

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: cnr Banghoek & Groeneweide Road, Stellenbosch

Application Property Number: Erven 2241 & 7337, Stellenbosch.

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

Owner: EMS Student Prop NPC – R Scholtz (contact details: 083 440 7388)

Application Reference: LU/18463 (TP949/2024)

Description of Proposed Development: For the applicant to provide a kitchenette in the individual rooms of the private dormitory, application is made i.t.o. Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for the removal of the following restrictive title conditions:

- On Erf 2241, Stellenbosch:
B.(a) The above lot shall be used for residential purposes only, and only one residence shall be erected thereon; provided, however, that a semi-detached residence may be erected on the said lot, subject to the Conditions of Clause 4 thereof.
B.(f) The above lot being sold exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on thereon.
- On Erf 7337, Stellenbosch:
B.6. The above lot being sold exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on thereon.

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 **21 July 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

A handwritten signature in grey ink, appearing to read 'CRH', followed by a horizontal flourish.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

19 June 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: Banghoek & Groeneweide Straat, Stellenbosch

Aansoek eiendom beskrywing: Erwe 2241 & 7337, Stellenbosch.

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

Eienaar: EMS Student Prop NPC – R Scholtz (kontak besonderhede: 083 440 7388)

Aansoek Verwysing: LU/18463 (TP949/2024)

Tipe aansoek: Ten einde die aansoeker toe te laat om mini-kombuise in die privaat koshuiskamers te voorsien word daar aansoek gemaak i.t.v. Afdeling 15.(2)(f) van die Stellenbosch Munisipaliteit se Beplanning Bywet (2023) vir die opheffing van die volgende beperkende titelvoorwaardes:

- Op Erf 2241, Stellenbosch:
B.(a) The above lot shall be used for residential purposes only, and only one residence shall be erected thereon; provided, however, that a semi-detached residence may be erected on the said lot, subject to the Conditions of Clause 4 thereof.
B.(f) The above lot being sold exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on thereon.
- Op Erf 7337, Stellenbosch:
B.6. The above lot being sold exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on thereon.

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 toeganklik 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 opsigte van die volgende aspekte:
 - Die feite en omstandighede aanton wat die kommentaar toelig;
 - Indien toepaslik, aanton 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 **21 Julie 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

19 Junie 2025

Our Reference: 3896-P

4 November 2024

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

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

Attention: Ms. Chrizelle Kriel

Madam

**APPLICATION FOR THE REMOVAL OF A RESTRICTIVE TITLE CONDITIONS ON ERVEN
2241 & 7337, STELLENBOSCH**

1. We refer to the pre-submission consultation with yourself and Mr. Robert Fooy on 16 October 2024.
2. At this meeting the Site Development Plan (SDP) for a new commune (*koshuis*) on Erven 2241 and 7337, Stellenbosch was discussed. It was pointed out that owing to a restrictive title condition the individual rooms (*koshuis kamers*) may not include a small kitchenette as the room will then be considered a dwelling unit. In order for the developer to provide a kitchenette in the individual rooms (which is standard for most new communes), the restrictive title conditions must first be removed.
3. For the applicant to provide a kitchenette in the individual rooms of the private dormitory, application is made i.t.o. Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for the removal of the following restrictive title conditions:
 - On Erf 2241, Stellenbosch:
B.(a) The above lot shall be used for residential purposes only, and only one residence shall be erected thereon; provided, however, that a semi-detached residence may be erected on the said lot, subject to the Conditions of Clause 4 thereof.

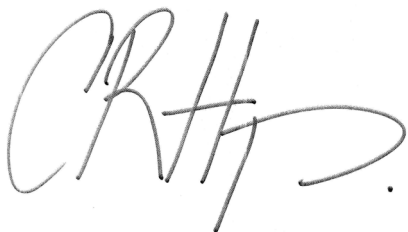
B.(f) *The above lot being sold exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on thereon.*

- On Erf 7337, Stellenbosch:

B.6. *The above lot being sold exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on thereon.*

4. Included in this submission are two Conveyancer Certificates (for Erven 2241 and 7337, Stellenbosch) listing all the restrictive title conditions.
5. Also included in this submission is a copy of the original SDP (illustrating the proposed kitchenettes in the individual rooms). This SDP was submitted to Council on 23 January 2024 for approval and was circulated to all the municipal line departments for their comments. A copy of the municipal engineering department's comments on the SDP is included in this submission. No changes are proposed to this SDP.
6. The removal of this restrictive title condition will allow the developer to construct the commune as proposed on this SDP and provide a kitchenette in the individual rooms. It will not lead to any changes to the SDP as submitted to Council or depart from the zoning's development rules. It is only an administrative process to cancel the title condition restricting the optimal use of the proposed commune.
7. We trust the information provided will suffice in processing the land use planning application. However, 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 to process the application.

Yours faithfully



CLIFFORD HEYS

TV3 PROJECTS (PTY) LTD



CONVEYANCER CERTIFICATE

I/We.....JEAN DOROTHY HERBERT (LPC 82100)

.....
{conveyancer's name and surname}

Practising at:

DINGLEY MARSHALL LEWIN INC

22 DREYER STREET

CLAREMONT

.....
{firm and place of practice}

In respect of:

ERF 2241 STELLENBOSCH

.....
{full property description (erf / farm) as it appear in title deed of same}

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. Deed of Grant (Stellenbosch Freehold Vol. 7 No. 12) dated 22 March 1905

2. Deed of Transfer No. T2486/1938 dated 16 March 1938

3. Deed of Transfer No. T9705/2014 dated 28 February 2014

4. Deed of Transfer No. T36925/2021 dated 10 August 2021

5.

6.

7.

8.

For example Deed of Transfer T12345/2000 or Certificate of Registered Sectional Title ST1234/2000 (description of title deed number and date)

am



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	☒ Y	☐ N	D/T 36925/2021 - Condition B(a) + B(f) D/T 9705/2014 - Condition B(a) + B(f)
2.	Building lines	☒ Y	☐ N	D/T 36925/2021 - condition B(e) D/T 9705/2014 - condition B(f)
3.	Height	☐ Y	☒ N	
4.	Number of Dwellings	☒ Y	☐ N	D/T 36925/2021 - condition B(a) D/T 9705/2014 - condition B(a)
5.	Bulk floor area	☐ Y	☒ N	
6.	Coverage/built upon area	☐ Y	☒ N	
7.	Subdivision	☒ Y	☐ N	D/T 36925/2021 - condition B(g) D/T 9705/2014 - condition B(g)
8.	Servitudes that may be registered over or in favour of the property	☐ Y	☒ N	
9.	Other Restrictive Conditions	☐ Y	☒ N	

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B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

In respect of which it was found that there ~~are~~/are no restrictive conditions with reference to Section 33(4) (a, b or c) of the Land Use Planning By-law (2015) registered against such property (ies) prohibiting it from being utilised/developed for the following purposes (as elaborated in the accompanying application):

a.	Organ(s) of State that might have an interest in the restrictive condition	N/A
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	N/A
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	N/A

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

☒ Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	☐ Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	☐ Action by way of court order (Submit Copy of the Court Order)	☐ If Other, Please Specify
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Signed at CLAREMONT (Place) on this 31ST (Day) OCTOBER (Month) of 2024...

Full names and Surname: JEAN DOROTHY HERBERT

Signature: [Handwritten Signature]

22 Dreyer Street
Claremont Postal Address:
7735
1ST FLOOR, 22 Dreyer Street
Claremont
7735

[Handwritten Signature]
LPC: 22100
JEAN DOROTHY HERBERT
COMMISSIONER OF OATHS
PRACTISING ATTORNEY, R.S.A
1ST FLOOR, 22 DREYER STREET
CLAREMONT, CAPE TOWN, 7708

Tel: 021- 280- 0770

Email: jean@admlaw.co.za

Cell: 082 575 2057



CONVEYANCER CERTIFICATE

I/We JEAN DOROTHY HERBERT (LPC 82100)

(conveyancer's name and surname)

Practising at:

DINGLEY MARSHALL LEWIN INC

22 DREYER STREET

CLAREMONT

(firm and place of practice)

In respect of:

ERF 7337 STELLENBOSCH

(full property description (erf / farm) as it appear in title deed of same)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. Deed of Grant (Stellenbosch Freeholds, Volume 7 No. 12) dated 22 March 1905
2. Deed of Transfer No. T4231/1944 dated 31 March 1944
3. Certificate of Consolidated Title No. T5060/1981 dated 4 February 1981
4. Deed of Transfer No. T31839/2013 dated 4 July 2013
5. Deed of Transfer No. T36926/2021 dated 10 August 2021
6.
7.
8.

For example Deed of Transfer T12345/2000 or Certificate of Registered Sectional Title ST1234/2000 (description of title deed number and date)



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	☒ Y	☐ N	D/T 36926/2021 - B.6 D/T 31839/2013 - B.6
2.	Building lines	☒ Y	☐ N	Certificate of Consolidated Title No. T5060/1981 - B.5
3.	Height	☐ Y	☒ N	
4.	Number of Dwellings	☐ Y	☒ N	
5.	Bulk floor area	☐ Y	☒ N	
6.	Coverage/built upon area	☐ Y	☒ N	
7.	Subdivision	☒ Y	☐ N	D/T 36926/2021 - B.7 D/T 31839/2013 - B.7
8.	Servitudes that may be registered over or in favour of the property	☐ Y	☒ N	
9.	Other Restrictive Conditions	☐ Y	☒ N	



B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

In respect of which it was found that there ~~are~~ are no restrictive conditions with reference to Section 33(4) (a, b or c) of the Land Use Planning By-law (2015) registered against such property (ies) prohibiting it from being utilised/developed for the following purposes (as elaborated in the accompanying application):

a.	Organ(s) of State that might have an interest in the restrictive condition	N/A
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	N/A
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	N/A

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

☒ Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-law (2015)	☐ Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	☐ Action by way of court order (Submit Copy of the Court Order)	☐ If Other, Please Specify
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Signed at CLAREMONT (Place) on this 31ST (Day) OCTOBER (Month) of 2024.

Full names and Surname: JEAN DOROTHY HERBERT

Signature: [Handwritten Signature]

1st Floor, 22 Dreyer Street
Claremont
7735

[Handwritten Signature] (LPC: 82100)
JEAN DOROTHY HERBERT
COMMISSIONER OF OATHS
PRACTISING ATTORNEY, R.S.A
1ST FLOOR, 22 DREYER STREET
CLAREMONT, CAPE TOWN, 7708

Tel: 021-200 0770

Email: jean@dmllaw.co.za

Cell: 082 575 2057



RE/3385

RE/3383

GROENEWEIDE ROAD

BANGHOEK ROAD

BANGHOEK ROAD

GROENEWEIDE ROAD

7337

2241

2390

2389

16375

2386

2387

2384

2382

2383

2380

2381

KLEINEWEIDE CLOSE

2393

2242

2243

2244

2394

7335

15831

15830

2260

2259

2255

15844

2256

2257

16355

2258

15819

2247

15821

15826

HOSPITAL STREET

2372

EIDE ROAD

6095

ROUX STREET

15887

2313

3470

2315

2316

2317

SOETWEIDE ROAD

15728

2306

2303

16169

15771

MERRIMAN AVENUE

2346

ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERSFIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.zaErven 2241 & 7337,
Stellenbosch

Drawing:		Plan no.:
Local Locality		2
Date:	Scale:	
09/03/2023	1:2000 (A4)	
Project no.:	Drawn:	Checked:
3896-P	WH	JvR



APPROVAL	
EMC. SUSTAINABILITY	
CLIENT	
SIGNATURE	DATE
PARADISE ARCHITECTS PTY (LTD)	
ARCHITECT	PER. NO.
SIGNATURE	DATE

REFUSE AREA CALCULATION /

Volume generated per week = 50 litres x Persons = Litres /week
 $F(g) = 50 \text{ litres per person / week (generation factor for Beds, Persons = 50persons)}$
 $f(g) = \text{Persons} \times \text{litres /week}$
 $50 \text{ litres} \times 50 \text{ persons} = 4300 \text{ litres}$

$4300 \text{ litres} / 240 \text{ litres bins} = 18 \text{ bins}$
 $1 \times 240 \text{ litres bins} = 1,700 \text{ m}^2$
 Bin area = $15,91 \text{ m}^2$ for 18 bins

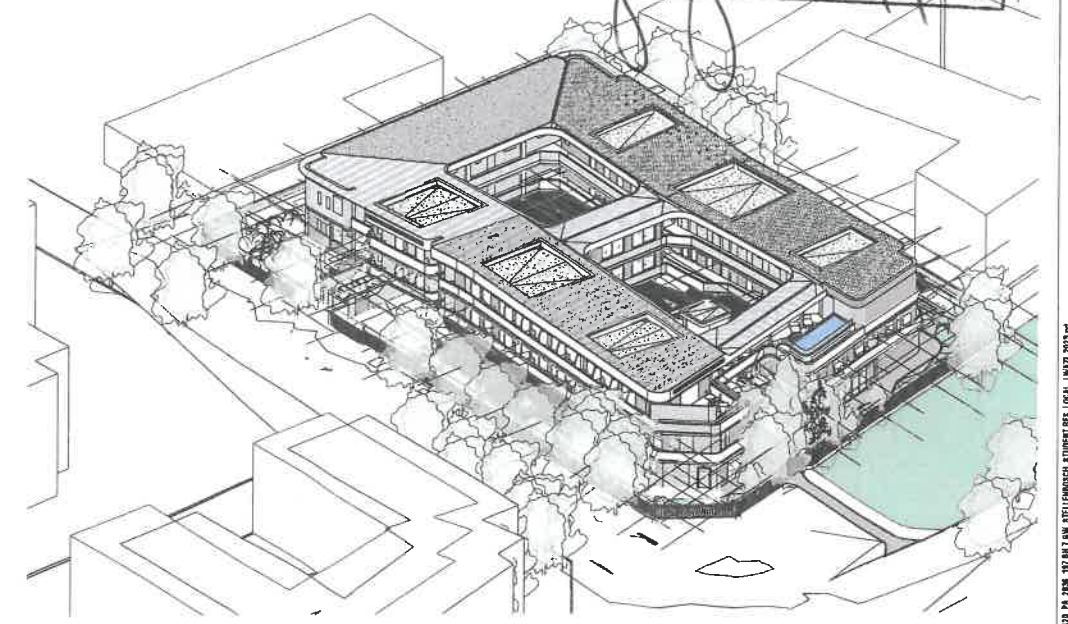
Area for refuse = $18,91 \text{ m}^2$
 Area provided = $21,00 \text{ m}^2$

Parking Schedule	
Family	Count
Disabled Space	2
Disabled Space: 2	2
PA Parking Space	84
PA Parking Space: 84	84
Grand total: 86	86

BULGARIA				
Local	Name	Local	Area	Comments
00 General	000	0	134 m ²	INCLUSE
01 General	010	0	134 m ²	INCLUSE
02 General	020	0	134 m ²	INCLUSE
03 General	030	0	134 m ²	INCLUSE
04 General	040	0	134 m ²	INCLUSE
05 General	050	0	134 m ²	INCLUSE
06 General	060	0	134 m ²	INCLUSE
07 General	070	0	134 m ²	INCLUSE
08 General	080	0	134 m ²	INCLUSE
09 General	090	0	134 m ²	INCLUSE
10 General	100	0	134 m ²	INCLUSE
11 General	110	0	134 m ²	INCLUSE
12 General	120	0	134 m ²	INCLUSE
13 General	130	0	134 m ²	INCLUSE
14 General	140	0	134 m ²	INCLUSE
15 General	150	0	134 m ²	INCLUSE
16 General	160	0	134 m ²	INCLUSE
17 General	170	0	134 m ²	INCLUSE
18 General	180	0	134 m ²	INCLUSE
19 General	190	0	134 m ²	INCLUSE
20 General	200	0	134 m ²	INCLUSE
21 General	210	0	134 m ²	INCLUSE
22 General	220	0	134 m ²	INCLUSE
23 General	230	0	134 m ²	INCLUSE
24 General	240	0	134 m ²	INCLUSE
25 General	250	0	134 m ²	INCLUSE
26 General	260	0	134 m ²	INCLUSE
27 General	270	0	134 m ²	INCLUSE
28 General	280	0	134 m ²	INCLUSE
29 General	290	0	134 m ²	INCLUSE
30 General	300	0	134 m ²	INCLUSE
31 General	310	0	134 m ²	INCLUSE
32 General	320	0	134 m ²	INCLUSE
33 General	330	0	134 m ²	INCLUSE
34 General	340	0	134 m ²	INCLUSE
35 General	350	0	134 m ²	INCLUSE
36 General	360	0	134 m ²	INCLUSE
37 General	370	0	134 m ²	INCLUSE
38 General	380	0	134 m ²	INCLUSE
39 General	390	0	134 m ²	INCLUSE
40 General	400	0	134 m ²	INCLUSE
41 General	410	0	134 m ²	INCLUSE
42 General	420	0	134 m ²	INCLUSE
43 General	430	0	134 m ²	INCLUSE
44 General	440	0	134 m ²	INCLUSE
45 General	450	0	134 m ²	INCLUSE
46 General	460	0	134 m ²	INCLUSE
47 General	470	0	134 m ²	INCLUSE
48 General	480	0	134 m ²	INCLUSE
49 General	490	0	134 m ²	INCLUSE
50 General	500	0	134 m ²	INCLUSE
51 General	510	0	134 m ²	INCLUSE
52 General	520	0	134 m ²	INCLUSE
53 General	530	0	134 m ²	INCLUSE
54 General	540	0	134 m ²	INCLUSE
55 General	550	0	134 m ²	INCLUSE
56 General	560	0	134 m ²	INCLUSE
57 General	570	0	134 m ²	INCLUSE
58 General	580	0	134 m ²	INCLUSE
59 General	590	0	134 m ²	INCLUSE
60 General	600	0	134 m ²	INCLUSE
61 General	610	0	134 m ²	INCLUSE
62 General	620	0	134 m ²	INCLUSE
63 General	630	0	134 m ²	INCLUSE
64 General	640	0	134 m ²	INCLUSE
65 General	650	0	134 m ²	INCLUSE
66 General	660	0	134 m ²	INCLUSE
67 General	670	0	134 m ²	INCLUSE
68 General	680	0	134 m ²	INCLUSE
69 General	690	0	134 m ²	INCLUSE
70 General	700	0	134 m ²	INCLUSE
71 General	710	0	134 m ²	INCLUSE
72 General	720	0	134 m ²	INCLUSE
73 General	730	0	134 m ²	INCLUSE
74 General	740	0	134 m ²	INCLUSE
75 General	750	0	134 m ²	INCLUSE
76 General	760	0	134 m ²	INCLUSE
77 General	770	0	134 m ²	INCLUSE
78 General	780	0	134 m ²	INCLUSE
79 General	790	0	134 m ²	INCLUSE
80 General	800	0	134 m ²	INCLUSE
81 General	810	0	134 m ²	INCLUSE
82 General	820	0	134 m ²	INCLUSE
83 General	830	0	134 m ²	INCLUSE
84 General	840	0	134 m ²	INCLUSE
85 General	850	0	134 m ²	INCLUSE
86 General	860	0	134 m ²	INCLUSE
87 General	870	0	134 m ²	INCLUSE
88 General	880	0	134 m ²	INCLUSE
89 General	890	0	134 m ²	INCLUSE
90 General	900	0	134 m ²	INCLUSE
91 General	910	0	134 m ²	INCLUSE
92 General	920	0	134 m ²	INCLUSE
93 General	930	0	134 m ²	INCLUSE
94 General	940	0	134 m ²	INCLUSE
95 General	950	0	134 m ²	INCLUSE
96 General	960	0	134 m ²	INCLUSE
97 General	970	0	134 m ²	INCLUSE
98 General	980	0	134 m ²	INCLUSE
99 General	990	0	134 m ²	INCLUSE
100 General	1000	0	134 m ²	INCLUSE

[illegible]

AXONOMETRIC
SCALE:



SDP No: 18844-11-2024-1

REV	DATE	DRAWN BY	BY APPROVED
A	2/20/27	SP	SCALE FOR C PLANT, SUBMITTAL
B	2/20/27	LN	SCALE FOR S OF SUBMITTAL
C	2/21/27	LN	SCALE FOR C PLANT, SUBMITTAL

197 BH & 7 GW STUDENT RES
FOR
INCRESCO DEVELOPMENTS
ERF 18844
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

SITE PLAN

SCALE: As Indicated

PROJECT NUMBER	SERIES - PAGE NO	SHEET SIZE	REV. NUMBER
PA-2036	005 - 000	A0	C

INFO	COUNCIL	TENDER	CONSTRUCTION
PROJECT DATE		DRAWN BY	

ACTS OF PARLIAMENT