NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

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

Application Property Address: 16 Saffraan Avenue, Die Boord, Stellenbosch

Application Property Number: Erf 11141, Stellenbosch.

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

Owner: Mediclinic Properties (Pty) Ltd – G Malan (contact details: 021 809 6500)

Application Reference: LU/18410

Description of Proposed Development:

- To enlarge the Winelands Mediclinic private hospital on Erf 11141, Stellenbosch application is made i.t.o. Section 15.(2)(h) of the Stellenbosch Municipality Planning By-law, 2023 for the amendment of conditions in respect of an existing approval:

  - To amend the 1991 condition of approval no. (c)(viii) to permit a 2-storey building (in lieu of a 1-storey building).
  - To amend the 2014 conditions of approval to:
    - Increase the floor area from 6704m² to 9402m²,
    - Increase the number of theatres from 5 to 6; and
    - Amend the approved Site Development Plan.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
  - Indicate the facts and circumstances that explain the comments;
  - Where relevant demonstrate the undesirable effect that the application will have if approved;
  - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
  - Enable the applicant to respond to the comments.

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

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **19 May 2025**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

17 April 2025

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning (2023), verwys:

Adres van aansoek eiendom: Saffraanlaan 16, Die Boord, Stellenbosch

Aansoek eiendom beskrywing: Erf 11141, Stellenbosch

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

Eienaar: Mediclinic Properties (Pty) Ltd – G Malan (kontak besonderhede: 021 809 6500)

Aansoek Verwysing: LU/18410

Tipe aansoek:

- Om die Wynland Medikliniek privaat hospitaal op Erf 11141, Stellenbosch te vergroot word aansoek gemaak i.t.v. Afdeling 15.(2)(h) van die Stellenbosch Munisipaliteit se Beplanning Bywet (2023) vir die wysiging van die goedkeuringsvoorwaardes:

  - Om die 1991 goedkeuringsvoorwaarde no. (c)(viii) te wysig om 'n 2-verdieping gebou toe te laat (i.p.v. 'n 1-verdieping gebou).
  - Om die 2014 goedkeuringsvoorwaardes te wysig:
    - Verhoging van die vloerarea van 6704m² na 9402m²,
    - Verhoging van die teaters van 5 na 6; en
    - Om die goedgekeurde Terreinontwikkelingsplan te wysig.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
  - Die feite en omstandighede aantoon wat die die kommentaar toelig;
  - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
  - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;

- Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

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

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **19 Mei 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

17 April 2025

since 1991 tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

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

Our Reference: 4043-A

31 March 2025

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Chrizelle Kriel

Madam

WINELANDS MEDICLINIC ORTHOPEADIC HOSPITAL ON ERF 11141, STELLENBOSCH: LAND USE PLANNING APPLICATIONS

1. BACKGROUND TO THE WINELANDS MEDICLINIC IN DIE BOORD

On 8 March 1991 the Stellenbosch Municipality approved the rezoning of Erf 11141, Rokewood Road, Stellenbosch to Specific Business for a private hospital (i.e. for a new Mediclinic private hospital).

According to the Stellenbosch Municipality's decision letters of 8 March 1991 and 8 September 2014 the approved private hospital is limited to:

- a height of 1-storey;
- a maximum floor area of 6704m²;
- 92 beds; and
- 5 theatres.

Copies of these municipal letters of approval, and the private hospital's approved Site Development Plan (SDP), are included in this submission.

Today, the Winelands Mediclinic Orthopaedic Hospital is located on Erf 11141, Stellenbosch. Mediclinic now wishes to enlarge the hospital and to improve its medical services to the community.

2. LAND USE PLANNING APPLICATIONS

To enlarge the private hospital on Erf 11141, Stellenbosch application is made i.t.o. Section 15.(2)(h) of the Stellenbosch Municipality Planning By-law, 2023 for the amendment of conditions in respect of an existing approval:

(i) To amend the 1991 condition of approval no. (c)(viii) to permit a 2-storey building (in lieu of a 1-storey building).

(ii) To amend the 2014 conditions of approval to:

- Increase the floor area from 6704m² to 9402m²,
- Increase the number of theatres from 5 to 6; and
- Amend the approved SDP.

The amended SDP, clearly illustrating the proposed extensions to the Winelands Mediclinic, is attached hereto for your approval.

3. PURPOSE OF THE APPLICATION

In 1991 the Stellenbosch Municipality approved the development of a new Mediclinic private hospital in Die Boord as part of a greater development precinct consisting of the Die Boord shopping centre, the Oewerpark office park, and the De Oewer general residential development. Originally, the residents were aprehensive about establishing a new hospital in a residential area, but now (±35 years later) the landscape has changed and the hospital as become very popular in the neighbourhood.

Mediclinic now wishes to expand and improve the medical services of the Winelands Mediclinic hospital and the purpose of this land use planning application is to obtain planning approval to enlarge the Winelands Mediclinic with an additional ±2698m² (including an additional medical theatre).

4. APPLICATION AREA

The application area is described in the Deed of Transfer No. T72980/2007 as Erf 11141, Stellenbosch. A copy of the erf's Title Deed and SG Diagram is included in this submission.

Erf 11141, Stellenbosch is 21 953m² in extent and Mediclinic Properties (Pty) Ltd is the registered owner of Erf 11141, Stellenbosch.

Erf 11141, Stellenbosch is located on the corner of Saffraan Avenue and Rokewood Road, Die Boord, Stellenbosch – see images below.

Figure 1: The Winelands Mediclinic on Rokewood Avenue

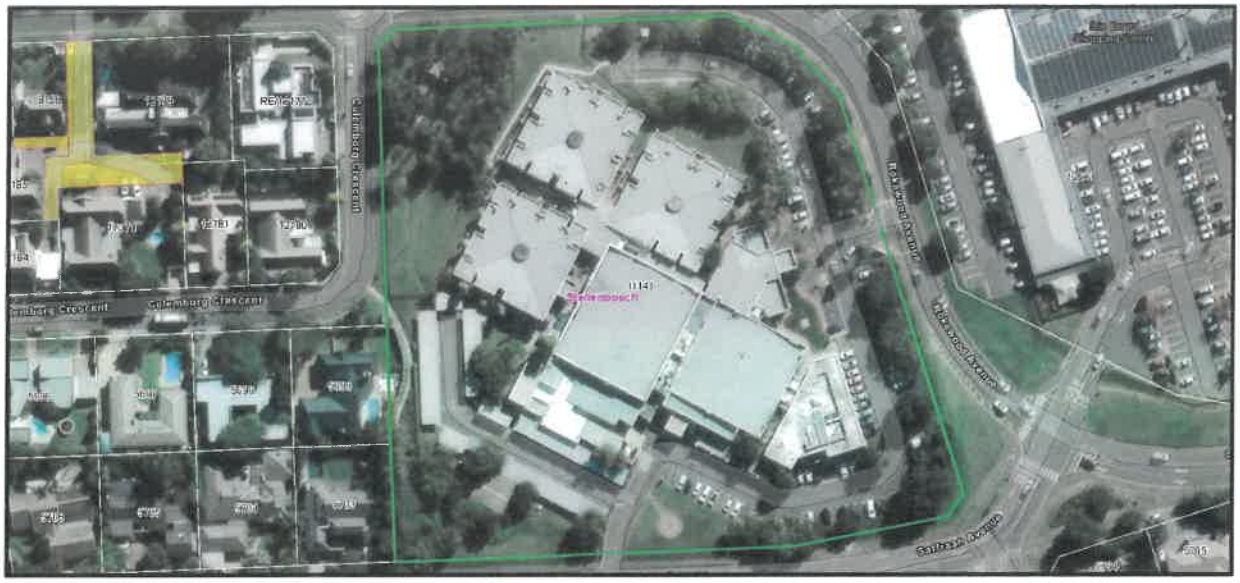


Figure 2: The Winelands Mediclinic (Erf 11141, Stellenbosch)

Erf 11141, Stellenbosch is located in a mixed-use portion of the Boord and is surrounded by single residential dwellings, grouphouses (De Oewer), guest houses, offices (Oewerpark), shops (Die Boord Shopping Centre), and the Eerste River public park.

5. ZONING AND LAND USE

In 1991 Erf 11141, Stellenbosch was rezoned to Specific Business for a private hospital. In 2019, with the adoption of the new Stellenbosch Municipality's Zoning Scheme By-Law the erf's zoning was converted by the Stellenbosch Municipality to Local Business Zone (to accommodate the private hospital) – see image below.

Figure 3: Extract of the Municipal Zoning Map

According to the Section 97 of the Stellenbosch Municipality's Zoning Scheme By-Law, the hospital's development rules are:

97. Building development parameters in this zone

(1) The following building lines, coverage and height shall apply to all buildings within this zone:

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Guest house, hostel, hotel, tourist accommodation	All levels 4,5m	Ground floor: 4,5m First floor: 4,5m Second floor: 6m	50%	3 storeys
All other buildings	2m	1m	75%	3 storeys

The Winelands Mediclinic private hospital is located on Erf 11141, Stellenbosch. The Winelands Mediclinic is primarily an orthopaedic hospital dedicated to surgical and medical management as well as rehabilitation of non-emergency musculoskeletal conditions.

6. DEVELOPMENT PROPOSAL

In 1991 the Stellenbosch Municipality approved the rezoning of Erf 11141, Stellenbosch to permit a private hospital.

According to the municipal decision letter of 8 March 1991 (which is included in this submission) the private hospital is restricted to 1-storey, a maximum floor area of 5000m², and a maximum of 92 beds and 3 theaters – see extract below.

(vii) die privaat hospitaal binne die betrokke onderverdelingsgebied sal beperk word tot 'n maksimum hoogte van een verdieping, 'n maksimum bruto vloeroppervlakte van 5 000 m² en 'n maksimum van 92 beddens en 3 teaters;

On 8 September 2014 the Stellenbosch Municipality amended this condition of approval and increased the floor area to 6704m² and the number of theaters to 5 (a copy of the decision letter is included in this submission) – see extract below.

- Increase the hospital's permissible gross floor area from 6547.75m² to 6704m² (An increase of 156.45m²);
- The number of theatres from 3 to 5;
- Approval of the amended Site Development Plan, as attached as **Appendix C,** subject to the conditions contained in **Appendix A.**

Application is now made for the amendment of the 1991 condition of approval no. (c)(viii) to permit a (limited) 2-storey building, and for the amendment of the 2014 conditions of approval to increase the floor area from 6704m² to 9402m², the increase the number of theatres from 5 to 6, and to amend the SDP.

The orthopaedic hospital specialises in diagnosing, treating, and rehabilitating conditions related to the musculoskeletal system, which includes bones, joints, ligaments, tendons, and muscles, helping patients with both surgical and non-surgical treatment options. With the proposed development, these facilities will be expanded on to provide a better medical service to the public.

The hospital is located directly opposite the Eerste River public park, and the on-site Mediclinic park has become redundant. For this reason, the existing green areas on the hospital erf will be reduced so that the property can be more effectively used for medical purposes. However, the public walkway between Saffraan Avenue and Culemborg Crescent will be retained.

TV3's architects have prepared a detailed SDP (clearly illustrating the proposed extension to the hospital) which is included in this submission for your approval.

7. PLANNING MOTIVATION FOR THE EXTENSION OF THE WINELANDS MEDICLINIC

7.1 Compliance with the Stellenbosch Municipal Spatial Development Framework

The Stellenbosch Municipal Spatial Development Framework (MSDF) states that "*within developable areas – areas not set aside for limited development owing to its natural or cultural significance – allow future opportunity to build on existing infrastructure investment, on the opportunity inherent in these systems when reconfigured, augmented or expanded*".

The subject property is considered a developable area, and the further (more optimal) development of the site will build on existing infrastructure. It will therefore support the vision and goals of the MSDF and is consistent with the Stellenbosch Municipality's spatial planning policies.

7.2 Benefits of infill development projects

The proposed development project constitutes infill development. Infill development projects and densification of urban areas are promoted by the Stellenbosch Municipality from a spatial planning policy side, as it will lead to the optimal use of the Municipality's existing bulk infrastructure and contain urban sprawl. The proposed development will allow for the effective utilizing of available developable land and can therefore be deemed desirable.

7.3 Positive socio-economic impact

The proposed development will have a positive socio-economic impact. It will create numerous new employment opportunities during the construction phase and the operational phase and will contribute to the upgrading of municipal infrastructure with the payment of development contributions.

7.4 Compatibility with the surrounding environment

The subject property is in a mixed-use area and is surrounded by residential dwellings, offices, and shops. The proposed extension of the private hospital will therefore be compatible with the land uses and character of the surrounding area.

The hospital will have a limited 2nd storey (±668m²) on Saffraan Avenue, but still with a flat roof to limit the visual impact. The 2nd storey will be similar to (and compatible with) the double storey residential dwellings in Die Boord. The remainder of the hospital building will be single storey. Below is a conceptual drawing illustrating the design and impact of the 2nd storey (as experienced from Saffraan Avenue) – see image below.

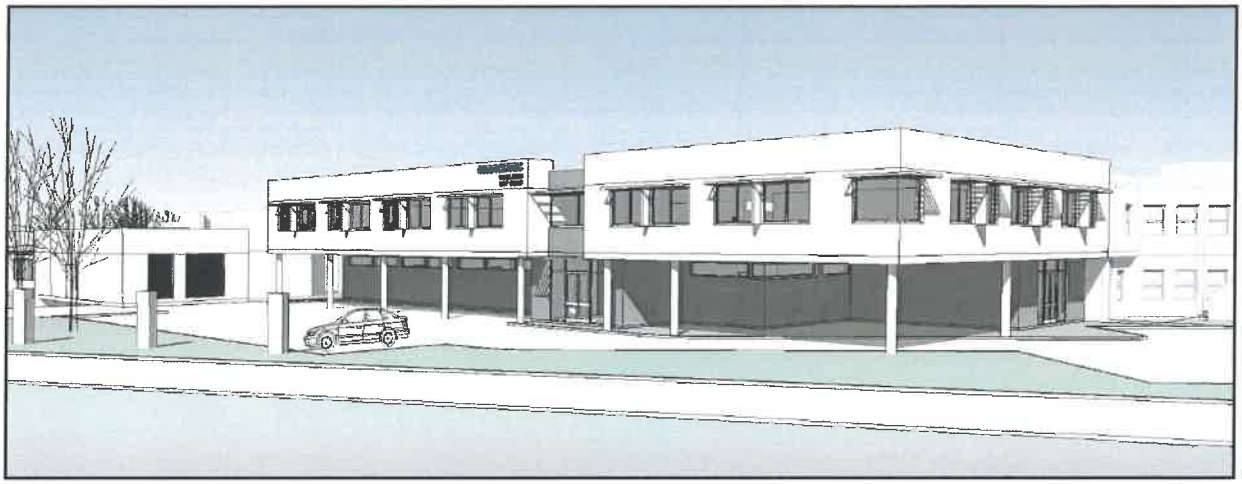


Figure 4: Conceptual 3D drawing of the hospital's 2nd storey (from Saffraan Avenue)

7.5 Impact on safety, health, and wellbeing of the surrounding community

The proposed development of the subject property will provide new and better medical facilities for the community. For this reason, the proposed development will have a positive impact on safety, health, and wellbeing of the surrounding community.

7.6 The provision of an improved medical service

The enlarged hospital will have a positive impact on safety, health, and wellbeing of the surrounding community. It will provide a better medical care to the community and will lead to better, faster, and more pleasant care as it will provide a wide range of medical benefits that will greatly improve the level of patient care. The hospital is designed to operate on a human scale, and around the needs of patients and visitors, making coming to hospital easier and more pleasant.

7.7 Impact on heritage

The proposed development will not trigger any of the listed activities i.t.o. Section 34 or 38 of the National Heritage and Resources Act, 1999 and Heritage Western Cape's authorisation is therefore not required.

7.8 Impact on the biophysical environment

The proposed development is considered "brown fields planning" (i.e., the redevelopment of existing urban facilities on disturbed land) and will not trigger any of

the environmental listed activities, i.e., the Department of Environmental Affairs and Development Planning's authorisation is therefore not required i.t.o. the National Environmental Management Act, 1998.

8. ORDERLY PLANNING

8.1 Civil engineering services

A civil engineering impact assessment was undertaken by BVI civil engineers. In their report they concluded that the proposed development is supported from a civil services point of view subject to certain measures as set out in their report. A copy of their civil services report is included in this submission.

8.2 Traffic impact assessment

A traffic impact assessment was undertaken by BVI transport engineers. In their report they concluded that the proposed development is supported from a transport point of view subject to certain measures as set out in their traffic report which is included in this submission.

9. CONCLUSION

The proposed development project's aim is to enlarge the Winelands Mediclinic orthopaedic hospital. Enlarging and improving the private hospital will offer numerous community benefits, including:

- Enhanced access to medical care.
- Increased medical services.
- Creation of new employment opportunities.
- Improved patient experience.
- Better and more advance medical technology.
- Improvement in emergency preparedness.
- Will attract more medical specialists.
- Will lead to stronger public health.

Overall, the proposed hospital expansion and improvement will lead to a healthier, more vibrant community. For these reasons, we deem the development proposal to be desirable and we request that the applications be granted.

We trust the information will suffice in processing the application. However, please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information.

Yours faithfully

CLIFFORD HEYS

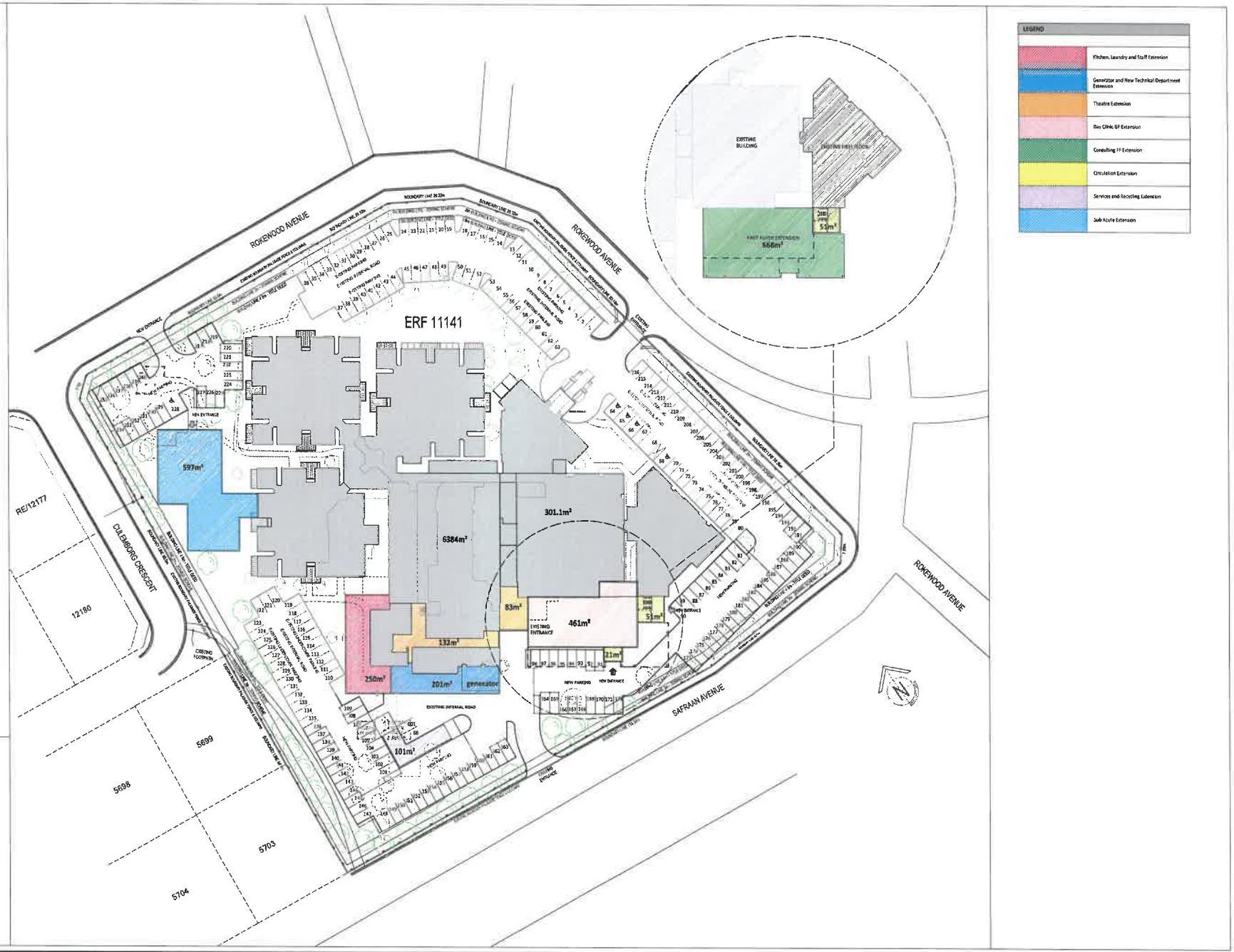
TV3 ARCHITECTS AND TOWN PLANNERS (PTY) LTD

LOCALITY MAP: ERF 11141, STELLENBOSCH (WINELANDS MEDICLINIC)

AREAS		
ERF SIZE		21 553m²
EXISTING BUILDING		6 704m²
New Extensions per Department		
CONSULTING ROOMS		668m²
FF consulting extension	668m²	
DAY HOSPITAL		462m²
GF extension	462m²	
KITCHEN, LAUNDRY AND STAFF		250m²
GF extension	250m²	
NEW TECHNICAL DEPARTMENT		210m²
GF extension	210m²	
THEATRE EXTENSION		215m²
GF MEPD AND CSSD	215m²	
CIRCULATION		196m²
Lift / staircase to consulting	196m²	
SERVICES AND RECYCLING		101m²
Gas Plant, Oxygen and Refuse	101m²	
SUB ACUTE EXTENSION		597m²
	597m²	
Existing Building Area		6 704m²
New Extensions		3 698m²
TOTAL Building Area		9 402m²
Coverage		8 129m²
Coverage Percentage		36.6 %
Bulk Factor		0,43

DEVELOPMENT RESTRICTIONS	PERMISSIBLE	PROPOSED
ZONING	Local Business	Local Business
COVERAGE	75%	36.6%
FLOOR AREA	6 704m²	9 402m²
HEIGHT	3 Storey	2 Storeys
BUILDING LINES	4 500m	4 500m

PARKING SCHEDULE			
PARKING BAYS REQUIRED:			
		Hospital total = 131 beds	
1 Bay/bed	68 + 89 beds = 87	Hospital Licence beds	87 parking bays
6 Bays/100m² GLA	0 + 2253m² = 2251m²	Doctors Consulting	135 parking bays
		Total bays required :	222 parking bays
PARKING BAYS PROVIDED:			
		Total bays provided :	240 parking bays
		Surplus parking:	18 parking bays



LEGEND
Kitchen, Laundry and Staff Extension
Generator and New Technical Department Extension
Theatre Extension
Day Clinic GF Extension
Consulting FF Extension
Circulation Extension
Services and Recycling Extension
Sub Acute Extension

ORIGINAL DOCUMENT DATE: November 2024

DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
-		-
A	APRIL 2025	SDP SUBMISSION - footpath amended

PROJECT DESCRIPTION
PROPOSED ALTERATIONS TO EXISTING MEDICLINIC WINELANDS HOSPITAL.ERF 11141, STELLENBOSCH
PROJECT / CLIENT:
MEDICLINIC WINELANDS ORTHOPAEDIC HOSPITAL

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

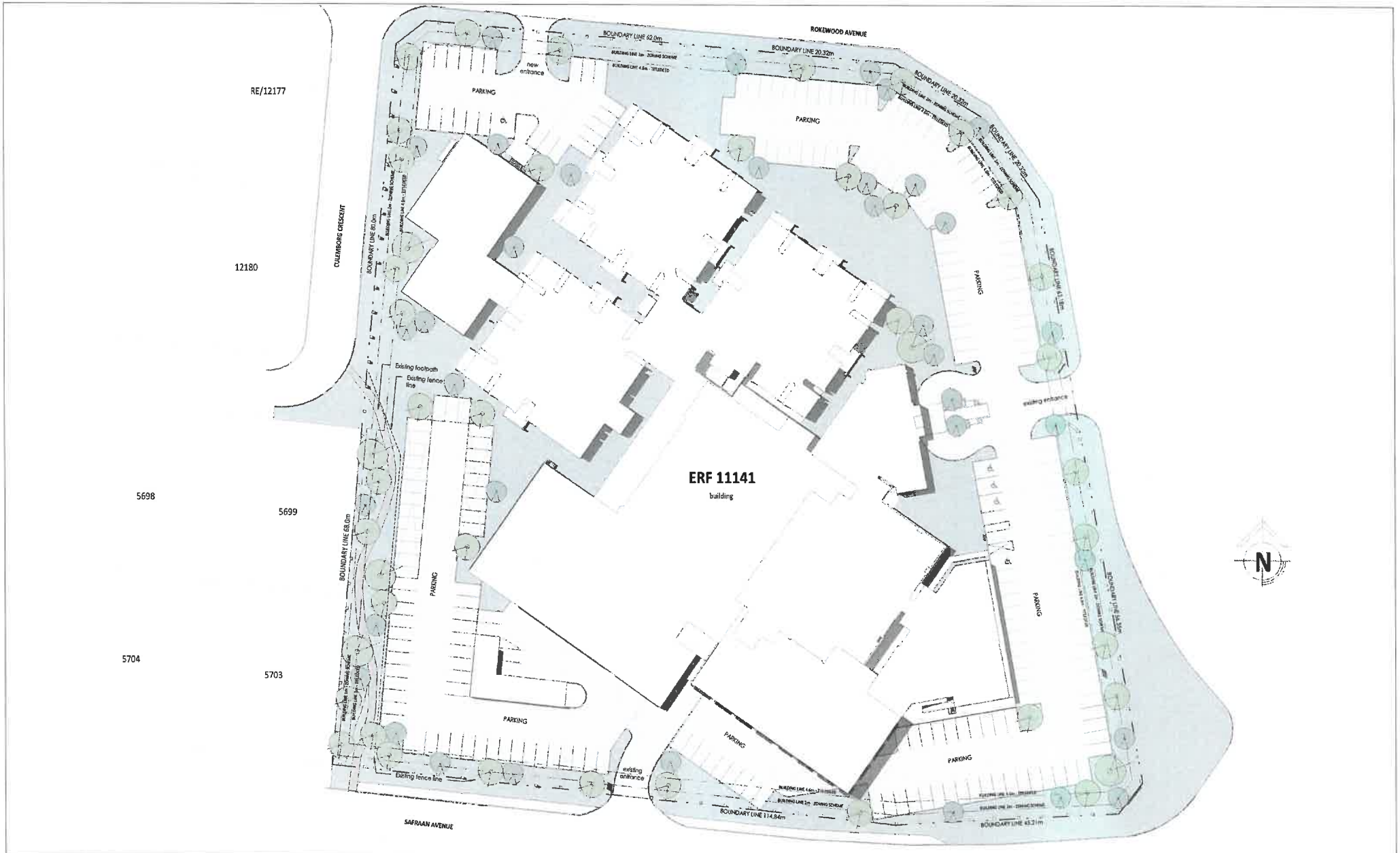
DRAWING DESCRIPTION:
GROUND FLOOR LEVEL- PROPOSED LAYOUT EXTENTION

DRAWING STATUS CODES: A: B: C: D: E: F:
Design Marketing Municipal Tender ConstructionRecord

ALL STATUTORY REQUIREMENTS | NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. ANY ERRORS, OMISSIONS AND LARGE SCALE DETAILS TO BE REFERENCE OVER SCALE DIMENSIONS - REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER CONSULTANTS. THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3

DATE:	APRIL 2025
DRAWN:	CP
CHECKED:	LR HEUNES
SIZE / SCALE:	A1 / 1:500
DRAWING No:	3932/A/1001
REV	A

SDP SUBMISSION



ORIGINAL DOCUMENT DATE: SEPTEMBER 2019

DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
A	APRIL 2025	SDP SUBMISSION

PROJECT / CLIENT:

MEDICLINIC WINELANDS

DRAWING DESCRIPTION:

PROPOSED ALTERATIONS TO EXISTING MEDICLINIC WINELANDS HOSPITAL.ERF 11141, STELLENBOSCH

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

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

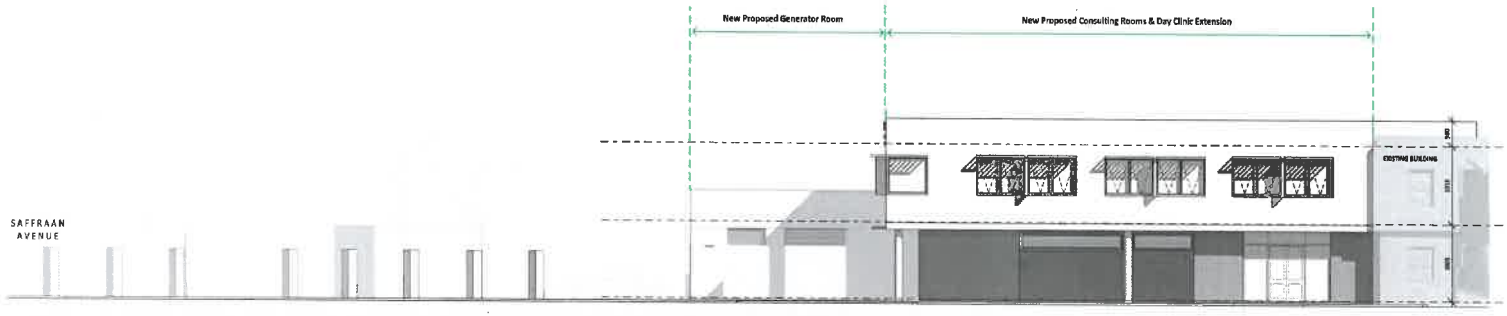
PROJECT DESCRIPTION:

SDP PROPOSED LANDSCAPE LAYOUT PLAN

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO.- CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. - FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKES PRETEDENCE OVER SCALED DIMENSIONS. - REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE:	APRIL 2025
DRAWN:	S Weidemann
CHECKED:	L R Heunes
SIZE / SCALE:	A2 / 1 : 500
DRAWING STATUS:	A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built
DRAWING No:	3932/A/1002
REV	A

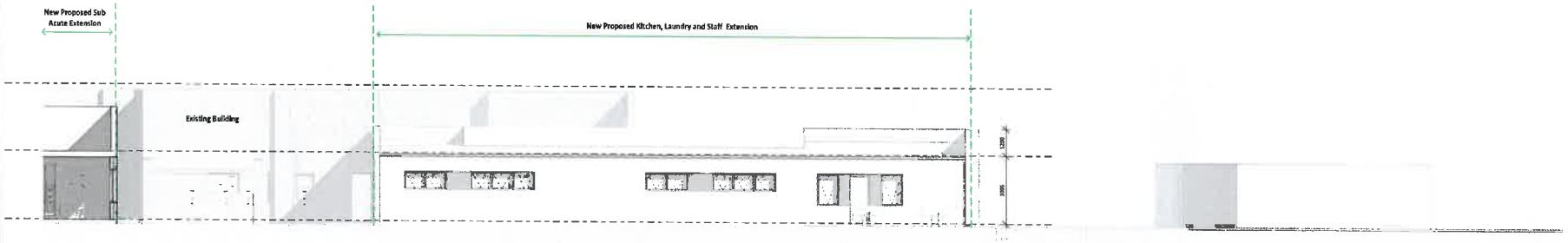
MUNICIPAL



ELEVATION: South East
SCALE: 1 : 100

3D VIEW: New Proposed Consulting Block
NOT TO SCALE

ELEVATION: South West
SCALE: 1 : 100



ELEVATION: North West
SCALE: 1 : 100

ORIGINAL DOCUMENT DATE: SEPTEMBER 2019

DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
A	DEC 2024	IDP SUBMISSION

PROJECT / CLIENT:
MEDICLINIC WINELANDS

PROJECT DESCRIPTION:
PROPOSED ALTERATIONS TO EXISTING MEDICLINIC WINELANDS HOSPITAL.ERF 11141, STELLENBOSCH

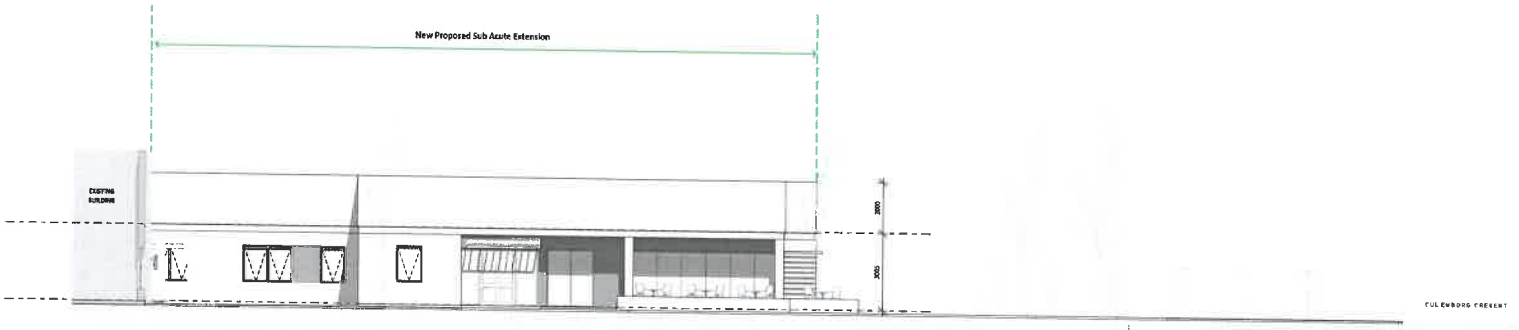
tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS
FIRST FLOOR | LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

DRAWING DESCRIPTION:
Proposed Elevations

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO - CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE WORK COMMENCES - FIGURED DIMENSIONS ARE TAKEN BEFORE SCALED DIMENSIONS - NOTES GIVEN ARE ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER PROFESSIONAL CONSULTANTS IS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWN PLANNERS AND COPYRIGHT IS RESERVED

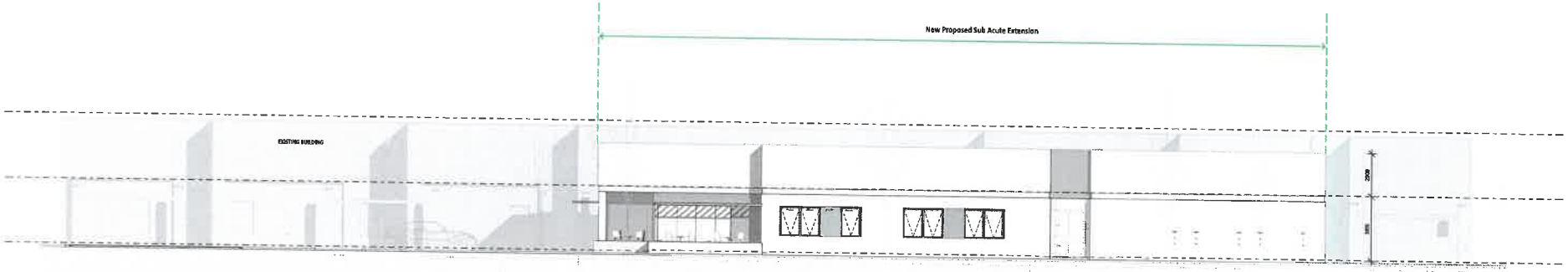
DATE: DEC 2024
DRAWN: S Weidemann
CHECKED: L R Heunes
SIZE / SCALE: A1 / 1 : 100
DRAWING STATUS: A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built
DRAWING No: **3932/A/3001** REV: A

MUNICIPAL



ELEVATION: North East
SCALE 1 : 100

PLAN: 3D - New Intercare
SCALE:



ELEVATION: North West
SCALE 1 : 100

ORIGINAL DOCUMENT DATE: SEPTEMBER 2019

DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
A	DEC 2024	LUP SUBMISSION

PROJECT / CLIENT:

MEDICLINIC WINELANDS

PROJECT DESCRIPTION:

PROPOSED ALTERATIONS TO EXISTING MEDICLINIC WINELANDS HOSPITAL.ERF 11141, STELLENBOSCH

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS
FIRST FLOOR | LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3900 | www.tv3.co.za

DRAWING DESCRIPTION:

Proposed Elevations

ALL STATUTORY REQUIREMENTS | NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK LEVELS AND VERIFY ALL DIMENSIONS AND NOTES ON THE BUILDING SITE BEFORE ANY CONSTRUCTION COMMENCES. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. NOTE ANY AND ALL DISCREPANCIES IMMEDIATELY. ADDITIONAL INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS BEFORE ANY SETTING OUT OR ERECTION OF BUILDING WORKS. THESE DRAWINGS ARE THE PROPERTY OF TV3 ARCHITECTS AND TOWN PLANNERS AND COPYRIGHT IS RESERVED.

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DRAWING NO: **3932/A/3002** REV **A**

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