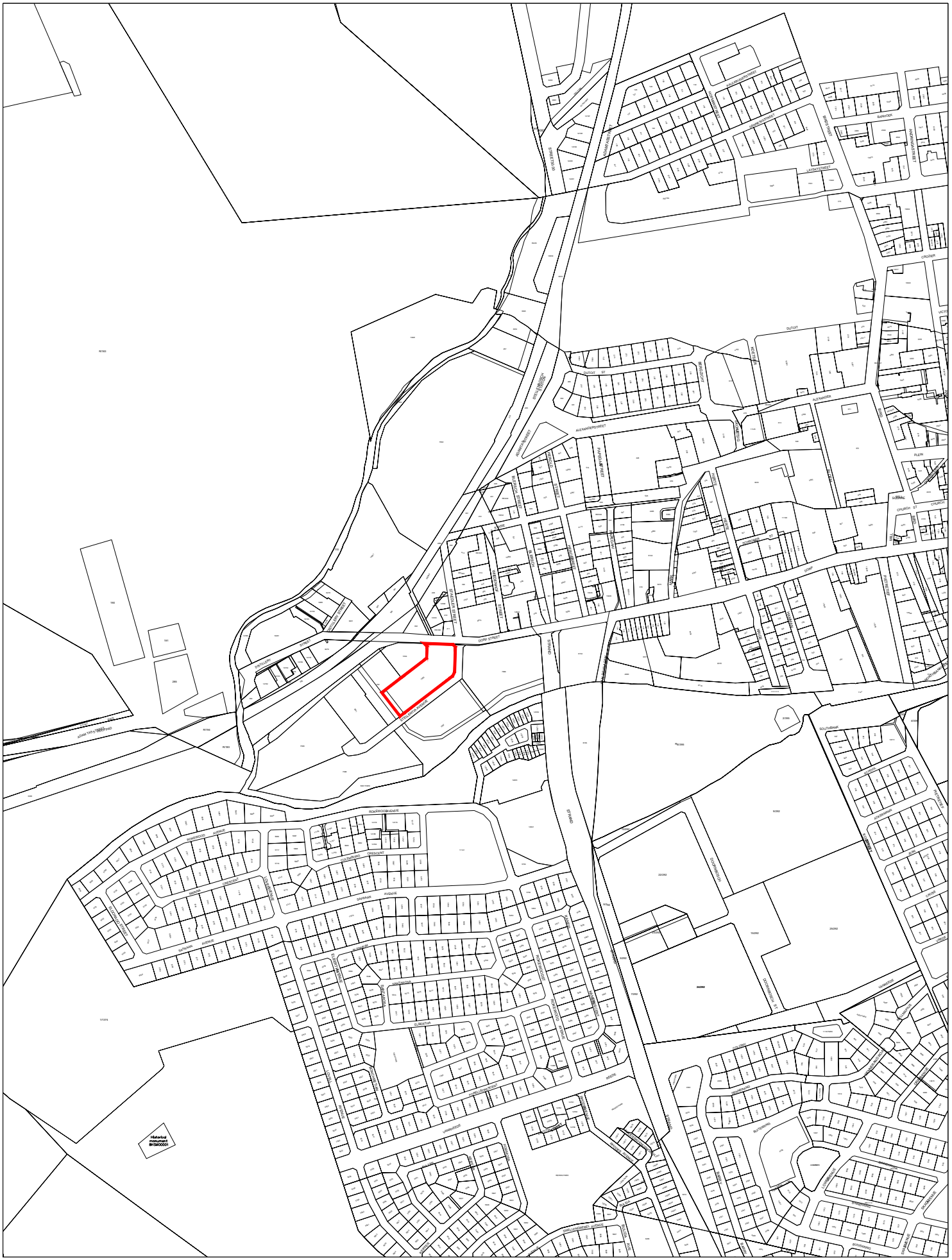
Project no.:		Revision no.:	
I3082		1	

Drawing:	Plan no.:
Broad Locality	1



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ARCHITECTS AND TOWN PLANNERS

Erf 7592, Stellenbosch

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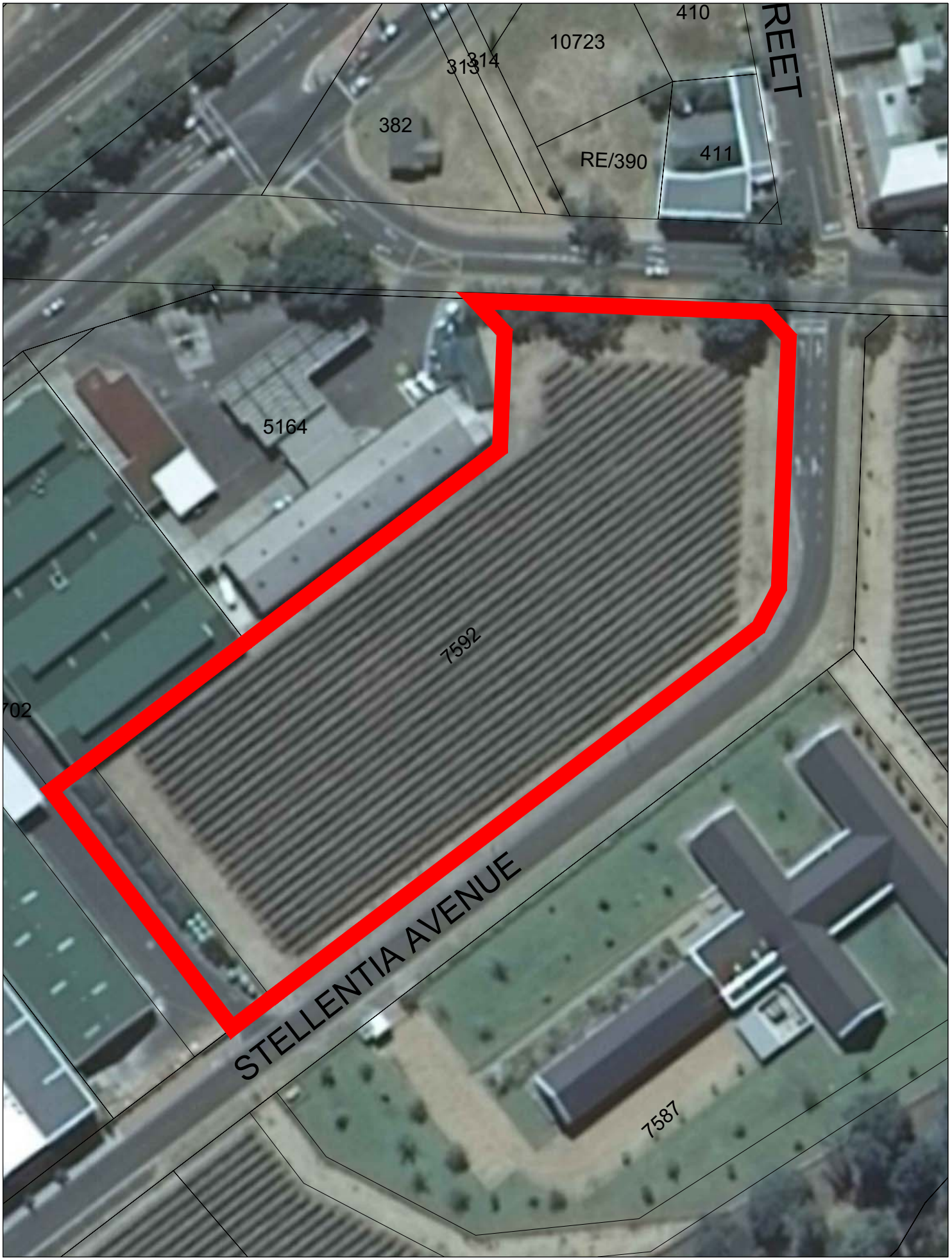

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ARCHITECTS AND TOWN PLANNERS

Erf 7592, Stellenbosch

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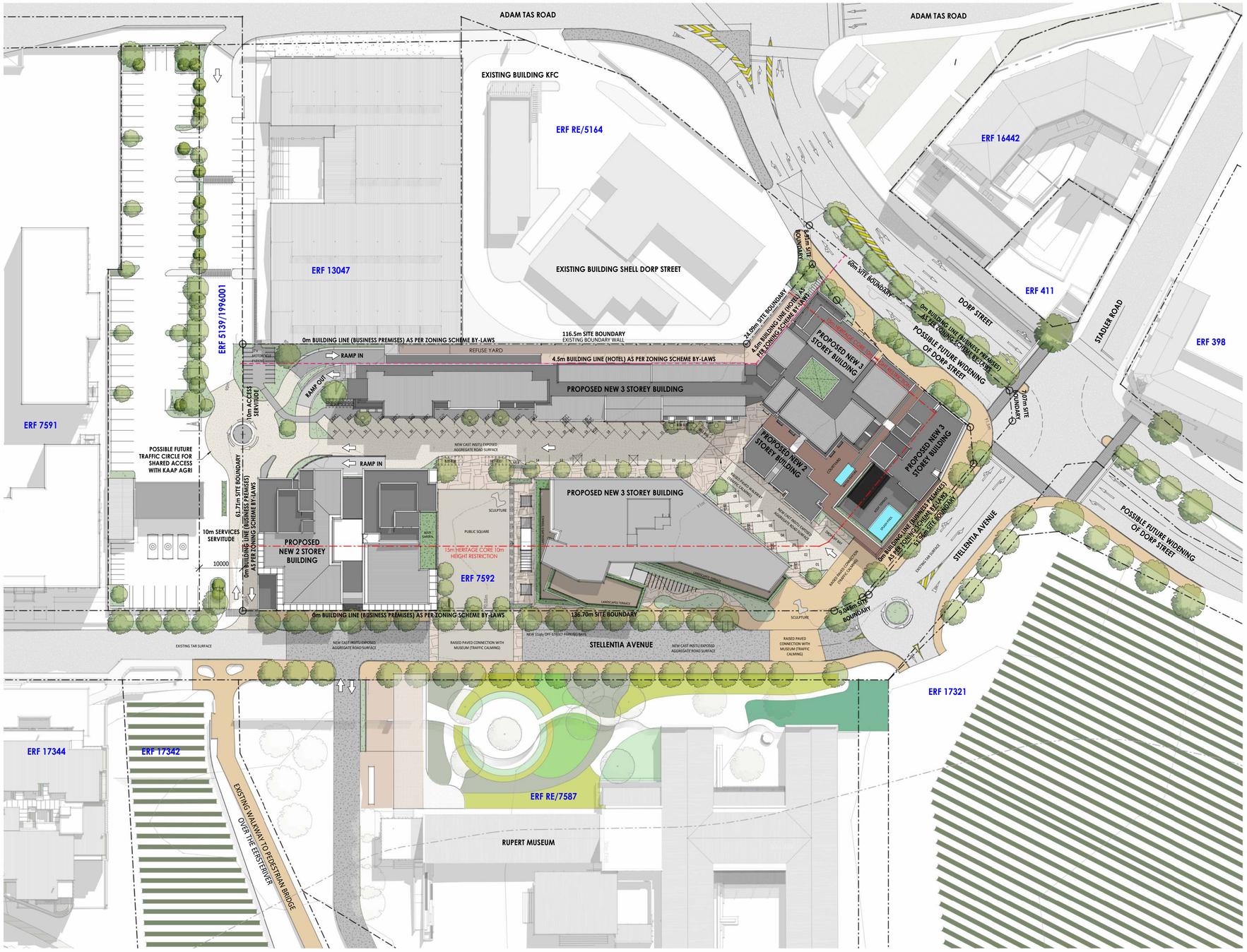
Aerial Photo			3



SITE DEVELOPMENT PLAN

SCALE: 1 : 500

VAN RIJN MEENT - DEVELOPMENT RULES

ERF: 7592, STELLENBOSCH

ERF AREA: 10 675m²

	PERMISSIBLE	PROPOSED
ZONING:	MIXED-USE ZONE	MIXED-USE ZONE
BUILDING TYPE:	BUSINESS, OFFICES & HOTEL	BUSINESS, OFFICES & HOTEL
STREET BOUNDARY BUILDING LINE:	GROUND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m FIRST FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m SECOND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m	GROUND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m FIRST FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m SECOND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m
COMMON BOUNDARY BUILDING LINE:	GROUND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m FIRST FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m SECOND FLOOR BUSINESS PREMISES = 0m **HOTEL = 6m**	GROUND FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m FIRST FLOOR BUSINESS PREMISES = 0m HOTEL = 4.5m SECOND FLOOR BUSINESS PREMISES = 0m **HOTEL = 4.5m as indicated on Second Floor**
COVERAGE:	GROUND FLOOR BUSINESS PREMISES = 85% HOTEL = 50% FIRST FLOOR BUSINESS PREMISES = 85% HOTEL = 50% SECOND FLOOR BUSINESS PREMISES = 85% HOTEL = 50%	GROUND FLOOR BUSINESS PREMISES = 36.96% (3945sqm) HOTEL = 1.68% (179sqm) FIRST FLOOR BUSINESS PREMISES = 20.27% (2164sqm) HOTEL = 21.45% (2290sqm) SECOND FLOOR BUSINESS PREMISES = 8.29% (885sqm) HOTEL = 17.2% (1836sqm)
HEIGHT:	6 STOREYS	3 STOREYS
FLOOR AREA:		11721sqm
PARKING:	RETAIL = 6/100sqm OFFICES= 4/100sqm HOTEL = 0,7 PER ROOM	RETAIL = 6/100sqm OFFICES= 4/100sqm HOTEL = 0,7 PER ROOM

AREA SCHEDULE

GROSS LEASABLE AREA:		**10 452 m²**
RETAIL:	3 487 m²	
OFFICES:	2 235 m²	
HOTEL:	4 730 m²	
PARKING:		
RETAIL:	6/100m² (3487m²)	**209 BAYS**
OFFICES:	4/100m² (2235m²)	**89 BAYS**
HOTEL:		
TOTAL ROOMS:	125 ROOMS	
REQUIREMENTS:	0.7 X 125 BEDS	**88 BAYS**
PARKING REQUIRED:		**386 BAYS**
TOTAL PARKING PROVIDED:		**367 BAYS**
BASEMENT:		316.3 bays
VEHICLES	297	
MOTORCYCLES	56 / 4 per 1 bay = 14	
BICYCLES	32 / 6 per 1 bay = 5.3	
GROUND FLOOR:		50.3 bays
VEHICLES	36	
MOTORCYCLES	20 / 4 per 1 bay = 5	
BICYCLES	56 / 6 per 1 bay = 9.3	
TOTAL		
VEHICLES	333	
MOTORCYCLES	80 / 4 per 1 bay = 19	
BICYCLES	88 / 6 per 1 bay = 14.6	

PERCENTAGE OF PARKINGS CONVERTED TO MOTORCYCLE & BICYCLE PARKING BAYS - 34/367 = **9.3%**

ORIGINAL DOCUMENT DATE: March 2023

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NO	DATE	DESCRIPTION
.	2024-06-11	Issued for Municipal Approval

PROJECT DESCRIPTION:

ERF 7592, Stellentia Avenue, Stellenbosch

PROJECT / CLIENT:

VAN RIJN MEENT

ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

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DRAWING DESCRIPTION:

SITE DEVELOPMENT PLAN

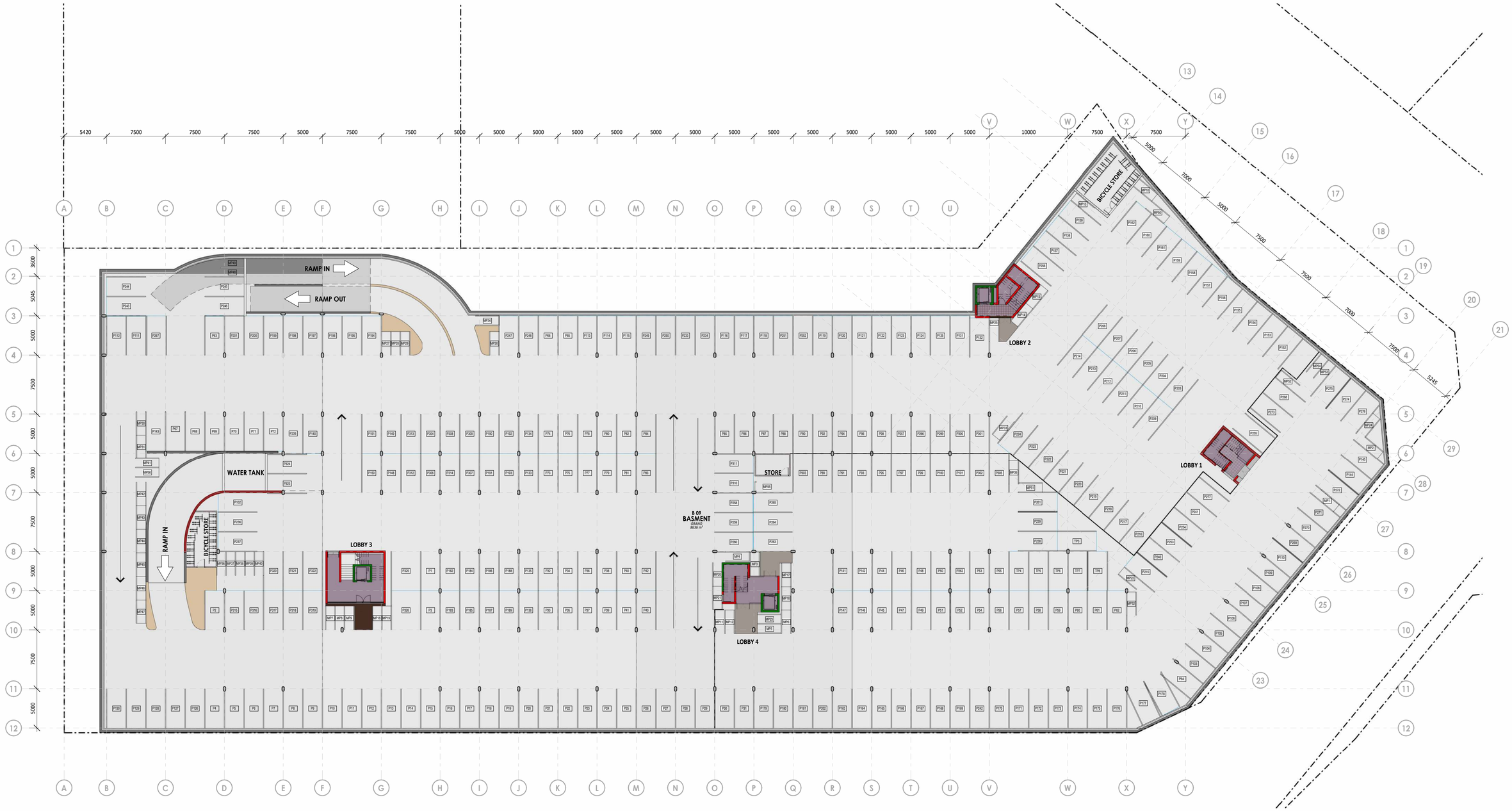
DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY 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 - FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKES PREFERENCE OVER SCALED DIMENSIONS - REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE:	2024-06-11
DRAWN:	A. GOUWS (PrArch 21429)
CHECKED:	E. SWANEPOEL (PrArch 6256)
SIZE / SCALE:	A1 / As indicated
DRAWING No:	**3671/A/1100**
REV	.

DESIGN



BASEMENT PLAN

SCALE: 1 : 250

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DRAWING DESCRIPTION:

SDP BASEMENT

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DATE:	2024-06-11
DRAWN:	A. GOUWS (PrArch 21429)
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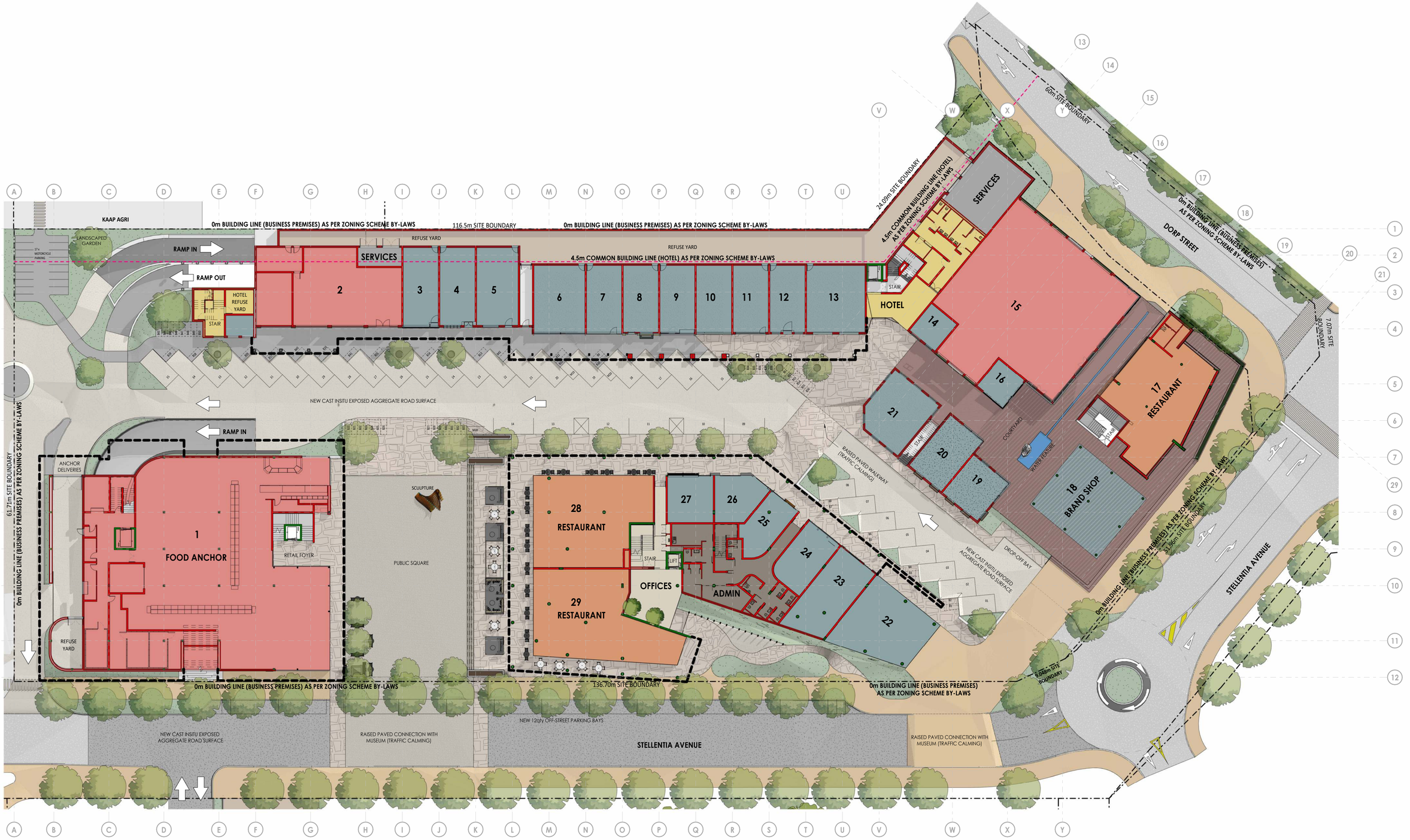
SIZE / SCALE:	A1 / 1 : 250
DRAWING No:	3671/A/1105
REV	.

DESIGN



GROUND FLOOR PLAN

SCALE: 1 : 250

ORIGINAL DOCUMENT DATE:	March 2023

DOCUMENT VARIATIONS REGISTER:

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DRAWING DESCRIPTION:

SDP GROUND FLOOR

DRAWING STATUS CODES:

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SIZE / SCALE:	A1 / 1 : 250
DRAWING No:	REV

3671/A/1102 .

DESIGN

FIRST FLOOR PLAN
SCALE: 1 : 250

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DRAWING DESCRIPTION:

SDP FIRST FLOOR

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DRAWN:	A. GOUWS (PrArch 21429)
CHECKED:	E. SWANEPOEL (PrArch 6256)
SIZE / SCALE:	A1 / 1 : 250
DRAWING No:	3671/A/1103
REV	.

DESIGN

SECOND FLOOR PLAN

SCALE: 1 : 250

ORIGINAL DOCUMENT DATE: March 2023

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DRAWING DESCRIPTION:

SDP SECOND FLOOR

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DRAWN:	A. GOUWS (PrArch 21429)
CHECKED:	E. SWANEPOEL (PrArch 6256)
SIZE / SCALE:	A1 / 1 : 250
DRAWING No:	3671/A/1104
REV	.

DESIGN