NOTICE OF LAND DEVELOPMENT APPLICATION

Template

Mr./Mrs.

APPLICATION TYPE: ERF 12186 HEUER, STELLENBOSCH

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

Application Property Address: c/o Bird Street & Dennesig Street, Dennesig Stellenbosch, 7600

Application Property Number: Erf 12186

Applicant: First Plan CC - 0219307183

Owner: Platz Development (Pty) Ltd

Application Reference: LU/TP1629/2026

Description of land development proposal:

1. **Permission in terms of the Zoning Scheme** in terms of Section 15(2)(g) in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2023 to allow for the construction of a 6-storey student accommodation building (commune) on Erf 12186, Stellenbosch, within the **Urban and Rural Conservation Overlay Zone.**

2. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for a **Departure** on Erf 12186, Stellenbosch, for the following, to accommodate the proposed six storey building:

   a) *Allow* a *total height* of **19,5m** *in lieu* of *10m as* required *in terms* of *Section 252(1)(a)* of *the Zoning* Scheme.

   b) *Allow* for *total* of ***6 storeys*** *in lieu* of ***5 storeys*** as required in *terms of Section 252(1) (b) of the* Zoning *Scheme.*

   c) Relaxation of the *street building lines (Bird Street* and Dennesig *Street) from* ***4,5m*** *to* **0m.**

   d) *Relaxation of the common building lines on* 2nd to 6th floors *from* ***6,0m*** *to* ***4,5m.***

   e) Exceed *the permissible* coverage for *the residential* component from ***50%*** to **64%.**

   f) *Allow for the* under-provision of parking to provide for **65** parking bays *in lieu of* **93** *parking* bays.

3. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for **permission in terms of the Zoning Scheme** to substitute **six (6)** vehicle parking bays with **thirty-six** bicycle bays.

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: **(First Plan at info@firstplan.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 **Monday 23 November 2026.**

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 930 7183 during normal office hours, Monday to Thursday from 08:00 to 17.00 and Friday from 08:00 to 16:30.

Yours faithfully

First Plan

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Template

Mnr./Me.

AANSOEKTIPE: ERF 12186 HEUER, STELLENBOSCH

Die volgende grondgebruik aansoek in terme van Stellenbosch se Verordening op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: h/v Birdstraat & Dennesigstraat, Dennesig Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 12186

Aansoeker: First Plan CC – 021 930 7183

Eienaar: Platz Development (Edms) Bpk

Aansoek Verwysing: LU/TP1629/2026

Besonderhede van die grondgebruiksaansoek:

1. Toestemming ingevolge die Soneringskema, kragtens Artikel 15(2)(g) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir die ontwikkeling van studente akkommodasie (kommune) van 6 verdiepings op Erf 12186, Stellenbosch, binne die Stedelike en Landelike Bewaringsoorleg Sone.

2. Aansoek word gedoen ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir 'n afwyking op Erf 12186, Stellenbosch, om voorsiening te maak vir die voorgestelde ses verdiepings gebou:

    a) 'n Totale hoogte van 19,5 m in plaas van 10 m, soos vereis ingevolge Artikel 252(1)(a) van die Soneringskema.

    b) 'n Totaal van 6 verdiepings in plaas van 5 verdiepings, soos vereis ingevolge Artikel 252(1)(b) van die Soneringskema.

    c) Verslapping van straatboulyne (Birdstraat en Dennesigstraat) van 4,5m na 0m.

    d) Verslapping van gemeenskaplike boulyne op die 2de tot 6de verdiepings van 6,0m na 4,5m.

    e) Oorskryding van die toelaatbare dekking vir die residensiële komponent, van 50% na 64%.

    f) Die ondervoorsiening van 65 parkeerplekke in plaas van 93 parkeerplekke.

3. Aansoek word gedoen ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir toestemming kragtens die Soneringskema om ses (6) voertuig parkeerplekke te vervang met ses-en-dertig (36) parkeerplekke vir fietse.

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 tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/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: **(First Plan by info@firstplan.co.za).** Deur 'n beswaar, kommentaar of vertoë 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 **Maandag 23 November 2026.**

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 0219307183 gedurende normale kantoor ure. Maandag tot Donderdag vanaf 0800 tot 17:00 en Vrydag vanaf 08:00 tot 16:30.

Die uwe

First Plan

PROPOSED
HEUER
STUDENT RESIDENCE



ERF 12186
STELLENBOSCH

Client:	Platz Development (Pty) Ltd
Applicant:	First Plan
Date:	April 2026
Reference No.	FP/0426/1177

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

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ERF 12186 STELLENBOSCH

SECTION A EXECUTIVE SUMMARY

1. INTRODUCTION & SUMMARY OF PROPERTY DETAILS

Erf 12186 (the subject property) is located within the neighbourhood of Dennesig, Stellenbosch. It was the subject of recent applications for Removal of Restrictions, Permanent Departures from Height Restrictions and on-site Parking Provisions and the erection of a new building structure within an Urban Conservation Area (Application approval dated 4/03/2022 with application ref. no. LU/12257).

Due to the continuous evolution in market conditions, and the restructuring of the client body, the product offering was reassessed, and the results now necessitate a new application to ensure a market related development and the feasibility of the scheme. The primary difference is that the new scheme will now primarily focus on student accommodation instead of the currently approved general residential scheme accommodating apartments. This obviously resulted in the necessary design changes, but without compromising the quality of the built environment and aesthetics of the scheme.

During a series of meetings with the relevant municipal officials including official pre-application consultations, it was confirmed that since the approved development rights of 2022 have not been exercise, the existing approvals have therefore not been confirmed. The new and significantly different

development proposal will therefore have to be dealt with by the Municipality as a new application and not as amendments to an existing approval and this application has thus been drafted as such. (Refer to Annexure 1: Pre-application Consultation Minutes)

As an introduction to the application, and for ease of reference, the property and application details are listed below.

Table 1: Property details

Property description	Erf 12186 Somerset West
Property address	Corner of Bird Street and Dennesig Street, Stellenbosch
Site extent	1478m²
Title Deed	T19659/2023
Erf Diagram	9845/92
Registered owner	Platz Development (Pty) Ltd
Property zoning	Mixed-Use Zone
Current land use	Vacant former commercial building
Zoning Scheme	Stellenbosch Municipality: Zoning Scheme By-Law (2024)
Overlay Zone applicable	Yes; Stellenbosch Urban Conservation Area (Map URCO1)
Development Proposal	Student accommodation (hostel) with basement parking; ground floor parking, small associated retail area, entrance lobby and municipal services facilities, with 5 floor student accommodation above.

Application components/description	**Application ito Section 15(2)(b) of the Zoning Scheme for the following permanent departures from the development parameters of the zoning scheme:**
	• **Height**:
	  ○ A total height 19,5m in lieu of 10m as required in terms of Section 252(1)(a) of the Zoning Scheme
	  ○ A total of 6 storeys in lieu of 5 storeys as required in terms of Section 252(1)(b) of the Zoning Scheme
	• **Street Building lines:**
	  ○ A 0m street building line on Bird- and Dennesig Streets in lieu of 4,5m
	• **Common Building Lines**:
	  ○ A 0m common boundary building line in lieu of 4,5m on erf 197 Stellenbosch for an electrical services room
	  ○ A 4,5m common boundary building line in lieu of 6m for the 2nd to 6th storeys
	• **Coverage**
	  ○ A coverage of 64% in lieu of 50 50
	• **Parking**
	  ○ The provision of 65 on-site parking bays in lieu of 93

	Other (specify): • Site Development Plan (SDP) approval in terms of Sec 113(1) of the Stellenbosch ZSBL (2024) • Exemption for subdivision approval ito Sec 24(1)(e) of the Stellenbosch LUPB (2023)

2. SUMMARY OF MOTIVATION/REASONS FOR APPROVAL

- The amened land use proposal to now accommodate student accommodation instead of general residential apartments, has been presented to the relevant municipal officials at a pre-application consultation and it was found to be in general accordance with the spatial vision for Dennesig.

- The proposed student accommodation was confirmed to be in line with the Stellenbosch MSDF, earmarking Dennesig as an area within Stellenbosch that is deemed appropriate for the development of student accommodation.

- The scale and nature of the proposed amended scheme have been presented to the Stellenbosch Municipal Heritage Section where comment was limited to the aesthetics of the southeastern corner of the building. With this addressed, no further issues were raised.

- The proposed site development plan (SDP) shows good urban design, and appropriate architectural style.

- The proposed site development plan (SDP) will have no negative impact on heritage or the bio-physical environment.

- The scale of the proposed site development plan (SDP) will not cause any negative traffic related impacts as confirmed in the Traffic Impact Statement (TIS).

- Access, on-site parking provision and on-site circulation as reflected in the basement and ground level plans have been assessed in the TIS and found desirable.

- Connections to local bulk infrastructure and bulk capacities as required by the amended development proposal have been assessed by the project engineering consultants and confirmation has been received that the necessary bulk services are available as per the attached Municipal Services Reports (Civil, Electrical and Traffic/Transportation).

SECTION B
BACKGROUND INFORMATION
&
APPLICATION

3. BACKGROUND

Erf 12186 Stellenbosch is located in Dennesig, a popular neighbourhood, easily accessible from the central business district of Stellenbosch as well as the University of Stellenbosch campus. It is bordered by Bird Street forming its eastern boundary and Dennesig Street forming its southern boundary. In recent years, the surrounding area has become a popular area for student accommodation, and many such establishments have been approved and developed in the area increasing the popularity of the neighbourhood for student accommodation.



Figure 1: Local Context

4. PLANNING BRIEF

Although previous applications have been submitted and approved for the development of the subject property, evolution in market demands necessitated a reassessment of the approved scheme by our client, Platz Development (Pty) Ltd.

For this purpose, Boogertman Architects have been appointed to assist the client with a reassessment of the approved scheme in its local context, also

considering recent policy changes to the area and updated market demand information. Dennesig now becoming one of the prime student accommodation areas in Stellenbosch, lead to a change in land use proposal, from a conventional apartment development to a bona fide student accommodation establishment (private hostel). To give effect to this decision, Boogertman Partners were responsible for the urban and architectural design of the new scheme, with a specific design focus on appropriate urban and architectural design to ensure a proper contextual fit for the area, while First Plan was tasked with the responsibility to apply to the Stellenbosch Municipality for the necessary town planning approvals. (Refer to Annexure 2: Power of Attorney and Company Resolution)

5. PURPOSE OF THE APPLICATION

The purpose of this application is therefore to obtain approval for a new student accommodation establishment with conventional apartments no longer being the focus of the development. The application will therefore inter alia include various component, including:

- Approval of a Site Development Plan (SDP)
- Approval of an associated Landscape Plan
- Departures from standard zoning/development parameter in support of the above site development plan proposals
- Subdivision to facilitate a road widening along Bird Street

6. APPLICATION

With the above in mind, the following applications are officially submitted herewith in terms of Section 15.(2) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning (2023). (Refer to Annexure 3: Application Forms)

6.1. <u>Application ito Section 15(2)(b) of the Zoning Scheme for the following permanent departures from the development parameters of the zoning scheme:</u>

6.1.1. Height:

6.1.1.1. A total height 19,5m in lieu of 10m as required in terms of Section 252(1)(a) of the Zoning Scheme

6.1.1.2. A total of 6 storeys in lieu of 5 storeys as required in terms of Section 252(1)(b) of the Zoning Scheme

6.1.2. Street Building lines:

6.1.2.1. A 0m street building line on Bird- and Dennesig Streets in lieu of 4,5m

6.1.3. Common Building Lines:

6.1.3.1. A 0m common boundary building line in lieu of 4,5m on erf 197 Stellenbosch for an electrical services room

6.1.3.2. A 4,5m common boundary building line in lieu of 6m for the 2nd to 6th storeys

6.1.4. Coverage

6.1.4.1. A coverage of 64% in lieu of 50 50

6.1.5. Parking

6.1.5.1. The provision of 65 on-site parking bays in lieu of 93

6.2. <u>Other Applications:</u>

6.2.1. Site Development Plan

6.2.1.1. Site Development Plan approval in terms of Sec 113(1) of the Stellenbosch ZSBL (2024) as per Annexure 12: SDP Package of Plans.

6.2.2. Subdivision:

6.2.2.1. Exemption for subdivision approval ito Sec 24(1)(e) of the Stellenbosch LUPB (2023) as per Annexure 14: Proposed Subdivision Diagram.

7. STATUS QUO & PROJECT TEAM

7.1. EXISTING APPROVAL

In terms of the Stellenbosch MSDF, Dennesig has been identified as an area for densification and development intensification for the establishment of mixed land uses and blocks of flats up to six storeys high due to a high demand for residential apartments within close proximity to the Stellenbosch Central Business District (CBD) and University Campus. With this policy now in place for a few years, the character of the Dennesig area has already changed towards a higher density mixed-use, and especially, student housing area.

One of the approvals already granted in the area, is that of the subject property, approved in 2022. (Refer to Annexure 4: Extract from Existing Approval)

The approval made provision for a 5 storey (15m height) apartment block (basement parking, ground floor parking with 2 small retail spaces, and four residential storeys above), accommodating 52 residential apartments (60 beds).

7.2. PROJECT TEAM

For the purposes of this application and to resolve any questions that might arise during the application assessment process, contact details of the client/landowner/developer as well as the professional team are listed overleaf for ease of reference:

Table 2: Project Team

Company	Representative	Telephone	E-mail
Landowner Platz Development	Gerhard Barkhuizen	021 565 0000	gbarkhuizen@trueprop.co.za
Town Planners First Plan	Gideon Roos	021 930 7183	gideon.roos@firstplan.co.za
Architects Boogertman	Brinley Pritchard Eugene Henning	021 879 1501 021 879 1501	brinley@boogertmanstb.co.za eugene@boogertmanstb.co.za
Transport Engineers ITS	Annebet Krige	021 914 6211	annebet@itsglobal.co.za
Civil Engineers Lyners	Rudolph Schoonwinkel	021 914 0300	rudolph@lyners.co.za
Electrical Engineers Lyners	Cobus Nel	021 914 0300	cobusn@lyners.co.za
Surveyors fbvsurvey.co.za	Damien Burger	021 8864004	damien.burger@fbvsurvey.co.za

SECTION C

SITE INFORMATION AND ASSESSMENT

8. SITE INFORMATION

8.1. SITE DESCRIPTION, AREA AND OWNERSHIP

Erf 12186 Stellenbosch (hereafter referred to as the Subject Property), is located in Dennesig, a residential neighbourhood located in the center of Stellenbosch, west of Merriman Avenue and between Bird Street and Adam Tas Road (R44). (Refer to Annexure 5: Title Deed & Diagram)

The subject property covers 1478m² and is held in terms of title deed no. T19659/2023. In terms of the said title deed, ownership is in the name of Platz Development (Pty) Ltd with company registration no. 2020/891095/07.

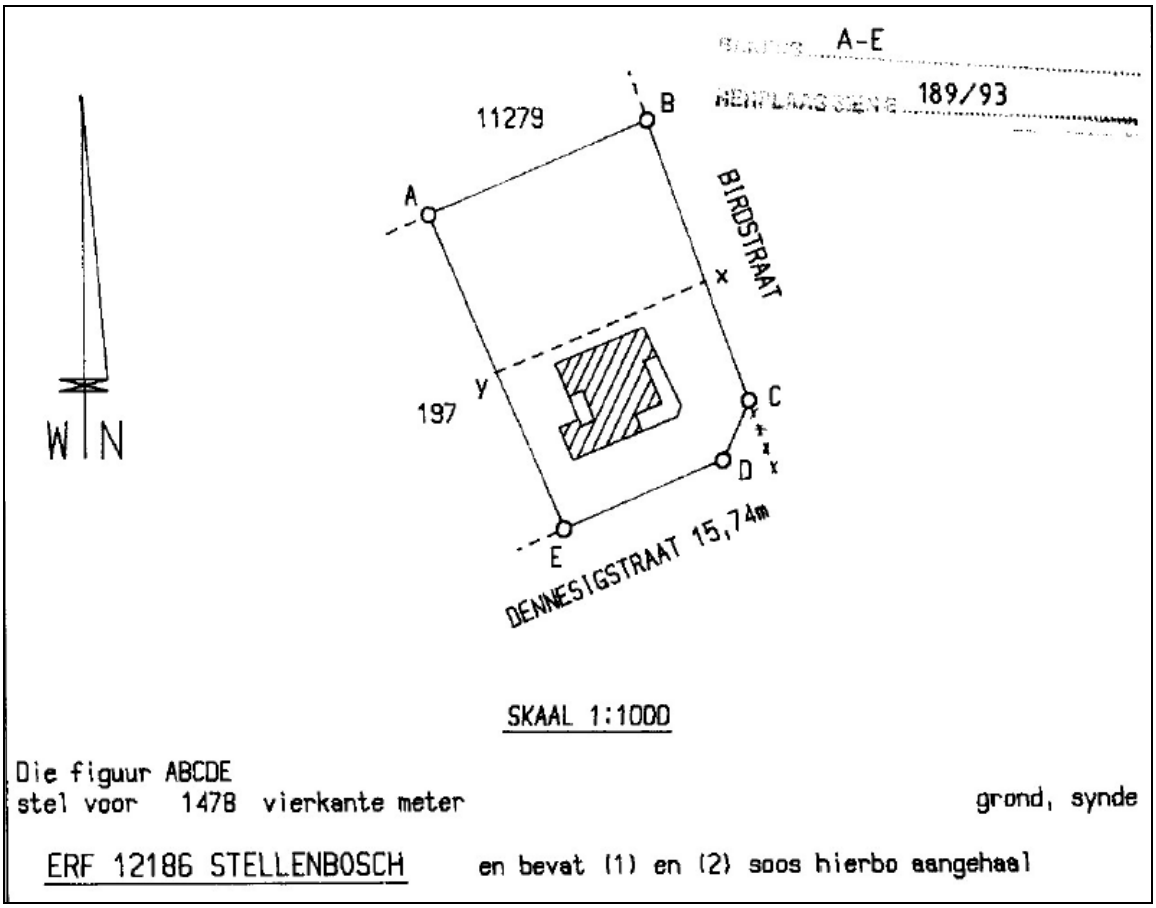


Figure 2: Extract from Diagram of erf 12186 Stellenbosch

8.2. LOCALITY & ACCESS

The subject property is located within the Dennesig neighbourhood of Stellenbosch, an area specifically identified in the Stellenbosch Municipal Spatial Development Framework (MSDF) for mixed-use densification. It is located on the corner of Bird Street and Dennesig Street. (Refer to Annexure 6: Local Context)



Figure 3: Recently upgraded Dennesig Street

Due to the mobility function of Bird Street, vehicular access will be limited to the subject property from Dennesig Street, an activity street that has already been upgraded with an alternative road surface, pedestrian routes and traffic calming measures to fulfil such function, acting as vehicular as well as pedestrian access through the area.

8.3. ZONING AND LAND USE

The local area is characterised by a variety of zonings, with some existing zonings dating back many years with others more recently approved as products of Dennesig being earmarked for densification, including student accommodation. Zonings include Conventional Residential Zone, Multi-Unit Residential Zone, Local Business Zone, Mixed-Use Zone, Community Zone, Public Roads and Parking Zone etc. (Refer to Annexure 7: Zoning Extract)

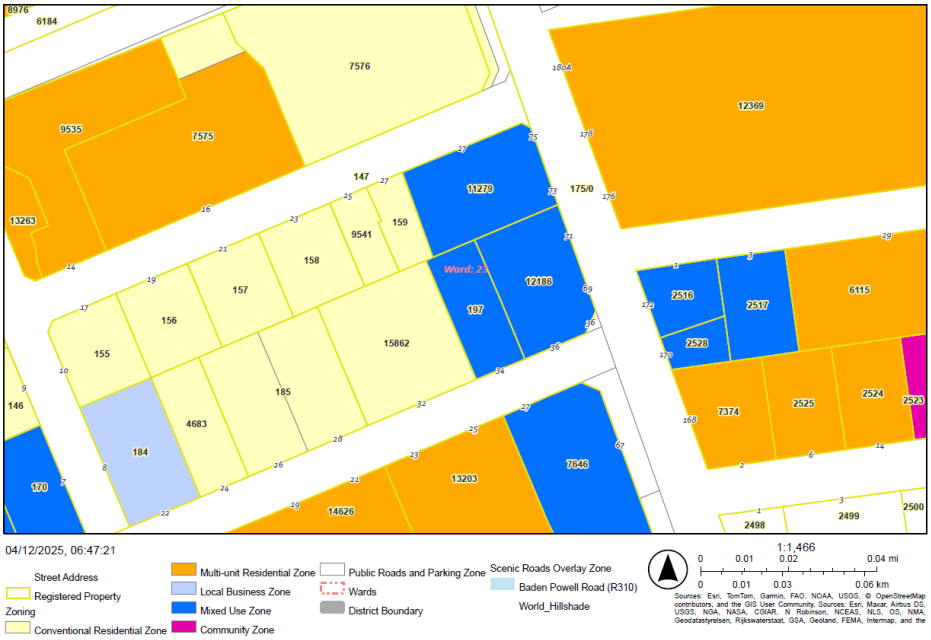


Figure 4: Zoning Extract

As in the case of the local zonings, land uses also reflect a variety of activities present in the area, typical for an urban environment in transition. Some erven still accommodate single dwellings representing the single dwelling neighbourhood of the past, while some erven are vacant after the demolition of former dwellings in anticipation of redevelopment to follow, with many erven now also already redevelopment to accommodate student accommodation and supportive mixed-uses as promoted by the MSDF. (Refer to Annexure 8: Land Use Indication)

Erf 12186 Land Use Extract



Figure 5: Land Use Indication



Figure 6: The well-known Heuer building on the subject property, now abandoned and awaiting redevelopment

As clearly evident from Figure 6 above, the Heuer building was an iconic feature in its time with the focal element at the main entrance to the building, a gable feature representing a grand piano representing the nature of the business it hosted, a bold statement in an area dominated by the well-known cape cable architecture at the time.

Akkerhof, a 5-storey commercial/residential building is located adjacent to the subject property, (Figure 7 below), and along the western side of Bird Street, with commercial/retail development east of Bird Street.



Figure 7: Akkerhof, just south of the Subject Property



Figure 8: The Chery dealership just north of the subject property

Entering the Dennesig neighbourhood via Dennesig Street, one is introduced to a whole new world, a developing student accommodation district, guided by the approved MSDF and a strong focus on urban design and non-motorised transport – a pedestrian friendly student environment.



Figure 9: The My Space student residence

The well-known and recently developed “My Space” and “The One” private student accommodation establishments are worth noting, providing a glimpse into the future of the area.



Figure 10: The One student residence

As mentioned above and with policy support now driving the redevelopment of the area, various developments have been implemented, but it must be acknowledged that some properties are still vacant whilst others have been prepared for development still to be implemented.



Figure 11: Some erven to still be redeveloped



Figure 12: Erf 7576 prepared for redevelopment

8.4. DEVELOPMENT REGULATIONS

The subject property falls under the Stellenbosch Municipality: Zoning Scheme By-Law as well as the Stellenbosch Urban Conservation Area Overlay Zone (URCO1), and development will therefore be subject to the applicable zoning regulations, as well as the additional provisions of the URCO1, except if applications for departures from such regulations are submitted and approved.

As mentioned in paragraph 8.3 above, the subject property is zone Mixed-Use Zone with the following zoning parameters applicable:

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Business premises	0m	0m	85%	6 storeys
Filling station	3m	3m	85%	2 storeys
Guest house, hostel, hotel, tourist accommodation	All levels 4,5m	Ground floor: 4,5m First floor: 4,5m Second floor: 6m	50%	6 storeys
All other buildings	4,5m	4,5m	85%	6 storeys

Figure13: Extract from Mixed Use Zone

Over and above the above zoning parameters, the URCO1 further introduced the following two additional development restrictions:

- A height restriction of 10m measure for the first 15m from the street
- A further height restriction 5 storeys

Further to the above, the following standard parking requirements are applicable:

TABLE A: OFF-STREET PARKING REQUIREMENTS		
Land Use Category	**Normal parking**	**Additional parking reserved for visitors**
Hostel	1 bay/bedroom for private hostels; 0,6 bay per bedroom for tertiary institution; nil for schools	
Shops (including supermarkets and centres): up to and including 1000m² >1000m²	 4 bays/100m² gross leasable area 6 bays/100m² gross leasable area	

Figure 14: Extract from parking requirements

8.5. Availability of Engineering Services

8.5.1. Civil Services and Stormwater Management

The provision of the necessary civil engineering services for the development was assessed by Lyners with the support of GLS Consulting as far as the availability of bulk capacities are concerned, and the findings of their assessments are summarised below. (Refer to Annexure 9: Civil Services Report)

Apart from a possible restriction in the reservoir capacity, it is evident from the Lyners as well as the GLS reports, that all bulk services are available to accommodate the proposed development of 50 student apartments on Erf 12186, Stellenbosch. It should however be noted that reservoir capacity was assessed as part of the current approvals still applicable to the subject property and that the allocated capacity should therefore still be available for the development of erf 12168 Stellenbosch.

Water Supply: GLS recommended that the water connection for the development be made to the existing 90 mm diameter water main on the corner of Bird and Dennesig Street and confirmed that the existing water network has sufficient capacity to accommodate the proposed development. In their latest report it was however stated that additional reservoir storage volume will be required to accommodate the development, but they also stated that the contribution of this development to the central water distribution zone is, however, only 0.2%

Sewerage: The GLS report recommended that the existing 110 mm diameter sewer connection to this erf be used for the proposed development and furthermore confirmed that there is sufficient capacity in the sewer reticulation system and the existing Adam Tas outfall sewer to accommodate the proposed development.

Stormwater: The runoff from the proposed building (excluding the road widening) will be less than that generated from the existing property. It was furthermore advised that at least 164m2 of gardening or other permeable surfaces be included in the "road widening" area to match the existing conditions.

Refuse Removal: The recent one-way upgrading of Dennesig Street does not allow the provision of a dedicated on-street refuse embayment and it was therefore recommended that the refuse room of the development be placed as close as possible to the loading area in Dennesig Street.

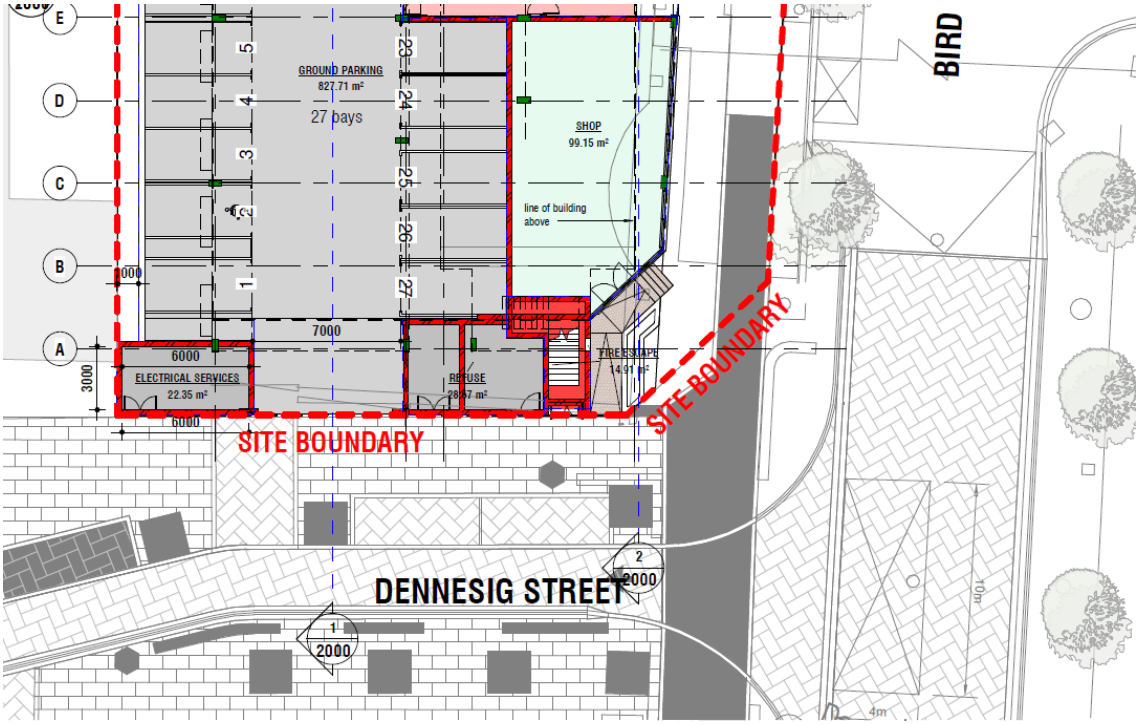


Figure 15: Extract from SDP

8.5.2. Electrical Services

The provision of the necessary electrical engineering services for the development was assessed by Lyners, and the findings of their assessment are summarised below. (Refer to Annexure 10: Electrical Services Report)

Lyners determined that the maximum electrical load of the proposed Heuer student accommodation establishment, is estimated at 197kVA (284A three-phase) based on an ADMD figure of 2.5kVA per unit in addition to a 10kVA (50A single-phase) commercial load as well as a 59kVA (80A three-phase) general supply to be used for common area lighting, lift and communal laundry loads.

Stellenbosch Municipality supplies the surrounding customers, so it is therefore logical, technically feasible and economically advantageous to supply the development from the nearest Stellenbosch Municipality electricity network with

adequate capacity. Stellenbosch Municipality is set to confirm that there is sufficient capacity on MS Dennesig and if not what the preferred method of supply to the site would be.

Lyners concluded that although Stellenbosch Municipality is yet to confirm which MV feeder cable in the surrounding area has sufficient capacity to supply the proposed development, it was not seen as a problem, but rather only as an outstanding confirmation still to be issued.

8.5.3. Traffic Impact Assessment

ITS (Innovative Transport Solutions) has been appointed to oversee all transportation related aspects including access, on-site parking and circulation, and although the complete Traffic Report is attached hereto, main aspects, conclusions and recommendations are summarised below for ease of reference. (Refer to Annexure 11: Traffic Report)

Access: Access to the site is proposed from Dennesig Street, approximately 20m west of Bird Street, along the southern boundary of the property, as indicated on the Site Development Plan (SDP).

Trip generation: In summary and based on the expected development trips calculated, the proposed development is anticipated to generate approximately 15 additional trips during the AM peak hour (6 inbound and 9 outbound) and 38 additional trips during the PM peak hour (22 inbound and 17 outbound). The trip generation associated with the proposed development is therefore lower than that of the previously approved development. Based on the information above, the transport impact of the proposed development will be marginal.

Parking ratios: According to the Site Development Plan, a total of 59 vehicle parking bays can be accommodated, with 27 parking bays on the ground floor level and 32 parking bays in the basement. In addition, 36 bicycle parking bays are proposed, which are considered equivalent to 6 vehicle parking bays. This results in an effective on-site parking provision of 65 bays in lieu of 93 on-site parking bays required in terms of the zoning scheme. A further 7 on-street parking bays are available along Bird Street adjacent to the development frontage.

With this in mind, ITS concluded that the site is located within a well-established Transit-Oriented Development (TOD) context, with good access to public transport and non-motorised transport (NMT) infrastructure. Taking this into account, together with the effective off-street parking provision and supplementary on-street parking, the proposed parking provision is considered acceptable, the latter being a critical specialist opinion forming the basis of the desirability of the parking departure applied for.

SECTION D
PROPOSED DEVELOPMENT

9. PROPOSED SITE DEVELOPMENT PLAN & LANDSCAPE PLAN

9.1. General Approach

The subject property is located in such a strategic position that a prominent focal point can be provided along Bird Street, marking a key threshold into the Dennesig precinct. Its architectural expression establishes a clear sense of hierarchy, reinforcing its role as both a visual anchor and an orientating landmark within the urban fabric.

The design responds sensitively to the surrounding neighbourhood by drawing on an architectural palette that reflects the established character of Stellenbosch. Through the use of stepped elevations, the building mediates scale between itself and adjacent structures, creating a harmonious transition while maintaining a strong and identifiable presence.

This articulated massing strategy not only echoes the rhythm of the existing streetscape but also actively supports pedestrian movement. The building edge is deliberately shaped to reinforce and engage with established pedestrian routes, enhancing permeability and encouraging walkability along the existing footpath networks.

Situated within a heritage overlay zone, the building acknowledges its contextual responsibility. Its architectural language reinterprets traditional Stellenbosch elements in a contemporary manner, balancing respect for historical character with a confident, modern identity. The result is a building that contributes meaningfully to the broader architectural narrative of Stellenbosch, while strengthening the sense of place within the Dennesig precinct.

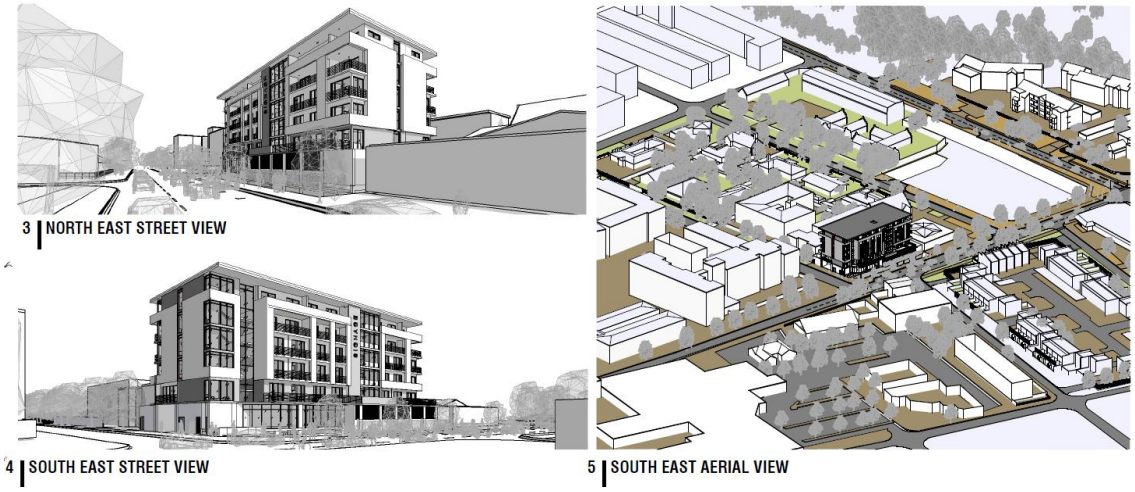


Figure 16: Architectural Statement

9.2. Site Plan, Building Lines & Coverage

The overall site development plan is based on the 0m street building line provision made within the Mixed-Use Zone for business premises, as well as the 4,5m common building line provision made for hostels on ground and 1st floors, but application has been made for these provisions to be extended to the floors of student accommodation above ground floor, this to provide extra prominence to this iconic building in this vital position as an introduction to the student accommodation precinct behind when approaching the central business district and the university campus from the N1 along Bird Street.

The proposed relaxation of building lines, also provide the opportunity for a greater coverage, hence the departure from the 50% coverage restriction to the proposed 64% coverage, this to fit the design specifics and to fully exploit the prominence of the subject property as the front door to the Dennesig Student Accommodate Precinct. (Refer to Annexure 12: Site Development Package of Plans)

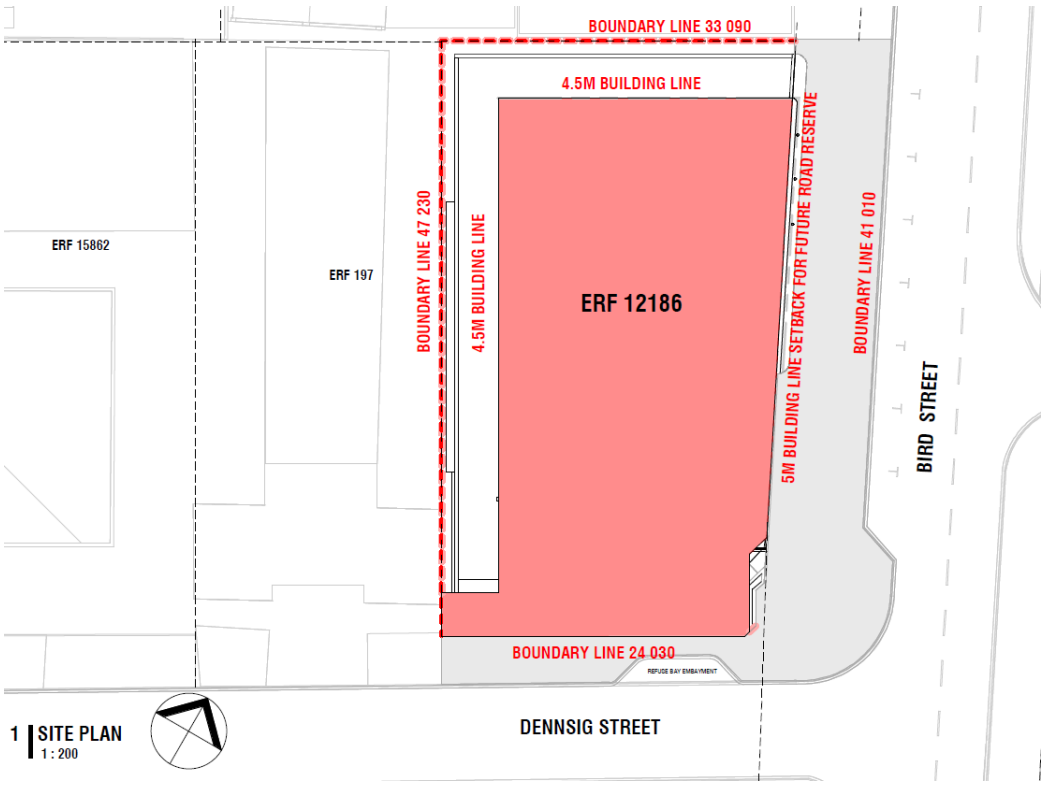


Figure17: Extract from Proposed Site Development Plan

9.3. Access

Pedestrian Access: The building is orientated onto Bird Street being one of the main access roads into Stellenbosch. A 5m road widening along Bird Street provides for the opportunity to not only improve vehicular movement in Bird Street, but also to accommodate a public pedestrian path that will give pedestrian access to the main entrance foyer and lift lobby to the student accommodation above.

Vehicular Access: As Bird Street is a road with limited driveway access, vehicular access will be provided to the site off Dennesig Street, ±20m west of its intersection with Bird Street. This will provide access to the parking bays on ground level with a circular clockwise movement towards a ramp into a parking basement that accommodated the balance of the on-site parking.

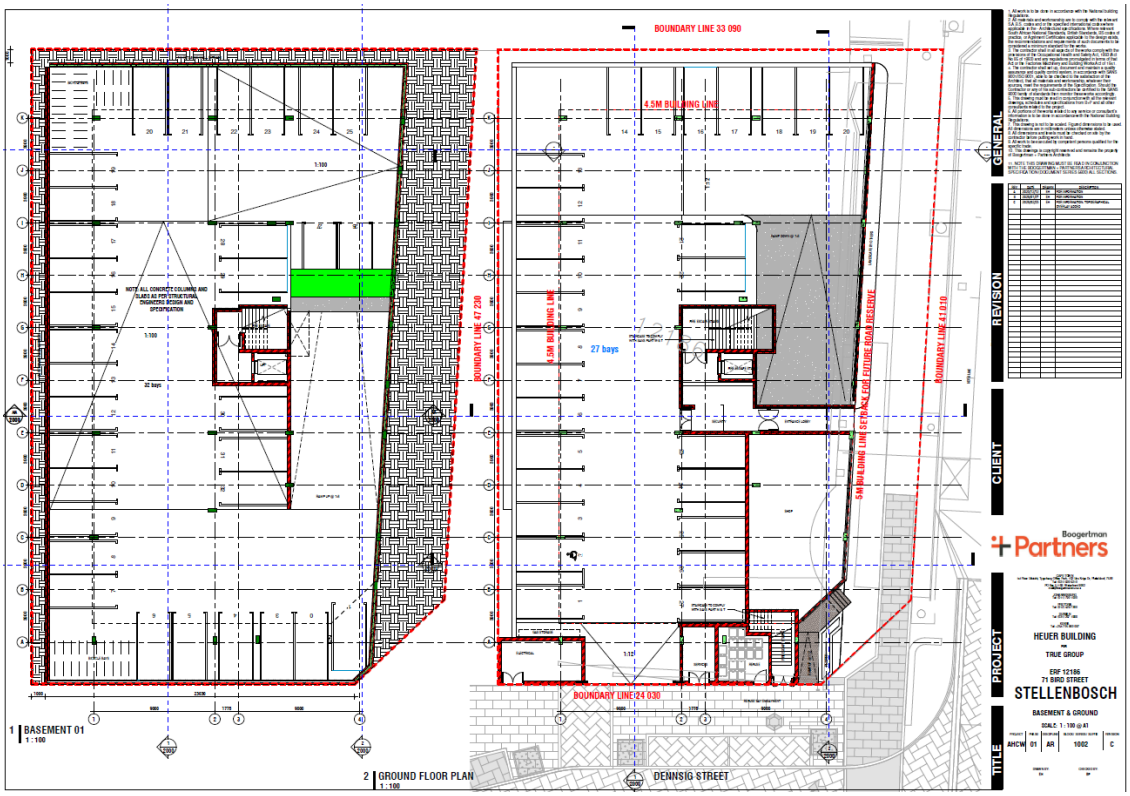


Figure 18: Basement and Ground Floor Levels

9.4. Ground Floor Uses

Hostel Entrance: Over and above the ground floor parking, an entrance lobby with security and access to a lift and staircase to the parking basement below and five floors of student accommodation above are provided.

Retail: Adjacent to the hostel entrance lobby, a small shop of ±99m² is also accommodated. The shop fronts onto Bird Street to activate the street scape contributing to a lively street interface.

Services and Amenities: The ground floor also accommodates a services room, electrical room, refuse bin room and fire escape staircase, all of these facing onto Dennesig Street.

9.5. First to Fifth Floors

The first to fifth floors accommodate the student apartments, with the majority being two-bedroom units (7 units on the 1st floor and 8 units per floor on the 2nd to 5th floors) while there are also a few single bedroom units (3 units on the first floor and 2 units per floor on the 2nd to 5th floors).

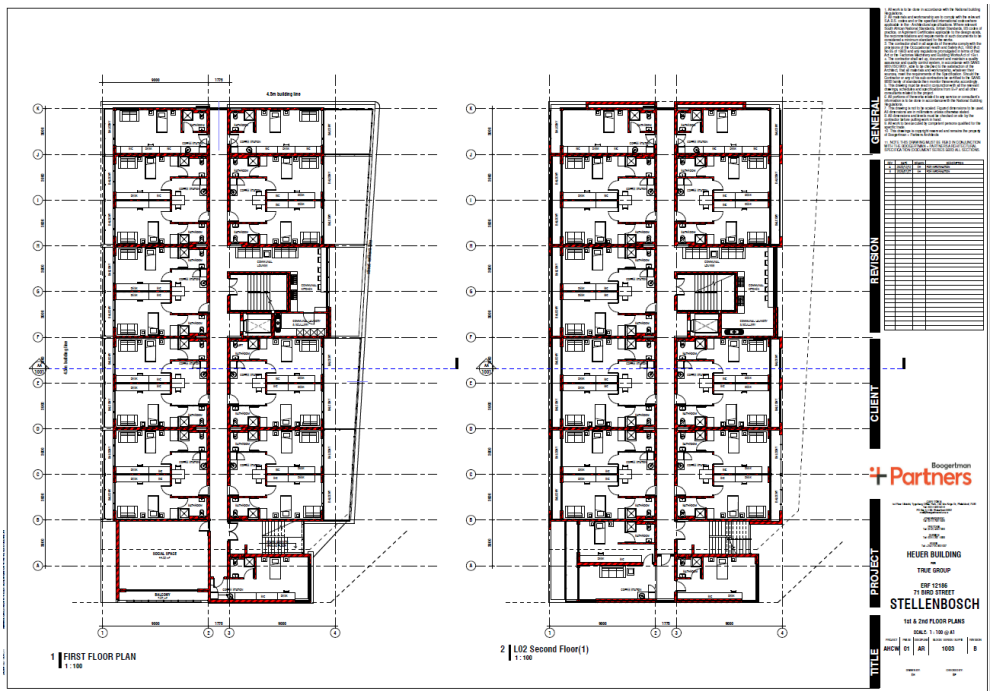


Figure 19: First & Second Floors

On each floor, rooms are grouped around the central staircase and lift lobby with a central passage providing access to rooms on both sides and a fire escape on the southern (Dennesig Street) side of the building. All rooms front outward to ensure natural light and ventilation.

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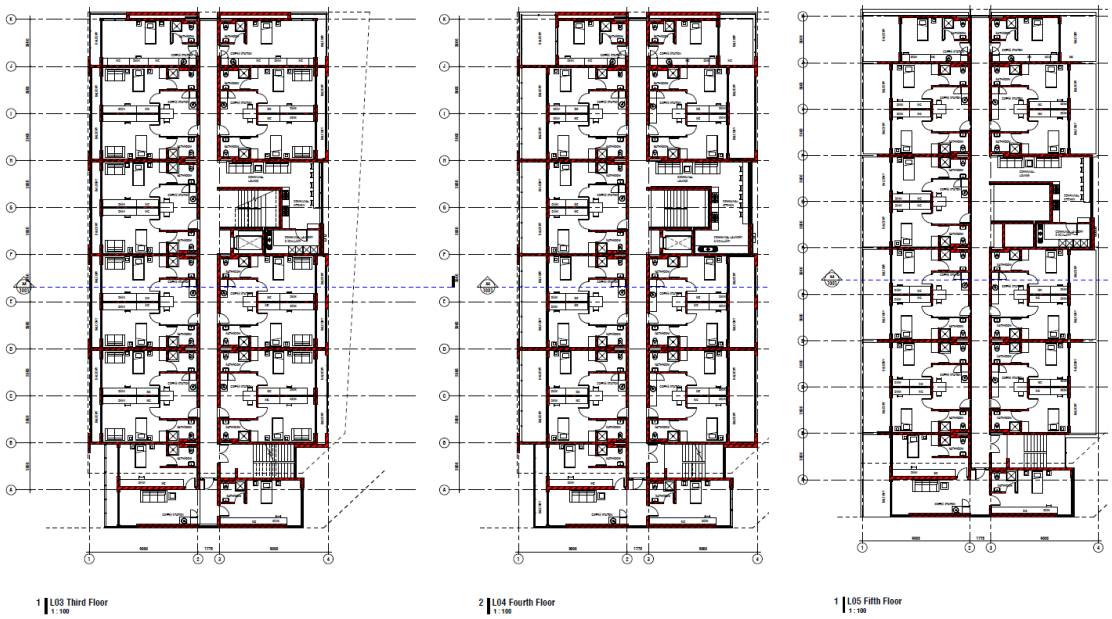


Figure 20: Third - Fifth Floors

9.6. Typical Unit Plans

As described in paragraph 9.5 above, standard 2-bedroom and 1-bedroom units are provided.

Two-bedroom units of ±64m² are accommodated on the 1st to 3rd floors with slightly smaller ±53m² two-bedroom units on the 4th and 5th floors. A total of 3 double bedroom units of 83m² each are also accommodated on the 3rd to 5th floors, the size largely determined by the space available around the fire escape on Dennesig Street.

Single bedrooms vary in size between 24m² and ±33m² with the smaller units on the upper floors.

All bedrooms are en-suite and all units are provided with a small galley accommodating a countertop with a prep bowl and space for a kettle and a small electric appliance above counter and a space below counter for a small fridge.

For the students in residence, each floor also accommodates a social space and kitchen/laundry around the central lift and staircase lobby.

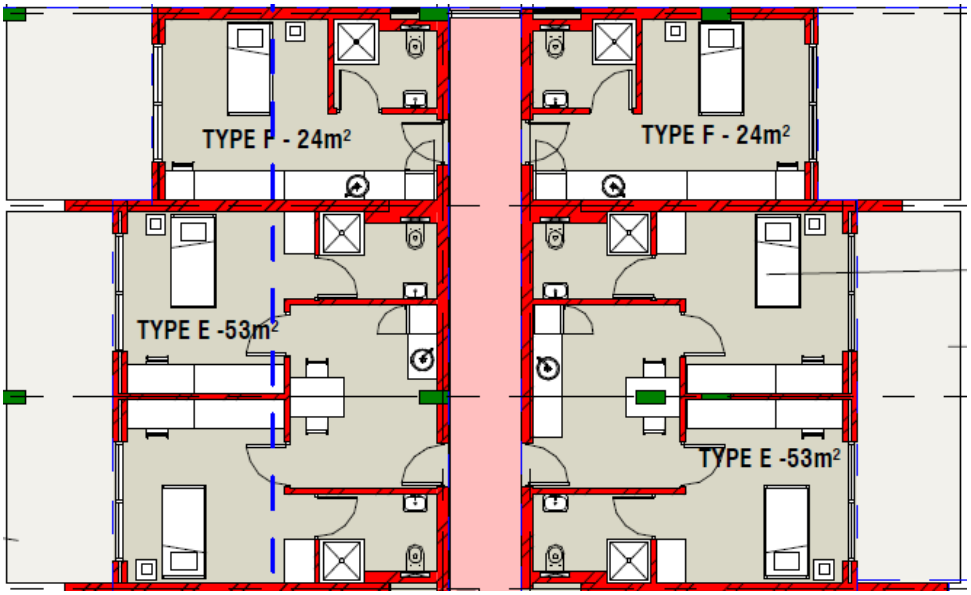


Figure 21: Typical Unit Plans

9.7. Architectural Style and Height

The subject property and the proposed Heuer Student Residence is seen as an iconic location for a landmark development, introducing the commuter or visitor to Stellenbosch to the student accommodation district of the Stellenbosch University and the various other tertiary educational institutions in town. To celebrate this opportunity, a contemporary architectural style has been used to portray the dynamic and innovative environment students operate in. A height of

6 storeys (ground plus five) was also deemed essential in its local context, being only 1 storey taller that the adjacent Akkerhof, this to create a statement at the entrance of Dennesig Street to the Dennesig neighbourhood. The Heuer Student Residence will portray progress, innovation and advancement – it points to the future of the town, its residents and the students that study and graduate here.



Figure 22: Bird Street Elevation



Figure 23: Render Views

9.8. Landscaping

Landscaping will focus and hard and soft landscaping elements around the edges of the subject property and the adjacent public street, including the 5m road widening portion. (Refer to Annexure 13: Landscape Plan)

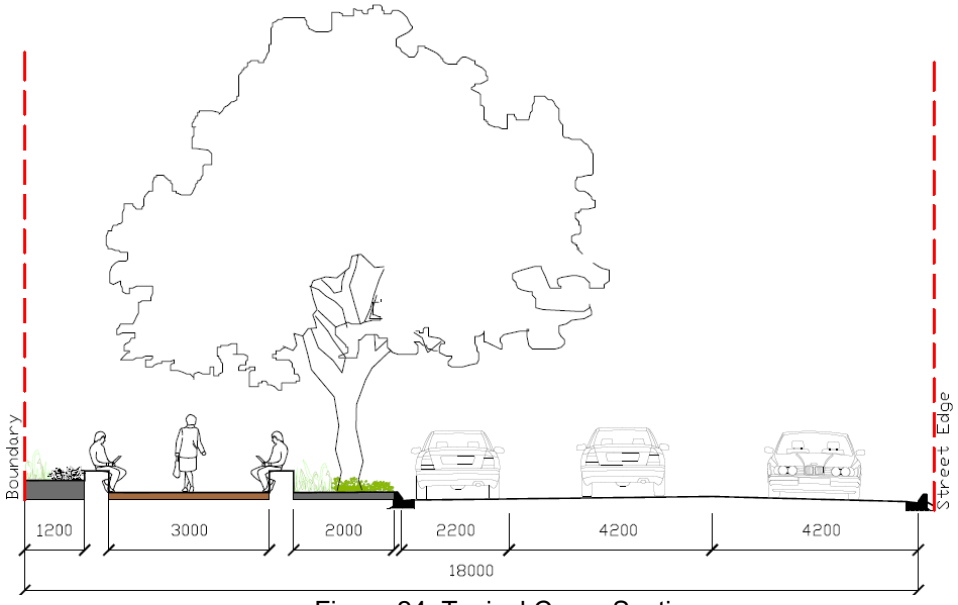


Figure 24: Typical Cross-Section

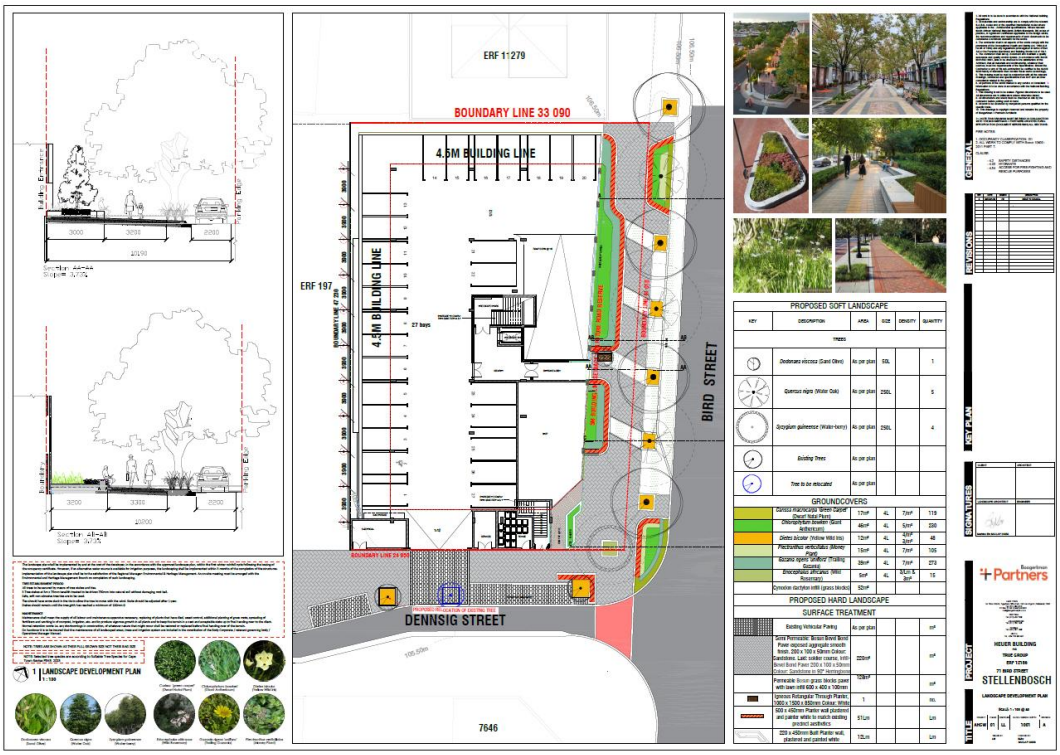


Figure 25: Extract from Proposed Landscape Plans

9.9. Technical Information

The following technical information is submitted for Site Development Plan approval purposes.

Table 3: Technical Information

Technical Table				
Land Use Parameters (hostel)	**Zoning Scheme**	**URCO1/ Existing Approval**	**Proposal**	**Departure Required**
Street Building Lines • Bird Street • Dennesig Street	 4,5m 4,5m	 N/A N/A	 0m 0m from road widening	 **Yes** **Yes**
Common Building Lines • Ground Floor • 1st Floor • 2nd and above	 4,5m 4,5m 6,0m	 N/A N/A N/A	 4,5m (0m electrical room) 4,5m 4,5m	 **Yes** No **Yes**
Coverage	50%	N/A	64%	**Yes**
Height	6 storeys	15m	6 storeys/19,5m	**Yes**
Parking	1 bay/bedroom + 4/100m²GLA = 93 bays	N/A	65 bays	**Yes**

SECTION E
COMPLIANCE WITH DECISION CRITERIA OF SECTION 65 OF THE STELLENBOSCH MUNICIPAL PLANNING BY-LAW, 2023

10. COMPLIANCE WITH SECTION 65

10.1 Procedural requirements

The application complies with all the prescribed procedural requirements which were confirmed at the pre-application consultation meeting.

10.2 Compliance with the Stellenbosch Municipality Spatial Development Framework (2023)

The Stellenbosch MSDF 2023, prepared in accordance with the provisions of SPLUMA, was approved by the Stellenbosch Council in June 2023. In terms of the MSDF the concept for spatial development and management of Stellenbosch Municipality comprises seven key principles.

i. **Maintain and grow our natural assets** - Valuable land areas, including critical biodiversity areas, agricultural land, land affecting the maintenance of water resources, etc. cannot be built upon extensively, it cannot be the focus for significantly accommodating existing or future settlement needs spatially.

ii. **Respect and grow our cultural heritage** - The areas and spaces – built and unbuilt – that embody the cultural heritage and opportunity of Stellenbosch Municipality, needs to be preserved and exposed further. Some areas and spaces need to be maintained intact, others provide the opportunity for new activity, in turn exposing and enabling new expressions of culture.

iii. **Direct growth to areas of lesser natural and cultural significance as well as movement opportunity** - Within areas of lesser natural and cultural significance, the focus should be on areas where different modes of transport intersect, specifically places where people on foot – or using non-motorised transport – can readily engage with public transport.

iv. **Clarify and respect the different roles and functions of settlements** - The role and potential of different settlements in Stellenbosch require clarification. In

broad terms, the role of a settlement is determined by its relationship to natural and cultural assets and the capacity of existing infrastructure to accommodate change and growth.

v. **Clarify and respect the roles and functions of different elements of movement structure** - Ensure a balanced approach to transport in the Stellenbosch Municipality, appropriately serving regional mobility needs and local level accessibility improvements, aligned with the spatial concept.

vi. **Ensure balanced, sustainable communities** - Ensure that all settlements are balanced and sustainable, providing for different groups, maintaining minimal development footprints, walkability, etc.

vii. **Focus collective energy on critical lead projects** - Harness available energy and resources to focus on a few catalytic areas that offer extensive opportunity fastest and address present risk.

Managing residential growth of the town, through providing housing opportunities at higher densities than the norm, is vital. This can and must bring significant reductions in commuting by private vehicles to and within Stellenbosch town and provide the preconditions for sustainable public transport and NMT to and within the town.

The most significant redevelopment opportunity within Stellenbosch town is along the Adam Tas Corridor, stretching from the Droë Dyke and the Old Sawmill sites in the west along Adam Tas Road and the railway line, to Kayamandi, the R304 and Cloetesville in the north. Large industrial spaces - currently disused or in the process of being vacated exist here, while redevelopment of the central areas between the R44 and Bird Street including the Dennesig area provide a unique opportunity for mixed-use densification, including student accommodation. Such redevelopment offers the opportunity to accommodate many more residents and students within Stellenbosch town, without a negative impact on agricultural land, nature areas, historically significant precincts, or “choice” lower density residential areas while it also prevents people working or studying in Stellenbosch to commute from surrounding areas.

In many ways, the Adam Tas Corridor, including Dennesig, represents the key to protect and enhance what is special within Stellenbosch town, as well as the relationship between the town and surrounding nature and agricultural areas.

10.3 Socio-economic impact

The proposed redevelopment of the subject property will have a positive socio-economic impact by creating temporary construction jobs and supporting local suppliers. It will provide additional accommodation for 89 students and a small commercial opportunity, helping to meet student accommodation and commercial demands in central Stellenbosch and close to the university campus while integrating with existing infrastructure and vehicular/pedestrian access. The development's scale will also ensure that municipal services be used to its full potential. Overall, the project will stimulate the local economy, enhance property values and contribute to sustainable economic growth.

10.4 Compatibility with surrounding uses

Although the proposed development is 6 storeys in height, it specifically creates a landmark feature as an introduction of the higher mixed-use densities and student accommodation establishments in Dennesig. It is therefore deemed compatible with surrounding land uses where various 5-storey buildings are found. The architecture, layout and scale of the development is deemed appropriate in its local context.

10.5 Impact on the external engineering services

As confirmed in the engineering reports forming part of this application, the proposed development is expected to have a minimal impact on external engineering services, as municipal infrastructure has been provided to the area to accommodate and support the redevelopment of the area.

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

The proposed redevelopment of the subject property is expected to have a positive impact on the safety, health and wellbeing of the Stellenbosch community as a whole and the student community specifically. Safe vehicular, but more importantly, pedestrian access will be provided to the property, while connection to the municipal water and sewer networks will provide reliable potable water and proper sanitation. The nature of the development, combined with compliance with municipal service standards, will ensure that it will integrate well into the surrounding environment without posing any risks to adjacent property owners or local residents.

10.7 Impact on heritage

The proposed redevelopment of the subject property is not expected to have any negative impact on heritage resources, as the site does not contain any structures or features of cultural or historical significance. The development's scale and design are furthermore deemed appropriate in its local context.

10.8 Impact on the biophysical environment

The proposed redevelopment of the subject property is not expected to have any adverse impact on the biophysical environment as it will entail the redevelopment of an already fully developed commercial property.

10.9 Traffic impacts, parking, access and other transport related considerations

As concluded in the ITS Traffic Report, the proposed redevelopment of the subject property is anticipated to have a minimal impact on traffic volumes due to its relatively small scale. The proposed new single access point to the site will also ensure safe and efficient access while its location within central Stellenbosch also provides for convenient connectivity to the Stellenbosch CBD and university campus.

SECTION F
REASONS FOR SUPPORT

11. SUMMARY OF MOTIVATION/REASONS FOR SUPPORT

- The application for the proposed redevelopment of the subject property complies with the criteria for decision making and desirability as set out in Section 65 of the Stellenbosch Municipality Land Use Planning By-law of 2023.

- The proposed redevelopment of the subject property is in line with the land use development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) which promote appropriate development.

- The subject property is located within the approved urban edge for Stellenbosch and in an area identified for mixed-use urban intensification by the Stellenbosch Municipality's Spatial Development Framework (2023).

- The proposed redevelopment of the subject property will not result in an undesirable development footprint or a GLA. It will to the contrary, create a focal point and landmark feature introducing and promoting Dennesig as a vibrant and inclusive neighbourhood of Stellenbosch.

- The proposed redevelopment of the subject property will not create a negative precedent in the area.

- The proposed redevelopment of the subject property will not have any negative impact on abutting properties or the surrounding area.

- The proposed redevelopment of the subject property will create employment opportunities during its construction and operational phases and as such contribute to socio-economic upliftment.

- The proposed redevelopment of the subject property will have no negative impact on existing municipal infrastructure.

SECTION G
CLOSING STATEMENT

12. CONCLUSION

It is the opinion of *FIRST PLAN* that approving this application will ensure the optimum use of the subject property in line with the criteria for decision making and desirability as set out in Section 65 of the Stellenbosch Municipal Planning By-law of 2023. The development proposal is in line with the land use development principles of the Stellenbosch Municipal Spatial Development Framework (2023), the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014).

13. RECOMMENDATION

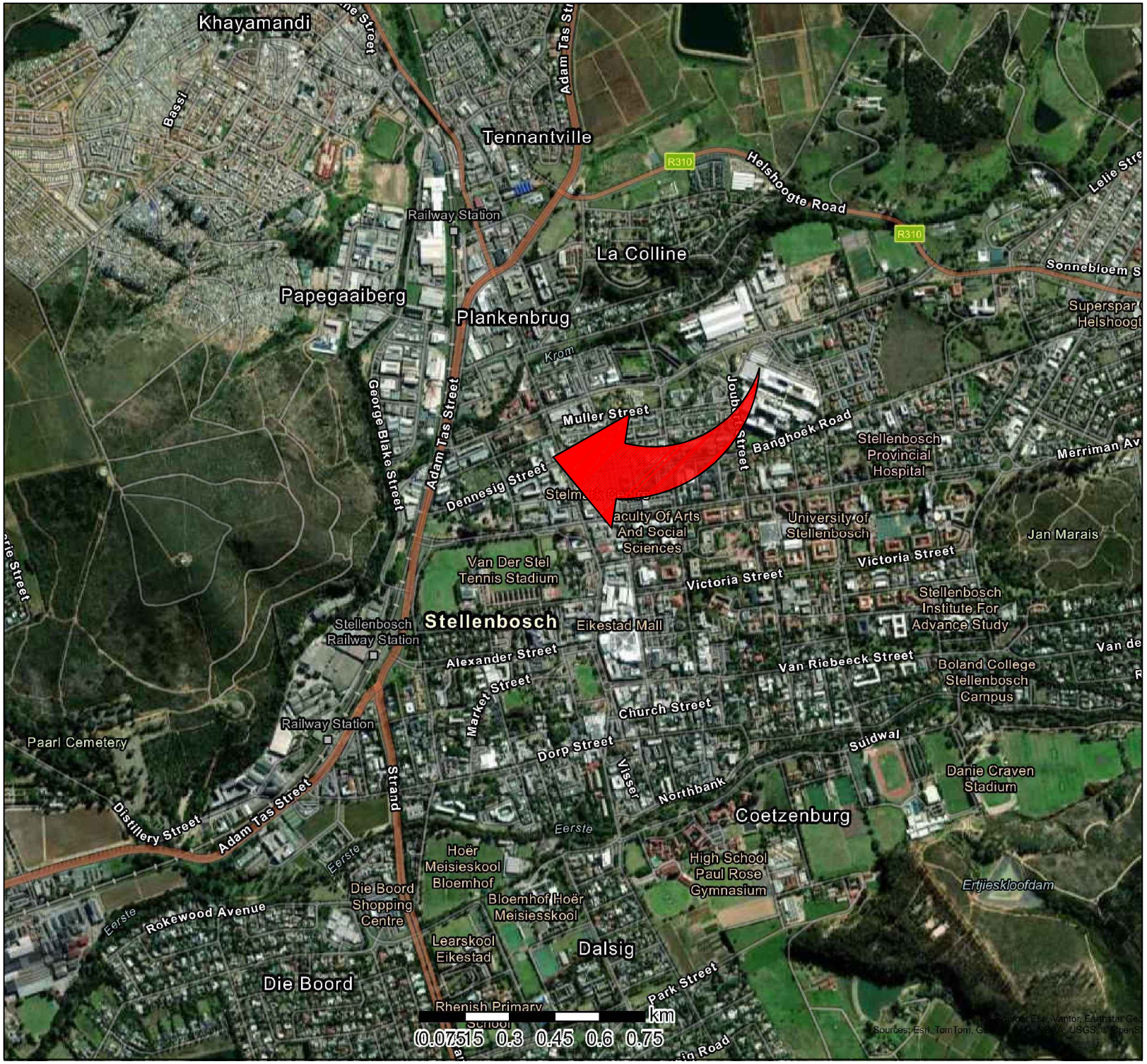
Due to the above-mentioned ***FIRST PLAN* Town and Regional Planners** believes that the approval of the proposed redevelopment of the subject property will ensure that valuable centrally located land within the urban edge will be used to its full potential within the broad principles and recommendations of the applicable forward planning policies.

We therefore submit that there is no reason to believe that this proposal will impede on anybody's rights as it will lead the way for the redevelopment and enhancement of the subject property to the long-term benefit of the surrounding area, the student community and Stellenbosch as a whole.

The relevant decision body of the Stellenbosch Municipality is therefore respectfully requested to support this application for approval.

LOCATION MAP
Erf 12186
HEUER
STELLENBOSCH



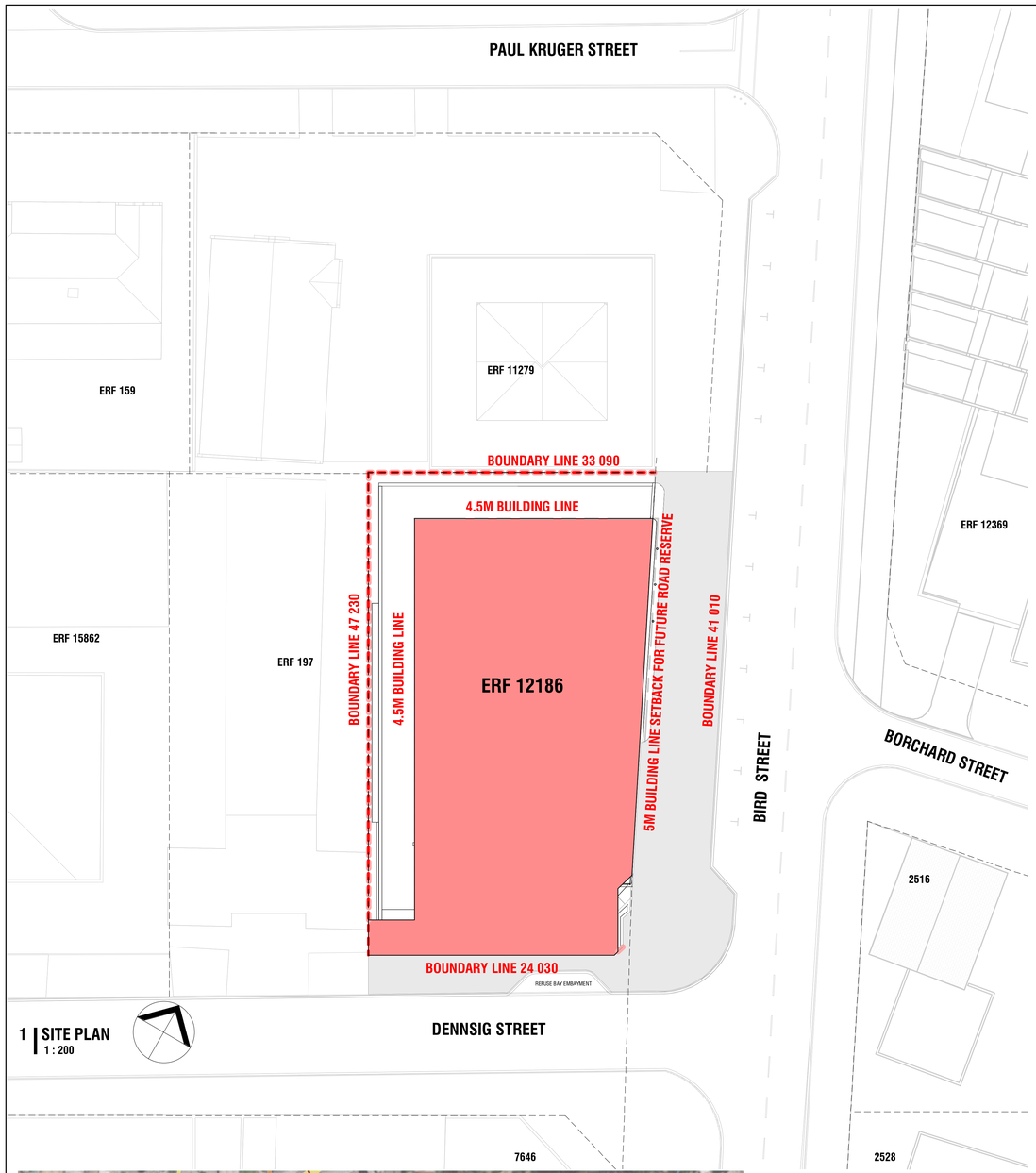


CLIENT:

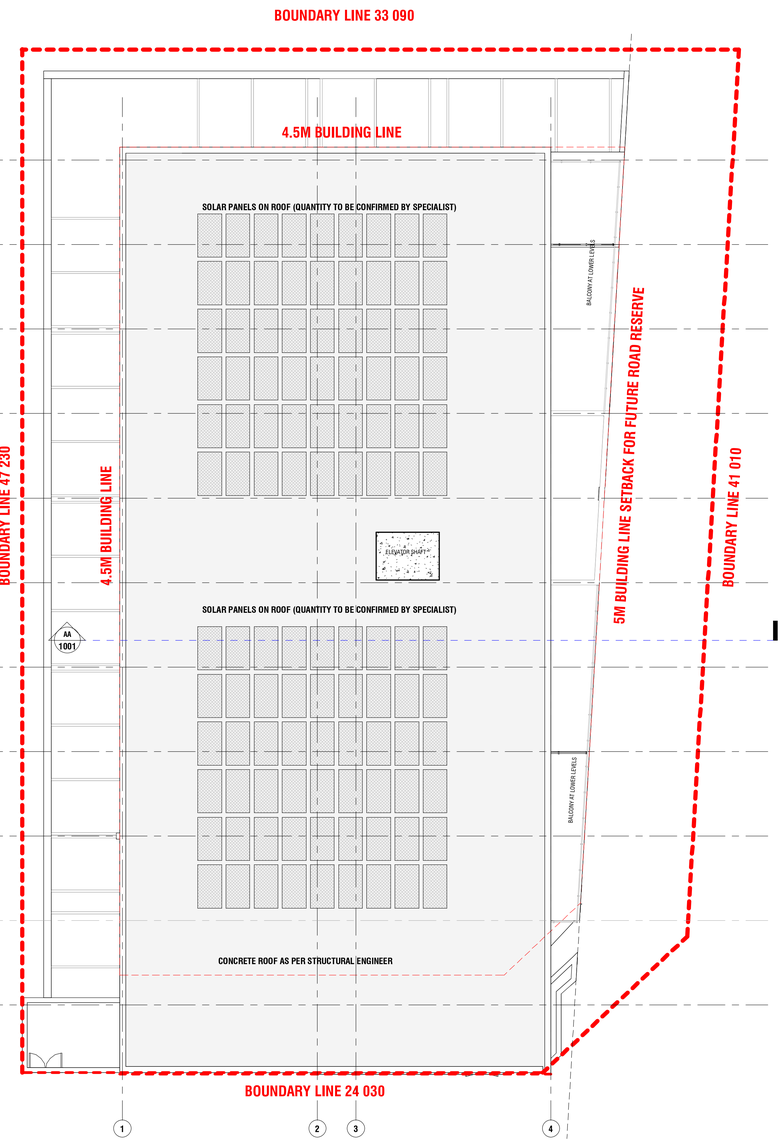
PLATZ DEVELOPMENT (Pty) Ltd.

PLAN NO	FP/0426/1177
DATE	APRIL 2026

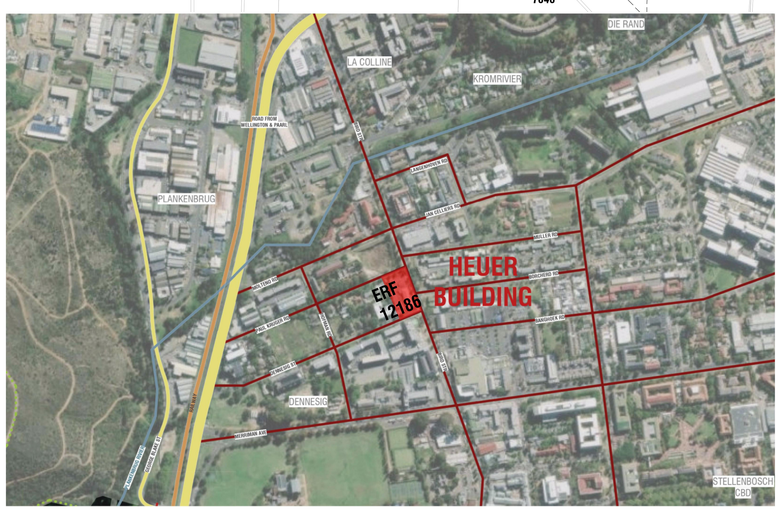
FIRST PLAN TOWN PLANNERS STADSBEPLANNERS
+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za



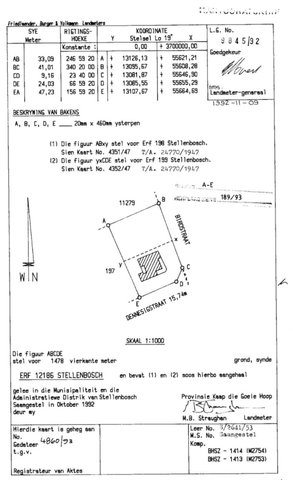
1 | SITE PLAN
1 : 200



2 | ROOF PLAN
1 : 100



LOCALITY MAP

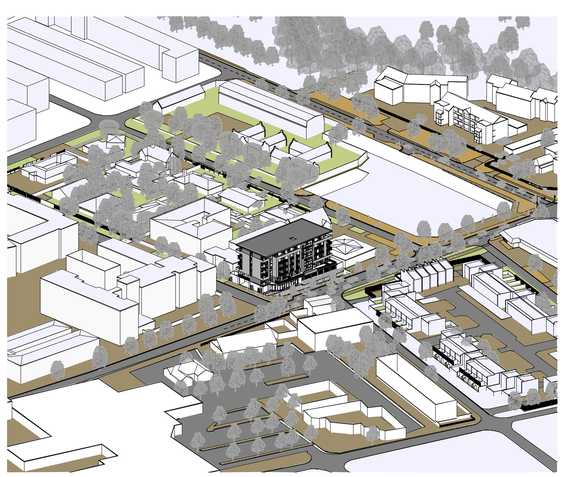


4 | SOUTH EAST STREET VIEW



3 | NORTH EAST STREET VIEW





5 | SOUTH EAST AERIAL VIEW

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 B+P 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.
10. This drawings is copyright reserved and remains the property of Boogertman + Partners Architects

11. NOTE THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE BOOGERTMAN + PARTNERS ARCHITECTURAL SPECIFICATION (DOCUMENT SERIES 5600) ALL SECTIONS.

REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2025/12/12	EH	FOR INFORMATION
B	2026/01/27	EH	FOR INFORMATION

KEY PLAN

CLIENT

Boogertman + Partners

CAPE TOWN
1st Floor Utilitric, Tygerberg Office Park, 163 Uys Krige Dr, Plattekloof, 7500
Tel: (021) 975 7800
PO Box 51169, Waterfront 8002
mail@boogertmand.co.za

JOHANNESBURG
Tel: (011) 790 1600

PRETORIA
Tel: (012) 429 7300

DURBAN
Tel: (031) 265 1805

KENYA
Tel: +254 705 960 687

PROJECT

HEUER BUILDING
FOR
TRUE GROUP
ERF 12186
71 BIRD STREET
STELLENBOSCH

TITLE

SITE PLAN

SCALE: As indicated @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AHCW	01	AR	1000	B

DRAWN BY: EH
CHECKED BY: BP
DATE: 06/24/16
SIGNED:

2026/01/27 15:39:23
Authors Docs: I:\WORK\HEUER BUILDING\MICRO\ET-AR-HEUER BUILDING.rvt



1 | BASEMENT 01
1 : 100

2 | GROUND FLOOR PLAN
1 : 100

GENERAL

1. All work is to be done in accordance with the National building Regulations.
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REVISION

REV	DATE	DRAWN	DESCRIPTION
A	2025/12/12	EH	FOR INFORMATION
B	2026/01/27	EH	FOR INFORMATION
C	2026/02/23	EH	FOR INFORMATION. TOPOGRAPHICAL OVERLAY ADDED

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Boogertman + Partners

CAPE TOWN
1st Floor Ulitzicht, Tygerberg Office Park, 163 Uys Krige Dr, Plattekloof, 7500
Tel: (021) 930 9210
PO Box 51168, Waterfront 8002
mail@boogertmanct.co.za

JOHANNESBURG
Tel: (011) 790 1600

PRETORIA
Tel: (012) 429 7300

DURBAN
Tel: (031) 267 1888

KENYA
Tel: +254 705 960 687

PROJECT

HEUER BUILDING
FOR
TRUE GROUP

ERF 12186
71 BIRD STREET
STELLENBOSCH

TITLE

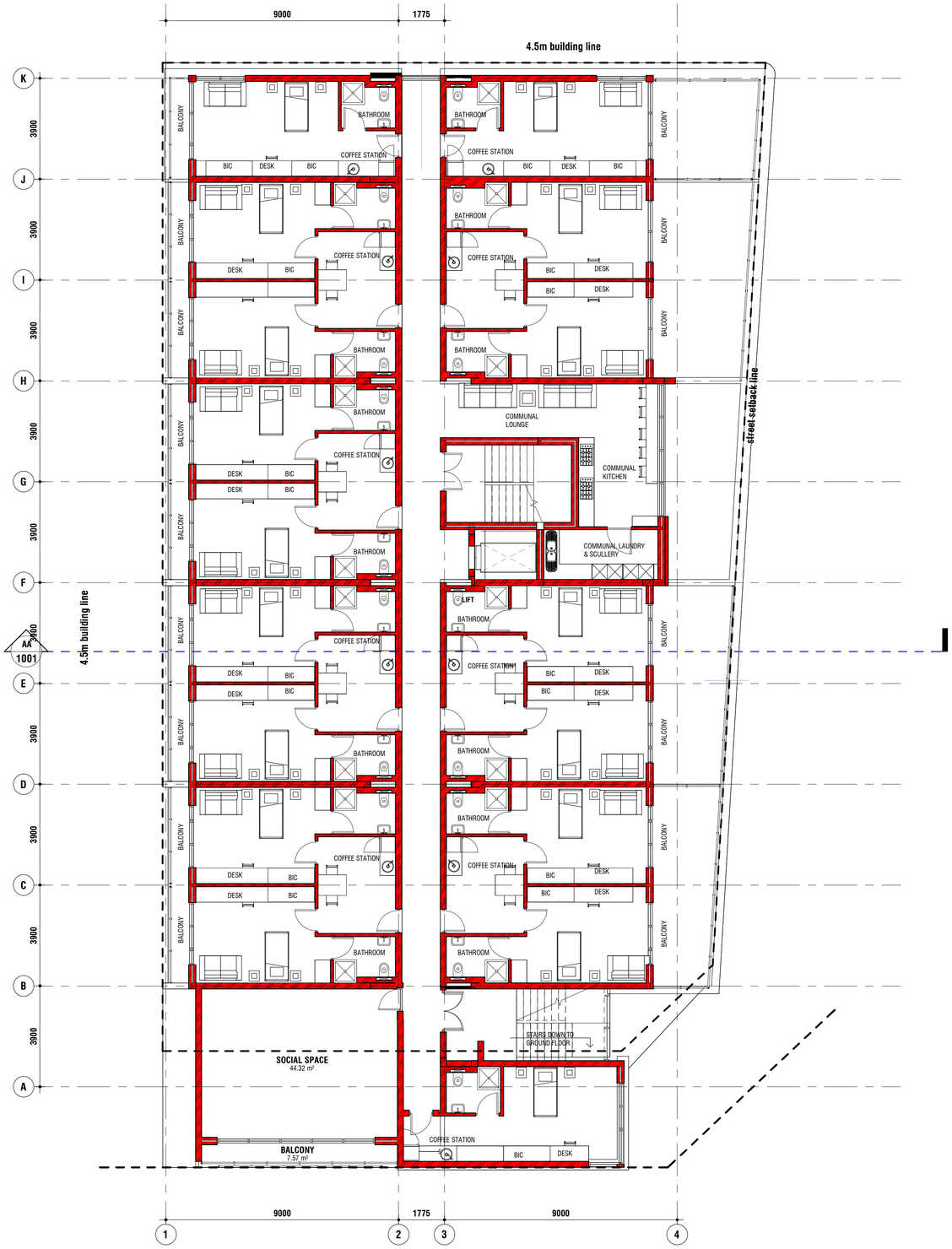
BASEMENT & GROUND

SCALE: 1 : 100 @ A1

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AHCW	01	AR	1002	C

DRAWN BY: EH
CHECKED BY: BP

Autodesk Docs://AHCW01-HEUER BUILDING/AHCW-01-AR-HEUER BUILDING.rvt
2026.03.31 08:56:58



1 | FIRST FLOOR PLAN
1 : 100



2 | L02 Second Floor(1)
1 : 100

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REVISION

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Boogertman + Partners

CAPE TOWN
1st Floor Ulzicht, Tygerberg Office Park, 163 Uys Krige Dr, Plattekloof, 7500
Tel: (021) 930 9210
PO Box 51168, Waterfront 8002
mail@boogertmanct.co.za

JOHANNESBURG
Tel: (011) 790 1600

PRETORIA
Tel: (012) 429 7300

DURBAN
Tel: (031) 267 1888

KENYA
Tel: +254 705 960 687

PROJECT

HEUER BUILDING

FOR

TRUE GROUP

ERF 12186
71 BIRD STREET
STELLENBOSCH

TITLE

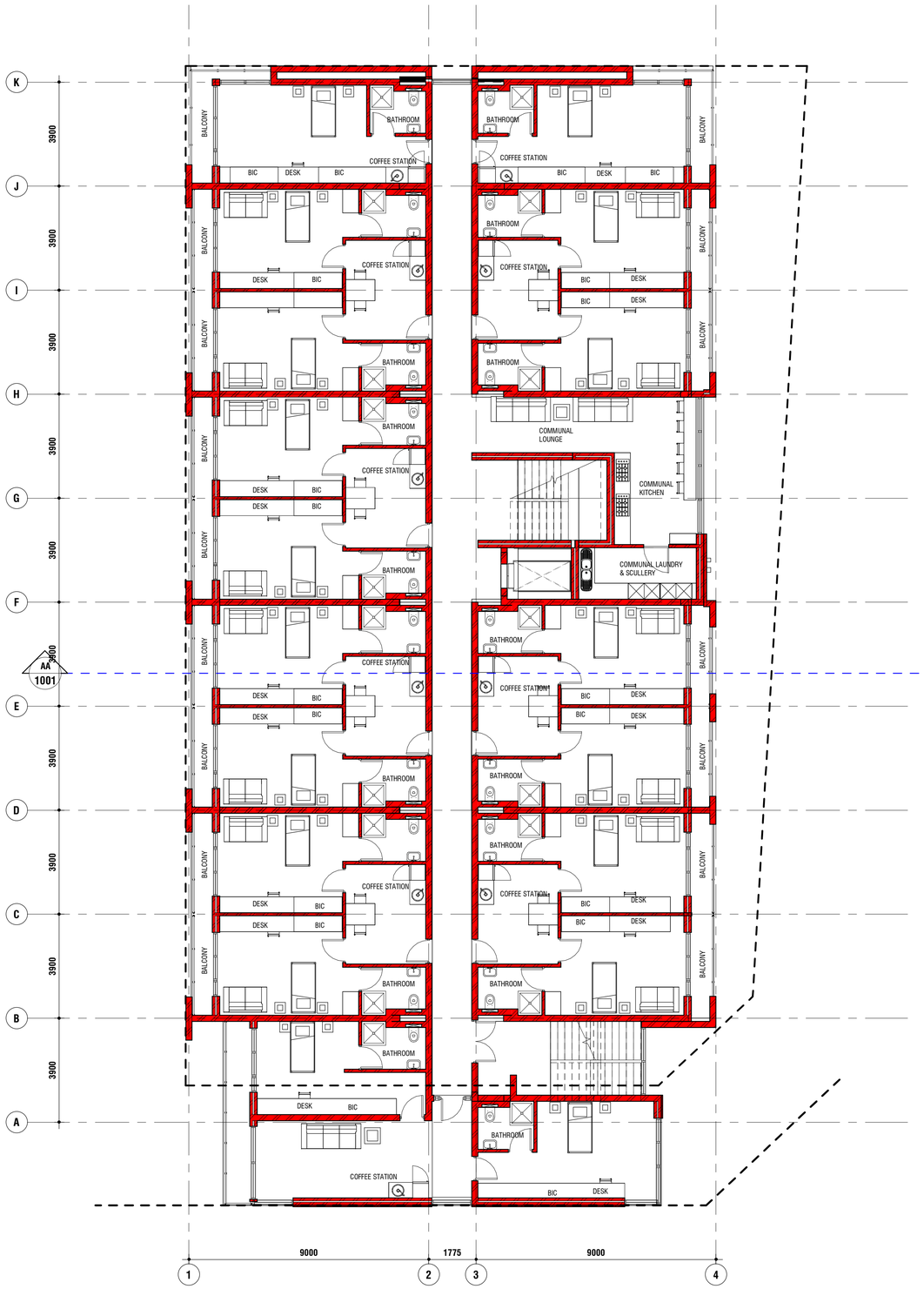
1st & 2nd FLOOR PLANS

SCALE: 1 : 100 @ A1

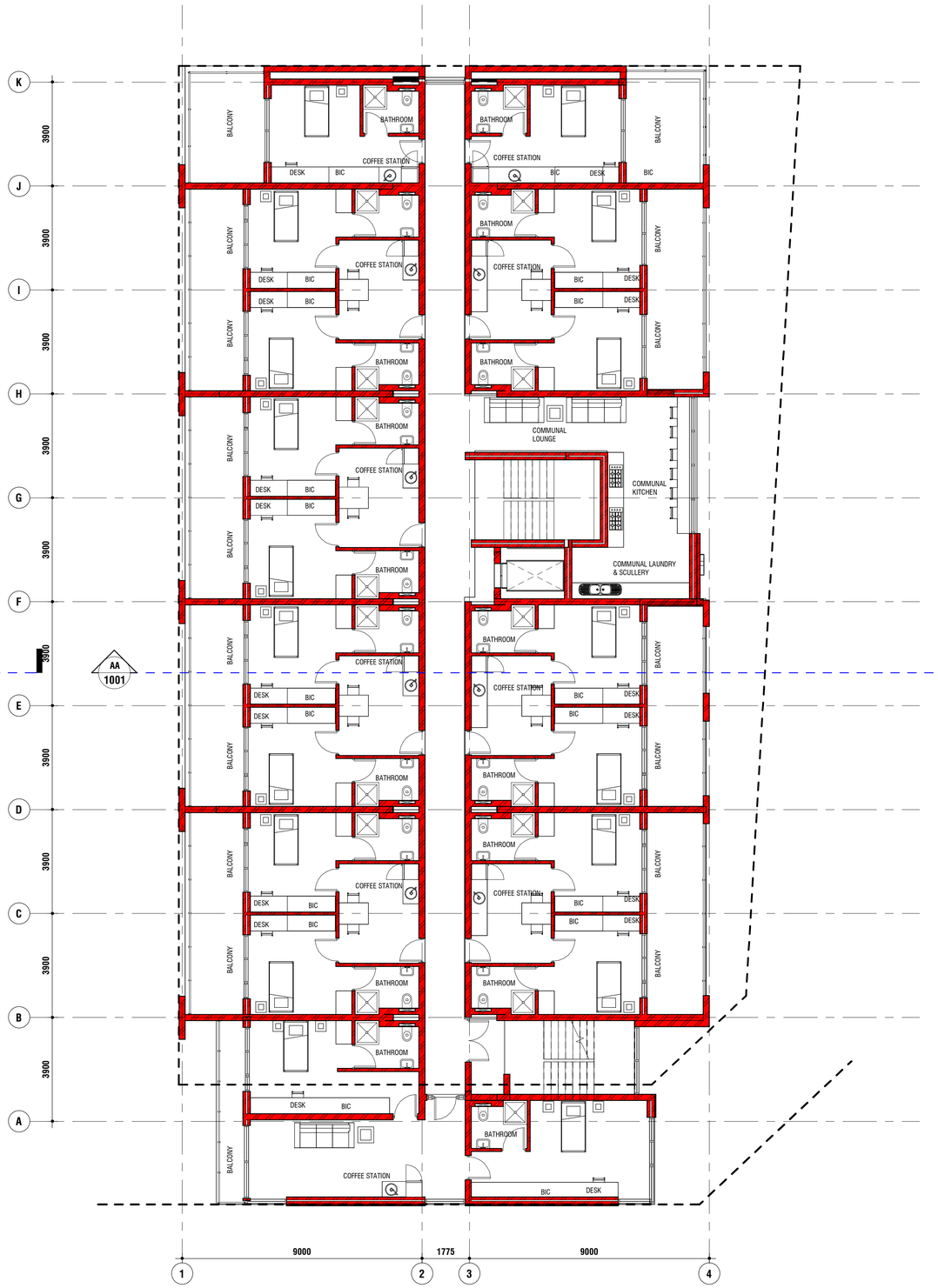
PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AHCW	01	AR	1003	B

DRAWN BY: EH
CHECKED BY: BP

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2026/01/27 15:41:11



1 | L03 Third Floor
1 : 100



2 | L04 Fourth Floor
1 : 100

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PROJECT

Boogertman + Partners

CAPE TOWN
1st Floor Ulzicht, Tygerberg Office Park, 163 Uys Krige Dr, Plattekloof, 7500
Tel: (021) 930 9210
PO Box 51168, Waterfront 8002
mail@boogertmanct.co.za

JOHANNESBURG
Tel: (011) 790 1600

PRETORIA
Tel: (012) 429 7300

DURBAN
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KENYA
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HEUER BUILDING

FOR

TRUE GROUP

ERF 12186
71 BIRD STREET
STELLENBOSCH

TITLE

3rd & 4th FLOOR PLANS

SCALE: 1 : 100 @ A1

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AHCW	01	AR	1004	B

DRAWN BY: EH

CHECKED BY: BP

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1 | L05 Fifth Floor
1 : 100

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HEUER BUILDING

FOR

TRUE GROUP

ERF 12186
71 BIRD STREET
STELLENBOSCH

TITLE

5th FLOOR PLANS

SCALE: 1 : 100 @ A1

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AHCW	01	AR	1005	B

DRAWN BY: EH

CHECKED BY: BP

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2026/01/27 15:42:01



1 | EAST / BIRD STREET ELEVATION
1 : 200



2 | WEST ELEVATION
1 : 200



3 | SOUTH / DENNESIG STREET ELEVATION
1 : 200



5 | NORTH ELEVATION
1 : 200

FINISHES LEGEND

1. WHITE BAGGED AND PAINTED WALL
2. PLASTERED AND PAINTED WALL
3. ALUMINIUM LOUVER TO BASEMENT
4. GALVANISED & PAINTED STEEL BALUSTRADE
5. ALUMINIUM FRAMED SHOPFRONTS



BIRD STREET (SOUTH-EAST) RENDER VIEW



BIRD STREET (EAST) RENDER VIEW



BIRD STREET (NORTH) RENDER VIEW

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PROJECT

HEUER BUILDING

FOR

TRUE GROUP

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71 BIRD STREET
STELLENBOSCH

TITLE

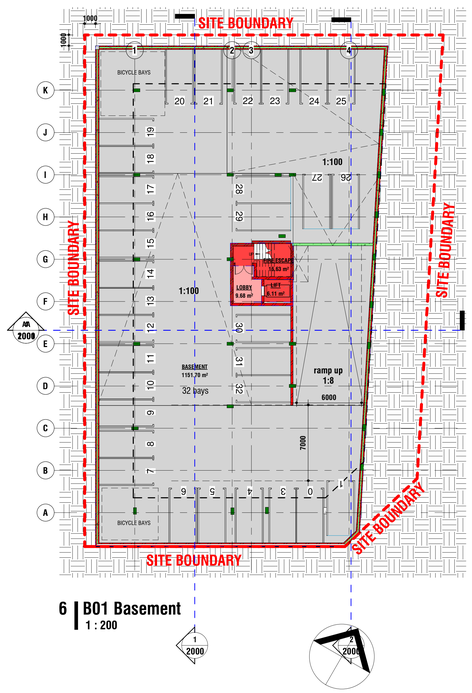
GENERAL ELEVATIONS

SCALE: 1 : 200 @ A1

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AHCW	01	AR	3000	B

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CHECKED BY: BP



6 | B01 Basement
1 : 200

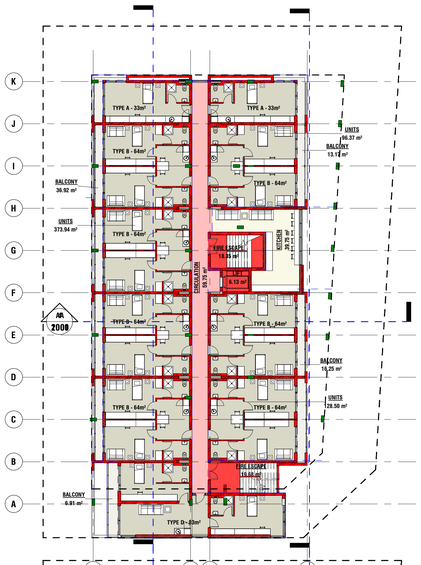


4 | L00 Ground Floor
1 : 200



3 | L01 First
1 : 200

DOUBLE BED UNITS = 7
SINGLE BED UNITS = 3



DOUBLE BED UNITS = 8
SINGLE BED UNITS = 2

5 | L02 Second Floor
1 : 200

HEUER BIRD STREET STELLENBOSCH		ERF 12186
TERMISSABLE ZONING SCHEME		
ZONING	MIXED USE	
COVERAGE		
PERCENTAGE	50 %	
HEIGHT	8 storeys / 10m(@RC01)	
BUILDING LINES	BUSINESS 0M	
	HOSTEL 1ST FLR 4,5M	
	HOSTEL 2ND FLR 6M	
PARKING REQUIRED	**88 BAYS**	

PROPOSED SCHEME		
SITE DEVELOPMENT DATA		
SITE	1477,69m²	
COVERAGE	950m²	
PERCENTAGE	64.00%	
HEIGHT	19,5m	

PREVIOUS APPROVED SDP	
1477,69m²	
881m²	
59,66%	
15m	
G,7/01	

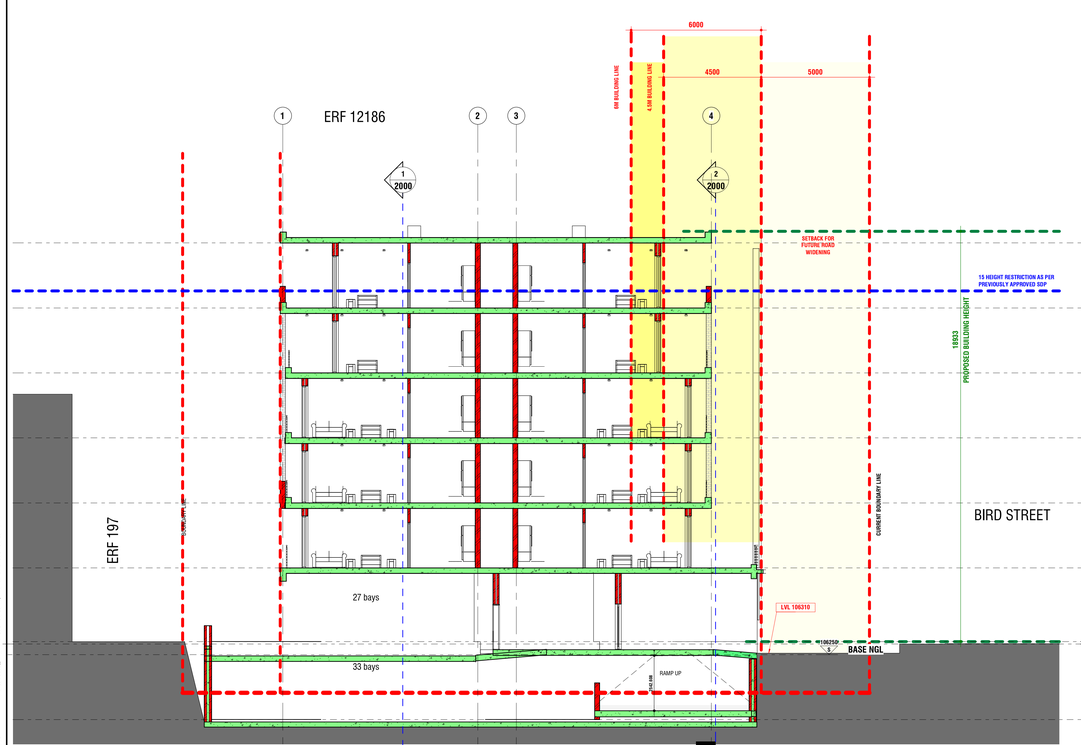
PROVIDED PARKING BAYS:	
59 + 6 bicycle = 65 bays	**65 bays**

30	66 BAYS
36	**72** (+10%)

FLOOR AREA	excl balconies		257m²	
GROUND FOOR	232m²		584m²	13 units
FIRST FLOOR	525m² (UNITS ONLY)	10 units	584m²	13 units
SECOND FLOOR	600m² (UNITS ONLY)	10 units	584m²	13 units
THIRD FLOOR	600m² (UNITS ONLY)	10 units	584m²	13 units
FOURTH FLOOR	508m² (UNITS ONLY)	10 units		
FIFTH FLOOR	508m² (UNITS ONLY)	10 units	2336m² (units)	**52units**
UNITS TOTAL	**2741m² (units)**	**50 units**		
BALCONIES TOTAL	**594m²**			

TOTAL FLOOR AREA INCL FIRE ESCAPE, SOCIAL AND COMMUNUAL SPACES (EXCL BALCONIES)	
BASEMENT	33m²
GROUND FOOR	232m²
FIRST FLOOR	665m²
SECOND FLOOR	684m²
THIRD FLOOR	684m²
FOURTH FLOOR	592m²
FIFTH FLOOR	592m²
TOTAL	**3482m²**

BEDS TOTAL				
FIRST FLOOR		17		16
SECOND FLOOR		18		16
THIRD FLOOR		18		16
FOURTH FLOOR		18		12
FIFTH FLOOR		18		
		89		60



AA | SECTION AA
1 : 100



1 | L05 Fifth Floor
1 : 200

DOUBLE BED UNITS = 8
SINGLE BED UNITS = 2



DOUBLE BED UNITS = 8
SINGLE BED UNITS = 2

2 | L04 Fourth Floor
1 : 200

DOUBLE BED UNITS = 8
SINGLE BED UNITS = 2

7 | L03 Third Floor
1 : 200

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REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	2025/06/23	EH	FOR INFORMATION
B	2025/07/04	EH	FOR INFORMATION - LEVEL 5 ADDED WITH 2 SEPERATE BEDROOM UNITS
C	2025/07/11	EH	FOR INFORMATION. LEVEL 2-4 AMENDED WITH LARGER UNITS
D	2025/07/22	EH	FOR INFORMATION. UNIT LAYOUTS AMENDED
E	2025/07/31	EH	FOR INFORMATION. UNIT LAYOUTS AMENDED ON LEVELS 2-4
F	2025/08/06	EH	FOR INFORMATION
G	2025/09/17	EH	FOR INFORMATION ONLY. 4 LEVELS RESIDENTIAL AND UNIT LAYOUTS AMENDED
H	2025/10/15	EH	FOR INFORMATION. ROOM LAYOUTS AMENDED. GYM ADDED
I	2025/12/12	EH	FOR INFORMATION
J	2026/01/27	EH	FOR INFORMATION
K	2026/02/23	EH	FOR INFORMATION. TOPOGRAPHICAL OVERLAY ADDED
L	2026/04/15	EH	UPDATED DEVELOPMENT DATA

KEY PLAN

CLIENT

Boogertman + Partners

CAPE TOWN
1st Floor Utzicht, Tygerberg Office Park, 163 Uys Krige Dr, Plattekloof, 7500
Tel: (021) 930 5010
PO Box 51108, Waterfront 8002
mail@boogertmanid.co.za

JOHANNESBURG
Tel: (011) 792 1800

PRETORIA
Tel: (012) 429 7300

DURBAN
Tel: (031) 265 1805

KENYA
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PROJECT

HEUER BUILDING
FOR
TRUE GROUP
ERF 12186
71 BIRD STREET
STELLENBOSCH

TITLE

FLOOR AREA PLANS

SCALE: As indicated @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AHCW	01	AR	1001	L

DRAWN BY: EH
CHECKED BY: BP
DATE: 06/04/16
SIGNED:

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