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5 June 2025

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR REMOVAL OF TITLE DEED RESTRICTIONS, PERMANENT DEPARTURES, PERMISSION, AND REGISTRATION OF A SERVITUDE ON ERF 2387, STELLENBOSCH – 189 BANGHOEK ROAD

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

Application Property Address: **Erf 2387, Stellenbosch**

Application Property Number: **189 Banghoek Road**

Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**

Owner: **Dennis De Wet Family Trust**

Application Reference: **TP1021/2024**

Description of land development proposal:

Application is made in terms of Section 15 (b), (f) and (g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for the following on Erf 2387, Stellenbosch:

1. Application in terms of Section 15(2) (f) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for the removal of the restrictive title deed condition, Paragraphs E(I)(2), E(I)(3), E(I)(4), G(I), G(5) and I as contained in Title Deed No. 119783/98 in order to construct a block of flats on Erf 2387, Stellenbosch. The conditions to be removed reads as follows:

- Paragraph E(I)(2) (one dwelling only)
- Paragraph E(I)(3) (only a third of the erf may be built upon)
- Paragraph E(I)(4) (6.30m street building line restriction and 3.15m common boundary building line restriction)
- Paragraph G(1) (residential purposes with one dwelling only)
- Paragraph G(5) (6.30m street building line restriction and 3.15m common boundary building line restriction)
- Paragraph I (no erecting of apartments)

2. Application in terms of Section 15(2) (g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a Permission required in terms of the Zoning Scheme to:

- a) Allow for an erf less than 1 000m² to be used in line with the land use rights of the Multi-Unit Residential Zone (flats)
- b) Allow for 2 x motor vehicle parking bays to be substituted with 12 x bicycle bays (equal to 2 motor vehicle bays)
- c) Allow for 1 x motor vehicle parking bays to be substituted with 4 x motorcycle bays (equal to 1 motor vehicle bays)

3. Application in terms of Section 15(2) (b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a departure to:

- a) Allow for 32 parking bays in lieu of 48 parking bays (29 bays for the flats, 2 parking bays for 12 x bicycles, and 1 parking bay for 4 x motorcycles).
- b) Relax the western boundary line from 6,0m to 4,5m to allow for the second floor.

4. The registration of a private right of way servitude over Erf 3365, Stellenbosch in favour of Erf 2387, Stellenbosch.

Notice is hereby given in terms of the provisions 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/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: carlien@archtownplanners.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **7 July 2025**.

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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

For Arch Town Planners (Pty) Ltd



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5 Junie 2025

KENNISGEWING VAN GRONDGEBRUIKS AANSOEK

Geagte Mnr./Me.

Die volgende grondgebruiksaanzoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

AANSOEK OM OPHEFFING VAN TITELAKTE BEPERKINGS, PERMANENTE AFWYKINGS, TOESTEMMING EN REGISTRASIE VAN 'N SERVITUUT OP ERF 2387, STELLENBOSCH – BANGHOEKWEG 189

Adres van aansoek eiendom: **Erf 2387, Stellenbosch**

Aansoek eiendom beskrywing: **189 Banghoekweg**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**

Eienaar: **Dennis De Wet Family Trust**

Aansoek Verwysing: **TP1021/2024**

Besonderhede van die grondgebruiksaanzoek:

Aansoek word gedoen in terme van Artikel 15 (b), (f) en (g) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende op Erf 2387, Stellenbosch:

1. Aansoek ingevolge Artikel 15(2)(f) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, vir die opheffing van die beperkende titelaktevoorwaarde, Paragraaf E(I)(2), E(I)(3), E(I)(4), G(I), G(5) en I soos vervat in Titelakte nr. Erf 2387, Stellenbosch. Die voorwaardes wat verwyder moet word, lees soos volg:

- Paragraaf E(I)(2) (slegs een woning)
- Paragraaf E(I)(3) (slegs 'n derde van die erf mag op gebou word)
- Paragraaf E(I)(4) (6.30m straatboulynbeperking en 3.15m gemeenskaplike grensboulynbeperking)
- Paragraaf G(1) (slegs residensiële doeleindes met een woning)
- Paragraaf G(5) (6.30m straatboulynbeperking en 3.15m gemeenskaplike grensboulynbeperking)
- Paragraaf I (geen oprigting van woonstelle nie)

2. Aansoek ingevolge Artikel 15(2) (g) van die Stellenbosch Munisipale

Grondgebruikbeplanningsverordening, 2023 vir 'n Toestemming om:

- a) Toe te laat dat 'n erf minder as 1 000m² gebruik word in ooreenstemming met die grondgebruiksregte van die Multi-Eenheid Residensiële Sone (woonstelle)
- b) Toe te laat dat 2 x motorvoertuigparkeerplekke vervang word met 12 x fietsplekke (gelyk aan 2 motorvoertuigplekke)
- c) Toe te laat dat 1 x motorvoertuigparkeerplek vervang word met 4 x motorfietsplekke (gelyk aan 1 motorvoertuigplek)

3. Aansoek ingevolge Artikel 15(2) (b) van die Stellenbosch Munisipale

Grondgebruikbeplanningsverordening, 2023 vir 'n afwyking na:

- a) Voorsiening te maak vir 32 parkeerplekke in plaas van 48 parkeerplekke (29 plekke vir die woonstelle, 2 parkeerplekke vir 12 x fietse en 1 parkeerplek vir 4 x motorfietsse).
- b) Afwyking die westelike grens boulyn van 6,0m tot 4,5m om voorsiening te maak vir die tweede vloer.

4. Die registrasie van 'n privaat reg-van-weg-serwituut oor Erf 3365, Stellenbosch ten gunste van Erf 2387, Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte 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 tydskedule van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet 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 terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Carlien Coetzee, carlien@archtownplanners.co.za. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **7 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.

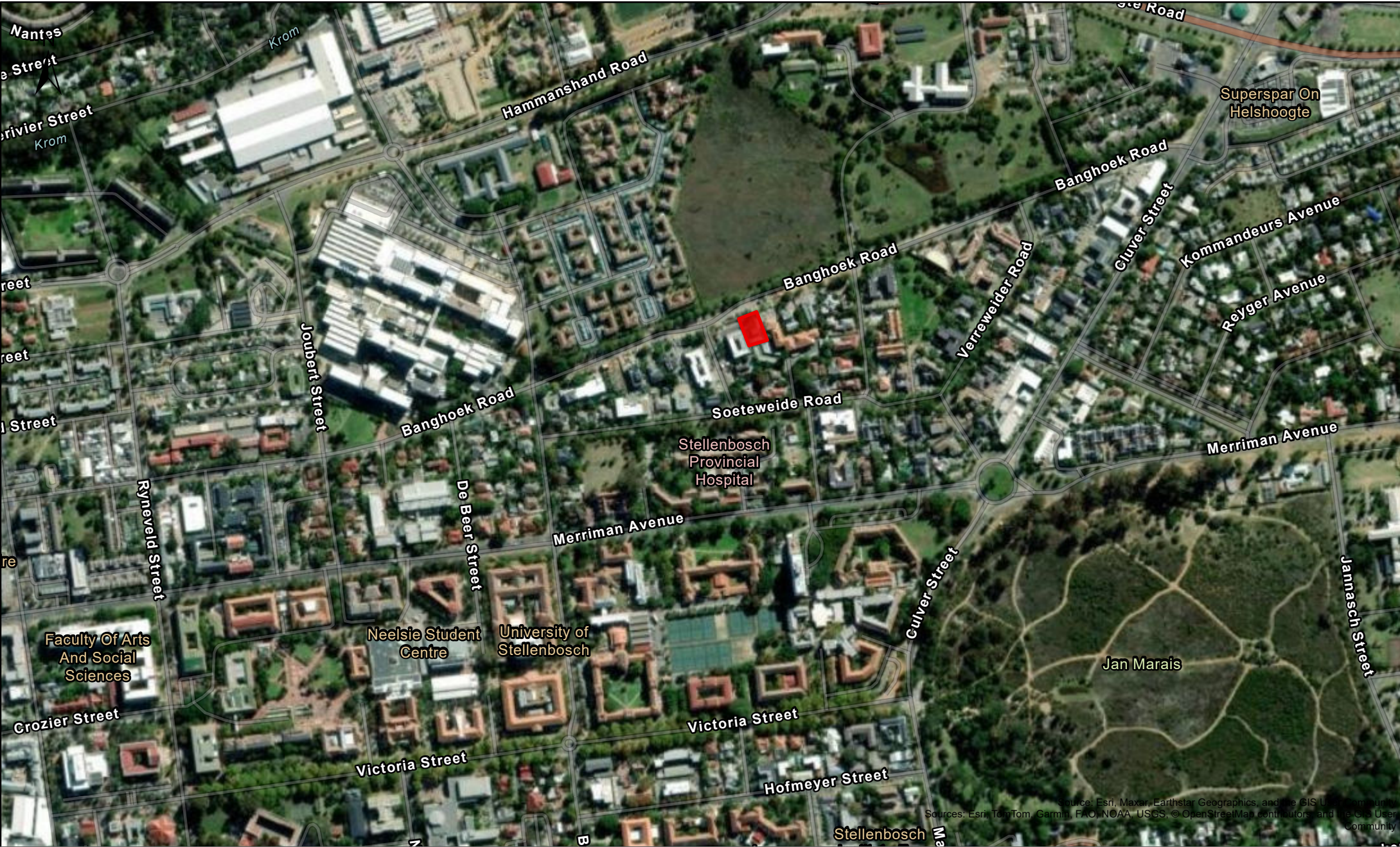
Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

Die uwe

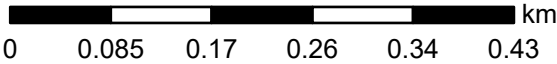
Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd

Locality Plan - Erf 2387, Stellenbosch



Date created: 2025/06/02



REMOVAL OF TITLE DEED RESTRICTIONS, PERMANENT DEPARTURES, PERMISSION, AND REGISTRATION OF A SERVITUDE:

ERF 2387 STELLENBOSCH, 189 BANGHOEK ROAD



December 2024 – Rev 3

**SUBMITTED TO:
STELLENBOSCH MUNICIPALITY**

PREPARED AND SUBMITTED BY:



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1. INTRODUCTION

1.1 Background Information

Erf 2387 Stellenbosch, hereafter referred to as the application site, is situated within Stellenbosch in an area known as the Universiteits Oord. Over the years the Universiteits Oord, as the name suggests, has naturally become one of the preferred areas for student accommodation due to the close proximity to the Stellenbosch University and the option to use non-motorized transport. The Universiteits Oord boasts a number of high-density student accommodations (flats).

The owner's vision is to create high density, student accommodation within walking distance from the campus without compromising the aesthetic value and the natural beauty of Stellenbosch and its surrounds. The Title Deed places certain land use restrictions on the use of the property, with specific reference to "one house only", building lines and coverage (which is more restrictive than the zoning scheme). The proposed development will extend beyond the allowable building lines on the second and third floor on the western boundary and provides less parking than required in terms of the zoning scheme which requires a formal application to the Stellenbosch Municipality.

Furthermore, the application site is 972.6m² in extent. Section 78(2) of the Stellenbosch Zoning By-law states the following: *"Where a land unit is zoned Multi-unit Residential zone is smaller than 1000m², the use rights and development parameters prescribed for Conventional Residential zone shall be applicable to such land unit, unless the Municipality's permission is granted in terms of this scheme for other primary, consent or additional uses."* Therefore, an application for permission to allow for an erf less than 1000m² to be used in line with the land use rights of the Multi-Unit Residential Zone (flats) is required.

1.2 Planning Brief

In light of the above, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality to allow for the development of a 4 - storey block of flats (ground floor parking, first and second floor flats, third floor communal roof space with a pergola) on Erf 2387 Stellenbosch. Refer to **Annexure A** for the application form.

The power of attorney and trust resolution is attached to this report as **Annexure B**.

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Sections 15(b), (d), (f), and (g) of the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Erf 2387 Stellenbosch:

- i. In terms of Section 15(2)(g) for permission to allow for an erf less than 1000m² to be used in line with the land use rights of the Multi-Unit Residential Zone (flats).
- ii. In terms of Section 15(2)(g) for permission to allow for 2 x motor vehicle parking bays to be substituted with 12 x bicycle bays (equal to 2 motor vehicle bays)
- iii. In terms of Section 15(2)(g) for permission to allow for 1 x motor vehicle parking bays to be substituted with 4 x motorcycle bays (equal to 1 motor vehicle bays)
- iv. In terms of Section 15(2)(b) a permanent departure to allow for 32 parking bays in lieu of 48 parking bays (29 for vehicle bays (of which 3 are tandem bays) 1 for each unit, 2 for 12 x bicycles, and 1 for 4 x motorcycles)
- v. In terms of Section 15(2)(b) a western common boundary building line departure to allow for the second floor to be set back 4.5m in lieu of 6m.
- vi. In terms of Section 15(2)(d) the registration of a right of way servitude over Erf 3365, Stellenbosch in favour of Erf 2387, Stellenbosch
- vii. In terms of Section 15(2)(f) for the removal of the following Title deed Restrictions from Title Deed T119783/98:
 - a. Clause E(I)(2)
 - b. Clause E(I)(3)
 - c. Clause E(I)(4)
 - d. Clause (G)(5)
 - e. Clause I

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Erf 2387, Stellenbosch	Dennis De Wet Family Trust	972.6 m ²	T119783/98	Clause E(I)(2) Clause E(I)(3) Clause E(I)(4) Clause (G)(5) Clause I

Table 1 Property Details

Please refer to **Annexure C** for a copy of the Title Deed. Please refer to **Annexure D** for a copy of the conveyancer certificate that confirms the restrictive title deed conditions. The following conditions are restricting the proposed and future development of the property and therefore needs to be removed to be in line with the applicable Stellenbosch Zoning Scheme:

Clause E(I)(2)

“Dat net een woonhuis of ‘n woongebou, tesame met die nodige buitegeboue of hierdie ef opgerig word.”

Clause E(I)(3)

“Date nie meer as een derde van die oppervlakte van hierdie erf gebou mag word nie.”

Clause E(I)(4)

“Dat geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heining binne 6.30 meter van ‘n straatlyn wat ‘n grens van hierdie erf vorm, opgerig mag word nie. Geen sodanige gebou of struktuut mag binne 3.15 meter van die sygrens van ‘n aangrensende erf geleë wees nie.”

Clause (G)(5)

“All buildings shall be erected not less than 6.30 metres from the front or street boundary line of the above lot, and not less than 3.15 metres from the sides and back boundary lines of the said lot.”

Clause I

“Dat die eineaar van hierdie erf nie geregtig sal wees om woonstelle op hierdie erf op te rig nie en verder dat die ontwerp, konstruksie, en aansigte van die geboue wat hy gaan oprig by die omgewing moet pas.”

2.2 Locality

The application site is situated at 189 Banghoek Road, in the Universiteits Oord suburb of Stellenbosch. It is situated within walking distance (approximately 470m) from the main campus of the Stellenbosch University and 600m from the Neelsie Student Centre. Please refer to Figures 1 and 2 below for the locality plans.



Figure 1 - Locality Plan - Erf 2387, Stellenbosch



Figure 2 - The Application Site – Erf 2387 Stellenbosch

2.3 Physical characteristics, existing and surrounding land uses

The application site is a total of 972.6m² in extent and currently has a two-storey, 8-bedroom residential building providing accommodation to ten students. The property takes direct access from Banhoek Road through an access gate situated on the north-eastern corner of the property. The property is surrounded by other boarding houses and flats. It is one of the few remaining houses in the Universiteits Oord which has not been redeveloped.

There is an existing drainage servitude registered on this property. Please refer to Figure 3 for the location of the drainage servitude.



Figure 3 - Drainage Servitude Indicated in Yellow

Over the last few years there has been a substantial increase in the redevelopment of properties into higher density student accommodation in the area. The predominant land uses in the area is student accommodation. Other land uses in the area include the retail centre on the corner of Cluver Street and Helshoogte Road towards the north and the J S Marais Park towards the south. As mentioned above, the Stellenbosch University is only a few 100ms from the application site.

2.4 Current Zoning

As mentioned above, the application site is zoned Multi-Unit Residential, however, as it is less than 1 000m², it has to comply with the building parameters of the Conventional Residential zone. This application seeks to obtain approval to allow for the site to be used in line with the building development parameters for the Multi-Unit Residential zone as set out below:

Building type permitted	Street boundary building lines (m)	Common boundary building lines (m)	Max Coverage	Max Height	Floor area
Group housing; Retirement village	External: 3m Internal: 0m	External: 3m Internal: 0m	50%	2 storeys	n/a
Flats	All levels: 4,5m	Ground floor: 4,5m First floor: 4,5m Second floor: 6m	50%	4 storeys	75%
All other buildings	All levels: 4,5m	Ground floor: 4,6m First floor: 4,5m Second floor: 6m	50%	3 storeys	75%

Table 2: Multi-Unit Residential Zone Building Development Parameters

3. DEVELOPMENT PROPOSAL

This section should be read with the SDP, Floor Plans and Elevations attached as **Annexure E**.

The proposed development entails the demolition of the existing house to construct a four-storey block of flats and the registration of a right of way servitude over Erf 3365 in favour of the application site (Erf 2387). Parking will be provided on the ground floor, with flats on the first and second storeys (with 16 units per floor thus a total of 32 x flats). The rooftop will include a communal area, partially shaded by a pergola.



Figure 4 - North Elevation

3.1 Access and Parking

Figure 5 below indicates the proposed access from Hospitaal Street with the yellow arrow and the proposed right of way crossing over Erf 3365. A total of 32 motor vehicle parking bays will be provided, of which 3 are tandem bays, thus one vehicle bay per unit, and 3 additional non-motor vehicle bays (keeping with the Municipalities TOD policy) which is split between 12 x bicycle bays (equal to 2 parking bays) and 4 x motorcycle bays (equal to 1 parking bay). Please refer to Section 4 (Motivation) for information and motivation for the proposed parking departure.

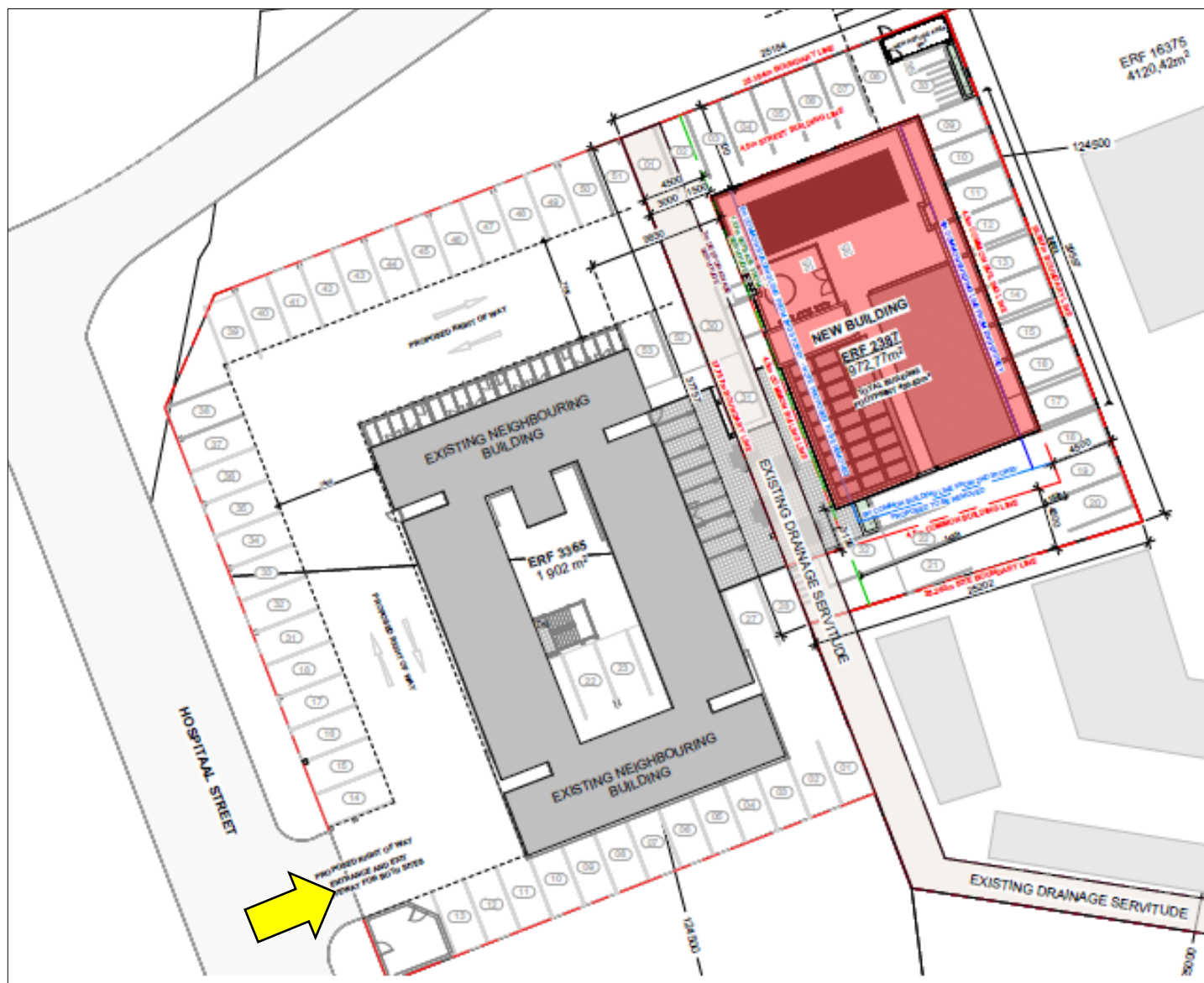


Figure 5 - Proposed access and right of way servitude

Figure 6 below indicates the ground floor of the proposed development which will solely be used for parking, a refuse room, and access to the storeys above. The refuse room on the northern boundary will be accessed via Banghoek Road. There will be one central stairway on the ground floor which provides access to the flats above.



3.3 First, Second and Third Floors

The first and second floors will be accessed via a staircase from the ground floor. The first floor will have a total of 16 x flats each with their own kitchen and bathroom. There will be a total of 16 studio flats on each floor, thus 32 flats in total. The first-floor flats on the eastern boundary will each have a balcony, but the balconies have been removed on the second floor to comply with the common boundary set back line on the eastern boundary.

The proposed development extends beyond the allowable building line on the western common boundary (second floor only) being 4.5m in lieu of 6m. It is important to note that the development on the western side of the application site, Erf 3365, is owned and managed by the same developer. The distance between the existing building on Erf 3365 and the proposed building will be approximately 10m which is considered to be a sufficient setback between the two buildings, especially as there are no balconies proposed on the new development.

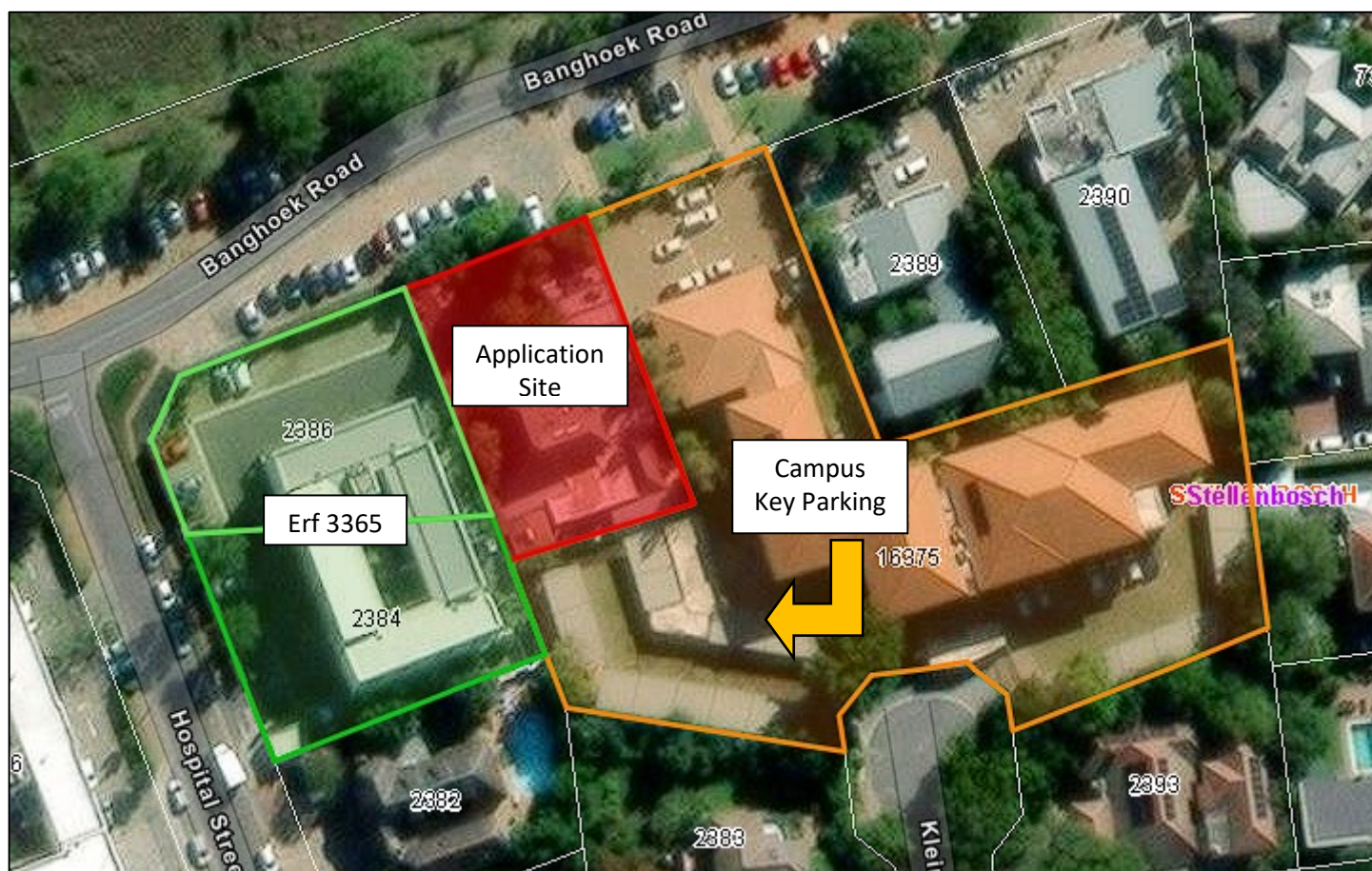


Figure 7 - Aerial view of affected properties for second floor common boundary building line departure

Access to the third floor / roof will be taken from the second-floor staircase. A portion of the roof area will be used for a communal area, covered by a pergola. The roof area will also accommodate some of the building services. The service area is only to house water storage, solar batteries etc. Laundry facility is provided in the adjacent existing Welbedacht to which students will have free access. As part of rental package, a laundry service will be done on a fortnightly-basis.

3.4 Building Development Parameters

As mentioned above, the title deed places restrictions on the land use (single dwelling only) and the building parameters of the site (a coverage of 33% and street and common boundary building lines) which needs to be removed to allow for the proposed development. The proposed development was designed to comply with the more up to date and applicable building parameters as set out in the zoning scheme.

Table 3, below, is a summary of the applicable building development parameters of the zoning scheme vs that of the proposed development to indicate where departures are required:

Land Use Parameters (flats)	Multi-Unit Residential (MUR)	Proposed Development	Compliance/ Application Required
Street Building Line (BL)	4.5m	4.5m (all floors)	Complies
Common Boundary BL	Ground and First Floor: 4.5m	4.5m	Complies
	<u>Second Floor: 6m</u> Western Boundary	4.5m	Departure
	<u>Third Floor: 6m</u> Western Boundary	4.5m	Departure
Max Coverage	50%	40.7%	Complies
Max Height	4 Storeys	4 storeys	Complies
Floor Area	75% (731.25m ²)	75% (730m ²)	Complies
Total Number of Flats		32 x single units	
Parking	1.5 bays per unit = 48	32 (29 x vehicle (of which 3 are tandem bays), 12 x bicycle (=2), and 4 x motorcycle (=1))	Departure - Permission required

Table 3 Compliance with Development Parameters

It is important to note that the proposed development only requires a second and third- floor building line departure (on the western boundary only) and a parking departure. It complies with all other zoning restrictions.

3.5 Traffic Impact Statement

The proposed development will take access from Hospitaal Street, with only one access shared with the existing development on Erf 3365. A total of 29 vehicle (3 of which are tandem), 12 bicycle, and 4 motorcycle bays will be provided on site. The bicycle bays and motorcycle bays account for 3 vehicle bays which leads to a total of 32 parking bays provided. Please see the Traffic Impact Statement attached as **Annexure F**.

3.6 Availability of Services

The proposed development can tie into all existing services, no services upgrades are required to accommodate the proposed development.

4. MOTIVATION

4.1 Parking Departure

One of the main departures applied for is the parking departure, providing a total of 32 parking bays in lieu of 48. The following section deals exclusively with the parking departure.

The application site lies within walking distance from the Stellenbosch University campus and associated facilities, and the proposal is to provide 1 x motor vehicle parking bay per each studio flat (29 bays of which 3 are tandem = 32), with a few bicycle and motorbike bays providing parking for visitors. Though the Stellenbosch Municipality requires 1 bay per flat and 0.5 bays per visitor (which is considered somewhat outdated in context of specifically this neighbourhood, which is situated within a few 100m from campus) the proposal is to comply with the motor vehicle requirements for the units but to depart from the required visitors parking bays. It is understandable that each unit need to have a vehicle bay, but it is motivated that visitors will in all likelihood use either public transport or non-motorised transport to visit the future residence of the development.

To get an up-to-date realistic confirmation of the parking requirements for similar developments in the area, we have obtained the parking schedule of the neighbouring property to the west (which is owned by the same developer as the developer of this proposed development). The managing agents for the flats on Erf 3365 has provided the parking statistics of parking rented each year since inception of the student accommodation. Figure 8 is an extract of the summary which is also attached as **Annexure G**. It is interesting to note the maximum percentage of parking (vehicle parking) ever rented out was 64%. It is also interesting to note the decline in parking requirements since covid, with the highest percentage begin 45%. This can be due to the hight cost of owning a car and the increased reliance on uber/public transport. If the highest percentage (64%) is applied to the proposed development this will equate to 31 parking bays, which is less than the 32 bays provided. It is therefore motivated that though the proposed development does not provide vehicle parking bays for visitors, it does provide enough parking for the future tenants. The proposed parking supply is in line with the actual parking uptake on the neighbouring property, which is argued to be a more accurate indication of the need for parking bays in the area.

Total parking bays								
53								
	2017	2018	2019	2020	2021	2022	2023	2024
Total occupied	28	34	26	17	13	13	24	20
% of total	53%	64%	49%	32%	25%	25%	45%	38%

Figure 8 - Actual vehicle parking uptake (rented) at neighbouring block of flats on Erf 3365

The motivation for the parking departure can be summarised as follows:

Proximity to Campus and Amenities: The application site is situated within walking distance of Stellenbosch University's main campus, the Neelsie Student Centre, and other essential student facilities. This location significantly reduces the need for students to own vehicles, as most daily activities and destinations can be accessed on foot or bicycle. Most visitors of the students live nearby within walking distance and will most likely use NMT when visiting.

Supporting Evidence from Comparable Development: The parking statistics of a similar student accommodation block owned by the same developer, located adjacent to the application site to the west, demonstrate a consistent underutilization

of parking bays over the years. As mentioned above and illustrated in Figure 8, the highest recorded parking utilization was 64% in 2018, and usage has steadily declined since. In recent years (2021–2024), utilization has fluctuated between 25% and 45% of capacity, reinforcing the trend of limited car ownership among students in this area. This underutilization directly correlates with the site's proximity to the campus.

Alignment with Sustainable Urban Development Principles: Reducing parking provision aligns with the principles of sustainable urban development and transit-oriented development (TOD). The proposal encourages walking and cycling, which minimizes vehicular traffic (especially considering the growing traffic issue in Stellenbosch), lowers the carbon footprint of the development, and maximizes the efficient use of land for student housing. Additionally, by not allocating visitor parking, the design prioritizes housing density over vehicular space, aligning with the broader goals of compact urban growth, sensible infill development, and densification within the urban edge.

Support for Non-Motorized Transport: The proposed development will include facilities for non-motorized transport, such as secure bicycle storage, to further incentivize students to use sustainable transportation modes. Given the application site's location in a walkable neighbourhood, this strategy ensures the mobility needs of residents are adequately addressed without reliance on private vehicles.

In light of the above, the proposed parking provision of 1 bay per unit is sufficient to meet the needs of student residents while reflecting the existing patterns of parking utilization in comparable developments. Approving this departure would enable the efficient use of urban land, promote sustainability, and cater to the specific needs of the student population.

4.2 Stellenbosch Municipality Land Use By-Law (2023)

As set out in Section 33 (4) and 65(1) of the By-law, certain criteria need be met in consideration of an application by the decision-making authorities. In line with this section, Table 4, below, sets out the criteria and assesses the application accordingly:

Section 33(4) Criteria	Assessment of Proposal (relating to the removal of the Title Deed restrictions)
(a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;	It is argued that if these conditions are removed, the value of this property will increase to the benefit of all surrounding properties who have already chosen and who will in future choose to remove similar conditions to allow for higher density developments.
(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;	The restrictive conditions aimed to protect the single character of die Weides neighbourhood at a time when the neighbourhood was only a single residential area. This has changed drastically over the last few years and the neighbourhood is no longer seen as a single residential area but has now mainly changed to a higher density area, allowing for flats and boarding-houses (for student accommodation).

<p>(c)the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;</p>	<p>Be removing the restrictions to allow for more than one dwelling house on the property, the owner of the property will be able to develop a higher density block of flats, which will increase the financial viability of the property.</p> <p>Though the title deed provides for the suspension of the conditions relating to building lines and coverage, the applicant prefers to remove these conditions as this will allow the owner, if there are any changes to the design of the building in future, to submit building plans for approval without having to go through a costly and lengthy application process again to suspend/amend these conditions. It is argued that these conditions were specifically included in the title deed in 1945 to protect the single residential character of the area which is no longer relevant. By removing these restrictions, the owner of the property will still have to comply with the building line parameters of the applicable zoning scheme (which is included in this motivation report). There is no reason why these conditions should not be removed, as all of the neighbouring properties have already been converted to student accommodation. It is accepted by the Stellenbosch Municipality in both the SDF and IDP that this area should be used for high density student accommodation, and it is argued that the title deed conditions to protect the single residential character of this area is no longer valid. By refusing the removal of these conditions and insisting that these conditions should only be suspended, the Municipality is in principle forcing the landowner to go through a lengthy and costly application process every time they want to make any alterations to the building. The application specifically seeks to remove these conditions, which is clearly conveyed to the surrounding properties in the public participation process and all surrounding properties are made aware that the intention is to allow for this property to be developed in line with the building lines and coverage restrictions as allowed for in the zoning scheme. By allowing for this removal, the landowner will have the flexibility to extend onto the building in line with the zoning scheme.</p>
<p>(d)the social benefit of the restrictive condition remaining in place in its existing form;</p>	<p>The social benefit for high density student accommodation within walking distance from campus outweighs the social benefit (if any) of neighbouring properties living next to a single residential building.</p>
<p>(e)the social benefit of the removal, suspension or amendment of the restrictive condition;</p>	<p>By removing these conditions, the property can be developed to its full potential to allow for much needed student accommodation within walking distance from campus. This will also help to reduce the traffic in the area, as students do not have to make use of their cars to drive to campus or town.</p>
<p>(f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.</p>	<p>The removal of these rights will completely remove the rights which established a single residential character in the area, as motivated above, it is argued that the need for this area being classified as a single residential area are no longer valid.</p>

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(b), (d), (f) and (g) of the By-law.
b. Procedure followed in processing the application.	To be decided and done by the municipality.
c. Desirability of land use	<p>The applications for the building line departures, removal of restrictive title deed conditions and the registration of a right of way servitude, are considered desirable. The reasons for the desirability of the applications may be summarised as follows:</p> <ul style="list-style-type: none"> - It is considered that the title deed restrictions were put in place prior to the existence of a zoning scheme which could govern the land use of a property. The application site was created in 1945 when die Weides was a single residential suburb and where there was a need to place restrictions on the land use of the property to project the single residential character of the area. The character of the area has changed dramatically over the last 15 years, where almost all of the erven have been converted to buildings catering for predominantly student accommodation. The zoning of the property clearly indicates the indented use of the application site as high-density accommodation such as the proposed flats. The title deed restrictions aims to protects the outdated single residential character of the area which is clearly not applicable anymore. It is argued that the single residential character which the title deed restrictions try to project is no longer the desired land use of the area, as is clearly indicated in the SMSDF. If the restrictive title deed conditions are removed, the development rights will be governed by the 2023 Stellenbosch Zoning scheme which is more relevant and in line with the current need and vision for Stellenbosch. - The proposed removal of the title deed restrictions is in line with the precedent for the surrounding area, where most of the surrounding developments could only have been achieved if similar RoR applications were approved. - The proposed substitution of the vehicle parking bays with bicycle bays and motorcycle bays are in line with the NMT policy of the Municipality. It is proposed that all 32 proposed flats have one parking bay for each occupant of the flats to have a vehicle parking, therefore a minimum of 32 motor vehicle bays should be provided. The proposed development has 29 vehicle bays of which 3 are tandem bays (=32), 12 bicycle bays (equal to 2 vehicle parking bays) and 4 motorcycle bays (equal to 1 vehicle parking bay). Due to the location of the application site, it can be expected that the future occupants of the units will be students who will walk/cycle to class, and it is likely that many of the future visitors will also walk/cycle to this development. It is therefore considered that there is more than sufficient parking to allow for future residents. By providing safe and secure bicycle parking, future residents will be motivated to make use of their bicycles on a day-to-day basis rather than to

	<p>use their cars. It is considered that there is more than enough on-site parking to prevent future occupants of the development to park in the road.</p> <ul style="list-style-type: none"> - It is important to note that proposed building line departures does not result in departing from any bulk, coverage, height or outdoor requirements. Even with the proposed building line departures, the coverage of the building is still well below the allowable 50% (being 40%). The proposed development will therefore clearly not result in the over development of the site. - The building line departure as proposed on the western boundary is considered minimal and will have no impact on the property situated towards the west and south, especially as the proposed building faces towards the parking area of the adjoining property. - The proposed development can tie into all existing services, no services upgrades are required to accommodate the proposed additional bulk. - The proposed development is considered as sensible infill development which will make optimal use of existing infrastructure within the urban edge. - The approval of the application will not have a negative impact on the surrounding properties, the proposed development is in character with the immediate surrounding area.
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.

Table 4 Assessment of Application in terms of Section 33(4) and 65(1) of the By-Law

4.3 Land Use Planning Act (2014)

Section 59 of the Land Use Planning Act, 2014 (hereafter referred to as 'LUPA') sets out the land use planning principles for the Western Cape. The following is an assessment of the application against these principles:

LUPA Principles	Compliance of Proposed Application
Spatial Justice	The proposed development is situated within the urban edge, in an area earmarked for high density infill development.
Spatial Sustainability	Spatial sustainability would prioritise land use decisions that allow individuals to live close to where they study. As a result of the locality of the proposed development, it may contribute to relief the traffic congestion whilst allowing for more dense and efficient settlements.
Efficiency	This development is proposed on a brownfield site that will make use of the existing urban infrastructure. No services upgrades are required to accommodate the increased residential density, it will result in the more efficient use of well-located land and existing infrastructure
Good Administration	The proposed flats are in-line with the municipality's existing densification policies. The building presents an aesthetically pleasing public street interface. The approval of this application will be in the best interest of the Stellenbosch Municipality.
Spatial Resilience	It should be noted that this development is a brownfield development in an area of town that has already been urbanized. Thus, through this development, there will be no negative impact on vulnerable agricultural and/or natural areas; nor would there be any additional risk to the resilience of human residents in the area.

Table 5 Assessment of Application in terms of Section 59 of LUPA

4.4 Consistency with the Applicable Spatial Development Frameworks

4.4.1 Western Cape Provincial Spatial Development Framework, 2014

The Western Cape Spatial Development Framework (hereafter referred to as 'the PSDF') identifies densification as one of the provincial objectives. The proposed infill development on this strategically located site complies with this PSDF.

4.4.2 The Stellenbosch Municipality Integrated Development Plan, 2022

The current Stellenbosch Integrated Development Plan (hereafter referred to as "the IDP"), approved in May 2022, provides the detailed development plans for the Stellenbosch Municipal Area, over the short term (2022 – 2027) and long term; as well as reviewing some of the challenges and opportunities experienced by the municipality. The IDP has also informed the municipality's recent Spatial Development Framework (2023).

Overall, the IDP prioritises the densification of existing urban areas, by "focusing development in low-density areas, infill, and brownfield land before considering greenfield sites." Given the low-density nature of the existing building in which the site is located, in combination with its ideal location near the town centre and university, the area is well-aligned with the IDP strategy of densifying brownfield sites.

Similarly, the IDP prioritises the objective of “Car Free Living” which refers to strategies that encourage more sustainable modes of travel such as public transportation, non-motorised transportation and other mechanisms to increase the number of passengers per vehicle. The IDP further mentions that compact and dense developments that reduce car dependence and enable and promotes the use of public and NMT must be actively promoted. For such a strategy to be attained, the municipality must allow for the densification of areas of town that are easily accessible by pedestrians and cyclists and support the use of bicycles and motorbikes in lieu of motor vehicles.

4.4.3 The Stellenbosch Municipality Spatial Development Framework, 2023

Access and Movement:

In terms of access and movement, the SDF identifies that Merriman Street, between Bird Street and Helshoogte Road within close proximity of the site, function beyond its capacity. It is the responsibility of development to ensure that non-motorised transport modes be promoted such as bicycles and walking. The redevelopment of this site will support non-motorised transport as the site is ideally situated within walking distance from all surrounding amenities although ample off-street parking is provided.

Vision and Concept for the Area of the Site

The SDF points out that the Municipality should *“Pro-actively support higher density infill residential opportunity in the town centre and areas immediately surrounding it”*. Furthermore, and as part of the SDF's Implementation Framework, the Municipality must assist in the *“broadening of residential opportunity for lower income groups, **students**, and the lower to middle housing market segments.*

5. CONCLUSION

The approval of this application is argued to be favourable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. It is therefore respectfully requested that the following applications be considered for approval:

Application in terms of Sections 15(b), (d), (f) and (g) the By-Law to allow for the following on Erf 2387 Stellenbosch:

- i. In terms of Section 15(2)(g) for permission to allow for an erf less than 1000m² to be used in line with the land use rights of the Multi-Unit Residential Zone (flats).
- ii. In terms of Section 15(2)(g) for permission to allow for 2 x motor vehicle parking bays to be substituted with 12 x bicycle bays (equal to 2 motor vehicle bays)
- iii. In terms of Section 15(2)(g) for permission to allow for 1 x motor vehicle parking bays to be substituted with 4 x motorcycle bays (equal to 1 motor vehicle bays)
- iv. In terms of Section 15(2)(b) a permanent departure to allow for 32 parking bays in lieu of 48 parking bays (29 for vehicle bays (of which 3 are tandem bays) 1 for each unit, 2 for 12 x bicycles, and 1 for 4 x motorcycles)
- v. In terms of Section 15(2)(b) a western common boundary building line departure to allow for the second floor to be set back 4.5m in lieu of 6m.
- vi. In terms of Section 15(2)(d) the registration of a right of way servitude over Erf 3365, Stellenbosch in favour of Erf 2387, Stellenbosch
- vii. In terms of Section 15(2)(f) for the removal of the following Title deed Restrictions from Title Deed T119783/98:
 - a. Clause E(I)(2)
 - b. Clause E(I)(3)
 - c. Clause E(I)(4)
 - d. Clause (G)(5)
 - e. Clause I

Report compiled by:

Carlien Coetzee (C/9982/2024)



Report reviewed by:

Marika Bolz (Director)



for Arch Town Planners (Pty) Ltd

December 2024

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: Dennis De Wet Family Trust	Company: GASS Architecture Studios	Company: STRUXIT Projects
Name: Paul & Sheree Schroeder	Name: Leone Wierenga SACAP: PrArch33484176	Name: Hans Cilliers
Signature:	Signature:	Signature:

SCHEDULE OF RIGHTS

PROPERTY DISRIPTION

Erf Number: Erf 2387

Site Area: 975 m²

Township: Stellenbosch

Title Deed No: T 119783/98

ZONING INFORMATION

Town Planning scheme	STELLENBOSCH MUNICIPALITY-ZONING SCHEME BY LAW-2019	Amendment to scheme no.	N/A
Use zone	Multi-unit Residential		

DEVELOPMENT CONTROL MEASURES

Permissible/ Required	Control	Actual
4 STOREYS	Max Building Height from EGL	4 STOREYS
max. 50% = 487.5 m²	Coverage	397m² = 40.7 %
75% = 731.25 m²	Floor Area	731 m² = 75%
4.5m AT ALL LEVELS	Street Boundary Building Line	4.5m
GROUND & FIRST FLOOR: 4.5m SECOND FLOOR: 6m	Common Boundary Building Line	GROUND & FIRST FLOOR: 4.5m SECOND FLOOR: 6m *NOTE: Propose to omit 6m setback line on western edge of property.
1.5 BAY/ DWELLING UNIT 32 x 1.5 = 48 BAYS	Parking	32 vehicular bays - 1 per unit 32 (29 x vehicle bays of which 3 are tandem) 2 bays (12 bicycles), 1 bay (4 motorcycles) TOTAL OF 35 BAYS (10% non vehicular) Proposed departure of 13 bays
	No of units	32 single units TOTAL BEDS = 32

OCCUPANCY CLASSIFICATIONS

H3 (DOMESTIC RESIDENCE)

REFUSE AREA CALCULATION

Formula: $\frac{f(g) \times FA}{100}$ = volume (m³)/week

f(g) = generation factor

FA = floor area

generation factor:

Use	Generation factor	FA
Flats	0.1425	538m²

Formula: $0.1425 \times 538m^2/100 = 0.77$ m³/week

0.77/0.25 = 3 Bins

FLOOR AREA REQUIRED FOR REFUSE STORAGE:

Required: Flats = 3 Bins

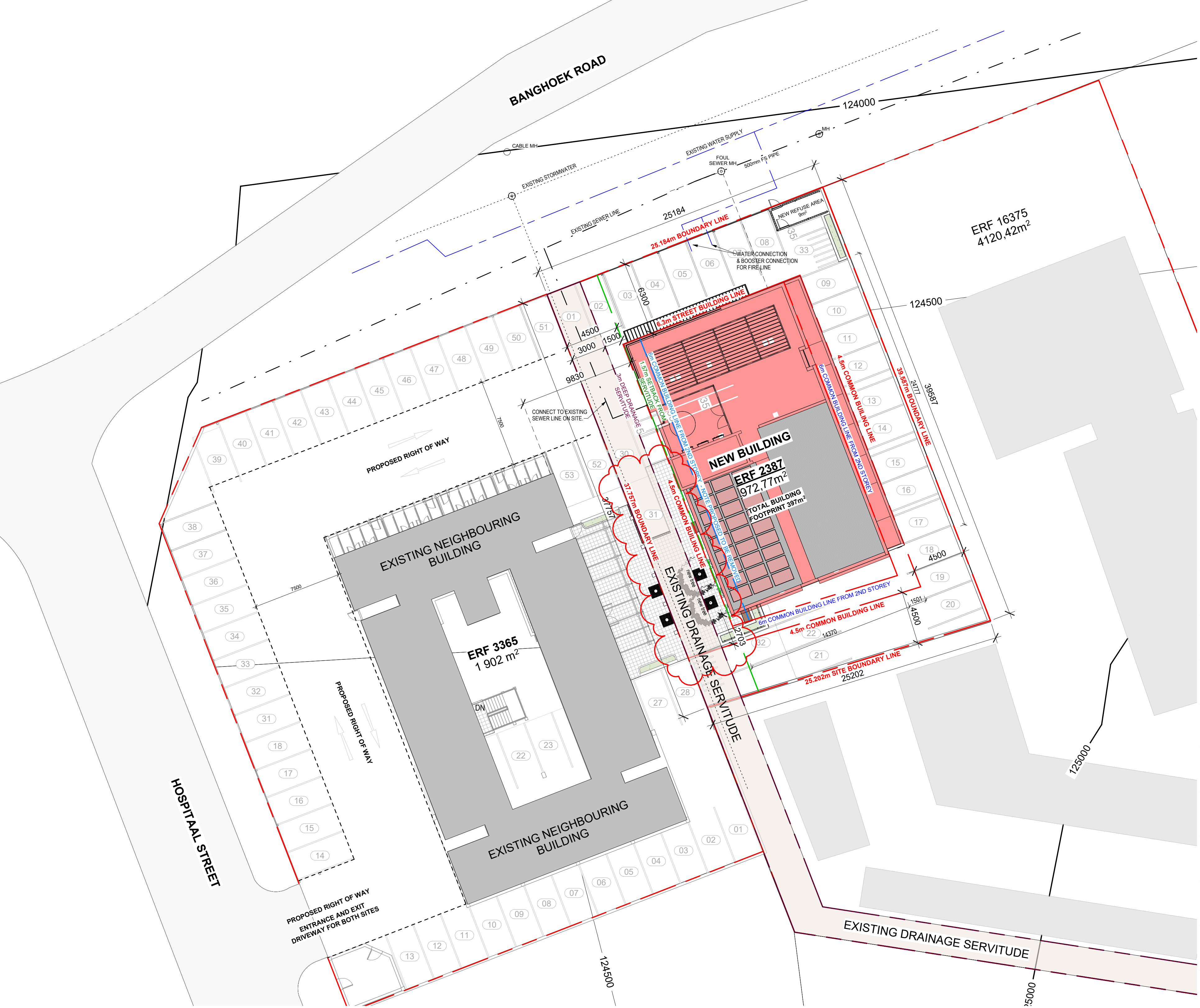
GF Refuse Room Required = 3m²

GF Refuse Room Provided = 9m²



LOCALITY PLAN

Area Schedule (Rentable)			
Level	Name	Area	Count
Not Placed	STAIR	0 m²	1
Not Placed: 1		0 m²	
01_ FIRST FLOOR	balconies	37 m²	1
01_ FIRST FLOOR	CIRCULATION	47 m²	1
01_ FIRST FLOOR	STAIR	18 m²	1
01_ FIRST FLOOR	STUDIO	283 m²	16
01_ FIRST FLOOR: 19		385 m²	
02_ SECOND FLOOR	CIRCULATION	47 m²	1
02_ SECOND FLOOR	SERVICES	5 m²	14
02_ SECOND FLOOR	STUDIO	283 m²	16
02_ SECOND FLOOR: 31		336 m²	
Grand total: 51		721 m²	



SITE PLAN

Scale - 1 : 200

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 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 FINISHES, 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. 0124-1077 WITH "SHELLORITE" TERMITTERFUSE SOIL POISONER. 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 962, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:

3.1.3.1 230mm BRICK WALLS WITH GUNDEL BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2.3.2 110mm BRICK WALLS WITH GUNDEL BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3.3.3 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 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 INTERSEC- TING MANHOLE OR MUNICIPAL 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 VENTPIPPES, RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2400mm 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 Ø SHOWER 50mm Ø BASIN 50mm Ø SINK 40mm Ø W.C. 100mm Ø O.V.T. 100mm Ø

REQUIRED OUTDOOR COMMUNAL SPACE:

20% OF SITE AREA:
20% OF 975 m² = 195 m²

GROUND LEVEL = 72 m²
ROOF LEVEL = 123 m²

TOTAL = 195 m²



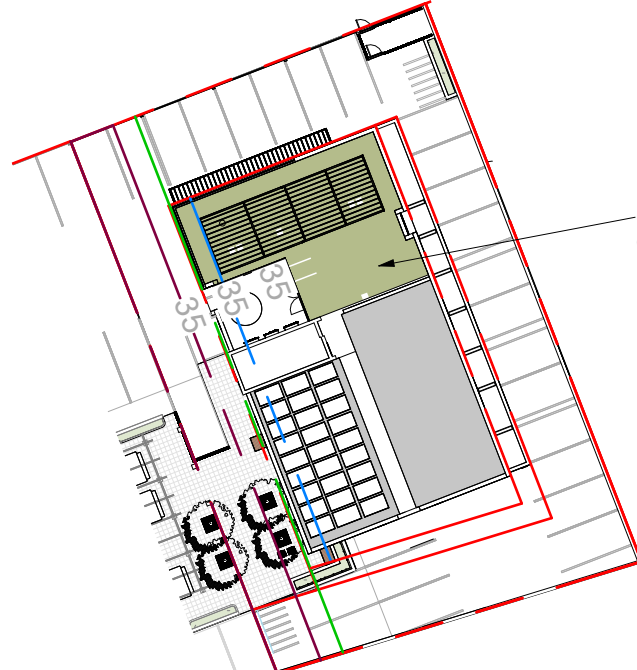
COMMUNAL OUTDOOR SPACE

GROUND LEVEL

72 m²

SITE PLAN_GROUND COMMUNAL

Scale - 1 : 500



COMMUNAL OUTDOOR SPACE

ROOF LEVEL

123 m²

SITE PLAN_ROOF COMMUNAL

Scale - 1 : 500

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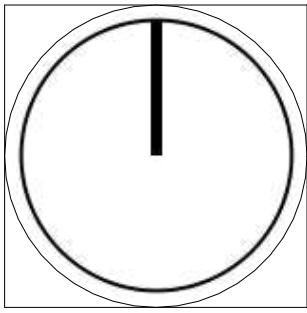
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GENERAL NOTES

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.

REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
F	ISSUED FOR INFORMATION	28.11.2024	LW
G	ISSUED FOR SDP APPROVAL	05.12.2024	LW
H	ISSUED FOR APPROVAL	05.12.2024	LW
I	ISSUED FOR APPROVAL	06.12.2024	LW
J	ISSUED FOR APPROVAL - STUDIO XL INTRODUCED - AREA MET, SERVICES OVERLAID	21.01.2025	LW
K	REVISED DESIGN - GRIDLINES SHIFTED AND NEW INTRODUCED, UNITS UPDATED TO CONSISTENT SIZE	14.03.2025	LW
L	REVISED SDP SET ISSUED: QUERIES ADDRESSED INCL. COMMUNAL OUTDOOR AREA INDICATED ON SITE PLAN & CORRESPONDING AREAS.	2025.04.23	LW
M	REVISED SDP SET - AREAS UPDATED	2025.04.30	LW
N	REVISED SITE PLAN - PARKING DESCRIPTIONS	2025.05.15	LW



ISSUED FOR COUNCIL

PROJECT DETAILS

PROJECT NAME
Welbedacht 2

PROJECT ADDRESS
189 Banghoek Road
Universiteits Oord
Stellenbosch
7600

CLIENT
GASS Architecture Studio

GASS PROJECT NUMBER: 495

DRAWING TITLE

SITE PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
MvS	LW	2025.05.15	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	DRG	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
WBD	GSS	XX	ZZ	DR	AR	00SL0000	N

GASS

ARCHITECTURE STUDIOS

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E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

GASS

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E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

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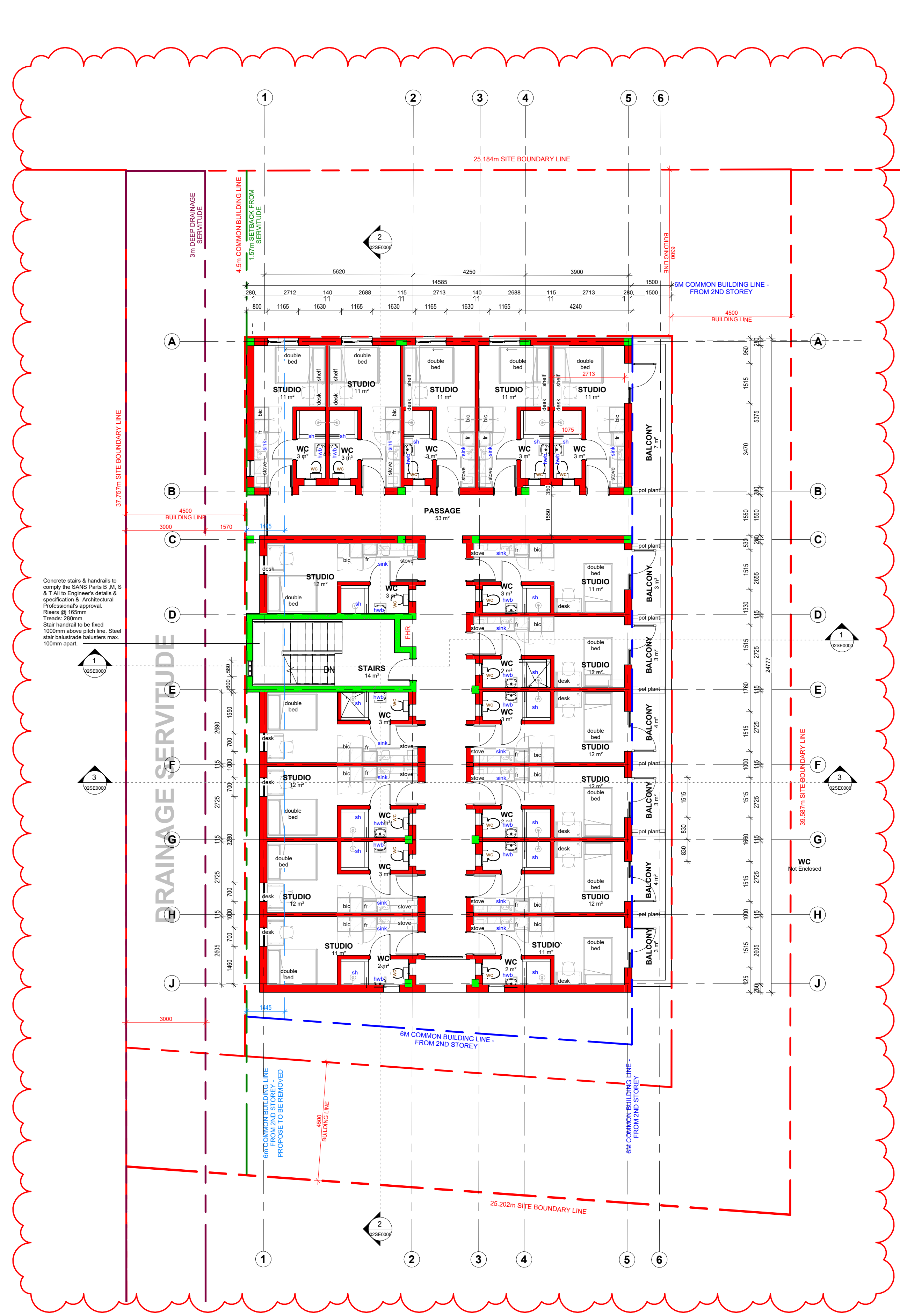
Autodesk Docs/Wellbedacht/Wellbedacht.mxd

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: Dennis De Wet Family Trust	Company: GASS Architecture Studios	Company: STRUXIT Projects
Name: Paul & Sheree Schroeder	Name: Leone Wierenga SACAP: PrArch33484176	Name: Hans Cilliers
Signature:	Signature: 	Signature:

Area Schedule (Rentable)			
Level	Name	Area	Count
01 FIRST FLOOR	balconies	37 m²	1
01 FIRST FLOOR	CIRCULATION	48 m²	1
01 FIRST FLOOR	STAIR	18 m²	1
01 FIRST FLOOR	STUDIO	279 m²	16
01 FIRST FLOOR: 19		381 m²	
02 SECOND FLOOR	CIRCULATION	47 m²	1
02 SECOND FLOOR	SERVICES	5 m²	14
02 SECOND FLOOR	STAIR	18 m²	1
02 SECOND FLOOR	STUDIO	279 m²	16
02 SECOND FLOOR: 32		350 m²	
Grand total: 51		731 m²	



01_FIRST FLOOR
Scale - 1 : 100

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 FINISHES, 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. 0124-1077 WITH "SHELLDRITE" TERMITICIDAL SOIL POISONER. 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 962. ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.
- WALL NOTES:**
- 3.1 3.1 230mm BRICK WALLS WITH GUNDEL BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE.
- 3.2 3.2 110mm BRICK WALLS WITH GUNDEL BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE.
- 3.3 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 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 INTERSEC- TING MANHOLE OR MUNICIPAL 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 WC VENTPIPPES, 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 38mmØ SINK 50mmØ W.C. 100mmØ O.V.P. 100mmØ

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GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.

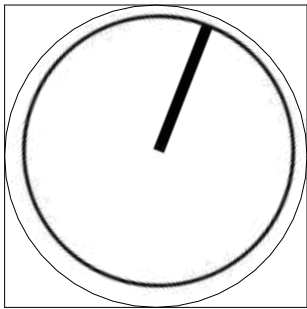
2. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES.

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.

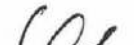
REVISIONS		DATE		ISSUED BY	
NUMBER	REVISION DESCRIPTION				
F	ISSUED FOR INFORMATION	28.11.2024	LW		
G	ISSUED FOR SDP APPROVAL	05.12.2024	LW		
H	ISSUED FOR APPROVAL	05.12.2024	LW		
I	ISSUED FOR APPROVAL	06.12.2024	LW		
J	ISSUED FOR APPROVAL - STUDIO XL INTRODUCED - AREA MET. SERVICES OVERLAID	21.01.2025	LW		
K	REVISED DESIGN - GRIDLINES SHIFTED AND NEW INTRODUCED. UNITS UPDATED TO CONSISTENT SIZE.	14.03.2025	LW		
L	UNIT LAYOUTS REVISED - BATHROOM INTERNAL DIMENSIONS INCREASED, NORTH-EASTERN UNIT ON FIRST FLOOR: DOOR INTRODUCED FOR PERSONAL BALCONY ACCESS.	2025.04.15	LW		
M	REVISED SDP SET ISSUED. QUERIES ADDRESSED INCL. COMMUNAL OUTDOOR AREA INDICATED ON SITE PLAN & CORRESPONDING AREAS.	2025.04.23	LW		



ISSUED FOR COUNCIL

PROJECT DETAILS				DRAWING TITLE			
PROJECT NAME Wellbedacht 2				FIRST FLOOR PLAN			
PROJECT ADDRESS 189 Banghoek Road Universiteits Oord Stellenbosch 7600				DRAWING INFO			
DRAWN MvS	CHECKED LW	DATE 2025.04.23	SCALE As indicated @ A1	DRAWING NUMBER			
PROJECT CODE WBD	ORIG GSS	ZONE XX	LEVEL L01	TYPE DR	ROLE AR	SERIES NUMBER 01PL0001	REV M
GASS PROJECT NUMBER: 495							

	STAMP BLOCK

SIGNATURE BLOCK		
CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: Dennis De Wet Family Trust	Company: GASS Architecture Studios	Company: STRUXIT Projects
Name: Paul & Sheree Schroeder	Name: Leone Wierenga SACAP: PIArch33484176	Name: Hans Cilliers
Signature:	Signature: 	Signature:



NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN PERMISSION OF THE ENGINEER. THE RESPONSIBILITY FOR 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 AUTHORIZATIONS 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 PLINths, DEPTH OF EXCAVATIONS AND COVER OF SERVICES PRIOR TO COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND 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 "SHELLCOTE" TERMITEPURF SOL POISSNER 1.5 IS LA. ALL FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:

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

2.2.2.2 ALL FOUNDATIONS: FOUNDATION WALLS, STRUCTURES TO BE CONSTRUCTED OVER SUB SOIL STOPWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3.2.3 ROADSIDE SURFACE BEDS ON 250 micron GREEN SAND, THE SAND PROOF MEMBRANE TO COMPLY WITH SABS 892, ON MIN 150mm LAYERS OF HARD CORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:

3.1.3 230mm BRICK WALLS WITH GUNDEL BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2.3 110mm BRICK WALLS WITH GUNDEL BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3.3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2.3.4 VIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

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

3.5 CAVITY WALLS TO BE CLEAR OF DRAINS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:

4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED OTHERWISE SHALL BE IN STRICT ACCORDANCE WITH SANS 10400 PART 1.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A FALL OF LESS THAN 1:40 TOWARDS AN INTERSECTING MANHOLE OR MUNICIPAL CONNECTION.

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

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN MAINS AND DISCHARGES 45 ROUNDOFFS AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN RE-INAL 50mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SNAP TRAPS. ALL WASTE PIPES TO BE CONCEALED UNDER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE RECEIVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISIPHONVENT PIPES, RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2400mm FROM GRADE LEVEL.

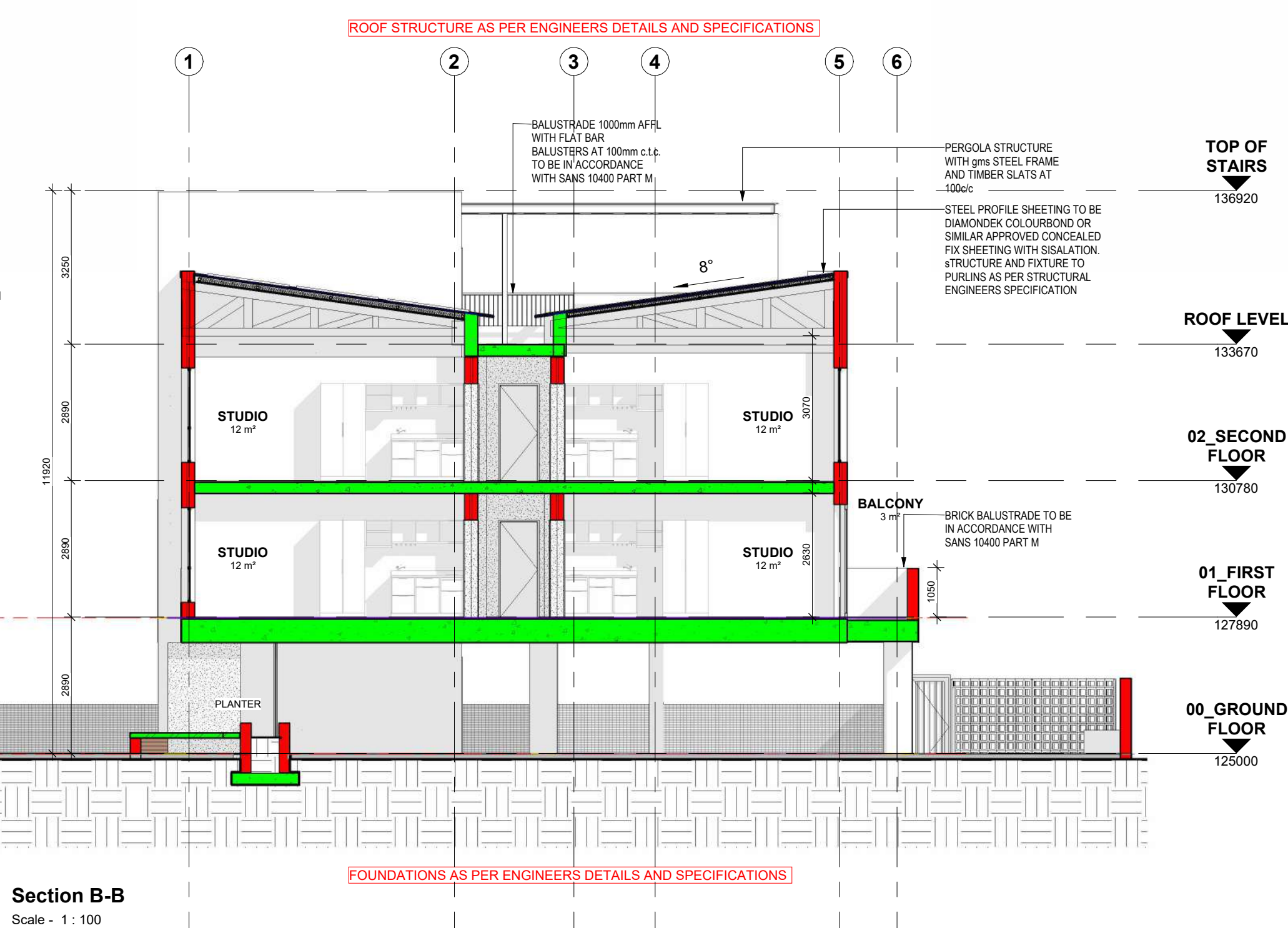
4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS.

4.11 ALL ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm, Shower 50mm O.D. BASIN 32mm SINK 50mm W.C. 100mm Q.V.P. 100mm Q.

[illegible]

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: Dennis De Wet Family Trust	Company: GASS Architecture Studios	Company: STRUXIT Projects
Name: Paul & Sheree Schroeder	Name: Leone Wierenga SACAP: P14vcd3348A176	Name: Hans Cilliers
Signature:	Signature: 	Signature:



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GENERAL NOTES:

1.1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10404 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 PLINths, DEPTH OF EXCAVATIONS AND LOCATIONS OF ALL SERVICES BEFORE COMMENCING ANY SHOP DRAWINGS, MANPOWER AND/OR WORK, ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY

1.4.1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1971 WITH "SHELLORITE" TERMITEPURF SOL POISSNER 1.15 IS 15 ALL ABOVE GROUND AND 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 WALLS, FOUNDATION AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3.2.3 CONCRET SURFACE BEDS ON 250 mm GREEN POLY-ETHENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS CODE OF PRACTICE NO. 0124-1971 AND COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:

3.1.1 150mm BRICK WALLS WITH GUNDLER BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

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

3.3.3.3 ALL BRICKWORK M7 Mpa CLASS 2.3.4 VIRE TIES TO BE PLACED EVERY 3M BRICK COURSES

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

3.5 CAVITY WALLS TO BE CLEAR OF DRAIN

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:

4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED OTHERWISE TO BE EXECUTED IN STRICT ACCORDANCE WITH SABS 10400 PART 1.

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 INTERESTING MANHOLE OR MANHOLE 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 VENTS TO ALL BENDS AND JUNCTIONS IN AND OUT OF BUILDING TO BE PROVIDED AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN 90 mm 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 EXPOSED

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 100mm TO HAVE ANTISIPHON VENTPIPS, RAINWATER DOWNPIPS TO DISCHARGE A MIN OF 240mm TO OPEN DRAIN GULLY

4.10 AGRICULTURAL DRAINS TO OVERFLOW SPECIFICALLY TO DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

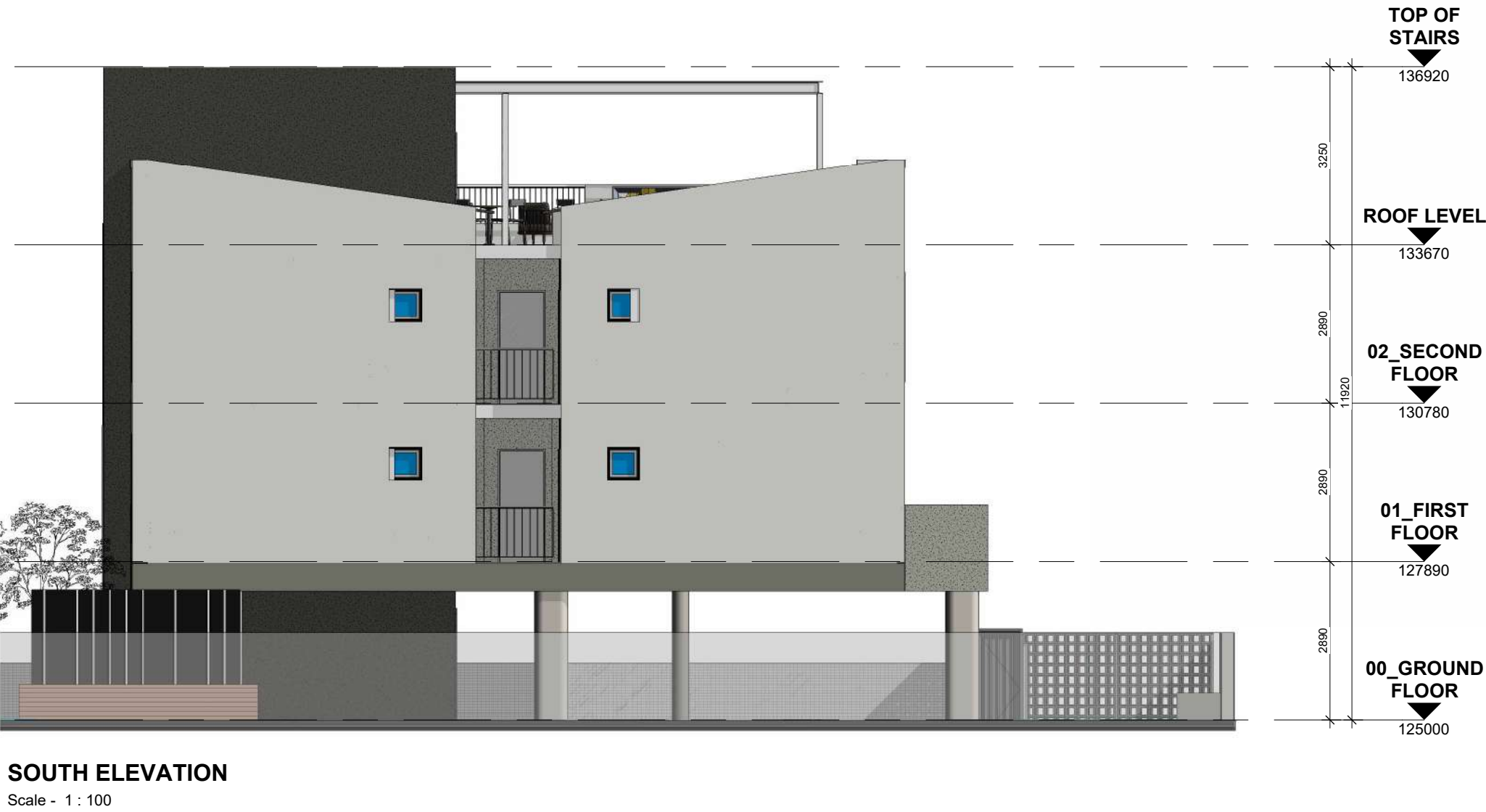
4.12 PIPE SIZES: BATH 50mm SHOWER 50mm Ø BASIN 32mm SINK 50mm W.C. 100mm Ø P.V. 100mm Ø

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STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: Dennis De Wet Family Trust	Company: GASS Architecture Studios	Company: STRUXIT Projects
Name: Paul & Sheree Schroeder	Name: Leone Wierenga SACAP: PrArch33484176	Name: Hans Cilliers
Signature:	Signature: 	Signature:



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GENERAL NOTES:
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STRUCTURAL NOTES:
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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-ETHYLENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 962, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:
3.1 3.1 230mm BRICK WALLS WITH GUNDEL BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE.

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

3.3 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 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.

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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 MUNICIPAL CONNECTION.

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4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mmØ SHOWER 50mmØ BASIN 38mmØ SINK 50mmØ W.C. 100mmØ O.V.P. 100mmØ

GASS
ARCHITECTURE STUDIOS

JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

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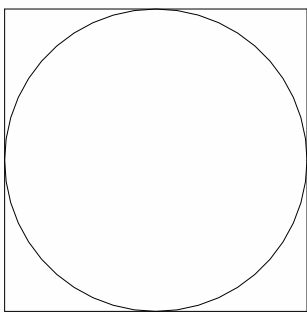
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REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
A	ISSUED FOR SDP APPROVAL	05.12.2024	LW
B	ISSUED FOR APPROVAL	05.12.2024	LW
C	ISSUED FOR APPROVAL	06.12.2024	LW
D	ISSUED FOR APPROVAL - STUDIO XL INTRODUCED - AREA MET, SERVICES OVERLAID	21.01.2025	LW
E	ELEVATIONS ISSUED FOR REVIEW	2025.04.23	LW
F	REVISED SDP SET ISSUED. QUERIES ADDRESSED INCL. COMMUNAL OUTDOOR AREA INDICATED ON SITE PLAN & CORRESPONDING AREAS.	2025.04.23	LW



ISSUED FOR
COUNCIL

PROJECT DETAILS

PROJECT NAME
Wellbedacht 2
PROJECT ADDRESS
189 Banghoek Road
Universteits Oord
Stellenbosch
7600
CLIENT
GASS Architecture Studio

GASS PROJECT NUMBER: 495

DRAWING TITLE

ELEVATIONS

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
MvS	LW	2025.04.23	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	DRG	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
WBD	GSS	XX	ZZ	DR	AR	03EL0000	F

2025/04/23 17:07:26 Autodesk Docs: Welbedacht/Welbedacht.rvt

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: Dennis De Wet Family Trust	Company: GASS Architecture Studios	Company: STRUXIT Projects
Name: Paul & Sheree Schroeder	Name: Leone Wierenga SACAP: PrArch33484176	Name: Hans Cilliers
Signature:	Signature: 	Signature:

Area Schedule (Rentable)			
Level	Name	Area	Count
01 FIRST FLOOR	balconies	37 m²	1
01 FIRST FLOOR	CIRCULATION	48 m²	1
01 FIRST FLOOR	STAIR	18 m²	1
01 FIRST FLOOR	STUDIO	279 m²	16
01 FIRST FLOOR: 19		381 m²	
02 SECOND FLOOR	CIRCULATION	47 m²	1
02 SECOND FLOOR	SERVICES	5 m²	14
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02 SECOND FLOOR: 32		350 m²	
Grand total: 51		731 m²	



01_FIRST FLOOR
Scale - 1 : 100



02_SECOND FLOOR
Scale - 1 : 100

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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 FINISHES, 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. 0124-1077 WITH "SHELLDRITE" TERMITTERPUE SOIL POISONER. 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:

2.1.1.1 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-ETHENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 962, ON MIN 150mm LAYERS OF HARD CORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:
3.1.3.1 230mm BRICK WALLS WITH GUNDE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2.3.2 110mm BRICK WALLS WITH GUNDE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3.3.3 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 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 MUNICIPAL 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 VENTPIPPES, 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 38mmØ SINK 50mmØ W.C. 100mmØ O.V.P. 100mmØ

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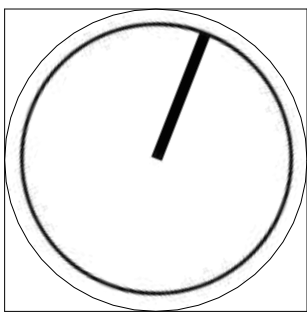
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GENERAL NOTES

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.

REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
B	ISSUED FOR COSTING	10.04.2024	LW
C	ISSUED FOR INFORMATION	08.08.2024	LW
D	ISSUED FOR INFORMATION	12.08.2024	LW
E	ISSUED FOR INFORMATION	08.11.2024	LW
F	ISSUED FOR INFORMATION	28.11.2024	LW
G	ISSUED FOR SDP APPROVAL	05.12.2024	LW
H	ISSUED FOR APPROVAL	05.12.2024	LW
I	ISSUED FOR APPROVAL	06.12.2024	LW
J	ISSUED FOR APPROVAL - STUDIO XL INTRODUCED - AREA MET, SERVICES OVERLAID	21.01.2025	LW
K	REVISED DESIGN - GRIDLINES SHIFTED AND NEW INTRODUCED, UNITS UPDATED TO CONSISTENT SIZE.	14.03.2025	LW



PROJECT DETAILS

PROJECT NAME
Welbedacht 2

PROJECT ADDRESS
189 Banghoek Road
Universiteits Oord
Stellenbosch
7600

CLIENT
GASS Architecture Studio

GASS PROJECT NUMBER: 495

DRAWING TITLE

SAPOA AREA PLANS

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
MvS	LW	14.03.2025	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	DRG	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
WBD	GSS	XX	ZZ	DR	AR	01PL0702	K

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