STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17772 (TP874/2024)
Our File Reference Number: Erf 141, 142, &165, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E[redacted]

Sir /Mada

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS , CONSOLIDATION, REZONING, PERMANENT DEPARTURE , ON ERVEN 141, 142, & 165 STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw for Erven 141, 142 and 165, Stellenbosch, namely:

i. **Removal of Restrictive Title Conditions** in terms of Section 15.2(f) of the said By-Law.

a. Erf 141, the removal of title conditions in terms of T14889/1998, clause B.(a) and D.(3).
b. Erf 142, the removal of title conditions in terms of T105912/1998, clause B.(a) and D.(3).
c. Erf 165, the removal of title conditions in terms of T88203/2001, clause B.(1).

BE REFUSED in terms of Section 60 of the said Bylaw.

2.2. The **reasons** for the above decision are as follows:

2.2.1. The removal of the restrictive title deed conditions applied for and listed above will not restrict development of the subject property as proposed.
2.2.2. No rational motivation was presented in the application for the removal of the subject Title restrictions.

2.3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipality Planning By-Law, 2023 for Erven 141, 142 and 165, Stellenbosch namely:

ii. **Removal of Restrictive title conditions** in terms of Section 15.2(f) of the said By-Law.

2.3.1. Erf 141, the removal of title condition, T14889/1998, clause B.(c), C.(a), (b), (c) and (d).

2.3.2. Erf 142, the removal of title condition, T105912/1998, clause B.(c), C.(a), (b), (c) and (d).

2.3.3. Erf 165, the removal of title condition, clause, T88203/2001, clause B.(3) and D.(b), (c), (d) and (f).

iii. **Consolidation** of Erven 141, 142 and 165, Stellenbosch in terms of Section 15(2) (e) of the said Bylaw.

iv. **Rezoning** of the consolidated unregistered erf from Conventional Residential Zone to Multi-Unit Residential Zone in terms of Section 15(2) (a) of the said Bylaw.

v. **Permanent departures** in terms of Section 15(2) (b) for the following in terms of the said Bylaw.

a. To permit a coverage of ±64% in lieu of 50%.
b. To permit a floor area of ±2.06 in lieu of 0.75.
c. To relax the street building line from 4.5m to Om along Paul Kruger Street.
d. To relax the side building lines from 4.5m and 6.0m to Om along the common boundary with Erf 1 7349.
e. To relax the side building line from 4.5m to Om along the common boundary with Erven 163 and 1 64.
f. To relax the side building lines from 4.5m and 6.0m to Om along the common boundary with Erf 17718.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.4. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

2.4.1. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Council or other legislation or Bylaws or Regulations that may be applicable.

2.4.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.4.3. The development be undertaken in accordance with the consolidation plan referenced 3989-P and 26/08/2024 and attached as **Annexure B.**

2.4.4. The consolidation of the erven 141, 142 and 165, Stellenbosch, occur prior to building plan submission and that the permitted land uses may not be implemented prior to the issuing of a certificate of consolidated title and endorsement of the relevant title deed by the Registrar of Deeds.

2.4.5. The Surveyor General Diagrams of the newly created unit be submitted to the Directorate Planning and Economic Development for record purposes.

2.4.6. A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement includes and complies with the conditions as imposed by the Directorate Infrastructure Services in their memorandum with reference: Civil LU 2844 and dated: 17 February 2025 and attached as **Annexure D.**

2.4.7. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

2.4.8. The development be implemented substantially in accordance with the plans attached as **Annexure C:**

a) The Site Development Plan drawn by GASS:

- GSS-XX-01-DR-AR-01PLO000, Rev C dated 2025-06-18,
- GSS-XX-00-DR-AR-01PL0001, Rev C, dated 2024-06-18;
- GSS-XX-01-DR-AR-01PL0002, Rev B, dated 2024-09-08;
- GSS-XX-02-DR-AR-01PL0003, Rev B, dated 2024-09-08;
- GSS-XX-03-DR-AR-01PL0004, Rev B, dated 2024-09-08;
- GSS-XX-04-DR-AR-01PL0005, Rev A, dated 2025-06-25; and

b) The Landscape Plan, Plan no. 3020 - 03 - LP - REV 00 dated 2024-09-11 drawn by CNdV, Page 1 & 2.

2.4.9. The approval only comes into effect once the relevant title deed has been endorsed by the registrar of deeds.

2.4.10. The approval may not be acted upon prior to the issuing of a certificate of consolidated title.

2.4.11. Building plans be generally in accordance with the floor layout plans attached as

Annexure C and submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

2.5. The **reasons** for the above decision are as follows:

2.5.1. The subject property is located in the Dennesig area, an area where high density development is promoted by Council policy as noted in the SDF and IDP due to its proximity to the Central Business District and the Stellenbosch University.

2.5.2. The 2019 Dennesig Neighbourhood Development Guidelines (DNDG) for the Dennesig area encourage high density development as proposed and the use of non-motorized transport, as Dennesig is within walking distance of both the University and the Stellenbosch CBD.

2.5.3. The proposed development is not regarded to be out of scale or character with its surroundings as several high-density developments have been approved and developed in Dennesig.

2.5.4. The urban design proposal responds to the urban design elements of the DNDG to ensure an integrated and holistic approach towards the development of the neighbourhood.

2.5.5. The residential development is in walking distance of the CBD area of Stellenbosch and Stellenbosch University which will aid in reducing the number of vehicular trips generated by the development.

2.6. Matters **to be noted:**

2.6.1. The applicant, after publication of a notice in the *Provincial Gazette by the Council,* to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal, suspension or amendment of the restrictive conditions.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
   (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
   (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
   (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
   (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

23/7/2025

DATE

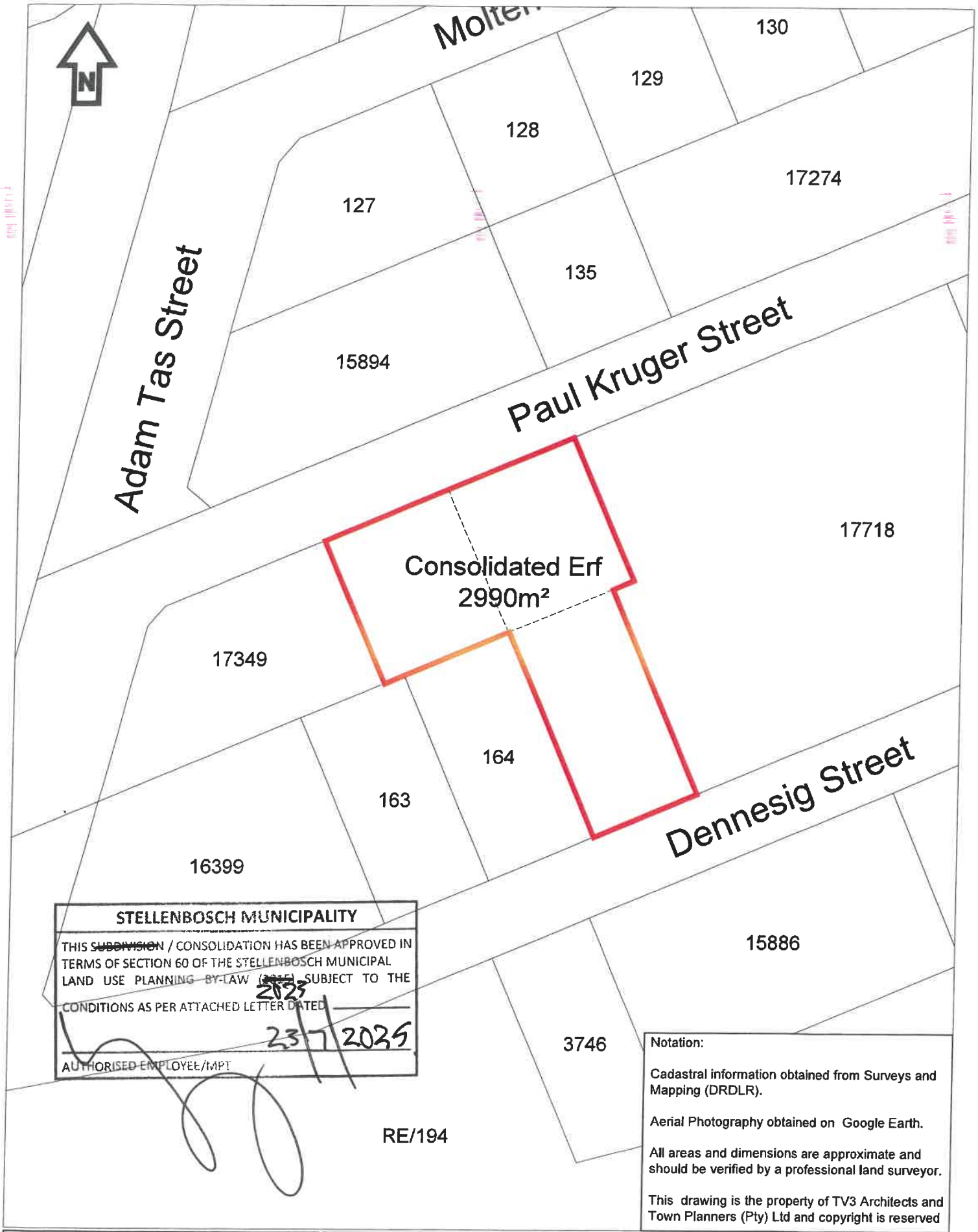
COPIES TO BE SENT TO:

[redacted]

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B



STELLENBOSCH MUNICIPALITY

THIS ~~SUBDIVISION~~ / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (~~2015~~) 2023 SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED _____

23/7/2025

AUTHORISED EMPLOYEE/MPT

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained on Google Earth.

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

This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

[redacted]

MySpace @ TheOaks

Property Description:
Erven 141, 142 & 165, Stellenbosch

Drawing:		Plan no.:
Proposed Consolidation		3
Date:	Scale:	
26/08/2024	1:1250 (A4)	
Project no.:	Drawn:	Checked:
3989-P	WH	CH

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE C

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ledbitt	Name: Theuns Stoltz SACAP: PrArch(ID 4084	Name: Heath Webb
Signature:	Signature:	Signature:

Parking Schedule

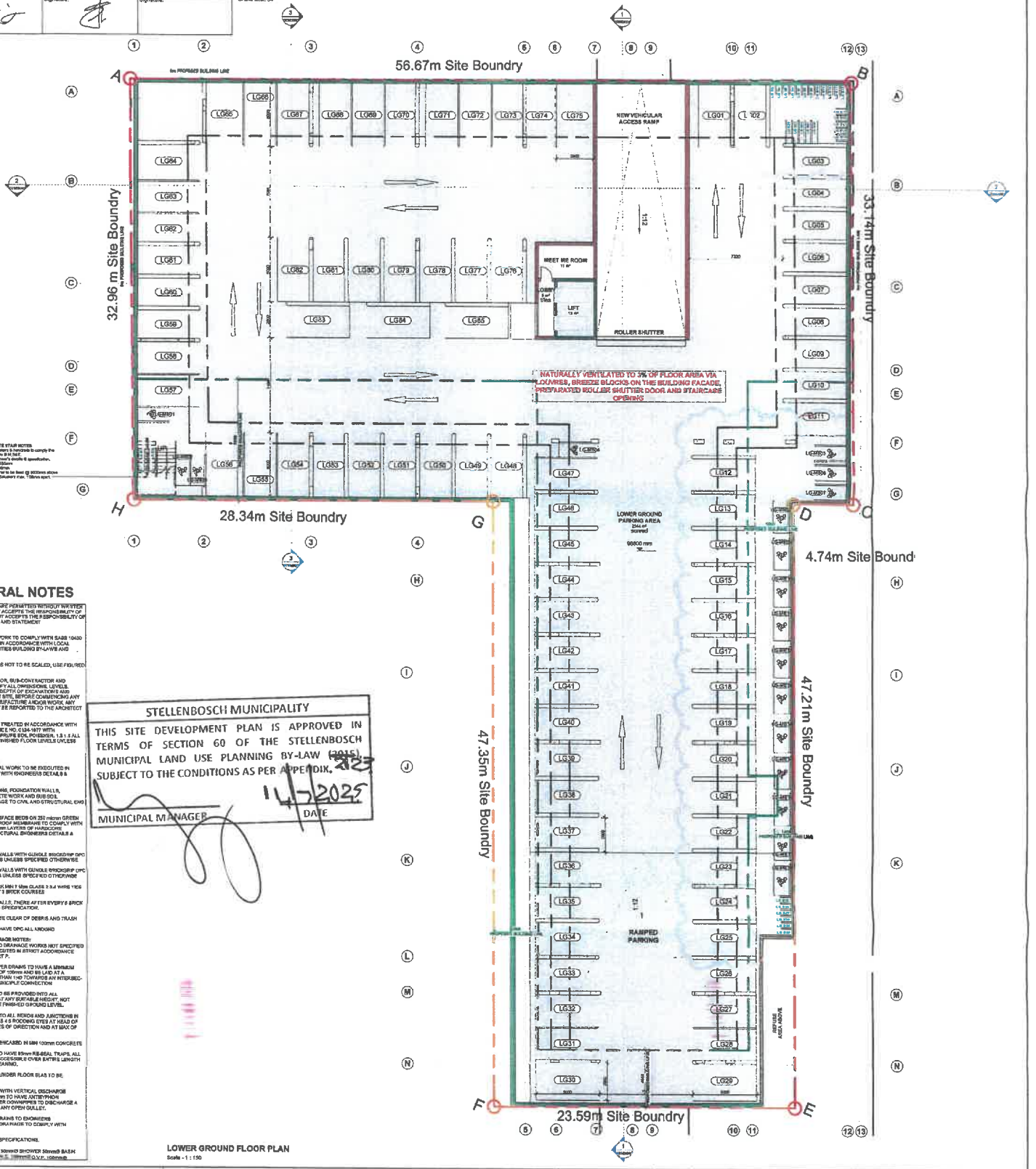
Type	Level	Count
<varies>	-01 LOWER GROUND FLOOR	85
-01 LOWER GROUND FLOOR: 85		
<varies>	00 GROUND FLOOR	48
00 GROUND FLOOR: 48		
Grand total: 133		

Motorcycle Schedule

Type	Level	Count
MOTOR-CYCLE-PARKING	-01 LOWER GROUND FLOOR	18
-01 LOWER GROUND FLOOR: 18		
MOTOR-CYCLE-PARKING	00 GROUND FLOOR	22
00 GROUND FLOOR: 22		
Grand total: 40		

Bicycle Schedule

Type	Level	Count
<varies>	-01 LOWER GROUND FLOOR	30
-01 LOWER GROUND FLOOR: 30		
<varies>	00 GROUND FLOOR	54
00 GROUND FLOOR: 54		
Grand total: 84		



GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT

GENERAL NOTES:
1.1 1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2 1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY

1.3 1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HEIGHTS OF PLINTH, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1977 WITH SHELLDRITE TERMITEPLUS SOIL POISONOUS. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:
2.1 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS

2.2 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG SPECIFICATIONS.

2.3 2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS NO. ON MIN 140mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:
3.1 3.1 220mm BRICK WALLS WITH GUNDLE BRICKSRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2 3.2 110mm BRICK WALLS WITH GUNDLE BRICKSRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 3.3 ALL BRICKWORK MIN 1 litre CLASS 3 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 6 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:
4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSECTING MANHOLE OR MUNICIPLE CONNECTION

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HEIGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 22m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 95mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. MANHOLES DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN OUTLET.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm/ SHOWER 50mm/ BASIN

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER APPENDIX.
14/7/2025
MUNICIPAL MANAGER
DATE

LOWER GROUND FLOOR PLAN
Scale - 1 : 150

REVISIONS

Number	Revision Description	Date	Issued by
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.06	TS
C	SDP PARKING UPDATES	2025.06.18	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 166
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

LOWER GROUND FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TR	CB	2025.06.18	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORG	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
-GSS-	XX -	01 -	DR -	AR -	01	PL0000 -	G

YRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY PERTY AND COPYRIGHT OF GASS, SUBJECT TO TH-EIR USE BY THE CLIENT FOR THE PARTICULAR ENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE AL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES

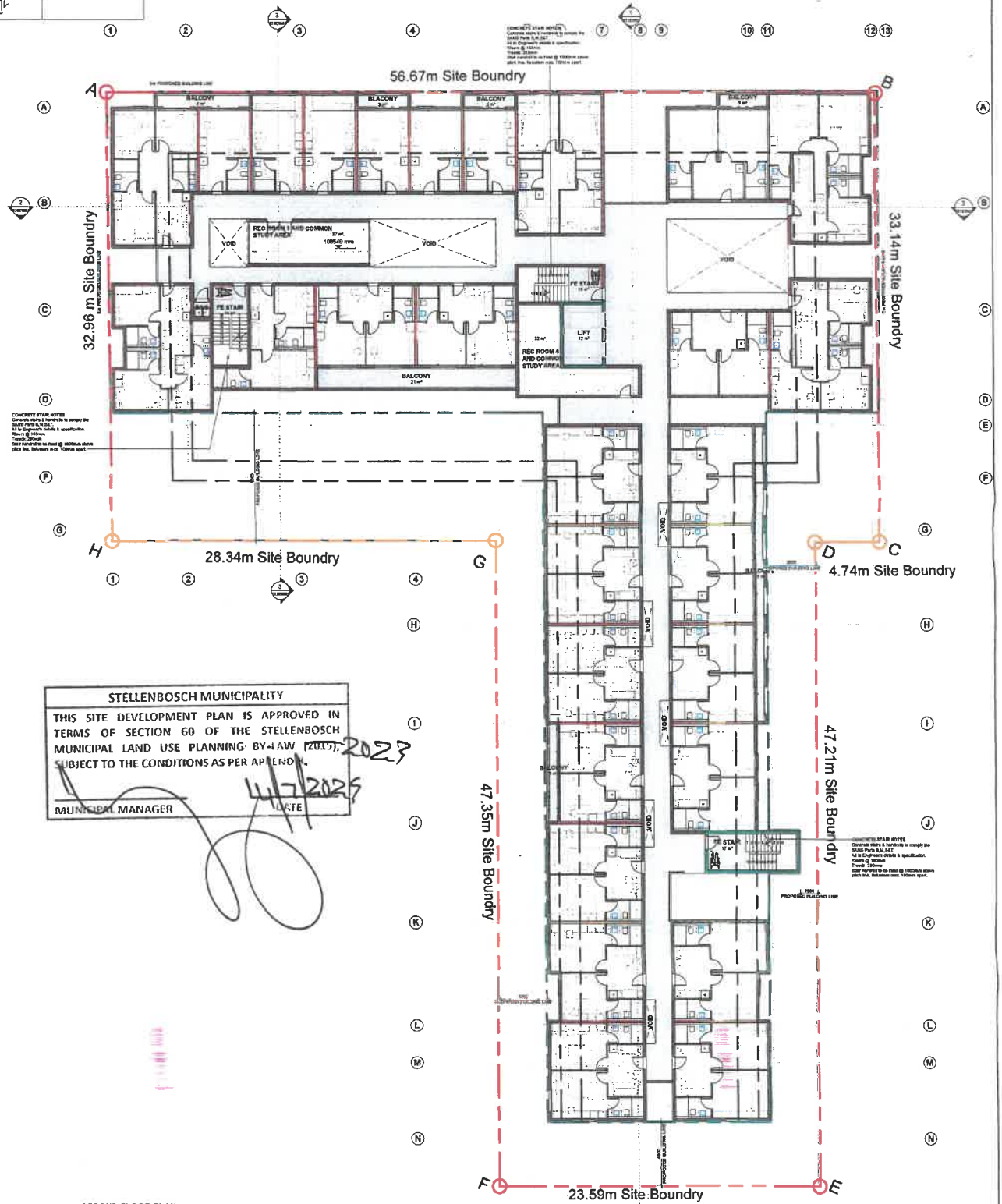
1.ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. 2.ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. 3.THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. 4.THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. 5.ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK in HAND.

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Luckhff	Name: Theuns Stoltz SACAP Prof Reg No: PR [illegible]	Name: Heath Webb
Signature:	Signature:	Signature:

Area Schedule Total		
Level	Name	Area
00 GROUND FLOOR	CIRCULATION	100 m²
00 GROUND FLOOR	COMMON	154 m²
00 GROUND FLOOR	LIFT	15 m²
00 GROUND FLOOR	LIFT LOBBY	80 m²
00 GROUND FLOOR	REFUSE	31 m²
00 GROUND FLOOR	SOLO	269 m²
00 GROUND FLOOR	STAIRS	54 m²
00 GROUND FLOOR	TRIO	187 m²
00 GROUND FLOOR: 22		896 m²
01_FIRST FLOOR	CIRCULATION	266 m²
01_FIRST FLOOR	COMMON	88 m²
01_FIRST FLOOR	DUO	804 m²
01_FIRST FLOOR	LIFT LOBBY	21 m²
01_FIRST FLOOR	SOLO	167 m²
01_FIRST FLOOR	TRIO	361 m²
01_FIRST FLOOR: 33		1777 m²
02_SECOND FLOOR	CIRCULATION	266 m²
02_SECOND FLOOR	COMMON	88 m²
02_SECOND FLOOR	DUO	902 m²
02_SECOND FLOOR	LIFT LOBBY	21 m²
02_SECOND FLOOR	SOLO	159 m²
02_SECOND FLOOR	TRIO	347 m²
02_SECOND FLOOR: 33		1762 m²
03 THIRD FLOOR	CIRCULATION	209 m²
03 THIRD FLOOR	COMMON	88 m²
03 THIRD FLOOR	DUO	887 m²
03 THIRD FLOOR	LIFT LOBBY	20 m²
03 THIRD FLOOR	SOLO	164 m²
03 THIRD FLOOR	TRIO	331 m²
03 THIRD FLOOR: 33		1720 m²
Grand total: 121		6155 m²



GENERAL NOTES

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GENERAL NOTES:
1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2 THE DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HEIGHT OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 9124-1977 WITH TERMITE/TERRUPTURE SOIL POISONER 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:
2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG SPECIFICATIONS.

2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY. THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:
3.1 230mm BRICK WALLS WITH DUNDLE BRICKCORP DPC FOR EXTERN AL WALLS UNLESS SPECIFIED OTHERWISE

3.2 110mm BRICK WALLS WITH DUNDLE BRICKCORP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3 4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSING, OR TO SANS SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:
4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSECTING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DRAINAGE RUNS AT ANY SUITABLE HEIGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEARING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPE. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mmØ SHOWER 50mmØ BASIN 32mmØ SINK 50mmØ W.C. 100mmØ OVP 100mmØ

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX. 2023

MUNICIPAL MANAGER DATE 4/7/2025

SECOND FLOOR PLAN
Scale - 1 : 150

REVISIONS

Number	Revision Description	Date	Issued by
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.06	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME: MY SPACE @ THE OAKS

PROJECT ADDRESS: ERF 141, 142 & 165 STELLENBOSCH

CLIENT: ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

SECOND FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.06	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
-GSS-	XX-	02	- DR -	AR -	01	PL0003	- B

RIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY ERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR IGHT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE L OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES

1.ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. 2.ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. 3.THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. 4.THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. 5.ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

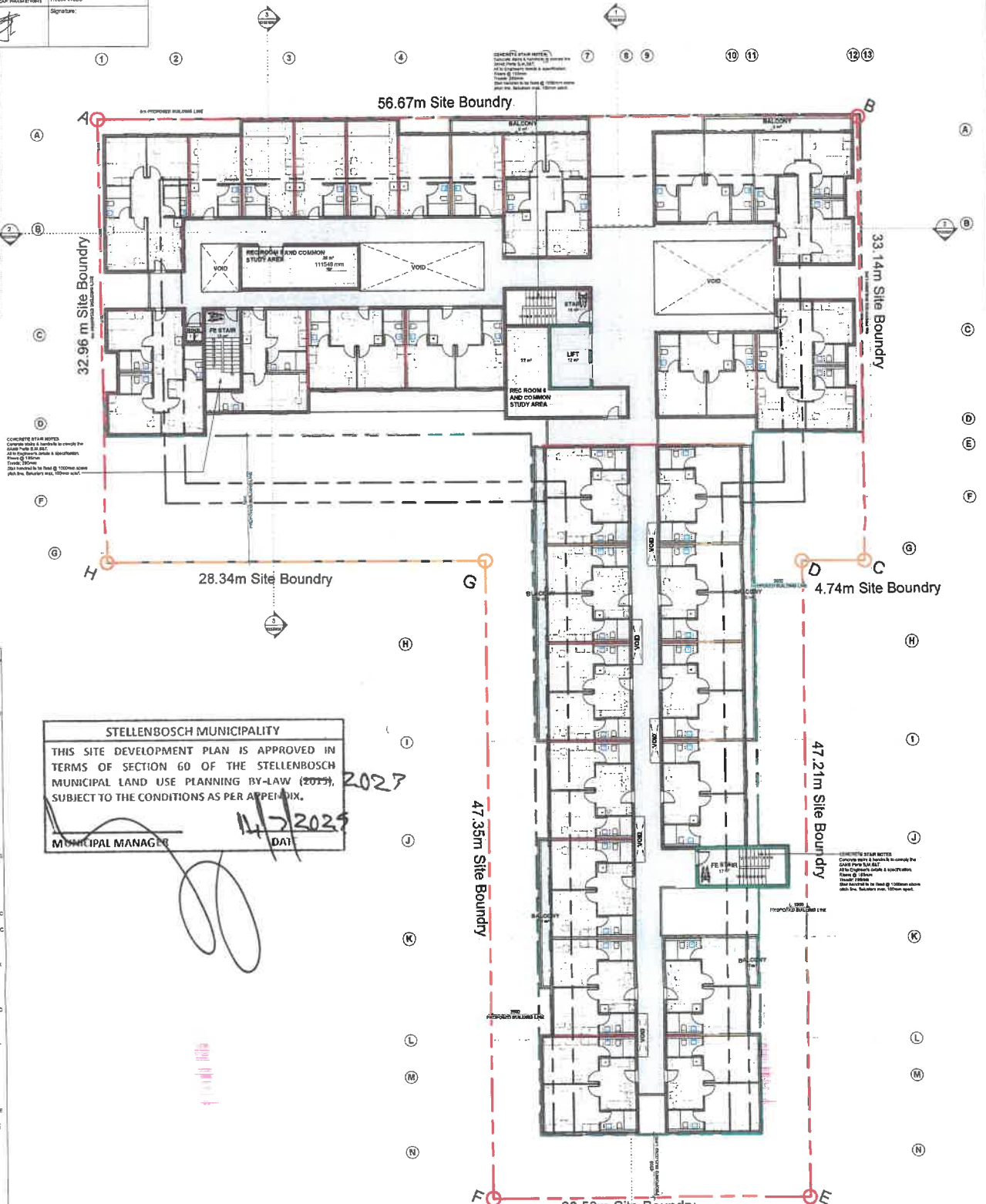
STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Luckhit	Name: Thesha Stoltz SACAP: Pr(ex)st#27494	Name: Heath Webb
Signature:	Signature:	Signature:

Area Schedule Total

Level	Name	Area
00 GROUND FLOOR	CIRCULATION	102 m²
00 GROUND FLOOR	COMMON	164 m²
00 GROUND FLOOR	LIFT	15 m²
00 GROUND FLOOR	LIFT LOBBY	89 m²
00 GROUND FLOOR	REFUSE	31 m²
00 GROUND FLOOR	SOLO	299 m²
00 GROUND FLOOR	STAIRS	56 m²
00 GROUND FLOOR	TRIO	187 m²
00 GROUND FLOOR: 22		886 m²
01_FIRST FLOOR	CIRCULATION	268 m²
01_FIRST FLOOR	COMMON	68 m²
01_FIRST FLOOR	DUO	904 m²
01_FIRST FLOOR	LIFT LOBBY	21 m²
01_FIRST FLOOR	SOLO	167 m²
01_FIRST FLOOR	TRIO	351 m²
01_FIRST FLOOR: 33		1777 m²
02_SECOND FLOOR	CIRCULATION	268 m²
02_SECOND FLOOR	COMMON	68 m²
02_SECOND FLOOR	DUO	900 m²
02_SECOND FLOOR	LIFT LOBBY	21 m²
02_SECOND FLOOR	SOLO	199 m²
02_SECOND FLOOR	TRIO	347 m²
02_SECOND FLOOR: 33		1763 m²
03 THIRD FLOOR	CIRCULATION	268 m²
03 THIRD FLOOR	COMMON	68 m²
03 THIRD FLOOR	DUO	867 m²
03 THIRD FLOOR	LIFT LOBBY	20 m²
03 THIRD FLOOR	SOLO	164 m²
03 THIRD FLOOR	TRIO	331 m²
03 THIRD FLOOR: 33		1720 m²
Grand total: 121		6155 m²



THIRD FLOOR PLAN
Scale - 1 : 150

GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:

1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS

1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HEIGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 9124-1977 WITH SHELLDRITE TERMITEPRUF E SOIL POISONER. 1.5 1.6 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:

2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG SPECIFICATIONS

2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY THENE DAMP PROOF MEMBRANE TO COMPLY WITH SANS 952, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS

WALL NOTES:

3.1 230mm BRICK WALLS WITH DUNDLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2 110mm BRICK WALLS WITH DUNDLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.5 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION

3.6 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.7 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:

4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED ELSEWHERE MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSECTING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DRAINAGE STACKS AT ANY SUITABLE HEIGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm@ SHOWER 50mm@ BASIN 32mm@ SINK 50mm@ W.C. 100mm@ O.V.P. 100mm@

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), 2023 SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER 14/2/2023 DATE

REVISIONS

Number	Revision Description	Date	Issued By
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.06	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 185
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

THIRD FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.06	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
-GSS-	XX -	03	-	DR -	AR -	01PL0004-	B

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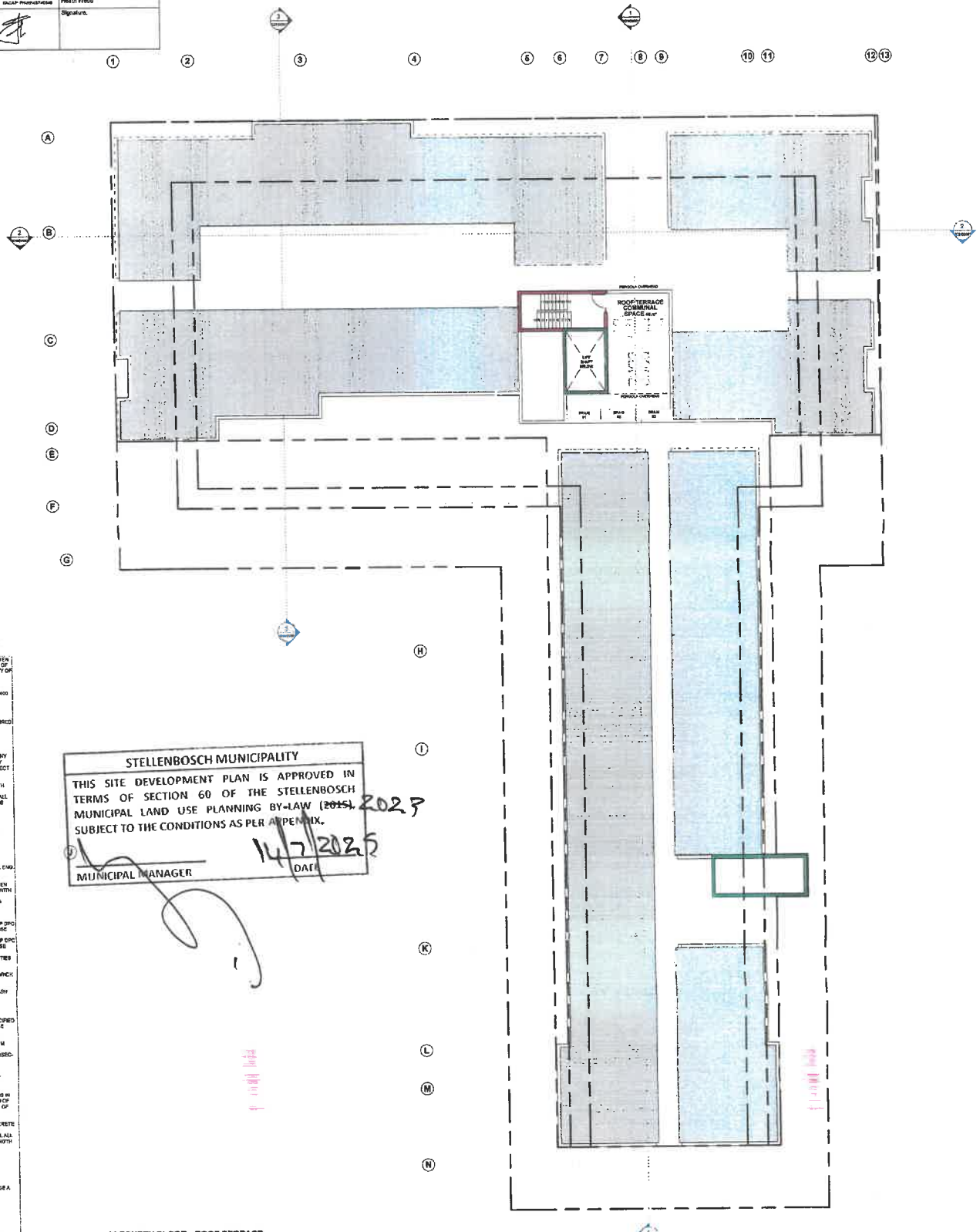
STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ledclit	Name: Thenuna Stoltz SACAP PR0045745/48	Name: Heath Webb
Signature:	Signature:	Signature:



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1.2.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3.3 THE CONTRACTOR, SUBCONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, WIDTHS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4.1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1977 WITH VIKILLORITE TERMITEPRUFE 606, POSTEMEK. 1.5.1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:

2.2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2.2.5 ALL FOUNDATIONS FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.2.2.3 CONCRETE SURFACE BEDS ON 250 thk non GREEN POLY-THENE DAMP PROOF MEMBRANE TO COMPLY WITH SANS 952, ON MIN 150mm LAYERS OF HARD CORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:

3.3.1 230mm BRICK WALLS WITH GUNDLE BRICKSRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3.3.2 110mm BRICK WALLS WITH GUNDLE BRICKSRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3.3.5 ALL BRICKWORK BRK 7 Mpa CLASS 2 3 4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 W FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:

4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED HEREIN MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 160mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSECTION MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HEIGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS, ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPE. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mmØ SHOWER 50mmØ BASIN 32mmØ SINK 50mmØ W.C. 100mmØ Q.V.P. 100mmØ

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015). 2025

SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER

14/7/2025
DATE

04 FOURTH FLOOR - ROOF TERRACE
Scale - 1 : 150

REVISIONS

Number	Revision Description	Date	Issued by
	ROOF TERRACE	2025.06.25	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 155
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

FOURTH FLOOR PLAN (ROOF TERRACE)

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2025.06.25	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORG	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
MSTO	-GSS-	XX	- 04 -	DR	- AR -	01PL0005	- A

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GENERAL NOTES

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STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuns Stolls SACAP PR/2004/74048	Name: Hesen Webb
Signature:	Signature:	Signature:

Parking Schedule

Type	Level	Count
<varies>	-01 LOWER GROUND FLOOR	85
-01 LOWER GROUND FLOOR: 85		
<varies>	00 GROUND FLOOR	48
00 GROUND FLOOR: 48		
Grand total: 133		

Motorcycle Schedule

Type	Level	Count
MOTOR-CYCLE-PARKING	-01 LOWER GROUND FLOOR	18
-01 LOWER GROUND FLOOR: 18		
MOTOR-CYCLE-PARKING	00 GROUND FLOOR	22
00 GROUND FLOOR: 22		
Grand total: 40		

Bicycle Schedule

Type	Level	Count
<varies>	-01 LOWER GROUND FLOOR	30
-01 LOWER GROUND FLOOR: 30		
<varies>	00 GROUND FLOOR	54
00 GROUND FLOOR: 54		
Grand total: 84		

Area Schedule Total

Level	Name	Area
00 GROUND FLOOR	CIRCULATION	102 m²
00 GROUND FLOOR	COMMON	184 m²
00 GROUND FLOOR	LIFT	15 m²
00 GROUND FLOOR	LIFT LOBBY	80 m²
00 GROUND FLOOR	REFUSE	31 m²
00 GROUND FLOOR	SOLO	359 m²
00 GROUND FLOOR	STAIRS	56 m²
00 GROUND FLOOR	TRIO	187 m²
00 GROUND FLOOR: 22		896 m²
01_FIRST FLOOR	CIRCULATION	288 m²
01_FIRST FLOOR	COMMON	68 m²
01_FIRST FLOOR	DUO	904 m²
01_FIRST FLOOR	LIFT LOBBY	21 m²
01_FIRST FLOOR	SOLO	167 m²
01_FIRST FLOOR	TRIO	361 m²
01_FIRST FLOOR: 33		1777 m²
02_SECOND FLOOR	CIRCULATION	288 m²
02_SECOND FLOOR	COMMON	68 m²
02_SECOND FLOOR	DUO	902 m²
02_SECOND FLOOR	LIFT LOBBY	21 m²
02_SECOND FLOOR	SOLO	159 m²
02_SECOND FLOOR	TRIO	347 m²
02_SECOND FLOOR: 33		1752 m²
03 THIRD FLOOR	CIRCULATION	269 m²
03 THIRD FLOOR	COMMON	68 m²
03 THIRD FLOOR	DUO	857 m²
03 THIRD FLOOR	LIFT LOBBY	20 m²
03 THIRD FLOOR	SOLO	164 m²
03 THIRD FLOOR	TRIO	331 m²
03 THIRD FLOOR: 33		1730 m²
Grand total: 121		6155 m²

CALCULATION OF SIZE OF REFUSE AREA

Formula: f(g)xFA/100 = volume (m³)/week

f(g) = generation factor
FA = floor area

generation factor:

Use	Generation factor	FA
Flats	0.1425	5944m²

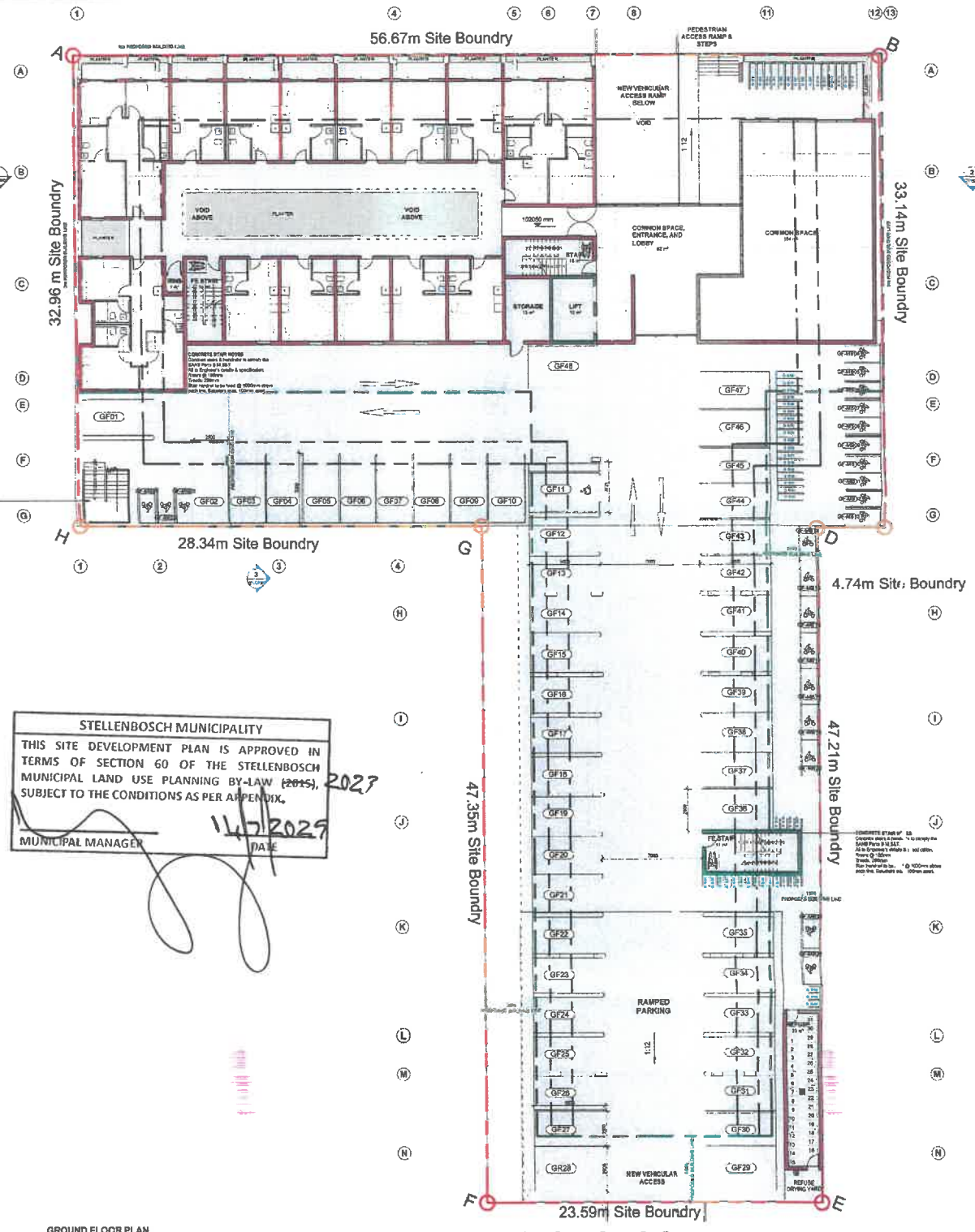
FLATS:
Formula: 0.1425 x 5996m²/100 = 8 534 m³/week

OTHER:
Formula: 0.1425 x 450m²/100 = 0.641 m³/week

FLOOR AREA REQUIRED FOR REFUSE STORAGE:
Flats = 8.534m³
Other=0.641m³

Total = 29 Bins
Required = 22m³

Refuse Room Area = 25m² provided



GROUND FLOOR PLAN
Scale - 1 : 150

GENERAL NOTES

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GENERAL NOTES:
N/1 1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BYLAWS AND REGULATIONS.

1.2 1.2 THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY.

1.3 1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HEIGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SANS CODE OF PRACTICE NO. 0126:1977 WITH SHELLDRITE TERMITEPRUFE SOL. FOREMEN. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:
2.1 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORM WATER DRAINAGE TO CIVIL AND STRUCTURAL ENG SPECIFICATIONS.

2.3 2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY. THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952 ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS

WALL NOTES:
2.4 2.4 230mm BRICK WALLS WITH DUBBLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE.

2.5 2.5 110mm BRICK WALLS WITH DUBBLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

2.6 2.6 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

2.7 2.7 FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

2.8 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

2.9 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:
3.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

3.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSECTING MANHOLE OR MUNICIPLE CONNECTION.

3.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HEIGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

3.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

3.5 DRAIN PIPE TO BE ENCASED IN 8MI 100mm CONCRETE

3.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

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3.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

3.11 AND ENGINEERS SPECIFICATIONS

3.12 PIPE SIZES: BATH SINKS SHOWER 50mm/3 BASIN 38mm/1 SINK 50mm/5 WC 100mm/7 D V P. 100mm/7

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (~~2015~~), 2022 SUBJECT TO THE CONDITIONS AS PER APPENDIX.
MUNICIPAL MANAGER
11/7/2022
DATE

REVISIONS

Number	Revision Description	Date	Issued by
A	SDP Base Set	2024.08.30	TS
	SDP Set - Factiry Developed	2024.09.26	TS
	SDP PARKING UPDATES	2025.06.18	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 185
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE @
TS	CB	2025.06.18	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG	ZONE	LEVEL	TYPE	FOLE	EXPRS REVISION	REV
-GSS-	XX	- 00	- DR	- AR	-01PL0001		C

HT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY
Y AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THIS PARTICULAR
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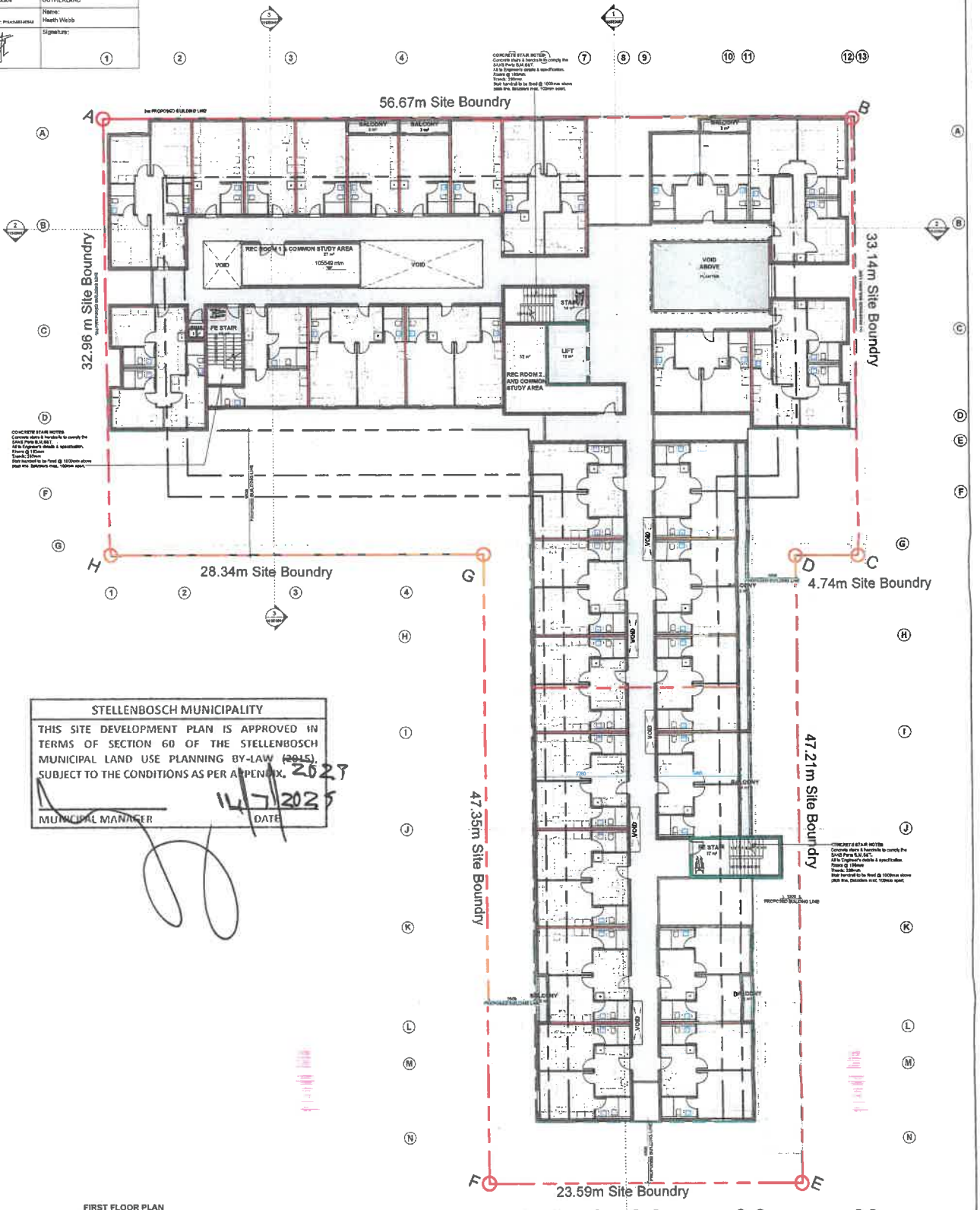
STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: GUTHERLAND
Name: David J Luddit	Name: Theuns Stoltz SACAP: PR/2003/40/04	Name: Heath Webb
Signature:	Signature:	Signature:

Area Schedule Total

Level	Name	Area
00 GROUND FLOOR	CIRCULATION	102 m²
00 GROUND FLOOR	COMMON	184 m²
00 GROUND FLOOR	LIFT	15 m²
00 GROUND FLOOR	LIFT LOBBY	60 m²
00 GROUND FLOOR	REFUSE	31 m²
00 GROUND FLOOR	SOLO	258 m²
00 GROUND FLOOR	STAIRS	58 m²
00 GROUND FLOOR	TRIO	187 m²
00 GROUND FLOOR: 22		886 m²
01_FIRST FLOOR	CIRCULATION	266 m²
01_FIRST FLOOR	COMMON	68 m²
01_FIRST FLOOR	DUO	904 m²
01_FIRST FLOOR	LIFT LOBBY	21 m²
01_FIRST FLOOR	SOLO	187 m²
01_FIRST FLOOR	TRIO	351 m²
01_FIRST FLOOR: 33		1777 m²
02_SECOND FLOOR	CIRCULATION	266 m²
02_SECOND FLOOR	COMMON	68 m²
02_SECOND FLOOR	DUO	902 m²
02_SECOND FLOOR	LIFT LOBBY	21 m²
02_SECOND FLOOR	SOLO	159 m²
02_SECOND FLOOR	TRIO	347 m²
02_SECOND FLOOR: 33		1792 m²
03 THIRD FLOOR	CIRCULATION	269 m²
03 THIRD FLOOR	COMMON	68 m²
03 THIRD FLOOR	DUO	587 m²
03 THIRD FLOOR	LIFT LOBBY	20 m²
03 THIRD FLOOR	SOLO	194 m²
03 THIRD FLOOR	TRIO	331 m²
03 THIRD FLOOR: 33		1720 m²
Grand total: 124		6155 m²



GENERAL NOTES

ALL DRAWINGS, DESIGNS AND PLANS PREPARED BY THE ARCHITECT ARE AND SHALL REMAIN THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:

1.1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2.1 THE DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3.1 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HEIGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4.1 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO 0124-1977 WITH SHELDRITE TERMITEPROPE SOIL POISONER, 1.5 l 5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:

2.1.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2.1 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG SPECIFICATIONS

2.3.3 CONCRETE SURFACE BEDS ON 250 micron GREEN TEXY-THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952, ON 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:

3.1.1 230mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2.1 110mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4.1 FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:

4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERCEPTING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HEIGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 45m INTERVALS

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEARING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS, ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEER'S SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mmØ SHOWER 50mmØ BASIN 50mmØ SINK 50mmØ W.C. 100mmØ O.P. 100mmØ

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX. 2027

MUNICIPAL MANAGER 14/7/2025 DATE

FIRST FLOOR PLAN
Scale - 1 : 150

REVISIONS

Number	Revision Description	Date	Issued To
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Develo[illegible]	2024.09.06	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 162
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.06	As Indicated @ A1

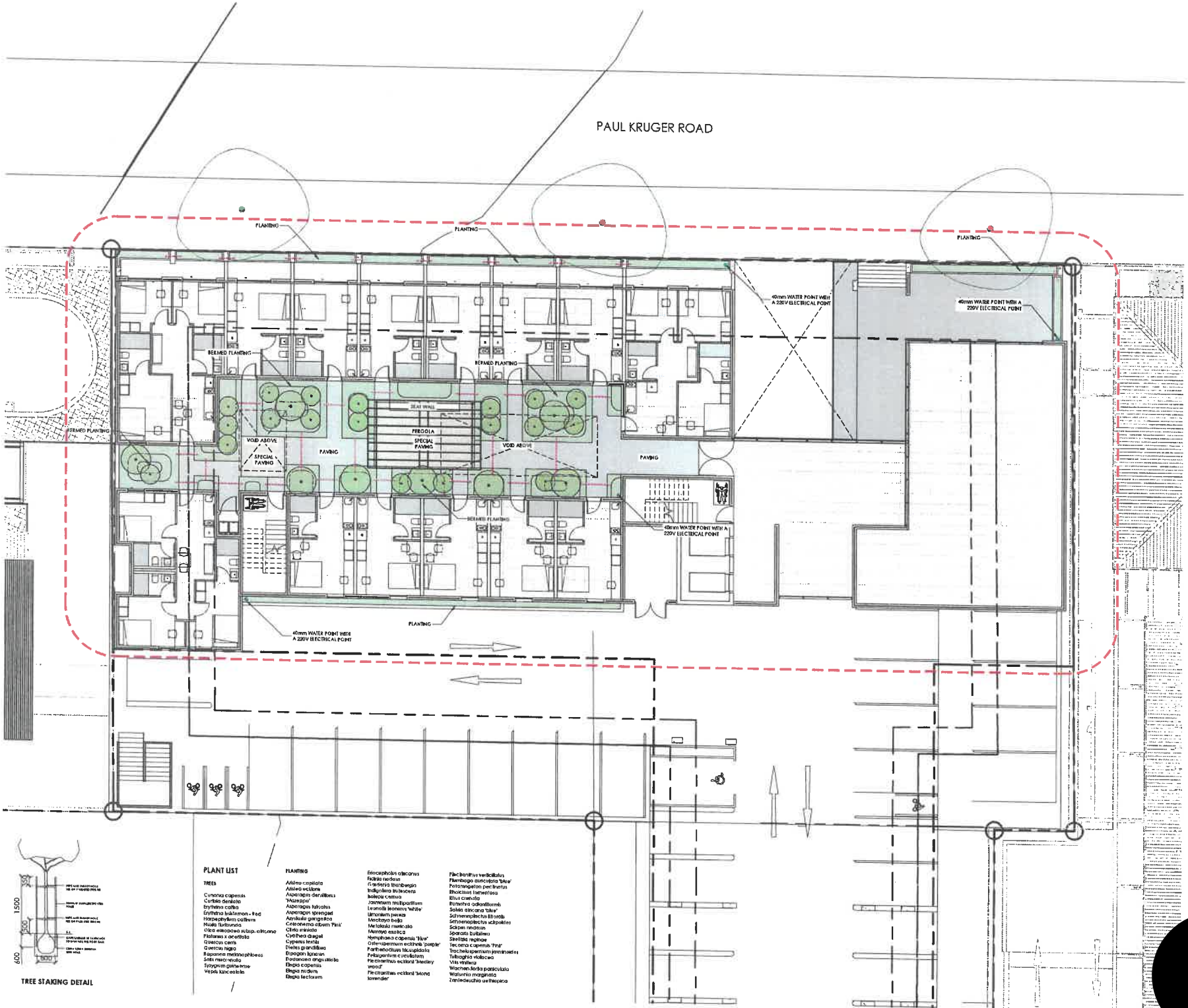
DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SEQUENCE NUMBER	REV
-GSS-	XX -	01	- DR -	AR -	01	PL0002-	B

THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY ... THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR ... THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE ... ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES

1.ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. 2.ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. 3.THIS DRAWING IS NOT TO BE SCALED, FIGURED DIMENSIONS TO BE USED. 4.THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. 5.ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.



TREE STAKING DETAIL

PLANT LIST

TREES

Cunonia capensis
Curtisia dentata
Erythrina caffra
Erythrina lysistemon - Red
Harpephyllum caffrum
Ficalis lanceolata
Olea europaea subsp. africana
Platanus x acerifolia
Quercus cerris
Quercus nigra
Rapanea melanophloeos
Salix mucronata
Syzygium gerrardense
Vepris lanceolata

PLANTING

Aristea capitata
Aristea ecklonii
Asparagus densiflorus 'Myersii'
Asparagus falcatus
Asparagus sprengeri
Asystasia gangetica
Crassocephalum crepidioides
Clivia miniata
Cyathea dregei
Cyperus textilis
Dietes grandiflora
Dracaena hyemalis
Dracaena angustifolia
Elegia capensis
Elegia mucronata
Elegia tectorum
Eriocephalus africanus
Felicia rigidula
Gazania linearis
Helichrysum petiolare
Helleborus orientalis
Jasminum multipartitum
Leonotis leonurus 'White'
Limonium perezii
Mondtasia bella
Metalasia muricata
Monsonia speciosa
Nymphaea capensis 'Blue'
Osteospermum ecklonis 'purple'
Pentanisia prunelloides
Pelargonium cucullatum
Plectranthus ecklonii 'Medley wood'
Plectranthus ecklonii 'Mona lavender'
Plectranthus verticillatus
Plumbago auriculata 'Blue'
Polygonatum perlyanthus
Rhoicissus tomentosa
Rhus crenata
Rumohra adiantiformis
Salvia discolor 'Silver'
Schizostylis coccinea
Schoenoplectus littoralis
Schoenoplectus scirpoides
Scirpus nodosus
Sporobolus fimbriatus
Strelitzia reginae
Tecoma capensis 'Pink'
Trachelospermum jasminoides
Tulbaghia violacea
Vitis vinifera
Wachendorfia paniculata
Watsonia marginata
Zantedeschia aethiopica

NOTES:

CNDV LANDSCAPE ARCHITECTS' SCOPE SPECIFICALLY EXCLUDES THE FOLLOWING ITEMS:

- SURVEY WORK - BY OTHERS.
- STRUCTURAL DESIGN - BY ENGINEER.
- ARCHITECTURAL DESIGN AND DETAILING - BY ARCHITECT.
- ALL FOUNDATIONS AND STRUCTURAL DESIGN OF ALL HARD LANDSCAPE ITEMS - BY ENGINEER.
- EXCAVATIONS, RETAINING WALL DESIGN AND SAFETY ASPECTS - BY OTHERS.
- DRAINAGE, STORM WATER AND SEWER DESIGN - BY ENGINEER.
- ELECTRICAL DESIGN - BY ENGINEER.
- FIRE PROTECTION AND ESCAPE DESIGN - BY FIRE PROTECTION CONSULTANT.
- WATERPROOFING DESIGN AND INSPECTIONS - BY SPECIALIST CONSULTANT.
- ROADS, DRIVEWAYS, STATUTORY SIGNAGE AND PARKING DETAILING - BY ENGINEER.
- LAYER WORKS AND UNDER TILE SLAB DESIGN AND SPECIFICATION - BY ENGINEER.
- SLEEVES AND JUNCTION BOXES - BY ENGINEER.
- STRUCTURAL JOINTS AND EXPANSION JOINTS - BY ENGINEER.
- PAVING, TILING, DECKING, COPINGS AND FINISHES TO BE SEALED AND INSTALLED TO MANUFACTURERS' SPECIFICATION.
- POOL DETAILED DESIGN - BY SPECIALIST POOL CONTRACTOR.
- ALL WATER METERS AND CONNECTIONS - BY ENGINEER.
- PUMPS AND FILTERS AND WATER FEATURE DETAILED DESIGN - BY SPECIALIST.
- ALL WORK TO BE DONE TO COMPLY TO RELEVANT AND APPLICABLE SANS CODES.
- SHOULD ANY DESIGN WORK NOT COMPLY WITH SANS, THE CONTRACTOR SHALL INFORM CNDV IN WRITING PRIOR TO INSTALLATION FOR RECTIFICATION.
- WORKSHOP DRAWINGS TO BE PROVIDED BY SPECIALIST MANUFACTURERS, PRIOR TO MANUFACTURE, FOR ALL METAL WORK AND SPECIALIST ITEMS, TO BE SIGNED OFF BY ARCHITECT AND LANDSCAPE ARCHITECT.
- SHOULD THERE BE ANY DISCREPANCIES OR CONFUSION, ALL WORK SHOULD ADHERE TO APPLICABLE SANS CODES.

WE DO NOT TAKE RESPONSIBILITY FOR WATER SOURCE FOR IRRIGATION PURPOSES OR SITE. CORRECT AND SUSTAINED WATER SOURCE WITH POTABLE BACKUP, TO BE SUPPLIED BY CLIENT OR ENGINEER.

COST OF WATER DURING ESTABLISHMENT AND MAINTENANCE OF LANDSCAPING IS A CLIENT COST

NOTES:

1) AN IRRIGATION SYSTEM IS TO BE INSTALLED IN ALL PLANTED AREAS. SPRAYER OVERLAP TO BE 100%. ALL TREES TO HAVE IRRIGATION AS PART OF THE OVERALL SYSTEM. ALL PIPES AND FITTINGS TO BE SABS APPROVED AND TO THE LANDSCAPE ARCHITECTS APPROVAL. ALL IRRIGATION SLEEVES ARE TO BE 110mm Ø, POSITIONED 600mm BELOW FINISHED LEVEL OF ROAD KERBING OR PAVING, AND ARE TO EXTEND 600mm BEYOND EDGE OF ROAD KERBING OR PAVING. ALL SLEEVES ARE TO RUN TO THE SIDE OF TREE OPENINGS, NOT THE CENTRE.

2) A MIN. 40mm IRRIGATION WATER CONNECTION POINT MUST BE PROVIDED NEAR THE IRRIGATION MAINLINE

3) ALL TREES TO BE STAKED USING 2x50mm DIA. TANALITH TREATED POLES DRIVEN 600mm INTO THE GROUND AND TIED BY MEANS OF TWO RUBBER HOSES AND WIRE OR COMMERCIAL TREE TIES. CARE MUST BE TAKEN NOT TO DAMAGE THE ROOT BALL OF THE TREE.

LEGEND:

- EXISTING STREET TREES
- NEW TREES
- PLANTING
- SPECIAL PAVING
- PAVING
- WATER
- 160MMØ HPVC IRRIGATION SLEEVES (BY OTHERS)
- WATER POINT WITH A 220V ELECTRICAL POINT FOR POND PUMP & FILTER, SPEC TO BE CONFIRMED

REVISIONS

REV NO.	DESCRIPTION	TYPE OF ISSUE
00	DRAWING CREATED	FOR INFO.

FOR INFORMATION

MY SPACE AT THE OAKS

GROUND FLOOR: LANDSCAPE PLAN

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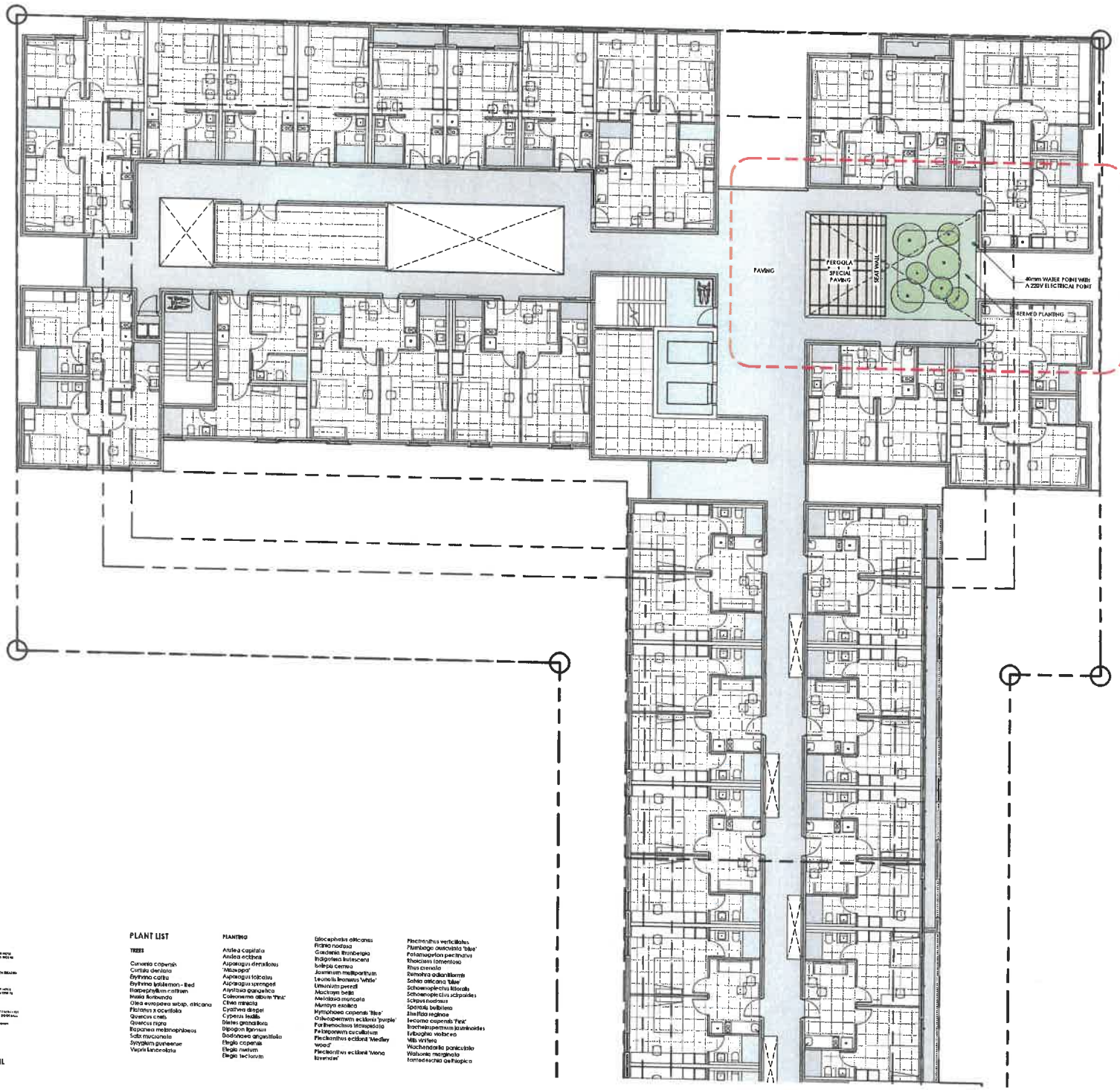

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- WATER POINT WITH A 220V ELECTRICAL POINT FOR POND PUMP & FILTER. SPEC TO BE CONFIRMED

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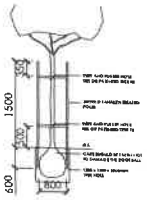

TREE STAKING DETAIL

PLANT LIST

TREES

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Curtisia dentata
Erythrina caffra
Erythrina lysistemon - Red
Harpephyllum caffrum
Maesa lanceolata
Olea europaea subsp. africana
Platanus x acerifolia
Quercus cerris
Quercus nigra
Rapanea melanophloeos
Salix mucronata
Syzygium gerrardii
Vepris lanceolata

PLANTING

Aristea capitata
Aristea ecklonii
Asparagus densiflorus 'Meyeri'
Asparagus falcatus
Asparagus sprengeri
Asystasia gangetica
Coleonema album 'Pink'
Clivia miniata
Cyathea dregei
Cyperus textilis
Dietes grandiflora
Dipogon lignosus
Dodonaea angustifolia
Elegia capensis
Elegia nuda
Elegia tectorum
Ellocephalus africanus
Fraxinus nodosa
Gardenia thunbergia
Indigofera frutescens
Isolepis cernua
Jasminum multipartitum
Leonotis leonurus 'White'
Limonium perezii
Mackaya bella
Melaleuca incana
Murraya exotica
Nymphaea capensis 'Blue'
Osteospermum ecklonis 'purple'
Parthenocissus tricuspidata
Pelargonium cucullatum
Plectranthus ecklonii 'Medley wood'
Plectranthus ecklonii 'Mona lavender'
Plectranthus verticillatus
Plumbago auriculata 'blue'
Potamogeton pectinatus
Rhoicissus tomentosa
Rhus crenata
Romulea sabulicola
Salvia africana 'blue'
Schoenoplectus litoralis
Schoenoplectus scirpoides
Scirpus nodosus
Spartalis bellidiana
Strelitzia reginae
Tecoma capensis 'Pink'
Trachelospermum jasminoides
Tulbaghia violacea
Vitis vinifera
Wachendorfia paniculata
Watsonia marginata
Zantedeschia aethiopica

FOR INFORMATION

MY SPACE AT THE OAKS

FIRST FLO...

[redacted]

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE D

MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Manager: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**17 February 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2844**
Town Planning Ref:	**LU/17772 – TP874/2024**
Re ▫ Insake:	**Erf 141, 142 & 165, Stellenbosch:) Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2023 for the consolidation of Erven 141, 142 and 165, Stellenbosch. ii) Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2023 for the rezoning of the consolidated erf from Conventional Residential Zone to Multi-Unit Residential Zone to develop a block of flats. iii) Application is made i.t.o. Section 15.2(f) of the Stellenbosch Municipality Planning By-Law, 2023 for the removal of restrictive title conditions, namely: • Erf 141, the removal of title the following title deed conditions as noted on the title deed: Paragraph A.(a) and (c), C.(a), (b), (c) and (d), and D.(3). • Erf 142, the removal of the following title deed conditions as noted on the title deed: Paragraph A.(a) and (c), C.(a), (b), (c) and (d), and D.(3).• Erf 165, the removal of the following title deed conditions as noted on the title deed: Paragraph B.(1) and (3) and D.(b), (c), (d) and (f).**

iv) Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2023 for the following permanent departures: •To permit a coverage of ±64% (in lieu of 50%). •To permit a floor area of ±2.06 (in lieu of 0.75). •To permit various building line relaxations as indicated on the individual floor plans of the proposed building (refer to paragraph 11.2 for a list of the relaxations). v) 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.

Details, specifications and information reflected in the following documents refer:

- SDP GSS-XX-XX-DR-AR-00SL00001 Rev B, by GASS;
- Report on Civil Engineering Services, by Sutherland, dated 5 September 2024 Rev 2
- TIA by ITS dated 10 September 2024 (The Oaks Development Transport Impact Assessment Review)
- Parking provision letter by ITS dated 17 Oct 2024

These comments and conditions are based on the following proposed development parameters:

- Total flat units: 101 No.

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

This document consists of the following sections:

A. Definitions
B. Recommendation to decision making authority
C. Specific conditions of approval: These conditions must be complied with before clearance certificate, building plan or occupation certificate approval; whichever is applicable to the development in question.
D. General conditions of approval: These conditions must be adhered to during implementation of the development to ensure responsible development takes place. If there is a contradiction between the specific and general conditions, the specific conditions will prevail:

A. Definitions

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:

(a) *"Municipality"* means the STELLENBOSCH MUNICIPALITY, a Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act 117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;

(b) *"Developer"* means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;

(c) *"Engineer"* means an engineer employed by the *"Municipality"* or any person appointed by the "*Municipality*" from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;

(d) *"Dennesig Developers"* means the entities on behalf of which the applications are submitted (i.e. landowner) or their successors in title, and will include all applications within the Dennesig Neighbourhood Area, bordered by Adam Tas Road, Molteno Road, Bird Street and Merriman Avenue. The *"Dennesig Developers"* currently consists of the following developments:

Development	**Property No**	**Entity on behalf the application was submitted (i.e. landowner)**
Dennesig 1	Erven 143 – 145 & 166 – 170 Stellenbosch	Buffshelfco 54 Pty Ltd
The Edge	Erven 139 & 140 Stellenbosch	Cabzis (Pty) Ltd
The Den 2	Erven 141 – 142 & 163 – 165 Stellenbosch	Scandals African Footwear CC Joz Investments Trust Daniel Jacobus & Sara Da Luz Winterbach Saper Investments (Pty) Ltd. Ingrid Kirsten Blumer & Christopher Vernon Swart
Abacus	Erf 184 Stellenbosch	Dennesig Properties (Pty) Ltd
Erf 3738	Erf 3738 Stellenbosch	Sarah da Luz Winterbach

Heuer Platz	Erf 12186	Heuer Bates Trust
My Space @ The Oaks	Erf 141, 142 and 165	Sasol Pension Fund

(e) *"Master Home Owner's Association (MHOA)"* means the Master Homeowners Association that shall be established by the "*Dennesig Developers*".

B. Recommendation:

2. Despite the considerable investment in the creation of housing opportunities through numerous government programmes, there is still a significant housing need across the country and indeed in Stellenbosch. Many of the government subsidised housing opportunities have been developed on cheaper land parcels, mainly outside of the urban core, further exacerbating apartheid spatial divides. This has placed significant strain on the lower- and middle-income residents who find it increasingly difficult to purchase or rent affordable, well-located properties in Stellenbosch. We have current and future housing backlog, half of which are for middle and upper-income households. As the population has grown, the release of land for development and housing has not kept pace. Housing has become so expensive that many of those who work in the Stellenbosch municipal area commute from outside this area and for these and others, the most basic shelter – even of a temporary nature – within this municipal domain remains an unattainable dream. It is recognised that housing challenges cannot be addressed by the public sector alone and the development of the Dennesig Precinct presents an ideal opportunity for private sector (in partnership with the municipality) to extend its role in catering to an affordable housing market. This is why part of the scope of works for the urban design study done was to indicate how these developments propose to respond to the need for affordable housing for young families in the broader Stellenbosch area. We therefore advise the decision-making authority to take cognisance of this when making their final decision and setting approval conditions.
3. From an engineering services perspective, the development is recommended for approval, subject to the conditions as stated below.

C. Specific condition of approval

4. **that the following upgrades are required to accommodate the development:**

   a. **Stellenbosch WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Stellenbosch WWTW

(Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.

b. **Water Network:** There is sufficient capacity in the bulk water network to accommodate the proposed development. Any network upgrades will be identified when engineering drawings/building plans are submitted for approval. The Municipality may request a capacity analysis report at that stage which will be for the Developer's cost. Any network upgrades required will be the Developer's responsibility and for their cost.

c. **Sewer Network:** There is sufficient capacity in the bulk sewer network to accommodate the proposed development. Any network upgrades will be identified when engineering drawings are submitted for approval. The Municipality may request a capacity analysis report at that stage which will be for the Developer's cost. Any network upgrades required will be the Developer's responsibility and for their cost.

a. **Roads Network:** A Transport Master Plan (TMP) (see **Annexure A**) has been approved as part of the Dennesig Densification Area Transport Impact Assessment and indicate the prioritization of transport projects to be implemented. This TMP (as amended) will be used as a guideline for the implementation of the identified projects, in parallel with the development of the Dennesig Precinct. Fourteen transport items have been listed to be implemented by the Dennesig developers over time. The focus of the TMP is to improve pedestrian and cycling facilities and activity in an attempt to reduce private car usage over time. The TMP prioritises these transport projects to guide the implementation of the full TMP. It also states the threshold in number of units developed, at which point each of the upgrade items will be triggered. The goal of the Municipality as well as the Developers is to implement as many of the projects listed as soon as possible to create a holistic pedestrianized environment that will be connected to the external Non-Motorized Transport (NMT) network of the Municipality. The items as per the TMP must be implemented in a phased approach.

The process is outlined as follows:

i. A Memorandum of Agreement must be concluded between the "Dennesig Developers" in which they undertake to establish a Master Home Owners Association "MHOA" as a vehicle to implement the relevant items of the Dennesig Transport Master Plan. The

Municipality must approve the conceptual Memorandum of Agreement.

ii. The Memorandum of Agreement must be concluded and signed by all parties and the MHOA must be established before the Municipality will approve any building plans of the "Dennesig Developers".

iii. The MHOA must set up a trust account held by an attorney firm into which the DCs of the individual developments will be paid. The trust account will be an interest bearing account, which interest will be for the benefit of the municipality;

iv. The DCs of any one of the "Dennesig Developers" requesting building plan approval, must be paid into the trust account before the building plans will be approved;

v. Each building plan submission must be accompanied by an updated schedule from the Consulting Engineer appointed by the MHOA, indicating the number of units so far approved versus the thresholds in terms of units developed that will trigger project implementation. This schedule needs to identify if the current building plan submission triggers the implementation of one or more of the projects identified in the transport master plan;

vi. Should a project/s be triggered, an Engineering Services Agreement (ESA) for the implementation of that project must be concluded between the MHOA and the Municipality. The ESA must be concluded before building plans can be approved;

vii. The projects as per the ESA must then be completed and certified as complete by the Municipality, before further clearance certificates (i.e. occupation certificates) for the development will be issued;

viii. The trust fund will be terminated once all projects identified in the Transport Masterplan have been implemented. Any balance of paid DCs with interest earned thereon will be paid back to the Municipality;

ix. The Municipality reserves the right to give instruction to the Attorney firm in whose trust account the DC's were paid that the DCs within the trust fund be paid over to the Municipality at any point, should the Municipality wish to do any infrastructure upgrades themselves.

e. **Shuttle Service:**

i. Shuttle Service: A shuttle service must be provided, operated and maintained by MHOA or a service provider approved by the Municipality;

ii. The funding and management of this service must be stipulated in the Memorandum of Agreement between "The Dennesig Developers";
iii. The threshold for providing a shuttle service must be agreed and stipulated in the MOA;
iv. The shuttle service shall be managed and operated by the MHOA and can only be terminated with mutual agreement of the Stellenbosch Municipality;
v. The shuttle service route must be approved by the Stellenbosch Municipality

f. **Stormwater Network:**

i. the internal stormwater layout and it's connection to the external municipal network, must be indicated on the building plans to be submitted for approval;

ii. no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The *"Developer"* needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

g. **Solid Waste:**

~~ii.~~ i. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (Mr Clayton Hendricks; 021 808 8241; clayton.hendricks@stellenbosch.gov.za), before building plan approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.

~~iii.~~ ii. Due to the limited airspace capacity available, waste arriving at the site needs to be dramatically reduced in order to extend the lifespan of the landfill site. All new developments must have a mandatory separation-at-source programme to encourage recycling, possible organic waste separation to tie in with the municipality's future diversion programme, and adequate storage facilities to enable waste removal. This programme must be enforced by the HOA and provision must be made therefore in the Constitution and Rules of the HOA.

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Development Charges

5. The "*Developer*" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste, parking (if there is a parking shortfall applied for and approved) and community facilities as per Council's Policy;

6. The "*Developer*" hereby acknowledges that the development charges levy as determined by the "Municipality" and or the applicable scheme tariffs will be paid by the "*Developer*" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;

7. The "*Developer*" immediately familiarise himself with the latest Development Charges applicable to his/her development;

8. The "*Developer*" accepts that the Development Charges will be subject to annual adjustment up to date of payment. The amount payable will therefore be the amount as calculated according to the applicable tariff structure and DC Policy prescripts at the time that payment is made;

9. The "*Developer*" may enter into an engineering services agreement with the "*Municipality*" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services. This must be done prior to the commencement of any work being done on such a project and should the *"Developer"* proceed without an agreement in place, it will be at his own risk;

10. The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:
    - Building plans

    A final calculation will be provided prior to payment.

11. Development Charges levy be paid by the "*Developer*"
    - prior to the approval of any building- and/or services plans;

12. The development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site

Development Plan, once approved, which might lead to an increase in the number of units or which might lead to an increase in the Gross Leasable Area, will result in the recalculation of the Development Charges;

13. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;

Site Development Plan

14. The layout of the proposed development shall be generally in accordance with the spatial provisions of the Transport Master Plan. It is the Developer's responsibility to ensure that his SDP is aligned with the Transport Master Plan in terms of inter alia: access points, sidewalks, refuse truck and public transport embayments etc.

15. The Dennesig Urban Design Guidelines, suggests a zero-building line setback, which means that no stacking space is provided on the erven and that cars are allowed to que within the woonerf, if necessary. Therefore, the method of access control shall be of such a nature that no more than a one-vehicle queuing space is required. (See par 4 of TIA for details).

16. Sufficient entrance and exit widths will must be indicated on the building plans. As a guideline, 2.7m minimum and 4,0m maximum width for a single entrance or exit way; 5,0m min and 8,0m maximum for a combined entrance and exit way. To accommodate emergency vehicles, at least one lane should be 4, 0 metres wide and have a minimum height clearance of 4.3 m.

17. Provision be made for a refuse room as per the specifications below;

18. That if the "Developer" wishes to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "Municipality";

19. Where warranted, provision must be made for a refuse embayment off the roadway/sidewalk to accommodate refuse removal which (Embayment to be minimum 15m x 2.5m). This must be clearly indicated on the engineering drawings when submitted for approval. The specifications of such embayment shall be as per the standard development conditions below unless otherwise agreed with the Municipality at building plan approval stage;

20. Any amendments to the site-development plan to accommodate the above requirements will be for the cost of the "*Developer*" as these configurations were not available at land-use application stage;

21. The refuse room must be designed and positioned that there is direct access to the room from the public road. This is so that municipal workers can access the bins on refuse removal day, without the bins having to be placed on the sidewalks. The SDP does not comply with this requirement and it must be rectified on the building plans.

Ownership and Responsibility of services

22. All internal services on the said erf will be regarded as private services and will be maintained by the "*Developer*" and or Owner's Association;

Internal- and Link Services

23. That the "*Developer*", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
24. Please be aware of the municipal sewer line on erven 142, 143 and 166. This line must be kept in a working condition at all times during construction. This line must also be relocated to a more suitable position and the proposed layout must be indicated on the building plans or service drawings submitted for approval. The relocation and any servitude costs will be for the "*Developer*". Any damage to the line or disruption of service will be for the "*Developer's*" responsibility and cost.

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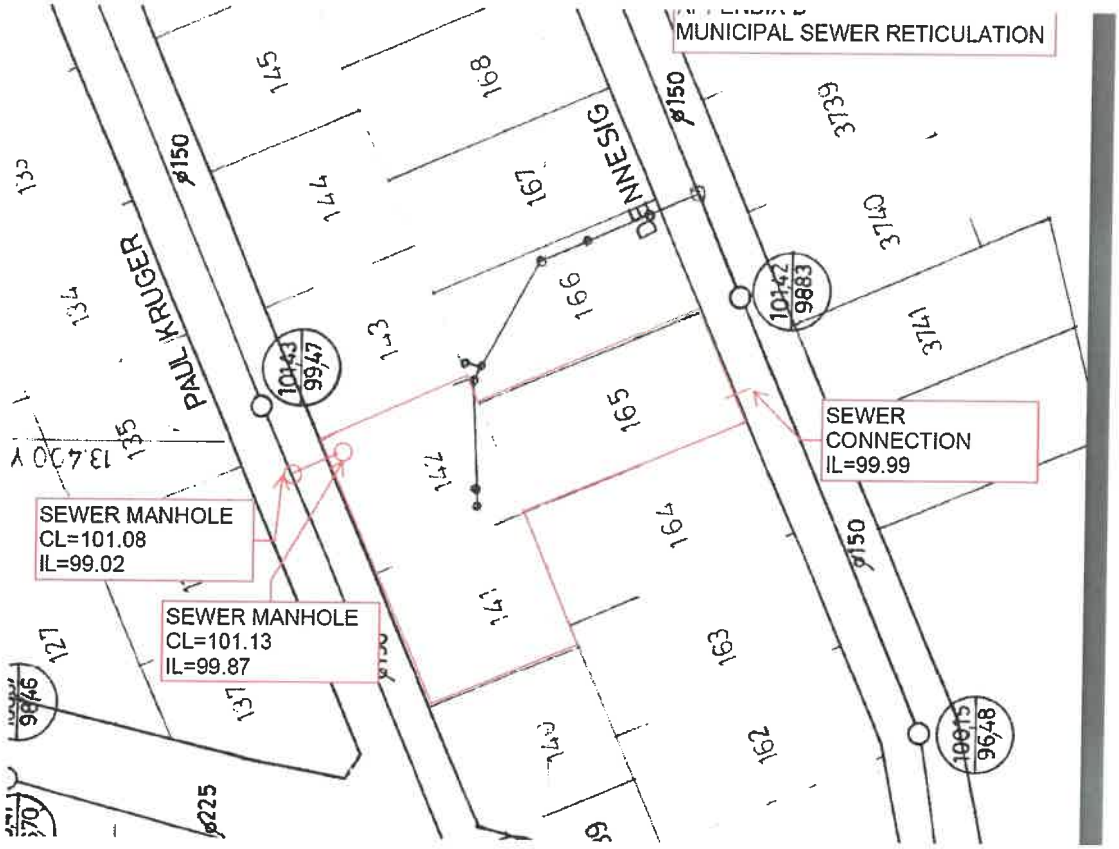

Bulk Water Meter, water and sewer connections

25. An Occupation Certificate will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;
26. Each erf may only have a single water connection and a single sewer connection. Multiple connections are not allowed, unless it is merited and agreed with the Municipality (Water Service department). Details of connection points must be indicated on all building plans submitted for approval.

Roads

27. The "*Developer*" will be held liable for any damage to municipal infrastructure within the road reserves of the roads, caused as a direct result of the development of the subject property. The "*Developer*" will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services;

D. General conditions of approval

28. that the "*Developer*" will enter into an Engineering Services Agreement with the "*Municipality*" in respect of the implementation of the infrastructure to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;

29. Should the "*Developer*" not take up his rights for whatever reason within two years from the date of this memo, a revised Engineering report addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the "*Developer*" for further comment and conditions. Should this revised Engineering report confirm that available services capacities is not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services as any clearances for the development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available upon occupation or taking up of proposed rights;

30. The *"Developer"* indemnifies and keep the *"Municipality"* indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise) arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

31. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;

32. that the "*Developer*" takes cognizance and accepts the following:

    a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;
    b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and or SDP approval is obtained;
    c.) that no approval of internal – and external civil engineering services drawings will be given before the "*Developer*" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;

d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;

e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;

f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law is issued;

Site Development Plan

33. It is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the "Developer";

Internal- and Link Services

34. that the "*Developer*", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;

35. that the Directorate: Infrastructure Services may require the "*Developer*" to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development Charges payable in respect of bulk civil engineering services if approved by the Directorate: Infrastructure Services;

36. that the detailed design and location of access points, circulation, parking, loading - and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;

37. that plans of all the internal civil services as may be required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;

38. Construction of services may only commence after municipal approval has been obtained;

39. Construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "*Engineer*";

40. The "*Developer*" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (as amended) and that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with this document, unless otherwise agreed with the Engineer. The said document is available in electronic format on request;

41. Suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;

42. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal, link and bulk services be inspected for approval by the "*Engineer*" on request by the "*Developer's*" Consulting Engineer;

43. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before any clearance will be issued;

44. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on request;

45. The *"Developer"* shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property should this be required;

46. The *"Developer"* will be liable for all damages caused to existing civil and electrical services of the "*Municipality"* relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the "*Developer"* to determine the location of existing civil and electrical services;

Servitudes

47. The "*Developer*" ensures that all main services including roads to be taken over by the Directorate: Infrastructure Services, all existing municipal – and or private services including roads, crossing private - and or other institutional property and any other services/roads crossing future private land/erven are protected by a registered servitude before any clearance will be given;

48. The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The "*Developer*" will be responsible for the registration of the required servitude(s), as well as the cost thereof;

49. that the *"Developer"* obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party before final approval of engineering drawings be obtained.

Stormwater Management

50. The geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;

51. That overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services;

52. The design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;

53. No disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;

Roads

54. Prior to commencement of any demolition / construction work, a traffic accommodation plan for the surrounding roads must be submitted to the Directorate: Infrastructure Services for approval, and that the approved plan be implemented by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services;

55. Visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;

Wayleaves

56. that way-leaves / work permits be obtained from the Directorate: Infrastructure Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;

57. that wayleaves will only be issued after approval of relevant engineering design drawings;

58. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

Solid Waste

59. The reduction, reuse and recycle approach should be considered to waste management:

- Households to reduce waste produced
- Re-use resources wherever possible
- Recycle appropriately

To give effect to the above, the following are some typical waste minimization measures that should be implemented by the Developer, to the satisfaction of the Stellenbosch Municipality:

- Procedures should be stipulated for the collection and sorting of recyclable materials;
- Provision should be made for centralized containers for recyclable materials including cardboard, glass, metal, and plastic and green waste;
- A service provider should be appointed to collect recyclable waste. Such service provider must be legally compliant in terms of all Environmental Legislation and/or approved by the Municipality's Solid Waste Management Department;
- Procedures for removal of waste (materials that cannot be reused or recycled) from the site should be stipulated;
- General visual monitoring should be undertaken to identify if these measures are being adhered to;
- Record shall be kept of any steps taken to address reports of dumping or poor waste management within the Development;

Where an Owner's Association is to be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law, the Constitution of the Owner's Association shall incorporate the above in the Constitution and:

- Each party's (Developer/Owner's Association/Home Owner) responsibilities w.r.t. waste management and waste minimization should be clearly defined in such constitution

- A set of penalties for non-compliance should be stipulated in the Constitution

60. The Solid Waste Branch will not enter private property, private roads or any access controlled properties for the removal of solid waste;

61. that the "*Developer*" must apply and obtain approval from the Municipality's Solid Waste Department for a waste removal service prior to clearance certificate or occupation certificate (where clearance not applicable). Contact person Mr Clayton Hendricks, 021 808 8241; clayton.hendricks@stellenbosch.gov.za;

62. Should it not be an option for the *"Municipality"* to enter into an agreement with the *"Developer"* due to capacity constraints, the "*Developer*" will have to enter into a service agreement with a service provider approved by the *"Municipality"* prior to clearance certificate or occupation certificate (where clearance not applicable);

63. Should he "Developer" wish to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "Municipality";

64. Refuse storage areas are to be provided for all premises other than single residential erven;

65. Refuse storage areas shall be designed in accordance with the requirements as specified by the Solid Waste Branch. Minimum size and building specifications is available from the Municipality;

66. The refuse storage area shall be large enough to store all receptacles needed for refuse disposal on the premises, including all material intended to recycling. No household waste is allowed to be disposed / stored without a proper 240 ℓ Municipal wheelie bin;

67. The size of the refuse storage area depends on the rate of refuse generation and the frequency of the collection service. For design purposes, sufficient space should be available to store two weeks' refuse;

68. All black 85 ℓ refuse bins or black refuse bags is in the process of being replaced with 240 ℓ black municipal wheeled containers engraved with WC024 in front, and consequently refuse storage areas should be designed to cater for these containers. The dimensions of these containers are:

Commercial and Domestic	:	585 mm wide x 730 mm deep x 1100 mm high

69. Flats and townhouses, require a minimum of 50 litres of storage capacity per person, working or living on the premises, is to be provided at a "once a week" collection frequency;

70. Building specifications for the refuse storage is available on request.

71. Should the refuse storage area be located at a level different from the level of the street entrance to the property, access ramps are to be provided as stairs are not allowed. The maximum permissible gradient of these ramps is 1:7;

72. A refuse bay with minimum dimensions of 15 meters in length x 2, 5 meters in width plus 45 degrees splay entrance, on a public street, must be provided where either traffic flows or traffic sight lines are affected. The refuse bays must be positioned such that the rear of the parked refuse vehicle is closest to the refuse collection area. The Municipality will confirm the need fo a refuse bay duting the building plan approval stage, based on the site specific conditions;

73. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;

AS-BUILTs

74. All relevant as-built detail, of civil engineering services constructed for the development, must be submitted to the "*Engineer*" and approved by the "*Engineer*" before any application for Certificate of Clearance will be supported by the "*Engineer*";

75. All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;

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Avoidance of waste, nuisance and risk

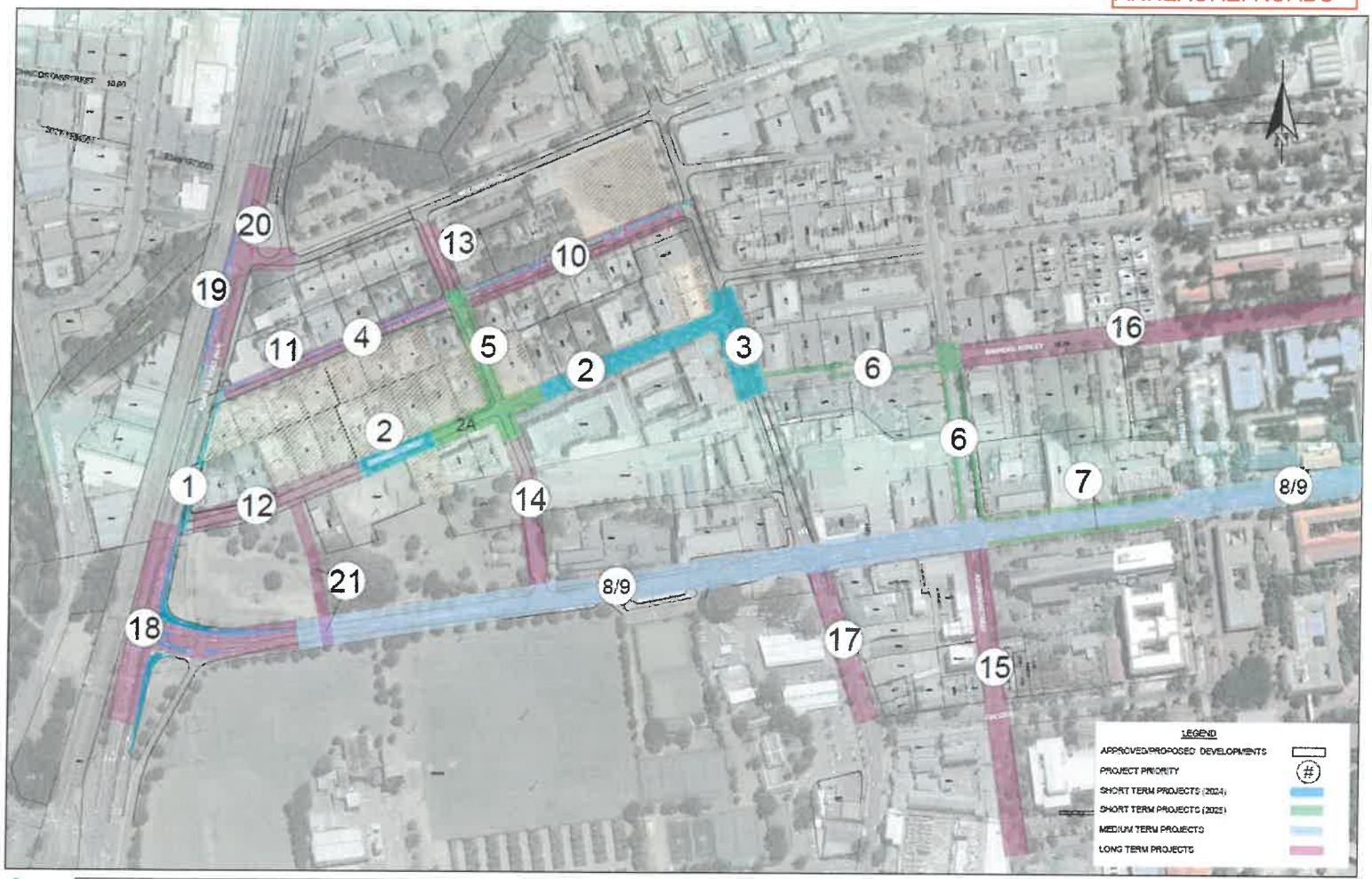
76. Where in the opinion of the "*Municipality*" a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the "*Municipality*" may give the "*Developer*" and or OWNER'S ASSOCIATION written notice to remedy the defect failing which the "*Municipality*" may carry out the work itself or have it carried out, at the cost of the "*Developer*" and or OWNER'S ASSOCIATION.

TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\01 Land Use applications\2844 (TK) Erf 141,142 & 165 Stellenbosch (LU-17772 TP874-2024)\2844 () Erf 141,142 & 165 Stellenbosch (LU-17772 TP874-2024)_1.doc

ANNEXURE: ROADS

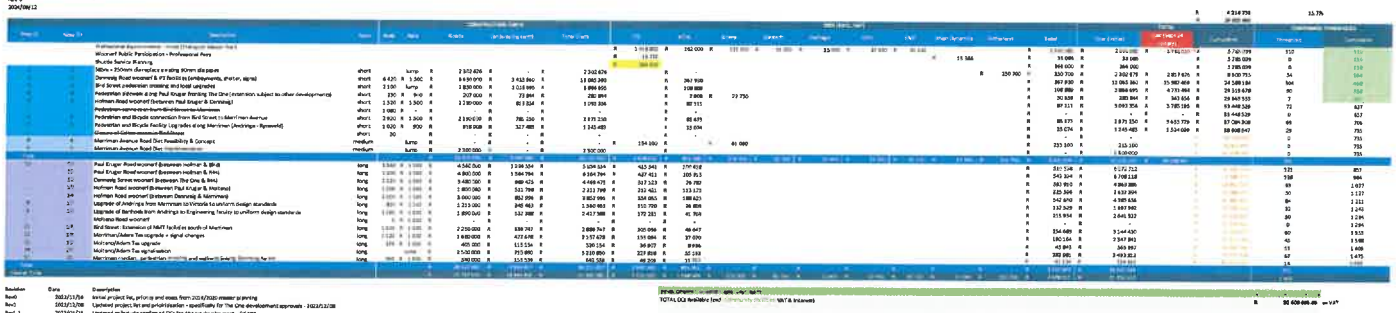


PROJECT	FIGURE	NUMBER
4122.2 DENNESIG DETAIL DESIGN	PROJECT LIST KEY PLAN	1

DENNESIG NEIGHBOURHOOD: TRANSPORT & URBAN DESIGN FRAMEWORK

TRANSPORT IMPLEMENTATION PROJECT LIST

REV 3
2024/09/12



Revision	Date	Description
Rev0	2022/11/24	Initial project list, priority and costs from 2014/2020 master planning
Rev1	2023/12/08	Updated project list and prioritisation - specifically for The One development approvals - 2023/12/08
Rev1.1	2023/03/23	Updated attributes confirmed CILs for Abbeys development - 291 DPI
Rev1.2	2023/03/25	Updated attributes based design fees based on SCM rates - 250 DPI/ha
Rev1.3	2023/05/26	Updated attributes final confirmed CILs for Abbeys development - for 5.6% - list now now based on confirmed DCs - 2023/05/26
Rev2	2023/11/22	Updated project list and costs based on outcomes of detail design developments
Rev2.1	2024/05/31	Updated costing, reorder long term projects, inclusion of Project 12 (Dunning approved extension) and CC cable route
Rev3	2024/09/12	Update costing and re-prioritisation

Notes:
All comments on costs are based on conceptual designs. These will be updated during the procurement and construction stages.
To be finalised/confirmed and formal approval to still be produced.

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	DC 2844 () Erf 141,142 & 165 Stellenbosch (LU-17772 TP874-2024)_1
Development Name:	My Space @ The Oaks
Date:	17 February 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations).	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.	141, 142, 165
DC Parameters Reference:	SDP GSS-XX-XX-DR-AR-00SL00001 Rev B, by GASS

| SUMMARY OF DC CALCULATION | | |