



Postal address: 152 Dorp street
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7600

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3 July 2025

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR REZONING ON ERF 737, STELLENBOSCH – 3 KRIGE STREET

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

Application Property Address: **Erf 737, Stellenbosch**

Application Property Number: **3 Krige Street**

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

Owner: **Mystic River Partners (Pty) Ltd**

Application Reference: **TP1102/2025**

Description of land development proposal:

Application is made in terms of Section 15 (o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 737, Stellenbosch:

- **Application in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw for Rezoning of Erf 737 from Conventional Residential Zone to Local Business Zone to allow for the existing building to be used as offices.**

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 **4 August 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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3 Julie 2025

KENNISGEWING VAN GRONDGEBRUIKS AANSOEK

Geagte Mnr./Me.

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

AANSOEK OM HERSONERING OP ERF 737, STELLENBOSCH – KRIGESTRAAT 3

Adres van aansoek eiendom: **Erf 737, Stellenbosch**

Aansoek eiendom beskrywing: **3 Krige Straat**

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

Eienaar: **Mystic River Partners (Pty) Ltd**

Aansoek Verwysing: **TP1102/2025**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15 (o) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende op Erf 737, Stellenbosch:

- **Aansoek ingevolge Artikel 15(2)(o) vir die Hersoening van Erf 737 van Konvensionele Residensiële Sone na Plaaslike Besigheidsone om toe te laat dat die bestaande gebou as kantore gebruik word.**

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 terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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 verhoë 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 **4 Augustus 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde 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 vermeldde 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 737, Stellenbosch



Legend

Map Center: Lon: 18°51'24.6"E
Lat: 33°56'25.1"S

Scale: 1:5,035

Date created: 2025/03/03



Western Cape
Government
FOR YOU

REZONING APPLICATION

ERF 737 STELLENBOSCH, 3 KRIGE STREET



March 2025

SUBMITTED TO:

STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:



Postal Address: Postnet Suite #027

Private Bag X5071

Stellenbosch, 7600

Email:

marike@archtownplanners.co.za

Website:

www.archtownplanners.co.za

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

1. INTRODUCTION

1.1 Background Information

Erf 737 Stellenbosch, hereafter referred to as the application site, is located in Stellenbosch Central. Krige Street, where the site is situated, features many former residential homes that have been converted into offices. Of the 15 erven on Krige Street, three are zoned Local Business, four are zoned Mixed-Use (both of which allow for office use), and one is zoned Community Zone. Additionally, on 22 November 2024, approval was granted to rezone Erf 775 (also on Krige Street) from Conventional Residential to Multi-Unit Residential (TP222/2022). Furthermore, Erf 734 has approval for the existing house on the property to be used for offices. As a result, 10 of the 15 erven on Krige Street are no longer zoned Conventional Residential, reflecting an ongoing shift toward increased office space and a more diverse mix of land uses.

According to the zoning scheme, the purpose of the Local Business zone is to accommodate low-density commercial uses that are compatible with residential areas. Krige Street now presents a blend of historical residential architecture and modern commercial development, contributing to Stellenbosch's evolving urban fabric. Upon entering Krige Street from Dorp Street, it becomes evident that the area has lost much of its original residential character. The first few erven on both sides of the road are zoned and actively used for local business and mixed-use purposes. The landowner now wishes to convert the existing residential house to offices.

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 rezoning of Erf 737 from Conventional Residential to Local Business zone.

Please refer to **Annexure A** for the application form.

The power of attorney and company 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(2)(a) the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Erf 737 Stellenbosch:

- i. **Rezoning** of Erf 737 from Conventional Residential Zone to Local Business Zone to allow for the existing building to be used as offices.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Title Deed Restrictions
Erf 737, Stellenbosch	Mystic River Partners (Pty) Ltd	487.6 m ²	T000057622/2024	None

Table 1 Property Details

Please refer to **Annexure C** for a copy of the Title Deed.

Please refer to the attached Conveyancer Certificate in **Annexure D** which confirms that there are no restrictive title deed conditions which would prohibit the proposed development.

2.2 Locality

The application site is centrally located within Stellenbosch town, situated between Dorp and Krige Streets and the Eersterivier.

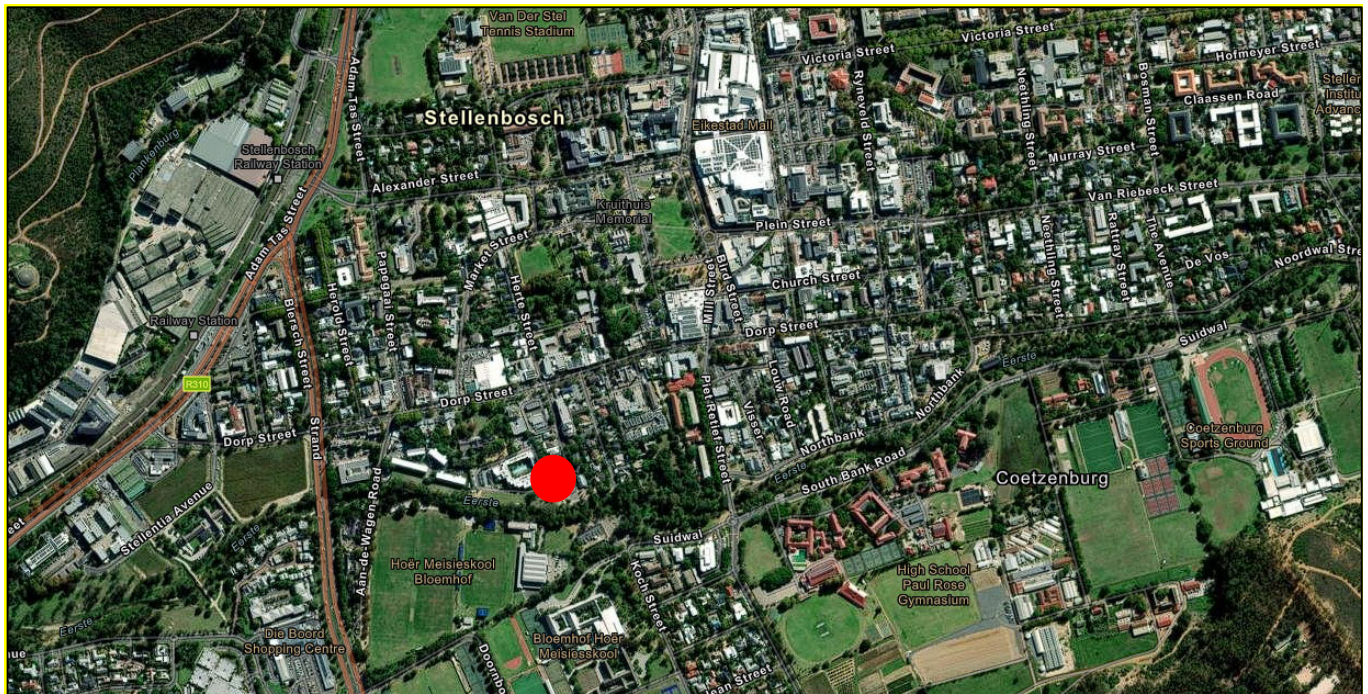


Figure 1: Locality within Stellenbosch

Though Krige street consists of residential homes most of them have been converted to offices as discussed above. The site is within walking distance from town centre surrounded by other low-scale offices and is well positioned within the context of Stellenbosch for the proposed office use.

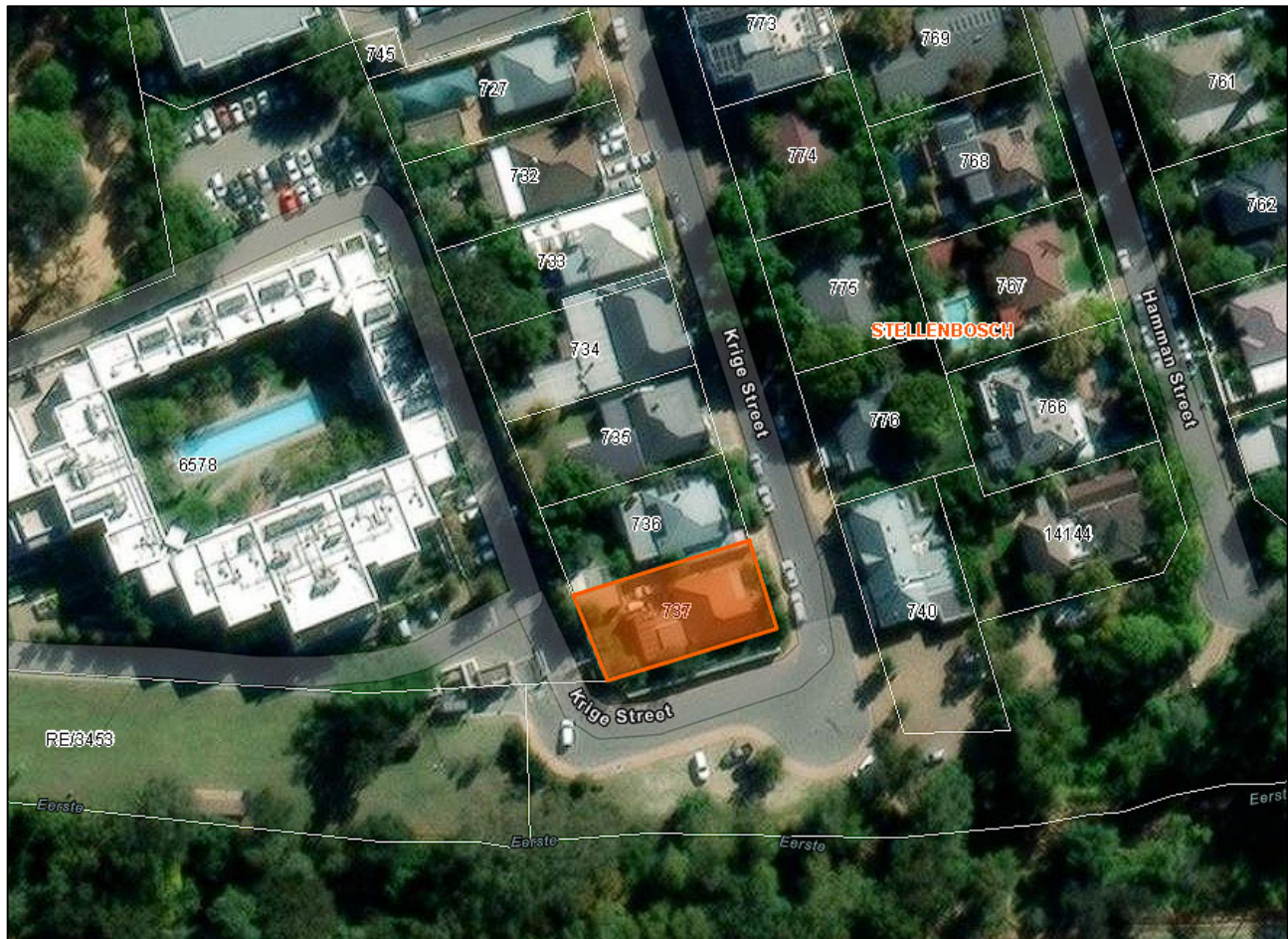


Figure 2: Local Context

2.3 Physical characteristics, existing and surrounding land uses

The application site is a total of 487.6 m² in extent. There is an existing house and outbuilding (garage) on the property. There is currently one vehicular access point to the property on the eastern side of the property taking access directly from Krige Street.

2.4 Current zoning

Properties within the Stellenbosch Municipal Area are regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2023 (hereafter referred to as "the Zoning Scheme"). According to the zoning map below, Erf 737 is zoned **Conventional Residential**, please refer to Figure 3 below:

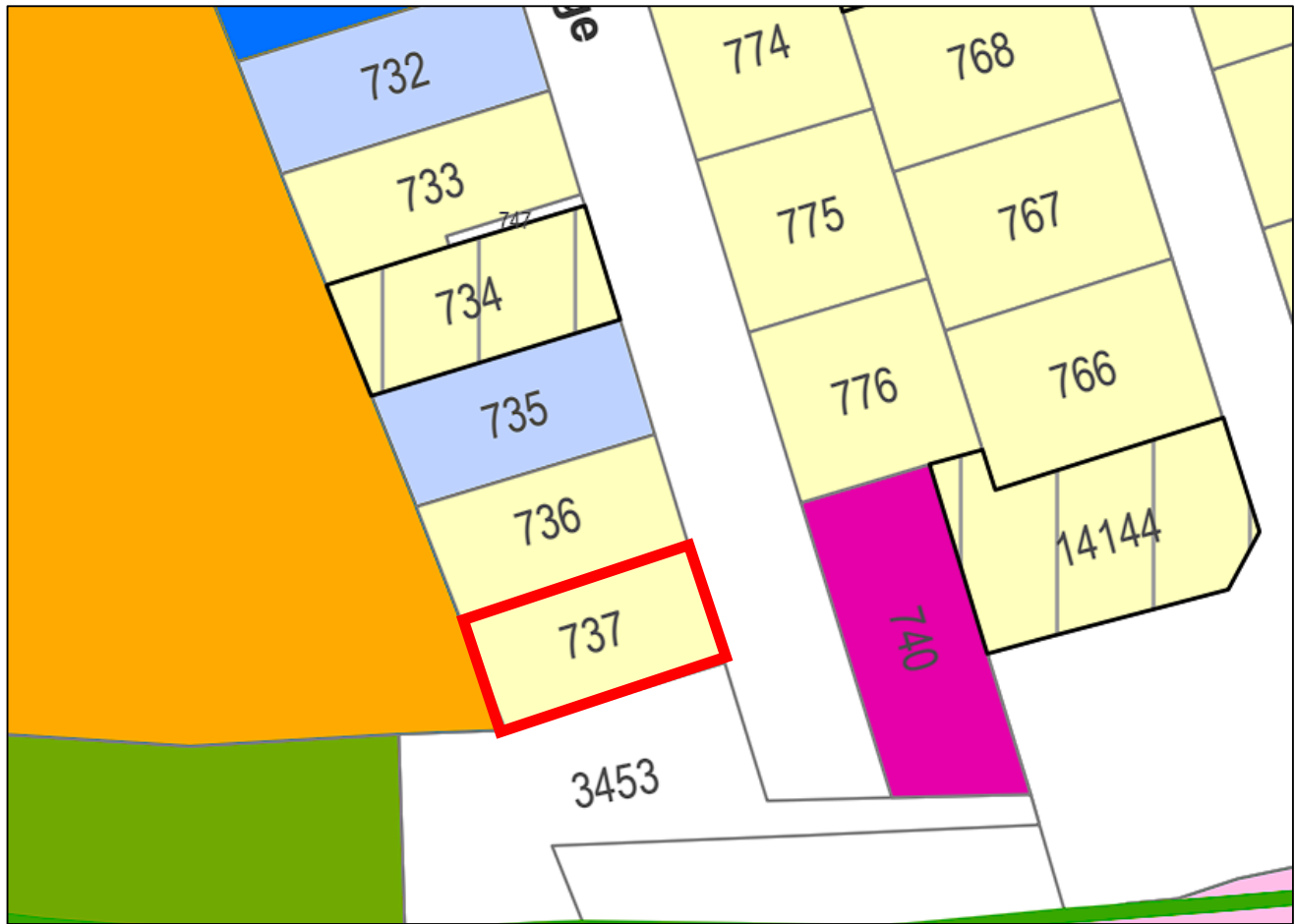


Figure 3 Extract of the Zoning Map

3.1 Proposed Development

[illegible]

The proposal involves a demolition of a small portion of one of the existing bathrooms in order to reduce the size of the bathroom. There are also minor internal alterations proposed. Both the demolition portion and internal changes are indicated in red on Figure 4 and Annexure E. The proposed alterations are minimal, allowing the offices to be easily converted back into a residential house if the landowner's needs change in the future. Since the building is older than 60 years, approval from Heritage Western Cape was received for the partial demolition and minor internal alterations. Please find attached the approved plans from Heritage Western Cape as **Annexure F**.

Land Use Parameters (offices)	Local Business Zone	Proposed Development	Compliance/ Application Required
Street Building Line (BL)	2m	1.76m (southern boundary) 3m (eastern boundary)	Departs but has approval Complies
Common Boundary BL	1m	7.563m (western boundary) 3.541m (northern boundary)	Complies
Max Coverage	75%	43%	Complies
Max Height	3 Storeys	1 storey	Complies
Parking	4 bays / 100m² GLA	3 bays (GLA: 74.7m²)	Complies

Erf 737 Stellenbosch, Krige Street

The zoning scheme allows the following uses under Local Business Zone.

Primary Uses	Additional Uses	Consent Uses
<ul style="list-style-type: none"> Business premises (including a shop, market, restaurant, office) Clinic Flats Medical consultation rooms Public parking area Private road Occasional use (one event/year) 	<ul style="list-style-type: none"> Tourist dwelling unit (in flat) Commune (in flat) 	<ul style="list-style-type: none"> Commercial gymnasium Community residential building Conference facility Day care centre Extramural facility Filling station Guest house Hostel Hotel Liquor store Occasional use (more than one) Parking garage Place of education Place of entertainment Renewable energy structure Rooftop base telecommunication station Tourist accommodation establishment Welfare institution

Table 3: Local Business Zone

3.2 Availability of Services and Impact on Traffic

The impact of the proposed rezoning on external engineering services is expected to be minimal (if any). The existing infrastructure, including water supply, sewage systems, and electricity, is sufficient to accommodate the additional demand generated by the utilisation of the existing house as offices. Given the nature of the proposed rezoning, which involves the reuse of an existing building rather than new construction, the strain on existing services and traffic will be limited. There are 3 parking bays required, and 3 parking bays have been provided. All parking bays are situated on site, one in the front and two on the rear. Please refer to Figure 5 for the parking layout.

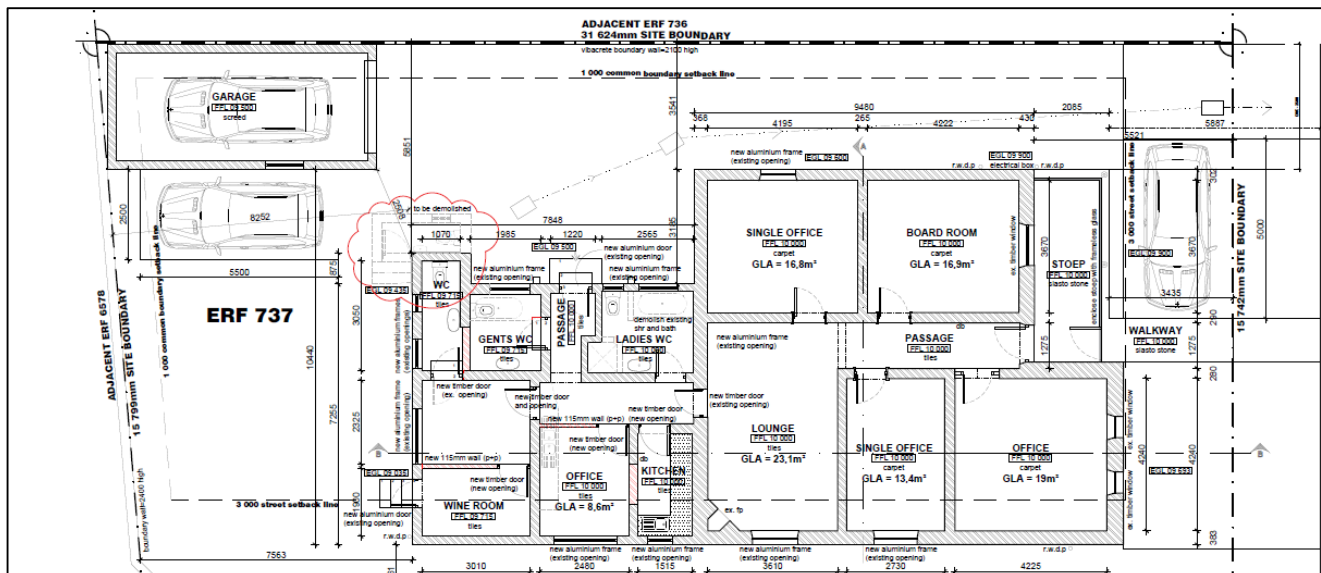


Figure 5 Placement of Parking on Site

4. MOTIVATION

4.1 Stellenbosch Municipality Land Use By-Law (2023)

As set out in Section 65(1) of the By-law, certain criteria needs to be met in consideration of an application by the decision-making authorities. In line with this section, Table 3, below, sets out the criteria and assesses the application accordingly:

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)(a) of the By-law.
b. Procedure followed in processing the application.	To be decided by Municipality.
c. Desirability of land use	<p>The application is for the rezoning of Erf 737 from Conventional Residential to Local Business. The reasons for the desirability of the applications may be summarized as follows:</p> <ul style="list-style-type: none">– The proposed rezoning will not negatively impact the area's character since other business and office uses already exist in the vicinity. The application site is located in Stellenbosch Central in Krige Street where 3 erven are zoned Local Business and another four are zoned Mixed-Use where offices are allowed under both zonings.- The character of Krige Street is predominantly local business type of uses such as offices, which keeps the character of residential buildings– The application site is conveniently situated within walking distance of Stellenbosch's central business district, including Eikestad Mall which improves the convenience of locality to the surrounding area.– The proposed rezoning will ensure that the buildings on the property are utilized to their full potential in line with the growing demand for centrally located office space.– The property is located near the CBD area and the proposed office use will have no impact on the existing character / land uses of the street as similar uses are also found in the street.– The property is on the periphery of the CBD and the proposed use is seen as an extension of the CBD area as similar uses have been established in the surrounding area.– The bridge at the end of Krige Street links it to Koch Street which is located on the other side of the Eerste River. Due to this Krige Street has now

	<p>become a pedestrian thorough fare and has consequently lost its residential status.</p> <ul style="list-style-type: none"> – This proposal would optimize the use of the existing building on the property. – The minor increase in traffic due to the proposed rezoning will have an insignificant impact on the external road network. – The application site has sufficient on-site parking space. – The zoning scheme indicates that the purpose of the Local Business zone is to make provision for low-density commercial uses that are compatible with and located within residential areas as well as non-residential uses that will not have an adverse impact on the surrounding residential environment. This proposed rezoning will increase the efficiency and use of the application site. – The zoning scheme indicates that the purpose of the Local Business zone is to make provision for a clustering of community, residential and mixed land uses that are compatible with the surrounding residential environment and which enables residents to walk to facilitates. The proposed rezoning will allow for the street to be a clustering of community, residential and mixed land uses as there are three Local Business zoned erven, three Mixed-Use zone erven, and one Community zoned erf.
d. Investigations in terms of other laws.	Heritage approval has been granted by Heritage Western Cape

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

4.2 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:

SPLUMA Principles	Compliance of Proposed Application
Spatial Justice	In this case the creation of office spaces will ensure that individuals have job opportunities close to central Stellenbosch and close to residential options.
Spatial Sustainability	This proposed rezoning adheres to principles of spatial sustainability by optimizing land use and minimizing urban sprawl by developing inside of the Urban Edge and in central Stellenbosch. The locality encourages walkability and reduces the need for extensive commuting, leading to reduced carbon emissions and a more sustainable urban form.
Efficiency	This proposed rezoning is proposed on a brownfield site that will make use of the existing urban infrastructure. No service upgrades are required to accommodate

	the office area. It will result in the more efficient use of well-located land and existing infrastructure.
Good Administration	The proposed rezoning of land to Local Business and the use as offices are in-line with the municipality's existing densification policies within the urban edge. The proposed rezoning aligns with the principles of good administration by adhering to the regulations and guidelines set out in SPLUMA. This includes proper land use planning, obtaining necessary permits, and ensuring compliance with environmental and building standards.
Spatial Resilience	It should be noted that this proposed rezoning 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

4.3 Consistency with the Applicable Spatial Development Frameworks

4.3.1 Western Cape Provincial Spatial Development Framework, 2014

The Western Cape Spatial Development Framework (hereafter referred to as 'the PSDF') identifies 3 resource management objectives.

- I. Protect biodiversity and agricultural resources.
- II. Minimize the consumption of scarce environmental resources, particularly water, fuel, and land – in the latter case especially pristine and other rural land, which is the Western Cape's 'goldmine-above-the ground' (i.e., a non-renewable resource).
- III. Conserve and strengthen the sense of place of important natural, cultural and productive landscapes, artefacts and buildings.

The proposed rezoning complies with these objectives through being a brownfield development that will consist only of minor internal alterations to existing structures and the rezoning of the application site, to allow this existing structure to be used as offices. Thus, relieving pressure for expansion outside of the urban core.

By utilizing existing infrastructure thus reducing the need to develop in areas of high rural and cultural importance. And by strengthening the urban centre of Stellenbosch and having no negative effect on the sense of place of the area.

4.3.2 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.

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 application site in

combination with its ideal location near the town centre, the area is well-aligned with the IDP strategy of densifying brownfield sites.

As this site is a brownfield site and the proposed rezoning will use an existing structure, the development is within the scope of the IDP.

4.3.3 The Stellenbosch Municipality Spatial Development Framework, 2023

The Stellenbosch Municipality Spatial Development Framework, 2019 (hereafter referred to as “the SDF”) regulates the concept of spatial development and management of Stellenbosch Municipality.

The SDF calls for infill development in Stellenbosch Central. The proposed rezoning will utilise an existing house with minor internal alterations within the urban edge to be used as offices.

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(a) of the By-Law to allow for the following on Erf 737 Stellenbosch:

- **Rezoning** of Erf 787 from Conventional Residential Zone to Local Business Zone to allow for the existing building to be used as offices.

Report compiled by:

Carlien Coetzee (C/9982/2024)



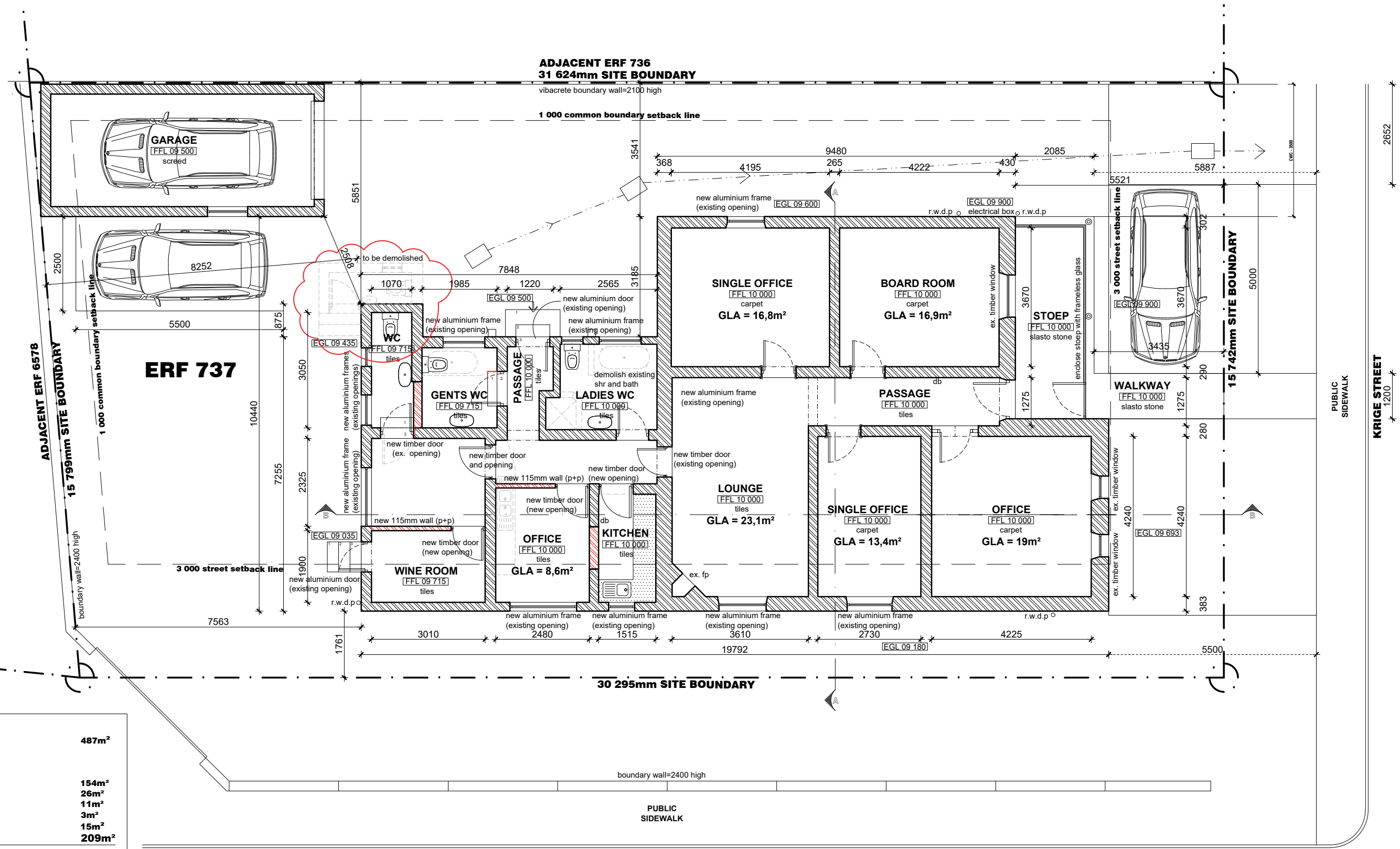
Reviewed by:

Marike Bolz (Director)

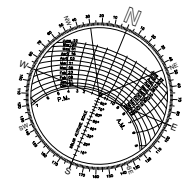


for Arch Town Planners (Pty) Ltd

March 2024



AREA'S ERF 737	
ERF 737:	487m²
GROUND FLOOR	
INTERNAL:	154m²
GARAGE:	26m²
COVERED STOEP	11m²
OUTSIDE TOILET	3m²
OUTSIDE ROOM	15m²
TOTAL GBA:	209m²
TOTAL "FLOOR SPACE"	
COVERAGE CALCULATIONS:	198m²
ERF=487m²/FOOTPRINT=210m²	=43%



GROUND FLOOR PLAN

SCALE 1:100

REV	DATE	DRAWN	DESCRIPTION
A	01 09 24	AV	FOR INFORMATION
B	16 09 24	AV	FOR COUNCIL SUBMISSION
C	03 12 24	AV	FOR COUNCIL SUBMISSION
D	23 01 25	AV	FOR COUNCIL SUBMISSION

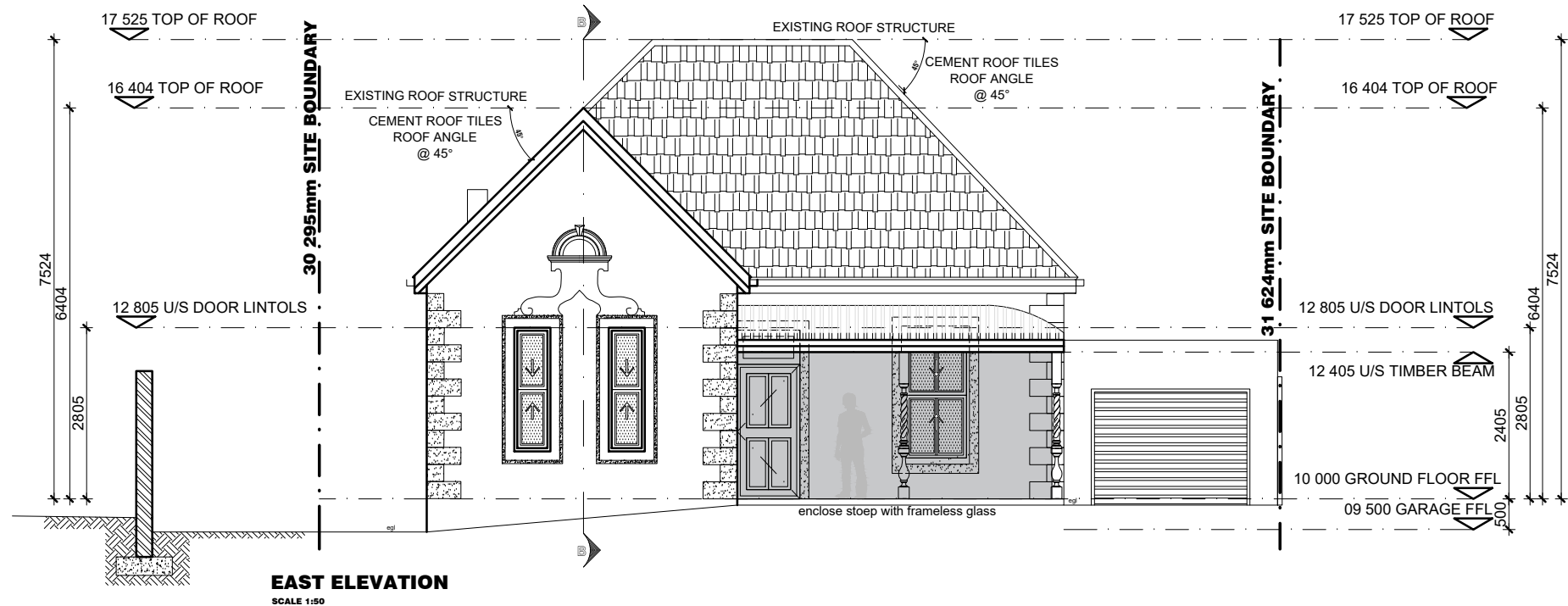
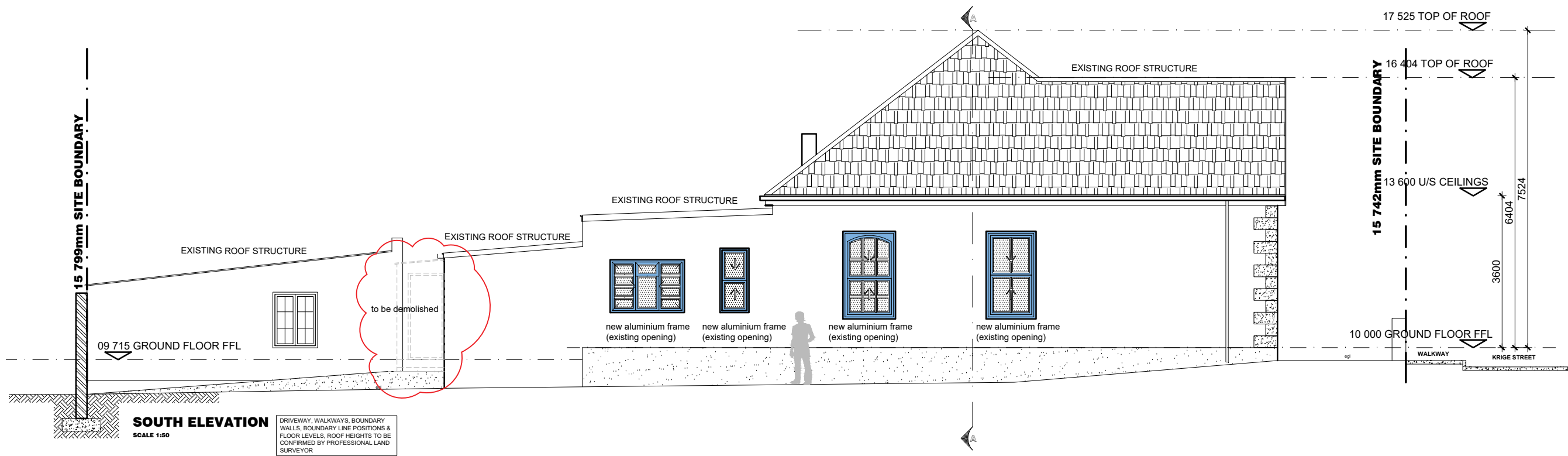
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3 KRIGE STREET, STELLENBOSCH			
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PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX
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DRAWING STATUS			
INFO	COUNCIL	CONSTRUCTION	
DRAWN BY:		CHECKED BY:	
AV		AV	



GENERAL

- All work is to be done in accordance with the National building Regulations.
- All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
- The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from AV and all other consultants related to the project.
- All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
- This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- All dimensions and levels must be checked on site by the contractor before putting work in hand.
- All work to be executed by competent persons qualified for the specific trade.
- This drawings is copyright reserved and remains the property of Adele Vermeulen.

TITLE

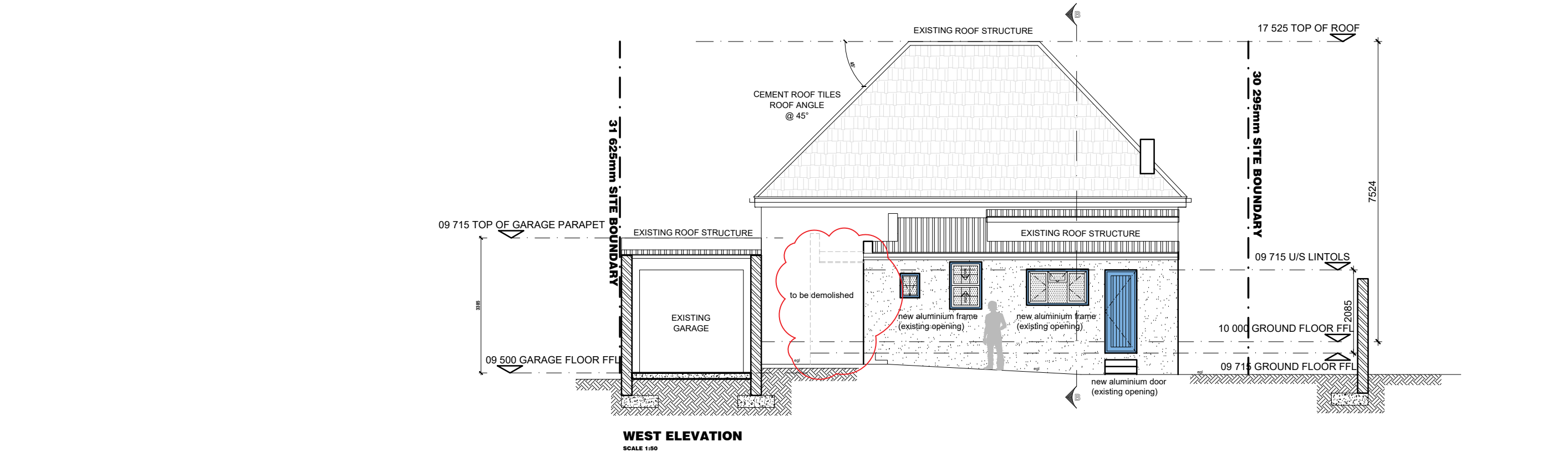
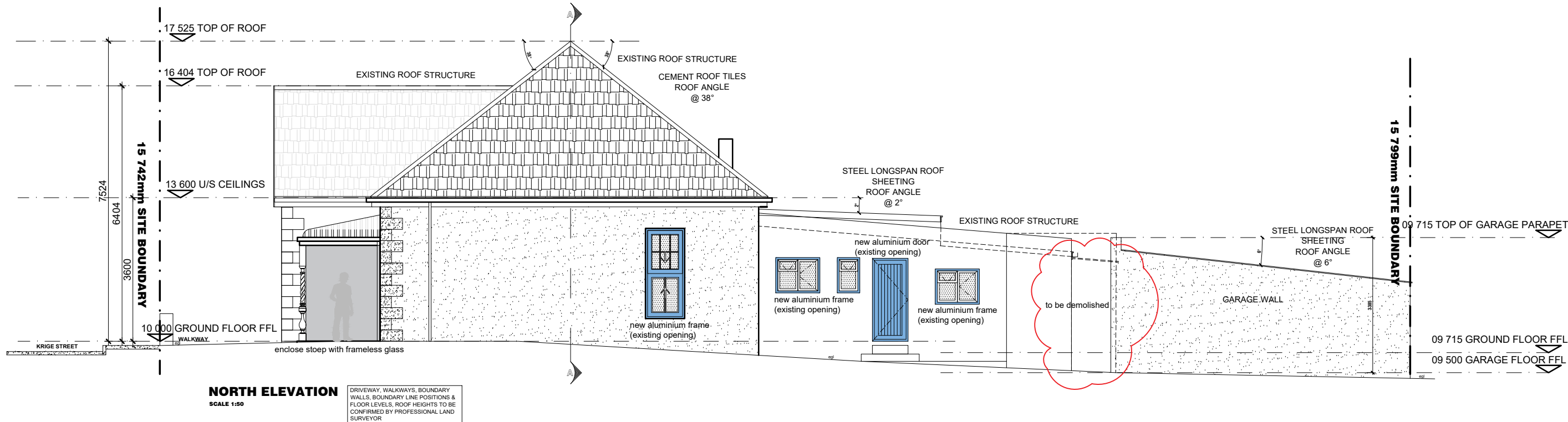


- GENERAL**
1. All work is to be done in accordance with the National building Regulations.
 2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
 3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
 4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
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REV	DATE	DRAWN	DESCRIPTION
A	01 09 24	AV	FOR INFORMATION
B	16 09 24	AV	FOR INFORMATION

MR + MRS LOUW ERF 737				
3 KRIGE STREET, STELLENBOSCH				
scale 1:100 A3				
PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
003	1	AR	300	B
DRAWING STATUS				
INFO		COUNCIL	CONSTRUCTION	
DRAWN BY:		CHECKED BY:		
AV		AV		





- GENERAL**
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.B.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
 3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
 4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
 5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from AV and all other consultants related to the project.
 6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
 7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
 8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
 9. All work to be executed by competent persons qualified for the specific trade.
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