

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

Sir / Madam

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

Application Property Address: Dennesig Street, Stellenbosch

Application Property Number: Erf 164, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – L Radebe (contact details: 021 861 3800)

Owner: Bustque 522 (Pty) – D Linde (contact details: 011 339 1455)

Application Reference: TP1660/2026

Description of Proposed Development:

1. Application is made i.t.o. Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for the rezoning of Erf 164, Stellenbosch from Conventional Residential Zone to Multi-Unit Residential Zone.
2. Application is made i.t.o. Section 15(2)(f) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for the removal of restrictive title deed conditions, from Deed of Transfer No. T49710/2025:
The conditions to be removed are as follows:
 - Clause B (1) "That the above shall not be entitled to the use of any water out of the Kromme Rivier for domestic or any other purposes".
 - Clause B (3) "No canteen, hotel, butcher, General or other business of alike nature be erected, on or conducted thereon".
 - Clause C(b) "That the lots shall be used for residential purposes only".
 - Clause C(c) "That the lots be not subdivided without the approval of the Administrator".
 - Clause C(d) "That not more than one dwelling be erected on any lot and that no more than one third of the area of any one lot be built upon".
 - Clause C(f) "That all buildings to be erected on this property shall stand back not less than 3.15meters from the line of any street or avenue on which the lots may abut. Such spaces may be used as gardens but shall not be built on".
3. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the following permanent departures on Erf 164, Stellenbosch:
 - i.) To permit a 5-storey building in lieu of 4 storeys.
 - ii.) To permit a coverage of 78% in lieu of 50%.
 - iii.) To permit a floor area of 2.05 in lieu of 0.75.
 - iv.) To relax the building lines as follows:
 - The street building line from 4.5m to 0,25m for ground floor to 4th floor; and 1.28m on 5th floor.
 - The common building line (adjacent to Erf 163 and Erf 17681) from 4.5m and 6.0m to 3.5m and 0.25m on all floors.
4. Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a permission required i.t.o. the zoning scheme to approve the Site Development Plan.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the

Stellenbosch Municipal Website for the duration of the public participation process at the following address: [\[https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements\]](https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements). If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

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

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

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

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **09 November 2026**.

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

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

Yours faithfully



LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

08 October 2026

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

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

Adres van aansoek eiendom: Dennesigstraat, Stellenbosch

Aansoek eiendom beskrywing: Erf 164 Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – L Radebe (kontak besonderhede: 021 861 3800)

Eienaar: Bustque 522 (Pty) Ltd – D Linde (kontak besonderhede: 011 339 1455)

Aansoek Verwysing: TP1660/2026

Tipe aansoek:

1. Aansoek word ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, gedoen vir die hersonering van Erf 164, Stellenbosch, vanaf Konvensionele Residensiële Sone na Meervoudige-Eenheid Residensiële Sone.
2. Aansoek word ingevolge Artikel 15(2)(f) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, gedoen vir die opheffing van beperkende titelaktevoorwaardes soos vervat in Akte van Transport No. T49710/2025.
Die voorwaardes wat opgehef moet word, is soos volg:
 - Klousule B(1): "That the above shall not be entitled to the use of any water out of the Kromme Rivier for domestic or any other purposes".
 - Klousule B(3): "No canteen, hotel, butcher, General or other business of alike nature be erected, on or conducted thereon".
 - Klousule C(b): "That the lots shall be used for residential purposes only".
 - Klousule C(c): "That the lots be not subdivided without the approval of the Administrator".
 - Klousule C(d): "That not more than one dwelling be erected on any lot and that no more than one third of the area of any one lot be built upon".
 - Klousule C(f): "That all buildings to be erected on this property shall stand back not less than 3.15 meters from the line of any street or avenue on which the lots may abut. Such spaces may be used as gardens but shall not be built on".
3. Aansoek word ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, gedoen vir die volgende permanente afwykings op Erf 164, Stellenbosch:
 - i.) Om 'n 5-verdiepinggebou toe te laat in plaas van die toegelate 4 verdiepings.
 - ii.) Om 'n dekking van 78% toe te laat in plaas van die toegelate 50%.
 - iii.) Om 'n vloeroppervlakteverhouding van 2.05 toe te laat in plaas van 0.75.
 - iv.) Om die boulyne soos volg te verslap:
 - Die straatboulyn vanaf 4.5 m na 0.25 m vir die grondvloer tot die 4de verdieping, en 1.28 m op die 5de verdieping.
 - Die gemeenskaplike boulyn (aangrensend aan Erf 163 en Erf 17681) vanaf 4.5 m en 6.0 m na onderskeidelik 3.5 m en 0.25 m op alle verdiepings.
4. Aansoek word ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, gedoen vir toestemming i.t.v. die slemaregulasies om die Terrein Ontwikkelingsplan goed te keur.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit

ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning_portal/planning-notice/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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

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

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

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **09 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe



LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

08 Oktober 2026



NEW DENNESIG STUDENT FLATS DEVELOPMENT

**Multiple Land Use Planning Applications on
Erf 164, Dennesig Street, Stellenbosch (4111-P)**

27 May 2026



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

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

CONTENT PAGE: PLANNING MOTIVATION REPORT

- 1. HISTORIC PLANNING APPROVAL**
- 2. LAND USE PLANNING APPLICATIONS**
- 3. PURPOSE OF THE APPLICATIONS**
- 4. SUBJECT PROPERTY DETAILS**
- 5. TITLE DEED SEARCH**
 - 5.1 Title deed search
- 6. PLANNING CONTEXT**
 - 6.1 Locality
 - 6.2 Current land use and zoning
 - 6.3 Surrounding land uses and zonings
 - 6.4 Existing buildings
- 7. NEW STUDENT FLATS DEVELOPMENT PROPOSAL**
 - 7.1 The proposed development
 - 7.2 Urban design study
- 8. PLANNING MOTIVATION FOR THE NEW STUDENT FLATS DEVELOPMENT**
 - 8.1 Compliance with municipal spatial planning policies
 - 8.2 Benefits of infill development projects
 - 8.3 Positive socio-economic impact
 - 8.4 Compatibility with the surrounding environment
 - 8.5 Impact on safety, health, and wellbeing of the surrounding community
 - 8.6 Positive interface with Dennesig Street
 - 8.7 Impact on heritage
 - 8.8 Impact on the biophysical environment

9. MOTIVATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS

- 9.1 Restrictive title conditions to be removed
- 9.2 Motivation i.to Section 39(5) of the Land Use Planning Act, 2015 to remove the restrictive title conditions

10. MOTIVATION FOR THE PERMANENT DEPARTURES

- 10.1 Departure to increase the proposed development's height
- 10.2 Departure to increase the proposed development's coverage
- 10.3 Departure to increase the proposed development's floor area
- 10.4 Departure to relax the proposed development's building lines

11. ORDERLY PLANNING

- 11.1 Engineering Services
- 11.2 Traffic Impact Assessment

12. CONCLUSION

13. SIGNATURE OF APPLICANT

LAND USE PLANNING MOTIVATION REPORT

1. HISTORIC PLANNING APPROVAL

In 2020 the Stellenbosch Municipality approved the rezoning of Erf 164, Stellenbosch from Conventional Residential Zone to Multi-Unit Residential Zone and the removal of restrictive title conditions to permit the development of student flats on the subject property. A copy of the decision letter is included in this submission.

This planning approval has lapsed in 2025, and application is now made to re-establish development rights for student flats on the subject property.

2. LAND USE PLANNING APPLICATIONS

As instructed by the landowner:

- (i) Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2023 for the rezoning of Erf 164, Stellenbosch from Conventional Residential Zone to Multi-Unit Residential Zone (student flats).
- (ii) Application is made i.t.o. Section 15.2(f) of the Stellenbosch Municipality Planning By-Law, 2023 for the removal of restrictive title conditions, from Deed of Transfer No. T49710/2025:
 - Clause B(3) “No canteen, hotel, butcher, general or other business of a like nature be erected, on or conducted thereon”.
 - Clause C(b) “That the lots shall be used for residential purposes only”.
 - Clause C(f) “That all buildings to be erected on this property shall stand back not less than 3.15m from the line of any street or avenue on which the lots

may abut. Such spaces may be used as gardens but shall not be built on”.

- Clause C(d) *“That not more than one dwelling be erected on any lot and that not more than one third of the area of any one lot be built upon”.*
- Clause C(c) *“That the lots be not subdivided without the approval of the Administrator”.*
- Clause B(1) *“That the above shall not be entitled to the use of any water out of the Kromme Rivier for domestic or any other purposes”.*

(iii) Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2023 for the following **permanent departures**:

- To permit a 5-storey building (in lieu of 4 storeys).
- To permit a coverage of 78% (in lieu of 50%).
- To permit a floor area of 2.05 (in lieu of 0.75).
- To relax the building lines as follows:

BUILDING LINE	PRESCRIBED	PROPOSED
SOUTH BOUNDARY (ALL LEVELS)	4.5m	0.25m
EAST BOUNDARY (GROUND STOREY)	4.5m	3.5m
WEST BOUNDARY (FIRST STOREY)	4.5m	3.5m
EAST BOUNDARY (SECOND STOREY AND ABOVE)	6.0m	3.5m
NORTH BOUNDARY (GROUND STOREY)	4.5m	0.25m
NORTH BOUNDARY (FIRST STOREY)	4.5m	0.25m
NORTH BOUNDARY (SECOND STOREY AND ABOVE)	6.0m	0.25m

(iv) Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a **permission required i.t.o. the zoning scheme** to approve the Site Development Plan.

3. PURPOSE OF THE APPLICATIONS

The subject property is one of the last remaining portions of land in the Dennesig area that have not yet been redeveloped. Most of the surrounding properties have been redeveloped (or is in the process of being redeveloped) into student flats, such as The One, Stellenbosch, the Edge, The Den Apartments, MySpace, etc.

In 2020 the Stellenbosch Municipality did approve the rezoning of Erf 164, Stellenbosch from Conventional Residential Zone to Multi-Unit Residential Zone and the removal of restrictive title conditions to permit the development of student flats on the subject property, but the approval has lapsed.

The purpose of these land use planning applications is to (again) obtain the Stellenbosch Municipality's planning approval for a new student flats development in Stellenbosch. The planning approval will allow the developer to proceed with the submission of building plans and the construction phase.

4. SUBJECT PROPERTY DETAILS

The subject property is described in the Deed of Transfer No. T49710/2025 as Erf 164, Stellenbosch.

Bustque 522 (Pty) Ltd is the registered owner, and the subject property is 1115m² in extent.

A copy of the subject property's Deed of Transfer and SG Diagram is included in this submission.

6.4 Existing buildings

There is a single residential dwelling on the subject property. This dwelling will be demolished to accommodate the redevelopment project.

7. NEW STUDENT FLATS DEVELOPMENT PROPOSAL

7.1 The proposed development

The proposed development is a student accommodation development (i.e. student flats). The project proposes 37 units on a 1120m² site in Dennesig Street. The building has been conceived as a 5-storey structure above basement parking, providing 1- and 2-bedroom units, a shared basement level with 56 vehicle parking bays, 12 motorcycle parking bays, 15 bicycle parking bays, laundry / generator / water storage and refuse areas. Social and common landscaped spaces will be provided on the building's roof ($\pm 225\text{m}^2$) and on the ground floor ($\pm 50\text{m}^2$).

Vue Architects have prepared a detailed Site Development Plan (SDP) illustrating the proposed building's floor plans, elevations, massing, building lines, parking, access, etc. The SDP is included in this submission for municipal approval.

7.2 Urban design study

Vue Architects have prepared an urban design report that explains and illustrates how the proposed building responds and supports the urban design elements of the DNDG, such as spacing and alignment, massing and grain, height, land use, interface and facade, and courtyards. Their design philosophy aligns with the DNDG's design philosophy, which eventually led to the final SDP. A copy of their urban design report is included in this submission.

8. PLANNING MOTIVATION FOR THE NEW STUDENT FLATS DEVELOPMENT

8.1 Compliance with municipal spatial planning policies

8.1.1 Stellenbosch Municipal Spatial Development Framework (MSDF)

The Stellenbosch MSDF is a framework that seeks to guide overall spatial distribution of current and desirable land uses within the municipality, to give effect to the vision, goals and objectives of the municipal Integrated Development Plan. According to the Stellenbosch MSDF, the *“current densities [in Stellenbosch] remain below 10du/ha . . . densities are still significantly lower than the targeted density of 25du/ha . . . provision should also be made for redevelopment and densification as a means to accommodate market demand”*. In other words, the Stellenbosch Municipality has identified the densification of Stellenbosch’s urban areas (such as Dennesig) by way of infill developments (such as the proposed general residential development) as a priority. The proposed infill development of the subject property can therefore be deemed desirable as it complies with the principles of the Stellenbosch MSDF and supports Council’s vision of densification.

8.1.2 Adam Tas Corridor (ATC)

The Stellenbosch Municipality has initiated the ATP project to absorb development pressure in Stellenbosch. The aim of the ATC is to launch the restructuring of Stellenbosch through redevelopment projects along the ATC, the area that stretches from the Cape Sawmills site to the Kayamandi / Cloetesville areas – see image below:

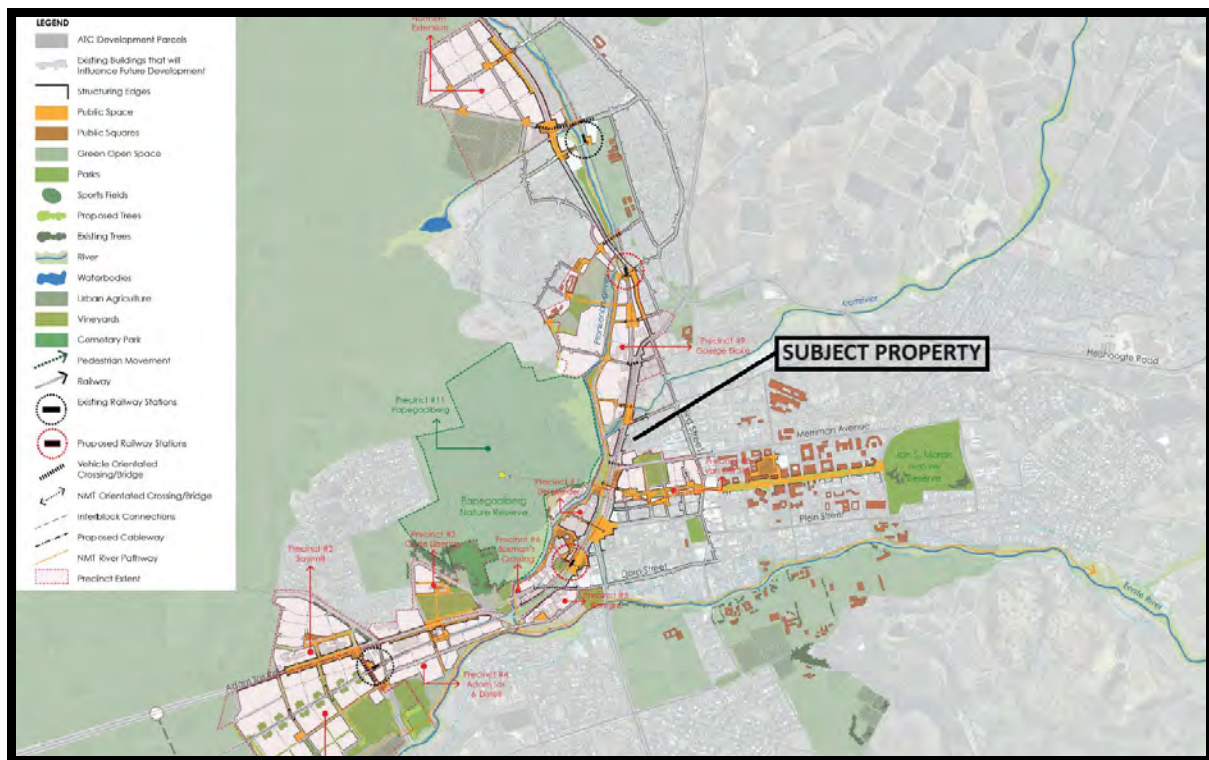


Figure 3: Extract of the ATC

The Stellenbosch Municipality proposes numerous high density general residential developments along the ATC to support public transport and non-motorised transport initiatives, and to provide additional housing opportunities in town. The subject property is located on the ATC, and the proposed high density general residential development of the subject property will support the vision and purpose of the ATC.

8.1.3 Dennesig Neighbourhood Development Guidelines (DNDG)

In 2019 the Dennesig neighbourhood was identified by the Stellenbosch Municipality, as an area for additional high density (and student) development projects. Consequently, the Stellenbosch Municipality drafted the DNDG to guide all future developments in the area – see image below:



Figure 4: The DNDG study area

The purpose of the DNDG report is to set out the broad development guidelines for all the current and future development applications to ensure an integrated and holistic approach towards development in the neighbourhood.

Vue Architects have taken cognisance of the DNDG's recommendations (such as walkability, on-site parking, massing, street interface, etc.) and it is reflected in the architectural design of the building. In other words, the proposed development is compliant with the recommendations of the DNDG. Also, refer to Vue Architects' urban design report which is included in this submission.

8.2 Benefits of infill development projects

The proposed general residential development project constitutes infill development. Infill and densification of urban areas is promoted by the Stellenbosch Municipality from a spatial planning policy side, as it will lead to the optimal use of the town's existing bulk infrastructure and contain urban

sprawl. The densification of the Dennesig urban area will also support the further development of non-motorised transport routes and contribute to making public transport a viable alternative / option. The proposed development will allow for the effective utilizing of available developable land and can therefore be deemed desirable.

8.3 Positive socio-economic impact

The proposed general residential development of the subject property will benefit the broader community and will have a positive socio-economic impact. It will create new employment opportunities, provide new housing opportunities, support surrounding businesses, and contribute to the upgrading of municipal infrastructure with the payment of development contributions.

8.4 Compatibility with the surrounding environment

The subject property is in a high residential density area consisting primarily of student flats. There are numerous buildings in the area with a height profile of 4 to 5 storeys, such as The One, Stellenbosch, the Edge, the Acorns, Boschen Park, The Den Apartments, etc. – see images below.



Figure 5: The One, Stellenbosch student flats on Erven 143, etc.



Figure 6: The Edge student flats on Erf 17349

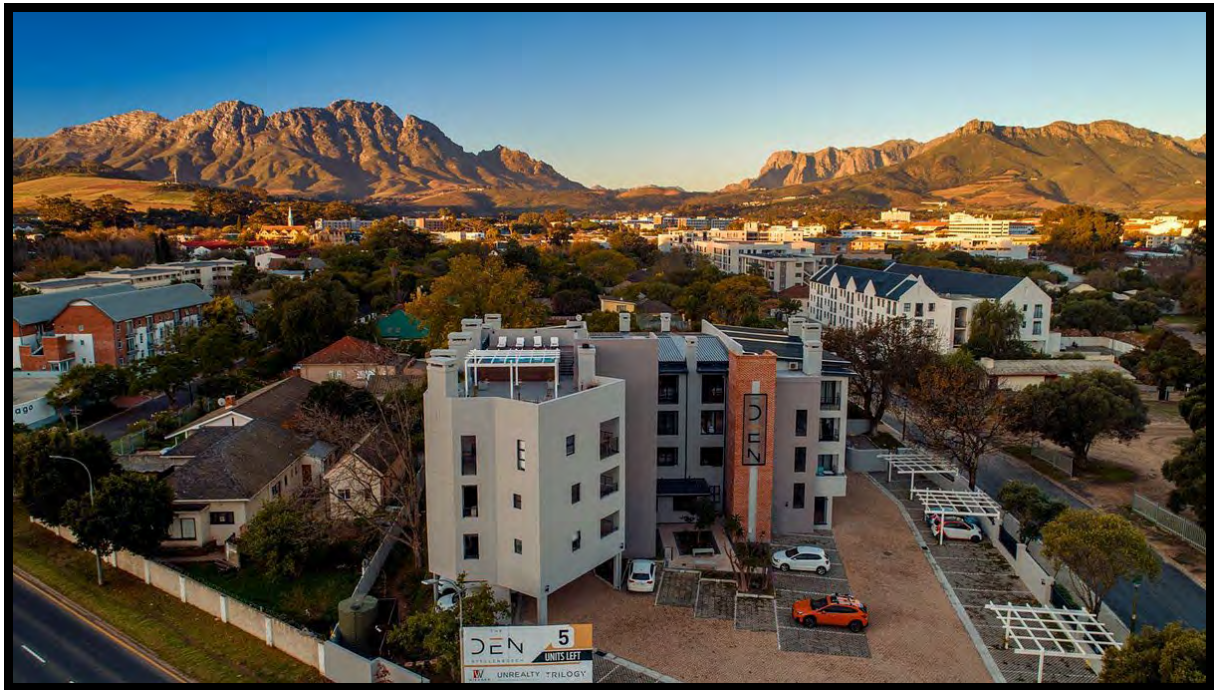


Figure 7: The Den Apartments student flats on Erven 161 and 162

The proposed building will therefore be compatible with the character of the surrounding environment.

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

The proposed development will provide new housing opportunities for the Stellenbosch students and the presence of additional residents in the Dennesig area will improve surveillance and the general safety of the area. For this reason, the proposed development will have a positive impact on safety, health, and wellbeing of the surrounding community.

8.6 Positive interface with Dennesig Street

The new building proposes a 0m building line on Dennesig Street to create a positive interface with Dennesig Street. By permitting the building to be located on the erf boundary, it will improve pedestrian connectivity and street-

level activity and will be similar to the abutting buildings which have also been constructed on a 0m building line.

8.7 Impact on heritage

The redevelopment of the subject property was assessed from a heritage point of view and submitted to Heritage Western Cape. In their letter, Heritage Western Cape stated, *“neither the ‘Den 2’ site nor the immediate area can be considered to have heritage significance”*. A copy of their letter of approval is included in this submission.

8.8 Impact on the biophysical environment

The proposed development is considered “brown fields planning” (i.e., the redevelopment of existing urban facilities) and will not trigger any of the environmental listed activities, i.e., the Department of Environmental Affairs and Development Planning's authorisation is therefore not required i.t.o. the National Environmental Management Act, 1998.

9. MOTIVATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS

9.1 Restrictive title conditions to be removed

A title deed search was undertaken by Swarts Marais Attorneys, and they have confirmed that there are title conditions that will restrict the proposed development and that will have to be removed. For this reason, we have applied for the removal of the following restrictive title conditions, from Deed of Transfer No. T49710/2025, namely:

- Clause B(3) *“No canteen, hotel, butcher, general or other business of a like nature be erected, on or conducted thereon”*.
- Clause C(b) *“That the lots shall be used for residential purposes only”*.

- Clause C(f) *"That all buildings to be erected on this property shall stand back not less than 3.15m from the line of any street or avenue on which the lots may abut. Such spaces may be used as gardens but shall not be built on"*.
- Clause C(d) *"That not more than one dwelling be erected on any lot and that not more than one third of the area of any one lot be built upon"*.
- Clause C(c) *"That the lots be not subdivided without the approval of the Administrator"*.
- Clause B(1) *"That the above shall not be entitled to the use of any water out of the Kromme Rivier for domestic or any other purposes"*.

A copy of the Conveyancer Certificate is included in the submission.

9.2 Motivation i.to Section 39(5) of the Land Use Planning Act, 2015 to remove the restrictive title conditions

The restrictive title conditions (as listed above) will have to be removed to permit the proposed development. These restrictive title conditions deal primarily with development rules and land uses and for the subject property to properly used in accordance with the Stellenbosch Municipality's planning policies these historic restrictive title conditions must be removed.

According to Section 39 of the Land Use Planning Act, 2015, when a municipality considers the removal, suspension or amendment of restrictive conditions, the municipality must have regard to at least the following:

- *Financial or other value of the rights affected.*
It is difficult to quantify the financial value of the rights. However, the removal of the restrictions will lead to a new development. This will consequently lead to an increase of the surrounding property values and in essence improve the financial position of the surrounding landowners. In other words, the development will have a financially positive effect on the affected parties.
- *Benefits to the holder of such rights in terms of the restrictive condition.*

The benefit of the restrictive conditions is to protect the character of the Dennesig area. However, the proposed development will be in accordance with the DNDG's recommendations (to protect the area's character).

- *Personal benefits which will accrue to the applicant.*

The applicant will personally (financially) benefit from the removal of the restrictive conditions (if Council were to approve the development proposal). However, this financial benefit will not be limited to the applicant but will include the project team (owing to the new jobs that will be created by the project) and the Stellenbosch Municipality (by way of additional Development Charges and higher municipal rates and taxes).

- *Social benefit of the restriction remaining in place.*

There will be no social benefits to the broader community of Stellenbosch if the restrictions were to remain in place.

- *Social benefit of the proposal.*

The broader community of Stellenbosch will benefit from the proposed development in the following ways: new employment opportunities, new housing opportunities, bulk infrastructure upgrades and Development Charges, new municipal rates and taxes, and the urban renewal of the Dennesig area.

- *Whether the application will completely remove all rights enjoyed by the beneficiary or only some of those rights.*

All the rights (title conditions) will be removed to permit the proposed development.

10. MOTIVATION FOR THE PERMANENT DEPARTURES

Application is also made for the approval of the following permanent departures from the subject property's development rules. Below is a summary (as provided by Vue Architects) of all the permanent departures that we are applying for – see image below.

Control Measure	Permitted	Proposed	Status
Building Height	4 storeys	5 storeys	Departure req.
Site Coverage	50% (@560 m ²)	76.5% (@856 m ²)	Departure req.
Floor Area Ratio	0.75 (@840 m ²)	2.05 (@2302 m ²)	Departure req.
Rear B/L (North)	4.5 m	0.25 m (all floors)	Departure req.
Dennesig Street B/L (South)	4.5 m	0.25 m (all floors)	Departure req.
Common B/L (West & East)	4.5 m / 6 m upper	3.5 m (all floors)	Departure req.
Parking	55.5 bays	61 bays	Compliant
Communal Outdoor Space	Per Zoning Scheme	Provided (CNdV)	Compliant

Figure 8: Summary of the permanent departures

10.1 Departure to increase the proposed development's height

Application is made for a permanent departure to permit a 5-storey building (in lieu of 4 storeys).

The proposed 5-storey height is entirely consistent with the prevailing and DNDG-anticipated height profile of the Dennesig precinct. The immediately adjacent buildings, The One, Stellenbosch and The Edge, are both 5-storey structures, as are The Acorns, Boschen Park, and The Den Apartments in the wider neighbourhood. The 5-storey height is therefore the established and contextually appropriate datum for this node. Critically, the pixelated stepped-facade provides a design mechanism for managing the visual impact of the fifth storey that exceeds the minimum requirement of a simple roofline set-back. By distributing the stepping across all levels of the building, not only at the fifth storey, the design reduces the perception of height throughout the elevation, not only at the top. The fifth storey is perceived as the culmination of a gradually receding composition rather than as an abrupt addition above a four-storey datum. This approach is architecturally superior to a conventional single-level set-back, and more so achieves the DNDG's intent of reducing skyline impact while allowing the densification that the guidelines actively encourage.

10.2 Departure to increase the proposed development's coverage

Application is made for permanent departures to permit a coverage of $\pm 78\%$ (in lieu of 50%). Enlarging the proposed apartment building's permissible coverage will lead to numerous benefits and address various needs, such as:

- Expanding the coverage and floor area will provide additional space for essential functions, such as communal facilities, storage space, or recreational areas, making the building more functional and versatile.
- A larger floor area will improve operational efficiency by reducing overcrowding, enhancing flow, and allowing for better organisation of space.
- In urban areas where space is limited, allowing for increased floor area can help accommodate growing populations without requiring new construction on undeveloped land.
- An increase in coverage will allow for more innovative and efficient building designs, including better layouts, improved amenities, and more aesthetically pleasing structures.

The impact of the increased coverage on the surrounding environment, infrastructure, and community is considered acceptable as it aligns with the broader urban planning goals and sustainability practices of the Dennesig Neighbourhood.

10.3 Departure to increase the proposed development's floor area

Application is made for a permanent departure to permit a floor area of 2.05 (in lieu of 0.75).

The additional floor area is the cumulative outcome of the 5-storey height and increased coverage. It is consistent with the floor areas of surrounding student flat developments in the Dennesig node and directly supports the DNDG's and

the MSDF's densification objectives.

10.4 Departure to relax the proposed development's building lines

Application is made for the relaxing of the building lines. Below is a table listing the prescribed building lines and the proposed building lines (for which a permanent departure is required).

BUILDING LINE	PRESCRIBED	PROPOSED
SOUTH BOUNDARY (ALL LEVELS)	4.5m	0.25m
EAST BOUNDARY (GROUND STOREY)	4.5m	3.5m
WEST BOUNDARY (FIRST STOREY)	4.5m	3.5m
EAST BOUNDARY (SECOND STOREY AND ABOVE)	6.0m	3.5m
NORTH BOUNDARY (GROUND STOREY)	4.5m	0.25m
NORTH BOUNDARY (FIRST STOREY)	4.5m	0.25m
NORTH BOUNDARY (SECOND STOREY AND ABOVE)	6.0m	0.25m

The proposed relaxing of the apartment building's building lines – as illustrated on the individual floor plans – is motivated by several factors that align with both practical needs and broader urban development goals, such as:

- Relaxing building lines will allow for more efficient use of available land, particularly in densely populated or high-demand areas where maximizing usable space is crucial.
- As urban populations increase, there is a growing need for additional housing. Relaxing the building line restrictions will facilitate the development of more residential units, helping to address housing shortages.
- More flexible building line requirements will enable better architectural designs and layouts, including more desirable unit configurations and communal spaces that enhance residents' quality of life.
- The increased floor area from relaxed building lines will allow for the inclusion of additional amenities such as community facilities, benefiting the residents.

- In urban areas with high density, relaxing the building lines will help to accommodate more housing without expanding into undeveloped land, thereby reducing urban sprawl and preserving green spaces.
- For older and underutilised erven, relaxing the building lines will encourage redevelopment and modernization, which will improve property value and contribute to neighbourhood improvements.
- By allowing buildings to be closer to the street or other structures, it will improve pedestrian connectivity and street-level activity, creating more dynamic and engaging urban environments.
- Relaxing building lines will make more efficient use of available space and resources.

The impact of the proposed building lines on the surrounding environment, privacy, natural light, and the neighbourhood's character is considered acceptable as it aligns with the broader urban planning goals and sustainability practices of the Dennesig neighbourhood.

11. ORDERLY PLANNING

11.1 Engineering Services

An engineering impact assessment was undertaken by BSi Consult civil engineers. A copy of their civil services report is included in this submission.

In their report they concluded that *"the required basic civil engineering services for the proposed development, i.e. potable water, sewerage and solid waste removal can be accommodated by the Stellenbosch Municipality in their existing infrastructure"*.

11.2 Traffic Impact Assessment

A traffic impact assessment was undertaken by ITS transport engineers, and

a copy of their transport report is included in this submission.

Their transport report concluded that the *“proposed development can be supported from a transport planning perspective”*.

12. CONCLUSION

We are of the opinion that the proposed general residential development project will be similar to recent urban renewal projects. It will be compatible with the surrounding area, will have a positive impact on the community by creating new housing opportunities, paying development contributions, more effectively utilising the land, supporting public transport initiatives, etc. For this reason, we deem the development proposal to be desirable, and we request that the applications be granted.

Please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information to process the application.

13. SIGNATURE OF APPLICANT



CLIFFORD HEYS

PR. PLANNER (SA): A/1158/2000

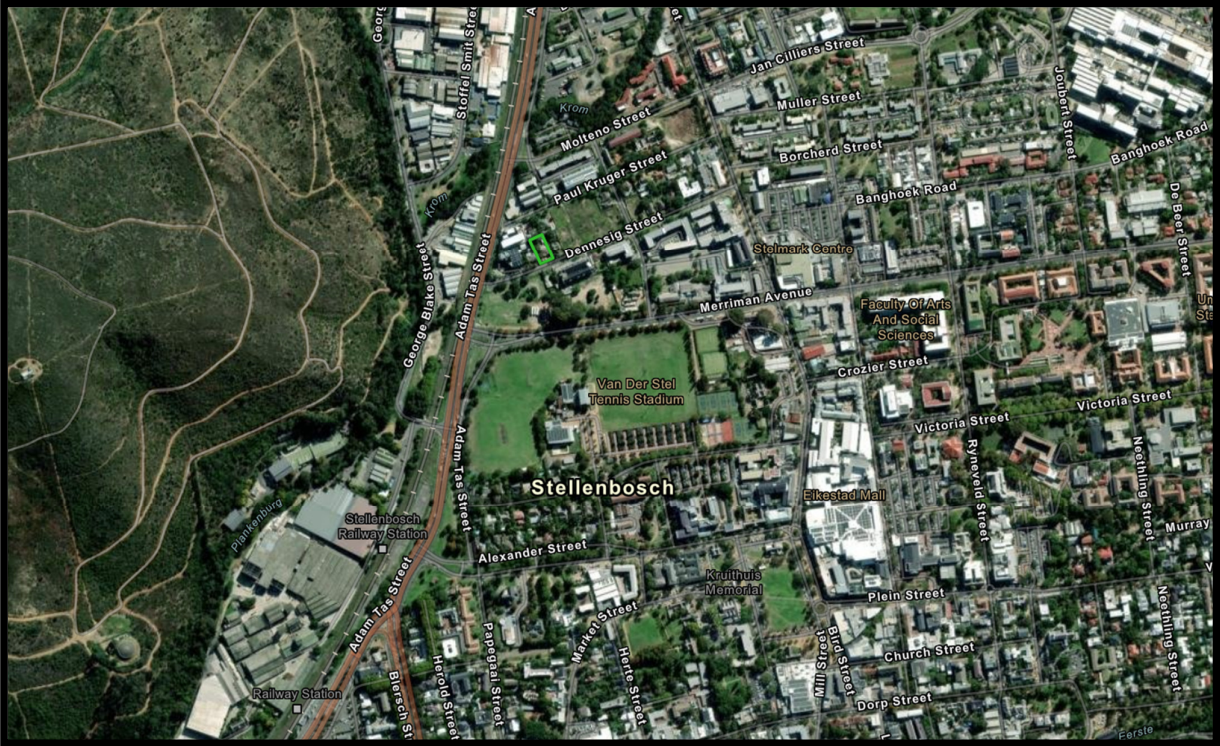


ANNEXURES

LIST OF DOCUMENTS / PLANS INCLUDED IN THIS SUBMISSION:

1. LUMS APPLICATION FORM
 2. POWER OF ATTORNEY
 3. TITLE DEED & SG DIAGRAM
 4. CONVEYANCER CERTIFICATE
 5. PLANNING APPROVAL (2020)
 6. HERITAGE APPROVAL (2019)
 7. LOCALITY MAP
 8. SITE DEVELOPMENT PLAN (**FOR APPROVAL**)
 9. URBAN DESIGN REPORT
 10. CIVIL SERVICES REPORT
 11. TRANSPORT IMPACT STATEMENT
-

LOCALITY MAP: ERF 164, DENNESIG STREET, STELLENBOSCH



SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf/ Portion	ERF 164	Site Area	1120m ²
Township	STELLENBOSCH	Title Deed No.	_____
ZONING INFORMATION			
Town Planning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019		
Zoning rights	USE ZONE VIII: <u>MULTI-UNIT RESIDENTIAL</u> ANNEXURE NO.: <u>NA</u>		
DEVELOPMENT CONTROL MEASURES			
Permissible	Control		Achieved
4 STOREYS	Height - @16.8m Above NGL		Basement, GF & 4 Storeys
50% (@560 m ²)	Coverage (Ground)		76.5% (@856 m ²)
75% (@840 m ²)	F.A.R. (Ground,1,2,3 & Roof)		205% (@2302m ²)
BUILDING LINES			
4.5 Meters	SOUTH BOUNDARY (ALL LEVELS)		0.25 Meters
4.5 Meters	EAST BOUNDARY (GROUND STOREY)		3.5 Meters
4.5 Meters	WEST BOUNDARY (FIRST STOREY)		3.5 Meters
6.0 Meters	EAST BOUNDARY (SECOND STOREY AND ABOVE)		3.5 Meters
4.5 Meters	NORTH BOUNDARY (GROUND STOREY)		0.25 Meters
4.5 Meters	NORTH BOUNDARY (FIRST STOREY)		0.25 Meters
6.0 Meters	NORTH BOUNDARY (SECOND STOREY AND ABOVE)		0.25 Meters

AREA SCHEDULE	
STOREY LEVEL	AREA
BASEMENT STOREY	
PASSAGE (CIRCULATION)	82.5m ²
PARKING	833.6m ²
LIFT SHAFT	7.1m ²
LIFT LOBBY	0m ²
REFUSE	0m ²
STAIRS	45.3m ²
SERVICES	122.1m ²
STORAGE	40.6m ²
	1101.2m²
GROUND STOREY	
PASSAGE (CIRCULATION)	56.2m ²
PARKING	867.2m ²
LIFT SHAFT	7.1m ²
LIFT LOBBY	0m ²
REFUSE	28.3m ²
STAIRS	32.8m ²
SERVICES SHAFT	0m ²
STORE	106.7m ²
	1098.3m²
FIRST STOREY	
PASSAGE (CIRCULATION)	74.5m ²
COMMON	52.6m ²
LIFT	7.3m ²
LIFT LOBBY	11.5m ²
OPEN BALCONY	43.5m ²
STAIRS	31.5m ²
SERVICES SHAFT	26m ²
SINGLE UNITS	521.8m ²
	763.7m²
SECOND STOREY	
PASSAGE (CIRCULATION)	74.5m ²
COMMON	52.6m ²
LIFT	7.3m ²
LIFT LOBBY	11.5m ²
OPEN BALCONY	43.5m ²
STAIRS	31.5m ²
SERVICES SHAFT	19.5m ²
DUO UNITS	523.5m ²
	763.9m²
THIRD STOREY	
PASSAGE (CIRCULATION)	74.5m ²
COMMON	52.6m ²
LIFT	7.3m ²
LIFT LOBBY	11.5m ²
OPEN BALCONY	43.5m ²
STAIRS	31.5m ²
SERVICES SHAFT	19.5m ²
DUO UNITS	523.5m ²
	763.9m²
FOURTH STOREY	
COMMON	172 m ²
	172 m²
TOTAL AREA	4668.7m ²

APPROVAL STAMPS		
SIGNATURES		
CLIENT	ARCHITECT	ENGINEER
Company	Company	Company
Name	Name	Name
Signature:	Signature:	Signature:

<u>CLIENT</u>	<u>ARCHITECT</u>	<u>ENGINEER</u>
Company	Company	Company
Name	Name	Name
Signature:	Signature:	Signature:



	NEW BRICKWORK PART OF PHASE 1 COMPLETED WORK
	REINFORCED CONCRETE TO ENG. DETAIL AND SPECIFICATION
	90mm THICK DRY WALL PARTITIONING. JOINTS TO BE TAPED & SKIMMED TO BOTH SIDES, WITH NATURAL ANODIZED ALUMINIUM TERMINATION BY SPECIALIST. FINISH TO SPEC - BUILT 150mm ABOVE CEILING LEVEL. ALL DRYWALL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEER DETAILS AND SPECIFICATIONS.
	LINE OF DEMOLISHED/REMOVED STRUCTURE. ALL TO ENGINEERS APPROVAL.

<ul style="list-style-type: none"> • BANKING HALL, OFFICES AND GENERAL WORKING AREAS: 500LUX • TOILETS, KITCHEN, PASSAGES AND STORAGE AREAS: 160LUX
G L A Z I N G N O T E S
<ul style="list-style-type: none"> • GLAZING TO CONFORM TO ALL NBR part 'N', SANS & AAMSA REQUIREMENTS, SAFETY STANDARDS & SANS 0137. • ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING. • COMPENSATION JOINTS TO WINDOWS TO SPECIALIST DETAILS TO ALLOW FOR DEFLECTION

<ul style="list-style-type: none"> • ALL BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400) • ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION • FOR COUNCIL INFORMATION ONLY
V E N T I L A T I O N N O T E S
<ul style="list-style-type: none"> • HABITABLE AREAS: FRESH AIR TO BE SUPPLIED AT A RATE OF 20L/SEC/PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/S. • WATER CLOSETS: AIR TO BE EXTRACTED TO EXTERNAL AT A RATE OF 20L/SEC/PERSON PER FITMENT (COMMERCIAL/INDUSTRIAL PREMISES)

CALCULATION OF SIZE OF REFUSE AREA	
Formula for Refuse Area: Weekly Waste Volume (m ³) + Waste Bin (m ³) = Total Required Bins	Weekly Waste Generation Info: Residential: 0.1425m ³
Total Required Bins x Wheelie Bin Square Meter + 20% Circulation space =	Wheelie Bin Info: Standard Wheelie Bin Square Meter = 0.4m ² Standard Wheelie Bin Cubic Meter = 0.24m ³
Total Refuse Area Required	Floor Area Calculation: Single unit (684.9m ²) x Duo unit (523.5m ² x 2) = 1731.9m ²
Formula for Calculating Weekly Waste Volume: (Floor Area x Generation Factor) + 100 = Weekly Waste Volume (m ³)	Weekly Waste Calculation: (1731.9m ² x 0.1425m ³ /m ²) / 100 = 2.46m ³ per week
9 Bins (Required) 10 Bins (Provided)	Bins Calculation: (2.46m ³ ÷ 0.24m ³) = 10.25Bins
Total Square Meters Required = 5m² Total Square Meters Provided = <u>20m²</u>	Refuse Area Calculation: (10 Bins x 0.4m ²) + 20% = 5m ²

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BASED ON THE NBR AND SANS 10400(XA) CODE OF PRACTICE

- B - STRUCTURAL NOTES:**
The design of the structural elements and components will be carried out by a professional engineer who has completed the design complies with the requirements of the NBR.
- C - ROOM DIMENSIONS**
Hallways: minimum floor area of not less than 6m².
Room: a minimum horizontal dimension of not less than 2m and a minimum height of 2.4m.
- D - PUBLIC SAFETY**
The maximum vertical change of level more than 1m above any adjacent level to be provided by a balustrade or parapet will not be less than 1m high and such balustrade will not have any openings larger than 100mm.
- E - SITE OPERATIONS**
All site operations, including protection of the public, will be executed in strict accordance with part of the NBR used in the design of the actual project engineer.
Approved sanitary facilities for all personnel will be available before the commencement of and throughout the duration of the building operations. Soil poisoning the ground in the vicinity of the building shall be avoided as stated in accordance with the recommendations of SABS 0154.
- F - PARTS G, H & I** will be designed by a professional engineer and will be executed in strict accordance with the NBR and SANS 10400. Approved DPC (as SABS 245/52 + 268) Extending the full thickness of walls to be provided in the form of a continuous membrane at least 150mm above the adjoining ground and at all window sills. An approved vertical waterproof membrane to be provided in the form of a continuous membrane to the ground. Roofs to be anchored to walls in compliance with clause K13 of the NBR.
- L - ROOFS**
See drawings and roof plans for notes and details; all thatching to adhere strictly to minimum specifications for thatched roofs as drawn up by the south african thatchers association; the car's grade to good thatch roof practice and the NBS SANS 10407:2004 on thatch roof construction.
- M - STARWAYS**
Starways will comply with the regulations and the deemed to satisfy rules of part of the national building regulations and SABS CODE OF PRACTICE 0400.
- N - GLAZING**
Glazing will comply with the regulations and the deemed to satisfy rules of part of the NBR and SANS CODE OF PRACTICE 10400.
- O - CONTROL OF AIR CONTAMINATION**
Habitat rooms to be provided with windows. The total area of any such window will be to not less than 10% of the floor area served by it for natural light, and such window will be provided with means for controlling the indoor air ventilation the total area of which will not be less than 5% of the floor area of the room, or 0.2m², whichever is the greater.
- P - DRAINAGE**
Single stack and 2 pipe systems as shown comprising with part of the national regulations and complying with the following: roof drains, soil discharge pipes, drains and stacks units of approved material. 50mm SD soil discharge pipes to install. 40mm Waste discharge pipes to install. 50mm S/S stacks, sloped to the main sewer line. Inspection eyes at all bends and junctions. All falls on floor to be 1:60. R - STORM WATER DISPOSAL
Storm water disposal and disposal systems based on a national design will be reticulated on site.
- T - FIRE PROTECTION**
Fire protection will be provided as required.
- W - FIRE INSTALLATION**
Fire installation to be provided in accordance with the requirements of the local authority.

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W W W . V U E . I N K

SDP_DRAWINGS	
SITE PLAN	
DRAWING	
PROJECT NO.	8_DENNESIG
DATE	2026/02/10
DRAWN	DB/GV/KAN/WS
DRAWING No.	22743_CD_100
REVISION	01
ISSUED FOR	INFORMATION

SCHEDULE OF RIGHTS

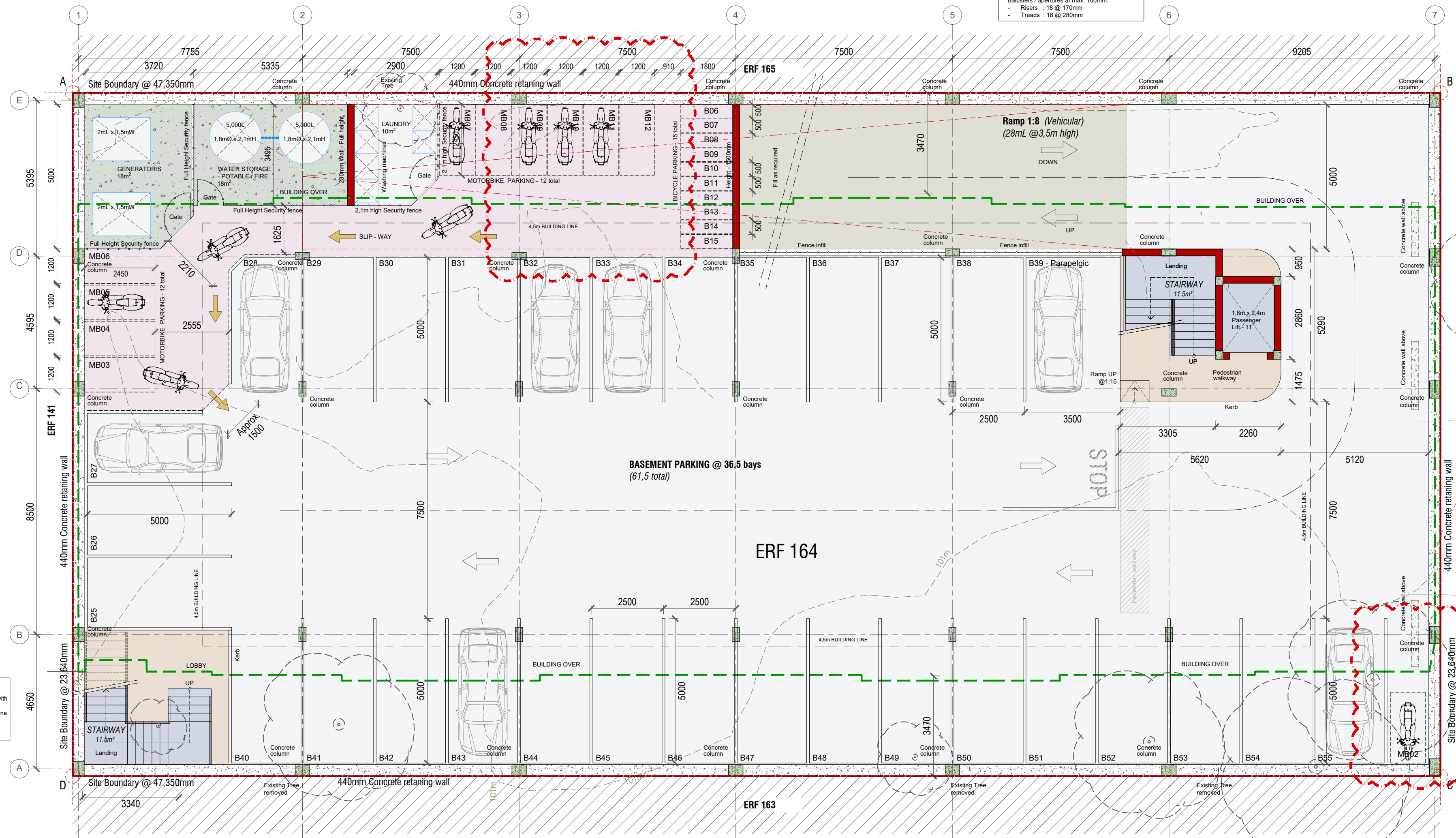
PROPERTY DESCRIPTION			
Erf / Portion	ERF 164	Site Area	1120m²
Township	STELLENBOSCH	Title Deed No.	_____
ZONING INFORMATION			
Town Planning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019		
Zoning rights	USE ZONE VIII: <u>MULTI-UNIT RESIDENTIAL</u> ANNEXURE NO.: <u>N/A</u>		
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Achieved	
4 STOREYS	Height - @16.8m Above NGL	Basement, GF & 4 Storeys	
50% (@560 m²)	Coverage (Ground)	76.5% (@856 m²)	
75% (@840 m²)	F.A.R. (Ground,1,2,3 & Roof)	205% (@2302m²)	
BUILDING LINES			
4.5 Meters	SOUTH BOUNDARY (ALL LEVELS)	0.25 Meters	
4.5 Meters	EAST BOUNDARY (GROUND STOREY)	3.5 Meters	
4.5 Meters	WEST BOUNDARY (FIRST STOREY)	3.5 Meters	
6.0 Meters	EAST BOUNDARY (SECOND STOREY AND ABOVE)	3.5 Meters	
4.5 Meters	NORTH BOUNDARY (GROUND STOREY)	0.25 Meters	
4.5 Meters	NORTH BOUNDARY (FIRST STOREY)	0.25 Meters	
6.0 Meters	NORTH BOUNDARY (SECOND STOREY AND ABOVE)	0.25 Meters	
PARKING PROVISION			
Parking Bays Requirements	Number of Units	Parking Bays Provided	
Required Provisions : 55.5 bays	1 bed, @21 Units (1.5 / unit)	Car Parking Bays = 53	
: 60.5 bays	2 bed, @16 Units (1.5 / unit)	Car Paraleptic Bays = 2	
	<u>Total Units: 37</u>	+ 12 Motorcycle Bays = (3)	
		+ 15 Bicycle Bays = (2.5)	
Total Car Parking Bays - Covered			31 Parkings
Total Car Parking Bays - Open			24 Parkings
Total Motorcycle Parking Bays (1:4 Ratio)			12 Parkings (@3)
Total Bicycle Parking Bays (1:5 Ratio)			15 Parkings (@2.5)
Total Additional - Parking Bays			5 Parkings

AREA SCHEDULE	
STOREY LEVEL	AREA
BASEMENT STOREY	
PASSAGE (CIRCULATION)	52.5m ²
PARKING	833.6m ²
LIFT SHAFT	7.1m ²
LIFT LOBBY	0m ²
REFUSE	0m ²
STAIRS	45.3m ²
SERVICES	122.1m ²
STORAGE	40.6m ²
	1101.2m²
GROUND STOREY	
PASSAGE (CIRCULATION)	56.2m ²
PARKING	867.2m ²
LIFT SHAFT	7.1m ²
LIFT LOBBY	0m ²
REFUSE	28.3m ²
STAIRS	32.8m ²
SERVICES SHAFT	0m ²
STORE	106.7m ²
	1098.3m²
FIRST STOREY	
PASSAGE (CIRCULATION)	74.5m ²
COMMON	52.6m ²
LIFT	7.3m ²
LIFT LOBBY	11.5m ²
OPEN BALCONY	43.5m ²
STAIRS	31.5m ²
SERVICES SHAFT	26m ²
SINGLE UNITS	521.8m ²
	768.7m²
SECOND STOREY	
PASSAGE (CIRCULATION)	74.5m ²
COMMON	52.6m ²
LIFT	7.3m ²
LIFT LOBBY	11.5m ²
OPEN BALCONY	43.5m ²
STAIRS	31.5m ²
SERVICES SHAFT	19.5m ²
DUO UNITS	523.5m ²
	763.9m²
THIRD STOREY	
PASSAGE (CIRCULATION)	74.5m ²
COMMON	52.6m ²
LIFT	7.3m ²
LIFT LOBBY	11.5m ²
OPEN BALCONY	43.5m ²
STAIRS	31.5m ²
SERVICES SHAFT	19.5m ²
DUO UNITS	523.5m ²
	763.9m²
FOURTH STOREY	
COMMON	172 m ²
	172 m²
TOTAL AREA	4668m²

APPROVAL STAMPS

SIGNATURES

CLIENT	ARCHITECT	ENGINEER
Company	Company	Company
Name	Name	Name
Signature:	Signature:	Signature:



BASEMENT STOREY - PLAN

SCALE 1 : 100 [A1]

STRUCTURE LEGEND

	NEW BRICKWORK PART OF PHASE 1 COMPLETED WORK
	REINFORCED CONCRETE TO ENG. DETAIL AND SPECIFICATION
	90mm THICK DRY WALL PARTITIONING. JOINTS TO BE TAPED & SKIMMED TO BOTH SIDES, WITH NATURAL ANODIZED ALUMINIUM TERMINATION BY SPECIALIST. FINISH TO SPEC - BUILT 150mm ABOVE CEILING LEVEL. ALL DRYWALL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEER DETAILS AND SPECIFICATIONS.
	LINE OF DEMOLISHED/REMOVED STRUCTURE. ALL TO ENGINEERS APPROVAL.

ARTIFICIAL LIGHTING

- BANKING HALL, OFFICES AND GENERAL WORKING AREAS: 500LUX
- TOILETS, KITCHEN, PASSAGES AND STORAGE AREAS: 160LUX

GLAZING NOTES

- GLAZING TO CONFORM TO ALL NBR part 'N', SANS & AAAMSA REQUIREMENTS. SAFETY STANDARDS & SANS 0137.
- ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.
- COMPENSATION JOINTS TO WINDOWS TO SPECIALIST DETAILS TO ALLOW FOR DEFLECTION

GENERAL NOTES

- ALL BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400)
- ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION
- FOR COUNCIL INFORMATION ONLY

VENTILATION NOTES

- HABITABLE AREAS: FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5L/S/PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/S.
- WATER CLOSETS: AIR TO BE EXTRACTED TO EXTERNAL AT A RATE OF 20L/S/PERSON PER FITMENT (COMMERCIAL/INDUSTRIAL PREMISES)

CALCULATION OF SIZE OF REFUSE AREA

Formula for Refuse Area: Weekly Waste Volume (m ³) + Waste Bin (m ³) = Total Required Bins Total Required Bins x Wheelie Bin Square Meter + 20% Circulation space = Total Refuse Area Required	Weekly Waste Generation Info: Residential: 0.1425m ³ Wheelie Bin Info: Standard Wheelie Bin Square Meter = 0.4m ² Standard Wheelie Bin Cubic Meter = 0.24m ³ Floor Area Calculation: Single unit (684.9m ²) x Duo unit (523.5m ² x 2) = 1731.9m ² Weekly Waste Calculation: (1731.9m ² x 0.1425m ³ /100) = 2.46m ³ per week Bins Calculation: (2.46m ³ ÷ 0.24m ³) = 10.25Bins Refuse Area Calculation: (10 Bins x 0.4m ²) + 20% = 5m ²
Formula for Calculating Weekly Waste Volume: (Floor Area x Generation Factor) + 100 = Weekly Waste Volume (m ³)	
9 Bins (Required) 10 Bins (Provided)	
Total Square Meters Required = 5m² Total Square Meters Provided = 20m²	

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GENERAL NOTES

BASED ON THE NBR AND SANS 10400(XA) CODE OF PRACTICE

- B - STRUCTURAL NOTES:**
The design of the structural elements and components will be carried out by a professional engineer who has certified that the design complies with the requirements of the NBR.
- C - ROOM DIMENSIONS**
Habitable rooms will have a floor area of not less than 6m², a minimum horizontal dimension of not less than 2m and a minimum height of 2.4m.
- D - PUBLIC SAFETY**
The edge of any change of level more than 1m above any adjacent level is provided with a balustrade or parapet wall not less than 1m high and such balustrade will not have any openings larger than 100mm.
- F - SITE OPERATIONS**
All site operations, including protection of the public, will be executed in strict accordance with part 1 of the NBR under the supervision of the architect and the engineer. Approved sanitary facilities for all personnel will be available before the commencement of and throughout the duration of the building operations. Soil poisoning the ground area prescribed in code of practice sabs 0124 shall be treated in accordance with the recommendations of SABS 0124.
- Parts G, H, J and K will be designed by a professional engineer and will be executed in strict accordance with the NBR and SANS 10400. Approved DPC (as SABS 245.952 or 286) Extending the full thickness of walls to be installed at all walls at the level at the top of the surface bed at least 150mm above the adjoining ground and at all window sills. An approved vertical waterproof membrane to be fitted where a wall of a room is contact with the ground. Roofs to be anchored to walls in compliance with clause KK13 of the NBR.
- L - ROOFS**
See sections and roof plans for notes and details. All thatching to adhere strictly to minimum specifications for thatched roofs as drawn up by the south african thatchers association (sata), the cat's guide to good thatching practice and the new SANS 10407:2004 on thatch roof construction.
- M - STAIRWAYS**
Stairways will comply with the regulations and the deemed to satisfy rules of part n of the national building regulations and SABS CODE OF PRACTICE 0400.
- N - GLAZING**
Glazing will comply with the regulations and the deemed to satisfy rules of part n of the NBR and SANS CODE OF PRACTICE 10400.
- O - LIGHTING AND VENTILATION**
Habitable rooms to be provided with windows. The total area of any such window is to be not less than 10% of the floor area served by it for natural light, and such window will be provided with opening sections for natural ventilation the total area of which will not be less than 5% of the floor area of the room, or 0.2m², whichever is the greater.
- P - DRAINAGE**
Single stack and 2 pipe systems as shown complying with part p of the national regulations and comprising the following:- 1000 Discharge stacks, soil discharge pipes, drains and stack vents of approved material. 50mmD Soil discharge pipes to urinals. 40mmD Waste discharge pipes to wash hand basin's, showers, baths, sinks discharging to single stacks, gully to comply with p29. All waste fittings to have resealing traps and water seats not less than 60mm. Access to the drainage installation to be provided by adequately marked and protected and permanently accessible rodding eyes at all changes of direction, within 1.5m of the drain connection to the sewer, at the highest point of the drain and at 25m intervals along the line of the drain. Inspection eyes at all bends and junctions. All falls on drain are to be 1:60.
- R - STORM WATER DISPOSAL**
A complete storm water control and disposal system based on a rational design will be reficulated on site.
- T - FIRE PROTECTION**
Fire protection plans shall be prepared as required.
- W - FIRE INSTALLATION**
Fire installation to be provided in accordance with the requirements of the local authority

REV.	DATE	DESCRIPTION
02	2026.07.07	UPDATED PARKING LAYOUT
01	2026.05.25	ISSUED FOR SDP SUBMISSION
00	2026.02.10	ISSUED FOR INFORMATION



NEW STUDENT
ACCOMMODATION HOUSING ON
ERF 164, STELLENBOSCH
8 DENNESIG
PROJECT

SDP DRAWINGS

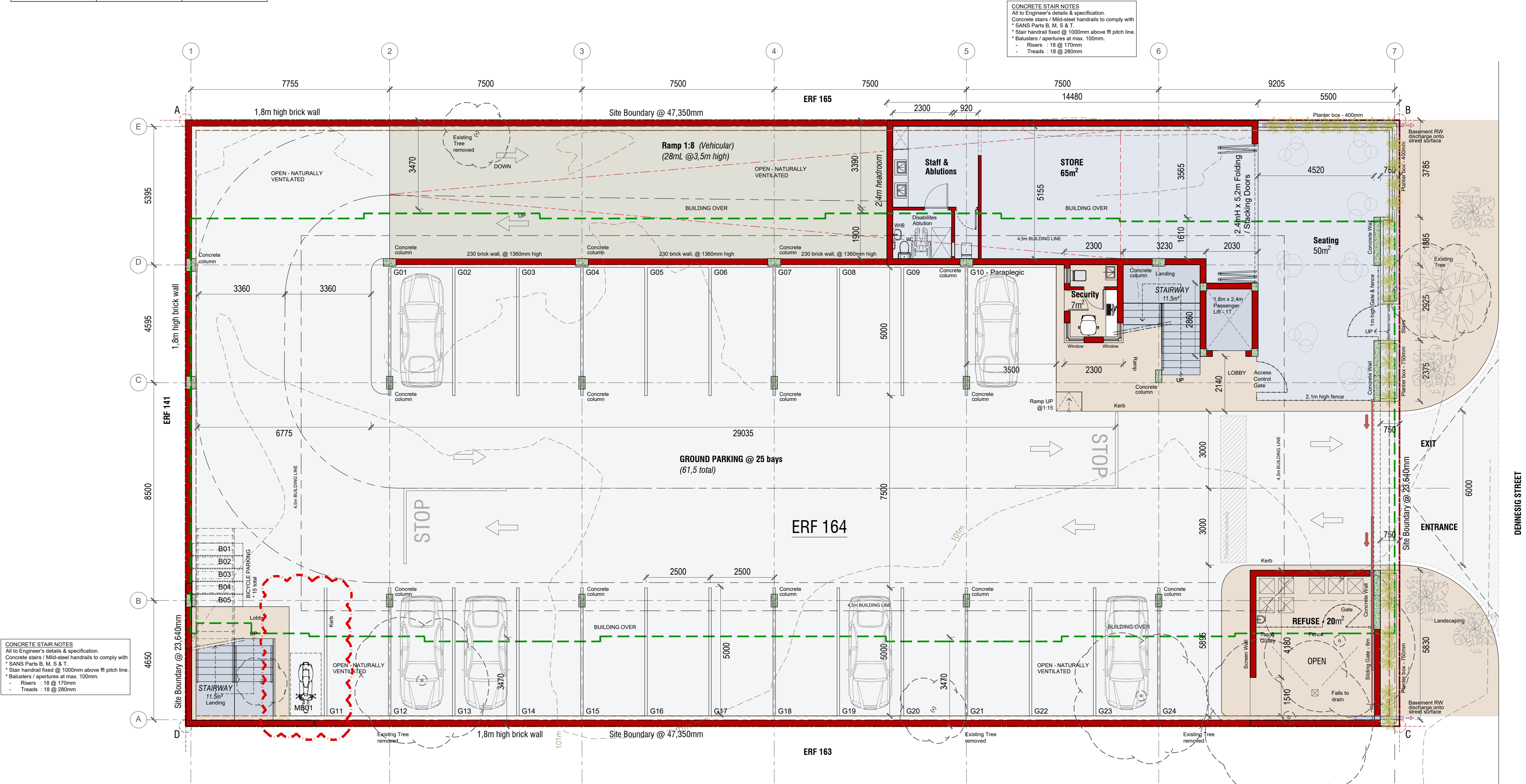
BASEMENT STOREY PLAN

DRAWING	
PROJECT NO.	8 DENNESIG
DATE	2026/07/07
DRAWN	DB/GV/KAN/WS
DRAWING No.	22743_CD_101
REVISION	02
ISSUED FOR	INFORMATION

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion	ERF 164	Site Area	1120m²
Township	STELLENBOSCH	Title Deed No.	
ZONING INFORMATION			
Town Planning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019		
Zoning rights	USE ZONE VIII: MULTI-UNIT RESIDENTIAL ANNEXURE NO.: N/A		
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Achieved	
4 STOREYS	Height - @16.8m Above NGL	Basement, GF & 4 Storeys	
50% (@560 m²)	Coverage (Ground)	76,5% (@856 m²)	
75% (@840 m²)	F.A.R. (Ground,1,2,3 & Roof)	205% (@2302m²)	
BUILDING LINES			
4.5 Meters	SOUTH BOUNDARY (ALL LEVELS)	0.25 Meters	
4.5 Meters	EAST BOUNDARY (GROUND STOREY)	3.5 Meters	
4.5 Meters	WEST BOUNDARY (FIRST STOREY)	3.5 Meters	
6.0 Meters	EAST BOUNDARY (SECOND STOREY AND ABOVE)	3.5 Meters	
4.5 Meters	NORTH BOUNDARY (GROUND STOREY)	0.25 Meters	
4.5 Meters	NORTH BOUNDARY (FIRST STOREY)	0.25 Meters	
6.0 Meters	NORTH BOUNDARY (SECOND STOREY AND ABOVE)	0.25 Meters	
PARKING PROVISION			
Parking Bays Requirements	Number of Units	Parking Bays Provided	
Required : 55.5 bays	1 bed, @21 Units (1.5 / unit)	Car Parking Bays = 53	
Provisions : 60.5 bays	2 bed, @16 Units (1.5 / unit)	Car Paralegic Bays = 2	
	Total Units: 37	+ 12 Motorcycle Bays = (3)	
		+ 15 Bicycle Bays = (2.5)	
Total Car Parking Bays - Covered			31 Parkings
Total Car Parking Bays - Open			24 Parkings
Total Motorcycle Parking Bays (1:4 Ratio)			12 Parkings (@3)
Total Bicycle Parking Bays (1:5 Ratio)			15 Parkings (@2.5)
Total Additional - Parking Bays			5 Parkings

AREA SCHEDULE	AREA
BASEMENT STOREY	
PASSAGE (CIRCULATION)	52.5m²
PARKING	833.6m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	0m²
STAIRS	45.3m²
SERVICES	122.1m²
STORAGE	40.6m²
	1101.2m²
GROUND STOREY	
PASSAGE (CIRCULATION)	56.2m²
PARKING	867.2m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	28.3m²
STAIRS	32.8m²
SERVICES SHAFT	0m²
STORE	106.7m²
	1098.3m²
FIRST STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	26m²
SINGLE UNITS	521.8m²
	768.7m²
SECOND STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
THIRD STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
FOURTH STOREY	
COMMON	172 m²
	172 m²
TOTAL AREA	4668m²

APPROVAL STAMPS		
SIGNATURES		
CLIENT	ARCHITECT	ENGINEER
Company:	Company:	Company:
Name:	Name:	Name:
Signature:	Signature:	Signature:



GROUND STOREY - PLAN
SCALE 1 : 100 [A1]

STRUCTURE LEGEND	
	NEW BRICKWORK PART OF PHASE 1 COMPLETED WORK
	REINFORCED CONCRETE TO ENG. DETAIL AND SPECIFICATION
	90mm THICK DRY WALL PARTITIONING. JOINTS TO BE TAPED & SKIMMED TO BOTH SIDES, WITH NATURAL ANODIZED ALUMINIUM TERMINATION BY SPECIALIST. FINISH TO SPEC - BUILT 150mm ABOVE CEILING LEVEL. ALL DRYWALL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEER DETAILS AND SPECIFICATIONS.
	LINE OF DEMOLISHED/REMOVED STRUCTURE. ALL TO ENGINEERS APPROVAL.

ARTIFICIAL LIGHTING	
•	BANKING HALL, OFFICES AND GENERAL WORKING AREAS: 500LUX
•	TOILETS, KITCHEN, PASSAGES AND STORAGE AREAS: 160LUX
GLAZING NOTES	
•	GLAZING TO CONFORM TO ALL NBR part 'N', SANS & AAMSA REQUIREMENTS. SAFETY STANDARDS & SANS 0137.
•	ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.
•	COMPENSATION JOINTS TO WINDOWS TO SPECIALIST DETAILS TO ALLOW FOR DEFLECTION

GENERAL NOTES	
•	ALL BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400)
•	ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION
•	FOR COUNCIL INFORMATION ONLY
VENTILATION NOTES	
•	HABITABLE AREAS: FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5L/S/PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/S.
•	WATER CLOSETS: AIR TO BE EXTRACTED TO EXTERNAL AT A RATE OF 20L/S/PERSON PER FITMENT (COMMERCIAL/INDUSTRIAL PREMISES)

CALCULATION OF SIZE OF REFUSE AREA	
Formula for Refuse Area: Weekly Waste Volume (m³) + Waste Bin (m³) = Total Required Bins Total Required Bins x Wheelie Bin Square Meter + 20% Circulation space = Total Refuse Area Required	Weekly Waste Generation Info: Residential: 0.1425m³ Wheelie Bin Info: Standard Wheelie Bin Square Meter = 0.4m² Standard Wheelie Bin Cubic Meter = 0.24m³ Floor Area Calculation: Single unit (684.9m²) x Duo unit (523.5m² x 2) = 1731.9m² Weekly Waste Calculation: (1731.9m² x 0.1425m³)/100 = 2.46m³ per week Bins Calculation: (2.46m³ ÷ 0.24m³) = 10.25Bins Refuse Area Calculation: (10 Bins x 0.4m²) + 20% = 5m²
Formula for Calculating Weekly Waste Volume: (Floor Area x Generation Factor) ÷ 100 = Weekly Waste Volume (m³)	
9 Bins (Required) 10 Bins (Provided) Total Square Meters Required = 5m² Total Square Meters Provided = 20m²	

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- GENERAL NOTES**
- BASED ON THE NBR AND SANS 10400(XA) CODE OF PRACTICE**
- B - STRUCTURAL NOTES:**
The design of the structural elements and components will be carried out by a professional engineer who has certified that the design complies with the requirements of the NBR.
 - C - ROOM DIMENSIONS**
Habitable rooms will have a floor area of not less than 6m², a minimum horizontal dimension of not less than 2m and a minimum height of 2.4m.
 - D - PUBLIC SAFETY**
The edge of any change of level more than 1m above any adjacent level is provided with a balustrade or parapet wall not less than 1m high and such balustrade will not have any openings larger than 100mm.
 - F - SITE OPERATIONS**
All site operations, including protection of the public, will be executed in strict accordance with part 1 of the nbr under the supervision of the architect and the engineer. Approved sanitary facilities for all personnel will be available before the commencement of and throughout the duration of the building operations. Soil poisoning the ground area prescribed in code of practice sabs 0124 shall be treated in accordance with the recommendations of SABS 0124.
 - G - PARTS G, H, J AND K** will be designed by a professional engineer and will be executed in strict accordance with the NBR and SANS 10400. Approved DPC (as SABS 245.952 or 288) Extending the full thickness of walls to be installed at all walls at the level at the top of the surface bed at least 150mm above the adjoining ground and at all window sills. An approved vertical waterproof membrane to be fitted where a wall of a room is contact with the ground. Roofs to be anchored to walls in compliance with clause K113 of the NBR.
 - L - ROOFS**
Saf sections and roof plans for notes and details, all thatching to adhere strictly to minimum specifications for thatched roofs as drawn up by the south african thatchers association (sata), the car's guide to good thatching practice and the new SANS 10407:2004 on thatch roof construction.
 - M - STAIRWAYS**
Stairways will comply with the regulations and the deemed to satisfy rules of part n of the national building regulations and SABS CODE OF PRACTICE 0400.
 - N - GLAZING**
Glazing will comply with the regulations and the deemed to satisfy rules of part n of the NBR and SANS CODE OF PRACTICE 10400.
 - O - LIGHTING AND VENTILATION**
Habitable rooms to be provided with windows. The total area of any such window is to be not less than 10% of the floor area served by it for natural light, and such window will be provided with opening sections for natural ventilation the total area of which will not be less than 5% of the floor area of the room, or 0.2m², whichever is the greater.
 - P - DRAINAGE**
Single stack and 2 pipe systems as shown complying with part p of the national regulations and comprising the following:- 1000 Discharge stacks, soil discharge pipes, drains and stack vents of approved material. 50mmØ Soil discharge pipes to urinals. 40mmØ Waste discharge pipes to wash hand basin's, showers, baths, sinks discharging to single stacks, gully to comply with p29. All waste fittings to have resealing traps and water seats not less than 65mm. Access to the drainage installation to be provided by adequately marked and protected and permanently accessible rodding eyes at all changes of direction, within 1.5m of the drain connection to the sewer, at the highest point of the drain and at 25m intervals along the line of the drain. Inspection eyes at all bends and junctions. All falls on drain are to be 1:60.
 - R - STORM WATER DISPOSAL**
A complete storm water control and disposal system based on a rational design will be reficulated on site.
 - T - FIRE PROTECTION**
Fire protection plans shall be prepared as required.
 - W - FIRE INSTALLATION**
Fire installation to be provided in accordance with the requirements of the local authority

REV.	DATE	DESCRIPTION
02	2026.07.07	UPDATED PARKING LAYOUT
01	2026.05.25	ISSUED FOR SDP SUBMISSION
00	2026.02.10	ISSUED FOR INFORMATION



NEW STUDENT ACCOMMODATION HOUSING ON ERF 164, STELLENBOSCH 8 DENWESIG PROJECT

SDP DRAWINGS	
GROUND STOREY PLAN	
DRAWING	
PROJECT NO.	8 DENWESIG
DATE	2026/07/07
DRAWN	DB/GV/KAN/WS
DRAWING No.	22743_CD_102
REVISION	02
ISSUED FOR	INFORMATION

APPROVAL STAMPS		
SIGNATURES		
CLIENT	ARCHITECT	ENGINEER
Company	Company	Company
Name	Name	Name
Signature:	Signature:	Signature:

[illegible]

A diagram of a circle with a horizontal diameter and a vertical radius. The radius is labeled with the letter 'N'.

ARTIFICIAL LIGHTING	
<ul style="list-style-type: none"> BANKING HALL, OFFICES AND GENERAL WORKING AREAS: 800 LUX TOILETS, KITCHEN, PASSAGES AND STORAGE AREAS: 160 LUX 	
GLAZING NOTES	
<ul style="list-style-type: none"> GLAZING TO CONFORM TO ALL NBR part IV, SANS & AAMISA REQUIREMENTS, SAFETY STANDARDS & SANS 0137. ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING. COMPENSATION JOINTS TO WINDOWS TO SPECIALIST DETAILS TO ALLOW FOR DEFLECTION 	

<h2 style="text-align: center;">CALCULATION OF SIZE OF REFUSE AREA</h2>	
<p>Formula for Refuse Area: Weekly Waste Volume (m³) + Waste Bin (m³) = Total Required Bins Total Required Bins x Wheelie Bin Square Meter + 20% Circulation space = Total Refuse Area Required</p>	<p>Weekly Waste Generation Info: Residential: 0.1425m³ Wheelie Bin Info: Standard Wheelie Bin Square Meter = 0.4m² Standard Wheelie Bin Cubic Meter = 0.24m³</p>
<p>Formula for Calculating Weekly Waste Volume: (Floor Area x Generation Factor) + 100 = Weekly Waste Volume (m³)</p>	<p>Floor Area Calculation: Single unit (884.5m²) x Duo unit (523.5m² x 2) = 1731.9m² Weekly Waste Calculation: (1731.9m² x 0.1425m³/100 = 2.46m³ per week</p>
<p>9 Bins (Required) 10 Bins (Provided)</p>	<p>Bins Calculation: (2.46m³ x 0.24m³) = 10.25Bins</p>
<p>Total Square Meters Required = 5m² Total Square Meters Provided = 20m²</p>	<p>Refuse Area Calculation: (10 Bins x 0.4m²) + 20% = 5m²</p>

GENERAL NOTES

BASED ON THE NRR AND SANS 10400(X) CODE OF PRACTICE

- B - STRUCTURAL NOTES**

The design of the structural elements and components will be carried out by a professional engineer who has certified that the design complies with the requirements of the applicable codes of practice.
- C - ROOM DIMENSIONS**

Habitable rooms will have a floor area of not less than 67m², minimum horizontal dimension of not less than 2m and ceiling height of not less than 2.4m.
- D - PUBLIC SAFETY**

The edge of any change of level more than 1m above any adjacent level is provided with a balustrade or parapet wall not less than 1m high and such balustrade will not have any openings larger than 100mm.
- F - SITE OPERATIONS**

A site safety officer, ensuring protection of the public, will be executed in strict accordance with part of the nrr under the supervision of the architect and the engineer.
Approved safety facilities for all personnel will be provided throughout the construction period and maintained throughout the duration of the building operations. Soil poisoning; the ground area prescribed in code of practice sabs 0124 shall be treated in accordance with the recommendations of SABS 0124.
- G - ROOFING**

Parts G, H, I and K will be designed by a professional engineer and will be executed in strict accordance with the provisions of SABS 010400. Approved DPO (as SABS 245.952 or 286) Extending the full thickness of walls to be installed at all levels at the level at the top of the surface bed at least 150mm above the adjoining ground and at all vertical joints. The waterproofing membrane to be fitted where a wall of a room is compliant with clause K(3) of the NRR.
- L - GLAZING**

See sections and roof plans for notes and details, all glazing to adhere strictly to minimum specifications for structural glazing as set out in the relevant African architectural society, the client's guide to good glazing practice and the new SANS 10407:2004 on hatch roof construction.
- M - STAIRWAYS**

Stairways will comply with the regulations and the deemed to satisfy rules of part n of the national building regulation and SABS CODE OF PRACTICE 6400.
- N - GLAZING**

Glazing will comply with the regulations and the deemed to satisfy rules of part n of the NRR and SANS CODE OF PRACTICE 10407.
- O - LIGHTING AND VENTILATION**

Habitable rooms to be provided with windows. The total area of any such window is to be not less than 10% of the internal floor area for the room and if such window were provided with opening screens for natural ventilation the total area of which will not be less than 5% of the floor area of the room, or 0.2m²; whichever is the greater.
- P - DRAINAGE**

Single stack and double systems as shown complying with the provisions of the national regulations and comprising the following:
- 100mm x 200mm discharge stacks, soil discharge pipes, drains and stack vents of approved material. 50mm SD soil discharge pipes to universal. 40mm WASTE discharge pipes to universal. Access to the drainage installation to be provided by adequately marked and protected and permanently accessible rodding eyes at all changes of direction, within 1.5m of the drain connection to the sewer pipe. Access to the drain connection to the sewer pipe at intervals along the length of the drain. Inspection eyes at all bends and junctions. All falls on drain are to be 1:80.
- R - STORM WATER DISPOSAL**

A storm water disposal control and disposal system based on a rational design will be refuted on site.
- T - FIRE PROTECTION**

Fire protection measures shall be prepared as required.
- W - FIRE INSTALLATION**

Fire installation to be provided in accordance with the requirements of the local authority

01	2026.05.25	ISSUED FOR SDP SUBMISSION
00	2026.02.10	ISSUED FOR INFORMATION
REV.	DATE	DESCRIPTION

VUE
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W W . V U E . I N K

**NEW STUDENT
ACCOMMODATION HOUSING ON
ERF 164, STELLENBOSCH**
8 DENNESIG
PROJECT

SDP_DRAWINGS

FIRST STOREY PLAN

DRAWING

PROJECT NO.	8_DENNESIG
DATE	2026/02/10
DRAWN	DB/GV/KAN/WS
DRAWING No.	22743_CD_103
REVISION	01
ISSUED FOR	INFORMATION

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion	ERF 164	Site Area	1120m ²
Township	STELLENBOSCH	Title Deed No.	
ZONING INFORMATION			
Town Planning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019		
Zoning rights	USE ZONE VIII: <u>MULTI-UNIT RESIDENTIAL</u> ANNEXURE NO.: <u>N/A</u>		
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Achieved	
4 STOREYS	Height - @16.8m Above NGL	Basement, GF & 4 Storeys	
50% (@560 m ²)	Coverage (Ground)	76.5% (@856 m ²)	
75% (@840 m ²)	F.A.R. (Ground,1,2,3 & Roof)	205% (@2302m ²)	
BUILDING LINES			
4.5 Meters	SOUTH BOUNDARY (ALL LEVELS)	0.25 Meters	
4.5 Meters	EAST BOUNDARY (GROUND STOREY)	3.5 Meters	
4.5 Meters	WEST BOUNDARY (FIRST STOREY)	3.5 Meters	
6.0 Meters	EAST BOUNDARY (SECOND STOREY AND ABOVE)	3.5 Meters	
4.5 Meters	NORTH BOUNDARY (GROUND STOREY)	0.25 Meters	
4.5 Meters	NORTH BOUNDARY (FIRST STOREY)	0.25 Meters	
6.0 Meters	NORTH BOUNDARY (SECOND STOREY AND ABOVE)	0.25 Meters	
PARKING PROVISION			
Parking Bays Requirements	Number of Units	Parking Bays Provided	
Required : 55.5 bays	1 bed, @21 Units (1.5 / unit)	Car Parking Bays = 54	
Provisions : 61.5 bays	2 bed, @16 Units (1.5 / unit)	Car Paraplegic Bays = 2	
	Total Units: 37	+ 12 Motorcycle Bays = (3)	
		+ 15 Bicycle Bays = (2.5)	
Total Car Parking Bays - Covered		32 Parkings	
Total Car Parking Bays - Open		24 Parkings	
Total Motorcycle Parking Bays (1:4 Ratio)		12 Parkings (@3)	
Total Bicycle Parking Bays (1:6 Ratio)		15 Parkings (@2.5)	
Total Additional - Parking Bays		6 Parkings	

AREA SCHEDULE	
STOREY LEVEL	AREA
BASEMENT STOREY	
PASSAGE (CIRCULATION)	52.5m²
PARKING	833.6m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	0m²
STAIRS	45.3m²
SERVICES	122.1m²
STORAGE	40.6m²
	1101.2m²
GROUND STOREY	
PASSAGE (CIRCULATION)	56.2m²
PARKING	867.2m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	28.3m²
STAIRS	32.8m²
SERVICES SHAFT	0m²
STORE	106.7m²
	1098.3m²
FIRST STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	26m²
SINGLE UNITS	521.8m²
	768.7m²
SECOND STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
THIRD STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
FOURTH STOREY	
COMMON	172 m²
	172 m²
TOTAL AREA	4668m²

APPROVAL STAMPS

SIGNATURES

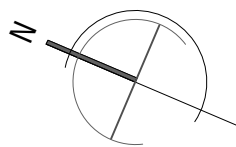
CLIENT	ARCHITECT	ENGINEER
Company	Company	Company
Name	Name	Name
Signature:	Signature:	Signature:

CONCRETE STAIR NOTES
All to Engineer's details & specification.
Concrete stairs / Mid-steel handrails to comply with:
• SANS Parts B, M, S & T
• Stair handrail fixed @ 1000mm above ft pitch line.
• Balusters / apertures at max. 100mm.
• Risers : 18 @ 170mm
• Treads : 18 @ 280mm

CONCRETE STAIR NOTES
All to Engineer's details & specification.
Concrete stairs / Mid-steel handrails to comply with:
• SANS Parts B, M, S & T
• Stair handrail fixed @ 1000mm above ft pitch line.
• Balusters / apertures at max. 100mm.
• Risers : 18 @ 170mm
• Treads : 18 @ 280mm

SECOND STOREY - PLAN

SCALE 1 : 100 [A1]



STRUCTURE LEGEND	
	NEW BRICKWORK PART OF PHASE 1 COMPLETED WORK
	REINFORCED CONCRETE TO ENG. DETAIL AND SPECIFICATION
	90mm THICK DRY WALL PARTITIONING. JOINTS TO BE TAPED & SKIMMED TO BOTH SIDES, WITH NATURAL ANODIZED ALUMINIUM TERMINATION BY SPECIALIST. FINISH TO SPEC - BUILT 150mm ABOVE CEILING LEVEL. ALL DRYWALL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEER DETAILS AND SPECIFICATIONS.
	LINE OF DEMOLISHED/REMOVED STRUCTURE. ALL TO ENGINEERS APPROVAL.

ARTIFICIAL LIGHTING	
• BANKING HALL, OFFICES AND GENERAL WORKING AREAS: 500LUX	
• TOILETS, KITCHEN, PASSAGES AND STORAGE AREAS: 160LUX	
GLAZING NOTES	
• GLAZING TO CONFORM TO ALL NBR part 'N', SANS & AAAMSA REQUIREMENTS. SAFETY STANDARDS & SANS 0137.	
• ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.	
• COMPENSATION JOINTS TO WINDOWS TO SPECIALIST DETAILS TO ALLOW FOR DEFLECTION	

GENERAL NOTES	
• ALL BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400)	
• ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION	
• FOR COUNCIL INFORMATION ONLY	
VENTILATION NOTES	
• HABITABLE AREAS: FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5L/S/PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/S.	
• WATER CLOSETS: AIR TO BE EXTRACTED TO EXTERNAL AT A RATE OF 20L/S/PERSON PER FITMENT (COMMERCIAL/INDUSTRIAL PREMISES)	

CALCULATION OF SIZE OF REFUSE AREA	
Formula for Refuse Area: Weekly Waste Volume (m³) + Waste Bin (m³) = Total Required Bins Total Required Bins x Wheelie Bin Square Meter + 20% Circulation space = Total Refuse Area Required	Weekly Waste Generation Info: Residential: 0.1425m³ Wheelie Bin Info: Standard Wheelie Bin Square Meter = 0.4m² Standard Wheelie Bin Cubic Meter = 0.24m³ Floor Area Calculation: Single unit (684.9m²) x Duo unit (523.5m² x 2) = 1731.9m² Weekly Waste Calculation: (1731.9m² x 0.1425m³)/100 = 2.46m³ per week Bins Calculation: (2.46m³ ÷ 0.24m³) = 10.25Bins Refuse Area Calculation: (10 Bins x 0.4m²) + 20% = 5m²
Formula for Calculating Weekly Waste Volume: (Floor Area x Generation Factor) ÷ 100 = Weekly Waste Volume (m³)	
9 Bins (Required) 10 Bins (Provided)	
Total Square Meters Required = 5m² Total Square Meters Provided = 20m²	

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IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY VUE ARCHITECTS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF VUE ARCHITECTS. SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM VUE ARCHITECTS.

GENERAL NOTES

BASED ON THE NBR AND SANS 10400(XA) CODE OF PRACTICE

- B - STRUCTURAL NOTES:**
The design of the structural elements and components will be carried out by a professional engineer who has certified that the design complies with the requirements of the NBR.
- C - ROOM DIMENSIONS**
Habitable rooms will have a floor area of not less than 6m², a minimum horizontal dimension of not less than 2m and a minimum height of 2.4m.
- D - PUBLIC SAFETY**
The edge of any change of level more than 1m above any adjacent level is provided with a balustrade or parapet wall not less than 1m high and such balustrade will not have any openings larger than 100mm.
- F - SITE OPERATIONS**
All site operations, including protection of the public, will be executed in strict accordance with part p of the nbr under the supervision of the architect and the engineer. Approved sanitary facilities for all personnel will be available before the commencement of and throughout the duration of the building operations. Soil poisoning the ground areas prescribed in code of practice sabs 0124 shall be treated in accordance with the recommendations of SABS 0124.
- G - PARTS G, H, J AND K** will be designed by a professional engineer and will be executed in strict accordance with the NBR and SANS 10400. Approved DPC (as SABS 246.952 or 286) Extending the full thickness of walls to be installed at all walls at the level at the top of the surface bed at least 150mm above the adjoining ground and at all window sills. An approved vertical waterproof membrane to be fitted where a wall of a room is contact with the ground. Roofs to be anchored to walls in compliance with clause KK13 of the NBR.
- L - ROOFS**
See sections and roof plans for notes and details. All thatching to adhere strictly to minimum specifications for thatched roofs as drawn up by the south african thatchers association (sata), the cat's guide to good thatching practice and the new SANS 10407:2004 on thatch roof construction.
- M - STAIRWAYS**
Stairways will comply with the regulations and the deemed to satisfy rules of part n of the nbr and sabs code of practice 0400.
- N - GLAZING**
Glazing will comply with the regulations and the deemed to satisfy rules of part n of the nbr and sabs code of practice 10400.
- O - LIGHTING AND VENTILATION**
Habitable rooms to be provided with windows. The total area of any such window is to be not less than 10% of the floor area served by it for natural light, and such window will be provided with opening sections for natural ventilation. The total area of any such window is to be not less than 5% of the floor area of the room, or 0.2m², whichever is the greater.
- P - DRAINAGE**
Single stack and 2 pipe systems as shown complying with part p of the national regulations and comprising the following:- 1000 Discharge stacks, soil discharge pipes, drains and stack vents of approved material. 50mmØ Soil discharge pipes to urinals. 40mmØ Waste discharge pipes to wash hand basin's, showers, baths, sinks discharging to single stacks, gully to comply with p29. All waste fittings to have resealing traps and water seals not less than 60mm. Access to the drainage installation to be provided by adequately marked and protected and permanently accessible rodding eyes at all changes of direction, within 1.5m of the drain connection to the sewer, at the highest point of the drain and at 25m intervals along the line of the drain. Inspection eyes at all bends and junctions. All falls on drain are to be 1:60.
- R - STORM WATER DISPOSAL**
A complete storm water control and disposal system based on a rational design will be refuted on site.
- T - FIRE PROTECTION**
Fire protection plans shall be prepared as required.
- W - FIRE INSTALLATION**
Fire installation to be provided in accordance with the requirements of the local authority

01	2026.05.25	ISSUED FOR SDP SUBMISSION
00	2026.02.10	ISSUED FOR INFORMATION
REV.	DATE	DESCRIPTION



NEW STUDENT
ACCOMMODATION HOUSING ON
ERF 164, STELLENBOSCH
8 DENNESIG
PROJECT

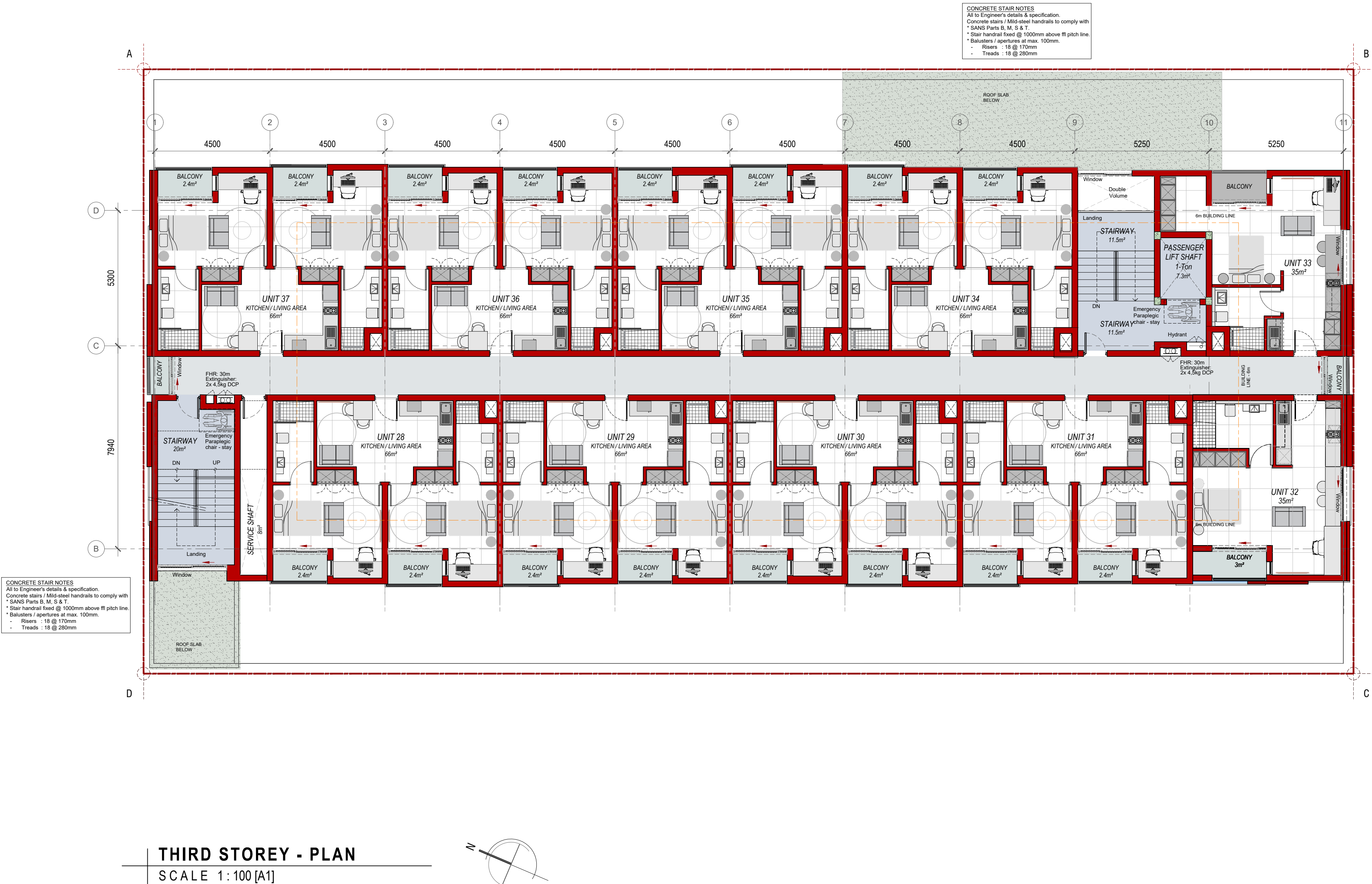
SDP DRAWINGS	
SECOND STOREY PLAN	
DRAWING	
PROJECT NO.	8 DENNESIG
DATE	2026/02/10
DRAWN	DB/GV/KAN/WS
DRAWING No.	22743_CD_104
REVISION	01
ISSUED FOR	INFORMATION

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion	ERF 164	Site Area	1120m ²
Township	STELLENBOSCH	Title Deed No.	
ZONING INFORMATION			
Town Planning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019		
Zoning rights	USE ZONE VIII: <u>MULTI-UNIT RESIDENTIAL</u> ANNEXURE NO.: <u>N/A</u>		
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Achieved	
4 STOREYS	Height - @16.8m Above NGL	Basement, GF & 4 Storeys	
50% (@560 m ²)	Coverage (Ground)	76.5% (@856 m ²)	
75% (@840 m ²)	F.A.R. (Ground,1,2,3 & Roof)	205% (@2302m ²)	
BUILDING LINES			
4.5 Meters	SOUTH BOUNDARY (ALL LEVELS)	0.25 Meters	
4.5 Meters	EAST BOUNDARY (GROUND STOREY)	3.5 Meters	
4.5 Meters	WEST BOUNDARY (FIRST STOREY)	3.5 Meters	
6.0 Meters	EAST BOUNDARY (SECOND STOREY AND ABOVE)	3.5 Meters	
4.5 Meters	NORTH BOUNDARY (GROUND STOREY)	0.25 Meters	
4.5 Meters	NORTH BOUNDARY (FIRST STOREY)	0.25 Meters	
6.0 Meters	NORTH BOUNDARY (SECOND STOREY AND ABOVE)	0.25 Meters	
PARKING PROVISION			
Parking Bays Requirements	Number of Units	Parking Bays Provided	
Required : 55.5 bays	1 bed, @21 Units (1.5 / unit)	Car Parking Bays = 54	
Provisions : 61.5 bays	2 bed, @16 Units (1.5 / unit)	Car Paraplegic Bays = 2	
	Total Units: 37	+ 12 Motorcycle Bays = (3)	
		+ 15 Bicycle Bays = (2.5)	
Total Car Parking Bays - Covered		32 Parkings	
Total Car Parking Bays - Open		24 Parkings	
Total Motorcycle Parking Bays (1:4 Ratio)		12 Parkings (@3)	
Total Bicycle Parking Bays (1:6 Ratio)		15 Parkings (@2.5)	
Total Additional - Parking Bays		6 Parkings	

AREA SCHEDULE	
STOREY LEVEL	AREA
BASEMENT STOREY	
PASSAGE (CIRCULATION)	52.5m²
PARKING	833.6m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	0m²
STAIRS	45.3m²
SERVICES	122.1m²
STORAGE	40.6m²
	1101.2m²
GROUND STOREY	
PASSAGE (CIRCULATION)	56.2m²
PARKING	867.2m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	28.3m²
STAIRS	32.8m²
SERVICES SHAFT	0m²
STORE	106.7m²
	1098.3m²
FIRST STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	26m²
SINGLE UNITS	521.8m²
	768.7m²
SECOND STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
THIRD STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
FOURTH STOREY	
COMMON	172 m²
	172 m²
TOTAL AREA	4668m²

STRUCTURE LEGEND	
	NEW BRICKWORK PART OF PHASE 1 COMPLETED WORK
	REINFORCED CONCRETE TO ENG. DETAIL AND SPECIFICATION
	90mm THICK DRY WALL PARTITIONING. JOINTS TO BE TAPED & SKIMMED TO BOTH SIDES, WITH NATURAL ANODIZED ALUMINIUM TERMINATION BY SPECIALIST. FINISH TO SPEC - BUILT 150mm ABOVE CEILING LEVEL. ALL DRYWALL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEER DETAILS AND SPECIFICATIONS.
	LINE OF DEMOLISHED/REMOVED STRUCTURE. ALL TO ENGINEERS APPROVAL.

APPROVAL STAMPS		
SIGNATURES		
CLIENT	ARCHITECT	ENGINEER
Company:	Company:	Company:
Name:	Name:	Name:
Signature:	Signature:	Signature:



ARTIFICIAL LIGHTING	
• BANKING HALL, OFFICES AND GENERAL WORKING AREAS: 500LUX	
• TOILETS, KITCHEN, PASSAGES AND STORAGE AREAS: 160LUX	

GLAZING NOTES	
• GLAZING TO CONFORM TO ALL NBR part 'N', SANS & AAMSA REQUIREMENTS. SAFETY STANDARDS & SANS 0137.	
• ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.	
• COMPENSATION JOINTS TO WINDOWS TO SPECIALIST DETAILS TO ALLOW FOR DEFLECTION	

GENERAL NOTES	
• ALL BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400)	
• ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION	
• FOR COUNCIL INFORMATION ONLY	

VENTILATION NOTES	
• HABITABLE AREAS: FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5L/S/PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/S.	
• WATER CLOSETS: AIR TO BE EXTRACTED TO EXTERNAL AT A RATE OF 20L/S/PERSON PER FITMENT (COMMERCIAL/INDUSTRIAL PREMISES)	

CALCULATION OF SIZE OF REFUSE AREA	
Formula for Refuse Area: Weekly Waste Volume (m³) + Waste Bin (m³) = Total Required Bins Total Required Bins x Wheelie Bin Square Meter + 20% Circulation space = Total Refuse Area Required	Weekly Waste Generation Info: Residential: 0.1425m³ Wheelie Bin Info: Standard Wheelie Bin Square Meter = 0.4m² Standard Wheelie Bin Cubic Meter = 0.24m³ Floor Area Calculation: Single unit (684.9m²) x Duo unit (523.5m² x 2) = 1731.9m² Weekly Waste Calculation: (1731.9m² x 0.1425m³)/100 = 2.46m³ per week Bins Calculation: (2.46m³ ÷ 0.24m³) = 10.25Bins Refuse Area Calculation: (10 Bins x 0.4m²) + 20% = 5m²
Formula for Calculating Weekly Waste Volume: (Floor Area x Generation Factor) ÷ 100 = Weekly Waste Volume (m³)	
9 Bins (Required) 10 Bins (Provided)	
Total Square Meters Required = 5m² Total Square Meters Provided = 20m²	

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GENERAL NOTES	
BASED ON THE NBR AND SANS 10400(XA) CODE OF PRACTICE <ul style="list-style-type: none">B - STRUCTURAL NOTES: The design of the structural elements and components will be carried out by a professional engineer who has certified that the design complies with the requirements of the NBR.C - ROOM DIMENSIONS Habitable rooms will have a floor area of not less than 6m², a minimum horizontal dimension of not less than 2m and a minimum height of 2.4m.D - PUBLIC SAFETY The edge of any change of level more than 1m above any adjacent level is provided with a balustrade or parapet wall not less than 1m high and such balustrade will not have any openings larger than 100mm.F - SITE OPERATIONS All site operations, including protection of the public, will be executed in strict accordance with part f of the nbr under the supervision of the architect and the engineer. Approved sanitary facilities for all personnel will be available before the commencement of and throughout the duration of the building operations. Soil poisoning the ground area prescribed in code of practice sabs 0124 shall be treated in accordance with the recommendations of SABS 0124.G - PARTS G, H, J AND K will be designed by a professional engineer and will be executed in strict accordance with the NBR and SANS 10400. Approved DPC (as SABS 246.952 or 286) Extending the full thickness of walls to be installed at all walls at the level at the top of the surface bed at least 150mm above the adjoining ground and at all window sills. An approved vertical waterproof membrane to be fitted where a wall of a room is in contact with the ground. Roofs to be anchored to walls in compliance with clause KK13 of the NBR.L - ROOFS See sections and roof plans for notes and details. All thatching to adhere strictly to minimum specifications for thatched roofs as drawn up by the south african thatchers association (sata), the cat's guide to good thatching practice and the new SANS 10407:2004 on thatch roof construction.M - STAIRWAYS Stairways will comply with the regulations and the deemed to satisfy rules of part m of the national building regulations and SABS CODE OF PRACTICE 0400.N - GLAZING Glazing will comply with the regulations and the deemed to satisfy rules of part n of the NBR and SANS CODE OF PRACTICE 10400.O - LIGHTING AND VENTILATION Habitable rooms to be provided with windows. The total area of any such window is to be not less than 10% of the floor area served by it for natural light, and such window will be provided with opening sections for natural ventilation at the total area of the level will not be less than 5% of the floor area of the room, or 0.2m², whichever is the greater.P - DRAINAGE Single stack and 2 pipe systems as shown complying with part p of the national regulations and comprising the following:- 1000 Discharge stacks, soil discharge pipes, drains and stack vents of approved material. 50mmØ Soil discharge pipes to urinals. 40mmØ Waste discharge pipes to wash hand basin's, showers, baths, sinks discharging to single stacks, gully to comply with p29. All waste fittings to have resealing traps and water seals not less than 60mm. Access to the drainage installation to be provided by adequately marked and protected and permanently accessible rodding eyes at all changes of direction, within 1.5m of the drain connection to the sewer, at the highest point of the drain and at 25m intervals along the line of the drain. Inspection eyes at all bends and junctions. All falls on drain are to be 1:60.R - STORM WATER DISPOSAL A complete storm water control and disposal system based on a rational design will be refitted on site.T - FIRE PROTECTION Fire protection plans shall be prepared as required.W - FIRE INSTALLATION Fire installation to be provided in accordance with the requirements of the local authority	

01	2026.05.25	ISSUED FOR SDP SUBMISSION
00	2026.02.10	ISSUED FOR INFORMATION
REV.	DATE	DESCRIPTION
<div><div>VUE</div><div>architects</div><div>VUE ARCHITECTS (PTY) LTD T: +27 (0) 10 900 3482 E: goren@vue.link / dean@vue.link WWW.VUE.LINK</div></div>		
<div><div>NEW STUDENT ACCOMMODATION HOUSING ON ERF 164, STELLENBOSCH</div><div>8 DENNESIG PROJECT</div></div>		
SDP DRAWINGS		
THIRD STOREY PLAN		
DRAWING		
PROJECT NO.	8 DENNESIG	
DATE	2026/02/10	
DRAWN	DB/GV/KAN/WS	
DRAWING No.	22743_CD_105	
REVISION	01	
ISSUED FOR	INFORMATION	

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion	ERF 164	Site Area	1120m ²
Township	STELLENBOSCH	Title Deed No.	
ZONING INFORMATION			
Town Planning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019		
Zoning rights	USE ZONE VIII: <u>MULTI-UNIT RESIDENTIAL</u> ANNEXURE NO.: <u>N/A</u>		
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Achieved	
4 STOREYS	Height - @16.8m Above NGL	Basement, GF & 4 Storeys	
50% (@560 m ²)	Coverage (Ground)	76.5% (@856 m ²)	
75% (@840 m ²)	F.A.R. (Ground,1,2,3 & Roof)	205% (@2302m ²)	
BUILDING LINES			
4.5 Meters	SOUTH BOUNDARY (ALL LEVELS)	0.25 Meters	
4.5 Meters	EAST BOUNDARY (GROUND STOREY)	3.5 Meters	
4.5 Meters	WEST BOUNDARY (FIRST STOREY)	3.5 Meters	
6.0 Meters	EAST BOUNDARY (SECOND STOREY AND ABOVE)	3.5 Meters	
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4.5 Meters	NORTH BOUNDARY (FIRST STOREY)	0.25 Meters	
6.0 Meters	NORTH BOUNDARY (SECOND STOREY AND ABOVE)	0.25 Meters	
PARKING PROVISION			
Parking Bays Requirements	Number of Units	Parking Bays Provided	
Required Provisions : 55.5 bays	1 bed, @21 Units (1.5 / unit)	Car Parking Bays = 54	
: 61.5 bays	2 bed, @16 Units (1.5 / unit)	Car Paraplegic Bays = 2	
	Total Units: 37	+ 12 Motorcycle Bays = (3)	
		+ 15 Bicycle Bays = (2.5)	
Total Car Parking Bays - Covered			32 Parkings
Total Car Parking Bays - Open			24 Parkings
Total Motorcycle Parking Bays (1:4 Ratio)			12 Parkings (@3)
Total Bicycle Parking Bays (1:5 Ratio)			15 Parkings (@2.5)
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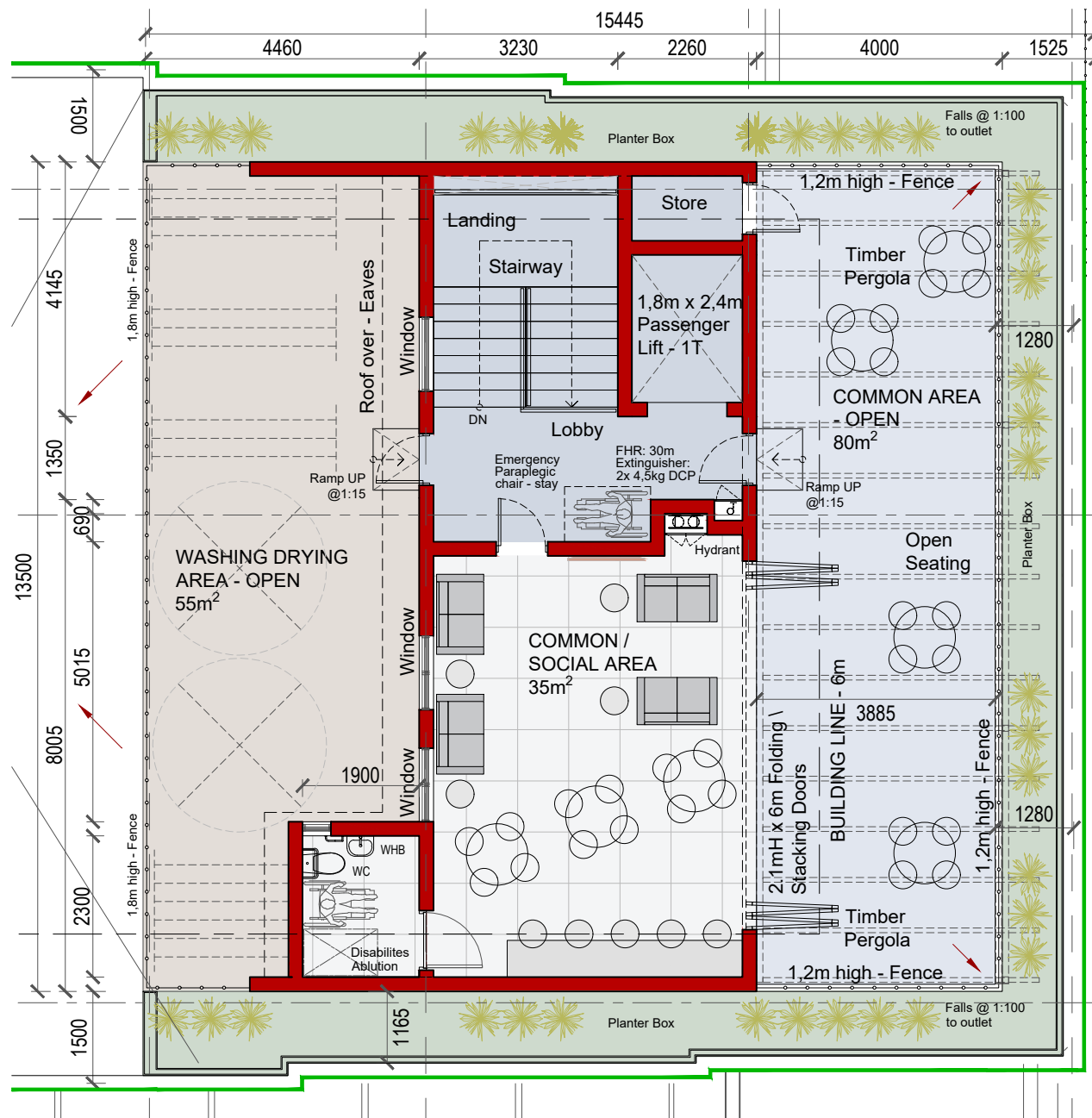
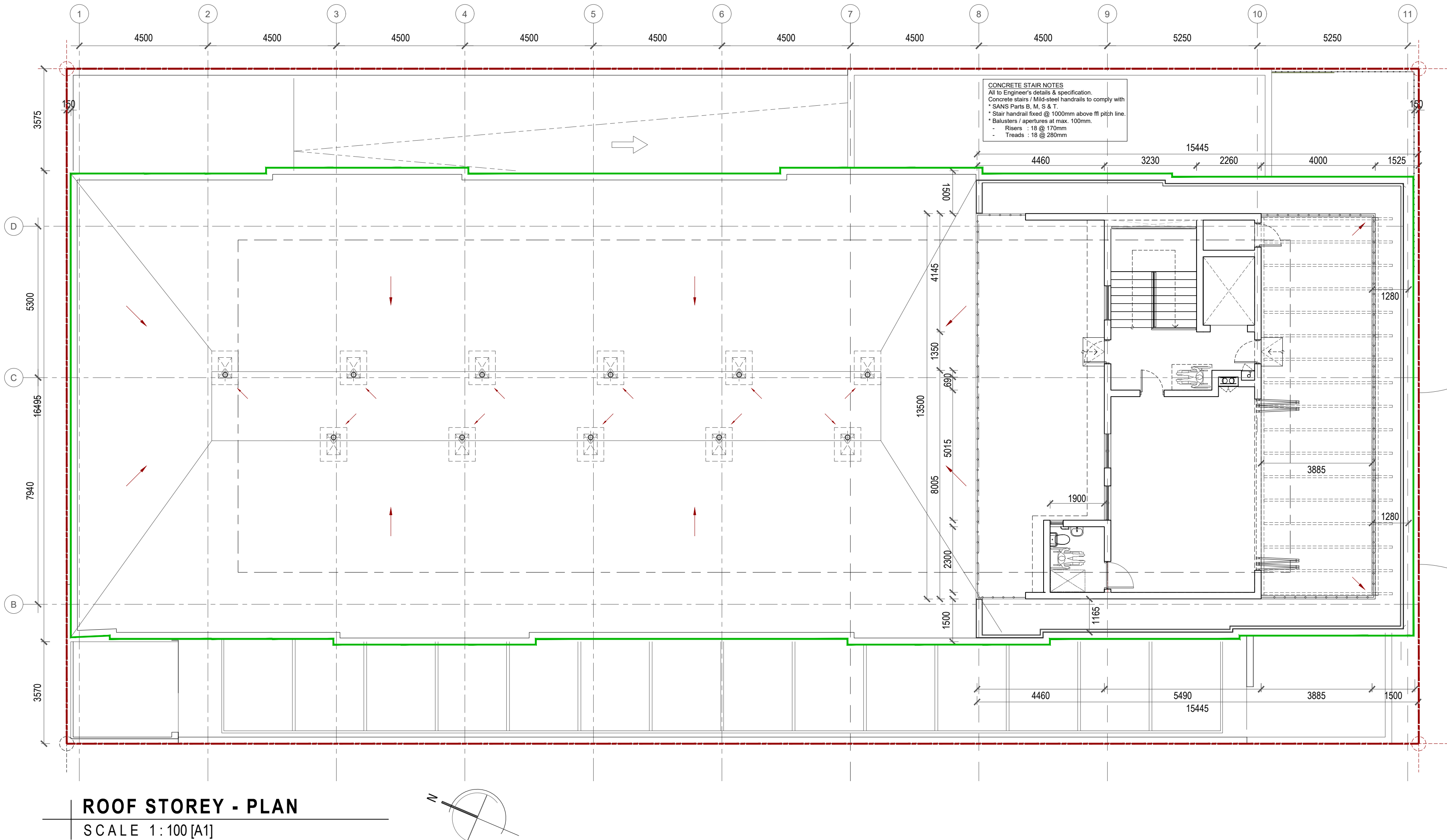
AREA SCHEDULE	
STOREY LEVEL	AREA
BASEMENT STOREY	
PASSAGE (CIRCULATION)	52.5m²
PARKING	833.6m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	0m²
STAIRS	45.3m²
SERVICES	122.1m²
STORAGE	40.6m²
	1101.2m²
GROUND STOREY	
PASSAGE (CIRCULATION)	56.2m²
PARKING	867.2m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	28.3m²
STAIRS	32.8m²
SERVICES SHAFT	0m²
STORE	106.7m²
	1098.3m²
FIRST STOREY	
PASSAGE (CIRCULATION)	74.5m²
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LIFT LOBBY	11.5m²
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SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
FOURTH STOREY	
COMMON	172 m²
	172 m²
TOTAL AREA	4668m²

STRUCTURE LEGEND	
	NEW BRICKWORK PART OF PHASE 1 COMPLETED WORK
	REINFORCED CONCRETE TO ENG. DETAIL AND SPECIFICATION
	90mm THICK DRY WALL PARTITIONING. JOINTS TO BE TAPED & SKIMMED TO BOTH SIDES, WITH NATURAL ANODIZED ALUMINIUM TERMINATION BY SPECIALIST. FINISH TO SPEC - BUILT 150mm ABOVE CEILING LEVEL. ALL DRYWALL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEER DETAILS AND SPECIFICATIONS.
	LINE OF DEMOLISHED/REMOVED STRUCTURE. ALL TO ENGINEERS APPROVAL.

APPROVAL STAMPS		
SIGNATURES		
CLIENT	ARCHITECT	ENGINEER
Company	Company	Company
Name	Name	Name
Signature:	Signature:	Signature:

FOURTH STOREY - PLAN

SCALE 1:100 [A0]



ROOF STOREY - PLAN

SCALE 1:100 [A1]

ARTIFICIAL LIGHTING	
• BANKING HALL, OFFICES AND GENERAL WORKING AREAS: 500LUX	
• TOILETS, KITCHEN, PASSAGES AND STORAGE AREAS: 160LUX	
GLAZING NOTES	
• GLAZING TO CONFORM TO ALL NBR part 'N', SANS & AAMSA REQUIREMENTS. SAFETY STANDARDS & SANS 0137.	
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• COMPENSATION JOINTS TO WINDOWS TO SPECIALIST DETAILS TO ALLOW FOR DEFLECTION	

GENERAL NOTES	
• ALL BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400)	
• ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION	
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CALCULATION OF SIZE OF REFUSE AREA	
Formula for Refuse Area: Weekly Waste Volume (m³) + Waste Bin (m³) = Total Required Bins Total Required Bins x Wheelie Bin Square Meter + 20% Circulation space = Total Refuse Area Required	Weekly Waste Generation Info: Residential: 0.1425m³ Wheelie Bin Info: Standard Wheelie Bin Square Meter = 0.4m² Standard Wheelie Bin Cubic Meter = 0.24m³ Floor Area Calculation: Single unit (684.9m²) x Duo unit (523.5m² x 2) = 1731.9m² Weekly Waste Calculation: (1731.9m² x 0.1425m³)/100 = 2.46m³ per week Bins Calculation: (2.46m³ ÷ 0.24m³) = 10.25Bins Refuse Area Calculation: (10 Bins x 0.4m²) + 20% = 5m²
Formula for Calculating Weekly Waste Volume: (Floor Area x Generation Factor) ÷ 100 = Weekly Waste Volume (m³)	
9 Bins (Required) 10 Bins (Provided)	
Total Square Meters Required = 5m² Total Square Meters Provided = 20m²	

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GENERAL NOTES

- BASED ON THE NBR AND SANS 10400(XA) CODE OF PRACTICE**
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All site operations, including protection of the public, will be executed in strict accordance with part 1 of the nbr under the supervision of the architect and the engineer. Approved sanitary facilities for all personnel will be available before the commencement of and throughout the duration of the building operations. Soil poisoning the ground area prescribed in code of practice sabs 0124 shall be treated in accordance with the recommendations of SABS 0124.
 - P - PARTS G, H, J AND K**
Parts G, H, J and K will be designed by a professional engineer and will be executed in strict accordance with the NBR and SANS 10400. Approved DPC (as SABS 248.952 or 288) Extending the full thickness of walls to be installed at all walls at the level at the top of the surface bed at least 150mm above the adjoining ground and at all window sills. An approved vertical waterproof membrane to be fitted where a wall of a room is contact with the ground. Roofs to be anchored to walls in compliance with clause KK13 of the NBR.
 - L - ROOFS**
See sections and roof plans for notes and details. All thatching to adhere strictly to minimum specifications for thatched roofs as drawn up by the south african thatchers association (sata), the car's guide to good thatching practice and the new SANS 10407:2004 on thatch roof construction.
 - M - STAIRWAYS**
Stairways will comply with the regulations and the deemed to satisfy rules of part n of the NBR and SANS CODE OF PRACTICE 10400.
 - N - GLAZING**
Glazing will comply with the regulations and the deemed to satisfy rules of part n of the NBR and SANS CODE OF PRACTICE 10400.
 - O - LIGHTING AND VENTILATION**
Habitable rooms to be provided with windows. The total area of any such window is to be not less than 10% of the floor area served by it for natural light, and such window will be provided with opening sections for natural ventilation the total area of which will not be less than 5% of the floor area of the room, or 0.2m², whichever is the greater.
 - P - DRAINAGE**
Single stack and 2 pipe systems as shown complying with part p of the national regulations and comprising the following:- 1000 Discharge stacks, soil discharge pipes, drains and stack vents of approved material. 50mmØ Soil discharge pipes to urinals. 40mmØ Waste discharge pipes to wash hand basin's, showers, baths, sinks discharging to single stacks, gully to comply with p29. All waste fittings to have resealing traps and water seals not less than 60mm. Access to the drainage installation to be provided by adequately marked and protected and permanently accessible rodding eyes at all changes of direction, within 1.5m of the drain connection to the sewer, at the highest point of the drain and at 25m intervals along the line of the drain. Inspection eyes at all bends and junctions. All falls on drain are to be 1:50.
 - R - STORM WATER DISPOSAL**
A complete storm water control and disposal system based on a rational design will be refitted on site.
 - T - FIRE PROTECTION**
Fire protection plans shall be prepared as required.
 - W - FIRE INSTALLATION**
Fire installation to be provided in accordance with the requirements of the local authority

REV.	DATE	DESCRIPTION
01	2026.05.26	ISSUED FOR SDP SUBMISSION
00	2026.02.10	ISSUED FOR INFORMATION



NEW STUDENT ACCOMMODATION HOUSING ON ERF 164, STELLENBOSCH
8 DENNESIG PROJECT

SDP DRAWINGS	
FOURTH STOREY & ROOF STOREY PLAN	
DRAWING	
PROJECT NO.	8 DENNESIG
DATE	2026/02/10
DRAWN	DB/GV/KAN/WS
DRAWING No.	22743_CD_106
REVISION	01
ISSUED FOR	INFORMATION

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf/ Portion	ERF 164	Site Area	1120m²
Township	STELLENBOSCH	Title Deed No.	_____
ZONING INFORMATION			
Town Planning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019		
Zoning rights	USE ZONE VIII: MULTI-UNIT RESIDENTIAL ANNEXURE NO.: N/A		
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Achieved	
4 STOREYS	Height - @16.8m Above NGL	Basement, GF & 4 Storeys	
50% (@560 m²)	Coverage (Ground)	76.5% (@856 m²)	
75% (@840 m²)	F.A.R. (Ground, 1,2,3 & Roof)	205% (@2302m²)	
BUILDING LINES			
4.5 Meters	SOUTH BOUNDARY (ALL LEVELS)		0.25 Meters
4.5 Meters	EAST BOUNDARY (GROUND STOREY)		3.5 Meters
4.5 Meters	WEST BOUNDARY (FIRST STOREY)		3.5 Meters
6.0 Meters	EAST BOUNDARY (SECOND STOREY AND ABOVE)		3.5 Meters
4.5 Meters	NORTH BOUNDARY (GROUND STOREY)		0.25 Meters
4.5 Meters	NORTH BOUNDARY (FIRST STOREY)		0.25 Meters
6.0 Meters	NORTH BOUNDARY (SECOND STOREY AND ABOVE)		0.25 Meters
PARKING PROVISION			
Parking Bays Requirements		Number of Units	Parking Bays Provided
Required Provisions	: 55.5 bays : 61.5 bays	1 bed, @21 Units (1.5 / unit) 2 bed, @16 Units (1.5 / unit) Total Units: 37	Car Parking Bays = 54 Car Paraleptic Bays = 2 + 12 Motorcycle Bays = (3) + 15 Bicycle Bays = (2.5)
Total Car Parking Bays - Covered		32 Parkings	
Total Car Parking Bays - Open		24 Parkings	
Total Motorcycle Parking Bays (1:4 Ratio)		12 Parkings (@3)	
Total Bicycle Parking Bays (1:6 Ratio)		15 Parkings (@2.5)	
Total Additional - Parking Bays		6 Parkings	

AREA SCHEDULE	
STOREY LEVEL	AREA
BASEMENT STOREY	
PASSAGE (CIRCULATION)	52.5m²
PARKING	833.6m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	0m²
STAIRS	45.3m²
SERVICES	122.1m²
STORAGE	40.6m²
	1101.2m²
GROUND STOREY	
PASSAGE (CIRCULATION)	56.2m²
PARKING	867.2m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	28.3m²
STAIRS	32.8m²
SERVICES SHAFT	0m²
STORE	106.7m²
	1098.3m²
FIRST STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	26m²
SINGLE UNITS	521.8m²
	768.7m²
SECOND STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
THIRD STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
FOURTH STOREY	
COMMON	172 m²
	172 m²
TOTAL AREA	4668m²

STRUCTURE LEGEND	
<div></div>	NEW BRICKWORK PART OF PHASE 1 COMPLETED WORK
<div></div>	REINFORCED CONCRETE TO ENG. DETAIL AND SPECIFICATION
<div></div>	90mm THICK DRY WALL PARTITIONING. JOINTS TO BE TAPED & SKIMMED TO BOTH SIDES, WITH NATURAL ANODIZED ALUMINIUM TERMINATION BY SPECIALIST. FINISH TO SPEC - BUILT 150mm ABOVE CEILING LEVEL. ALL DRYWALL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEER DETAILS AND SPECIFICATIONS.
<div></div>	LINE OF DEMOLISHED/REMOVED STRUCTURE. ALL TO ENGINEERS APPROVAL.

ARTIFICIAL LIGHTING	
<ul style="list-style-type: none">BANKING HALL, OFFICES AND GENERAL WORKING AREAS: 500LUXTOILETS, KITCHEN, PASSAGES AND STORAGE AREAS: 160LUX	
GLAZING NOTES	
<ul style="list-style-type: none">GLAZING TO CONFORM TO ALL NBR part 'N', SANS & AAAMSA REQUIREMENTS. SAFETY STANDARDS & SANS 0137.ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.COMPENSATION JOINTS TO WINDOWS TO SPECIALIST DETAILS TO ALLOW FOR DEFLECTION	

GENERAL NOTES	
<ul style="list-style-type: none">ALL BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS: 10400)ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTIONFOR COUNCIL INFORMATION ONLY	
VENTILATION NOTES	
<ul style="list-style-type: none">HABITABLE AREAS: FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5L/S/PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/S.WATER CLOSETS: AIR TO BE EXTRACTED TO EXTERNAL AT A RATE OF 20L/S/PERSON PER FITMENT (COMMERCIAL/INDUSTRIAL PREMISES)	

CALCULATION OF SIZE OF REFUSE AREA	
Formula for Refuse Area: Weekly Waste Volume (m³) + Waste Bin (m³) = Total Required Bins Total Required Bins x Wheelie Bin Square Meter + 20% Circulation space = Total Refuse Area Required	Weekly Waste Generation Info: Residential: 0.1425m³ Wheelie Bin Info: Standard Wheelie Bin Square Meter = 0.4m² Standard Wheelie Bin Cubic Meter = 0.24m³ Floor Area Calculation: Single unit (684.9m²) x Duo unit (523.5m² x 2) = 1731.9m² Weekly Waste Calculation: (1731.9m² x 0.1425m³)/100 = 2.46m³ per week Bins Calculation: (2.46m³ ÷ 0.24m³) = 10.25Bins Refuse Area Calculation: (10 Bins x 0.4m²) + 20% = 5m²
Formula for Calculating Weekly Waste Volume: (Floor Area x Generation Factor) ÷ 100 = Weekly Waste Volume (m³)	
9 Bins (Required) 10 Bins (Provided)	
Total Square Meters Required = 5m² Total Square Meters Provided = 20m²	



3D PERSPECTIVES

Not to Scale

APPROVAL STAMPS		
SIGNATURES		
CLIENT	ARCHITECT	ENGINEER
Company	Company	Company
Name	Name	Name
Signature:	Signature:	Signature:

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IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY VUE ARCHITECTS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF VUE ARCHITECTS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM VUE ARCHITECTS.

GENERAL NOTES

- BASED ON THE NBR AND SANS 10400(XA) CODE OF PRACTICE**
- B - STRUCTURAL NOTES:**
The design of the structural elements and components will be carried out by a professional engineer who has certified that the design complies with the requirements of the NBR.
 - C - ROOM DIMENSIONS**
Habitable rooms will have a floor area of not less than 6m², a minimum horizontal dimension of not less than 2m and a minimum height of 2.4m.
 - D - PUBLIC SAFETY**
The edge of any change of level more than 1m above any adjacent level is provided with a balustrade or parapet wall not less than 1m high and such balustrade will not have any openings larger than 100mm.
 - F - SITE OPERATIONS**
All site operations, including protection of the public, will be executed in strict accordance with part 1 of the nbr under the supervision of the architect and the engineer. Approved sanitary facilities for all personnel will be available before the commencement of and throughout the duration of the building operations. Soil poisoning the ground area prescribed in code of practice sabs 0124 shall be treated in accordance with the recommendations of SABS 0124.
 - G - PLUMBING**
Parts G, H, J and K will be designed by a professional engineer and will be executed in strict accordance with the NBR and SANS 10400. Approved DPC (as SABS 246.952 or 286) Extending the full thickness of walls to be installed at all walls at the level at the top of the surface bed at least 150mm above the adjoining ground and at all window sills. An approved vertical waterproof membrane to be fitted where a wall of a room is contact with the ground. Roofs to be anchored to walls in compliance with clause KK13 of the NBR.
 - L - ROOFS**
See sections and roof plans for notes and details. All thatching to adhere strictly to minimum specifications for thatched roofs as drawn up by the south african thatchers association (sata), the car's guide to good thatching practice and the new SANS 10407:2004 on thatch roof construction.
 - M - STAIRWAYS**
Stairways will comply with the regulations and the deemed to satisfy rules of part n of the national building regulations and SABS CODE OF PRACTICE 0400.
 - N - GLAZING**
Glazing will comply with the regulations and the deemed to satisfy rules of part n of the NBR and SANS CODE OF PRACTICE 10400.
 - O - LIGHTING AND VENTILATION**
Habitable rooms to be provided with windows. The total area of any such window is to be not less than 10% of the floor area served by it for natural light, and such window will be provided with opening sections for natural ventilation the total area of which will be not less than 5% of the floor area of the room, or 0.2m², whichever is the greater.
 - P - DRAINAGE**
Single stack and 2 pipe systems as shown complying with part p of the national regulations and comprising the following:- 1000 Discharge stacks, soil discharge pipes, drains and stack vents of approved material. 50mmØ Soil discharge pipes to urinals. 40mmØ Waste discharge pipes to wash hand basin's, showers, baths, sinks discharging to single stacks, gully to comply with p29. All waste fittings to have resealing traps and water seals not less than 65mm. Access to the drainage installation to be provided by adequately marked and protected and permanently accessible rodding eyes at all changes of direction, within 1.5m of the drain connection to the sewer, at the highest point of the drain and at 25m intervals along the line of the drain. Inspection eyes at all bends and junctions. All falls on drain are to be 1:60.
 - R - STORM WATER DISPOSAL**
A complete storm water control and disposal system based on a rational design will be re-located on site.
 - T - FIRE PROTECTION**
Fire protection plans shall be prepared as required.
 - W - FIRE INSTALLATION**
Fire installation to be provided in accordance with the requirements of the local authority

01	2026.05.25	ISSUED FOR SDP SUBMISSION
00	2026.02.10	ISSUED FOR INFORMATION
REV.	DATE	DESCRIPTION



NEW STUDENT ACCOMMODATION HOUSING ON ERF 164, STELLENBOSCH
8 DENNESIG PROJECT

SDP_DRAWINGS	
3D PERSPECTIVES	
DRAWING	
PROJECT NO.	8_DENNESIG
DATE	2026/02/10
DRAWN	DB/GV/KAN/WS
DRAWING No.	22743_CD_001
REVISION	01
ISSUED FOR	INFORMATION

AREA SCHEDULE	
STORY LEVEL	AREA
BASEMENT STOREY	
PASSAGE (CIRCULATION)	52.5m ²
PARKING	833.6m ²
LIFT SHAFT	7.1m ²
LIFT LOBBY	0m ²
REFUSE	0m ²
STAIRS	45.3m ²
SERVICES	22.1m ²
STORAGE	40.6m ²
	1101.2m²
GROUND STOREY	
PASSAGE (CIRCULATION)	56.2m ²
PARKING	867.2m ²
LIFT SHAFT	7.1m ²
LIFT LOBBY	0m ²
REFUSE	28.3m ²
STAIRS	32.8m ²
SERVICES SHAFT	0m ²
STORE	106.7m ²
	1098.3m²
FIRST STOREY	
PASSAGE (CIRCULATION)	74.5m ²
COMMON	52.6m ²
LIFT	7.3m ²
LIFT LOBBY	11.5m ²
OPEN BALCONY	43.5m ²
STAIRS	31.5m ²
SERVICES SHAFT	26m ²
SINGLE UNITS	521.8m ²
	768.7m²
SECOND STOREY	
PASSAGE (CIRCULATION)	74.5m ²
COMMON	52.6m ²
LIFT	7.3m ²
LIFT LOBBY	11.5m ²
OPEN BALCONY	43.5m ²
STAIRS	31.5m ²
SERVICES SHAFT	19.5m ²
DUO UNITS	523.5m ²
	763.9m²
THIRD STOREY	
PASSAGE (CIRCULATION)	74.5m ²
COMMON	52.6m ²
LIFT	7.3m ²
LIFT LOBBY	11.5m ²
OPEN BALCONY	43.5m ²
STAIRS	31.5m ²
SERVICES SHAFT	19.5m ²
DUO UNITS	523.5m ²
	763.9m²
FOURTH STOREY	
COMMON	172 m ²
	172 m²
TOTAL AREA	4668m ²

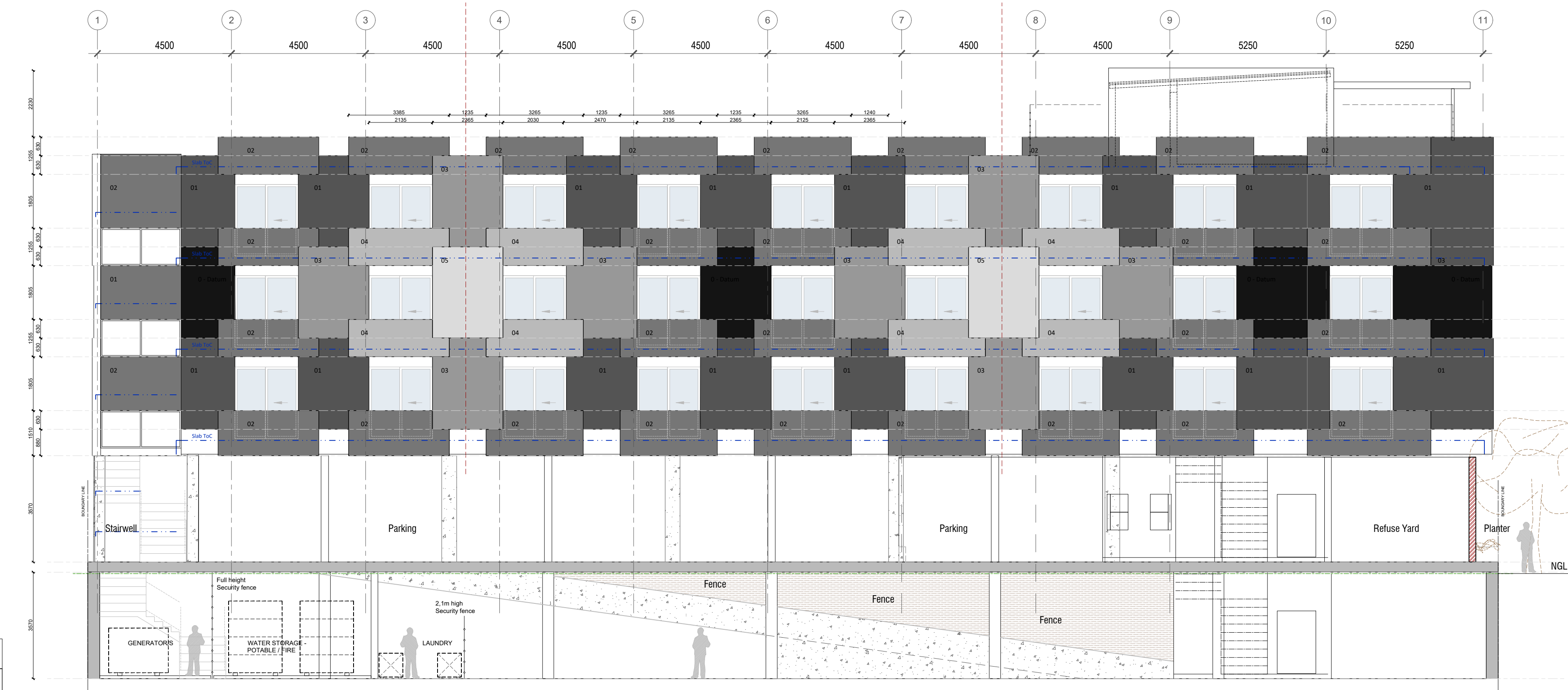
SIGNATURES		
<u>CLIENT</u>	<u>ARCHITECT</u>	<u>ENGINEER</u>
Company	Company	Company
Name	Name	Name
Signature:	Signature:	Signature:

	NEW BRICKWORK PART OF PHASE 1 COMPLETED WORK
	REINFORCED CONCRETE TO ENG. DETAIL AND SPECIFICATION
	90mm THICK DRY WALL PARTITIONING. JOINTS TO BE TAPED & SKIMMED TO BOTH SIDES, WITH NATURAL ANODIZED ALUMINIUM TERMINATION BY SPECIALIST. FINISH TO SPEC - BUILT 150mm ABOVE CEILING LEVEL. ALL DRYWALL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEER DETAILS AND SPECIFICATIONS.
	LINE OF DEMOLISHED/REMOVED STRUCTURE. ALL TO ENGINEERS APPROVAL.

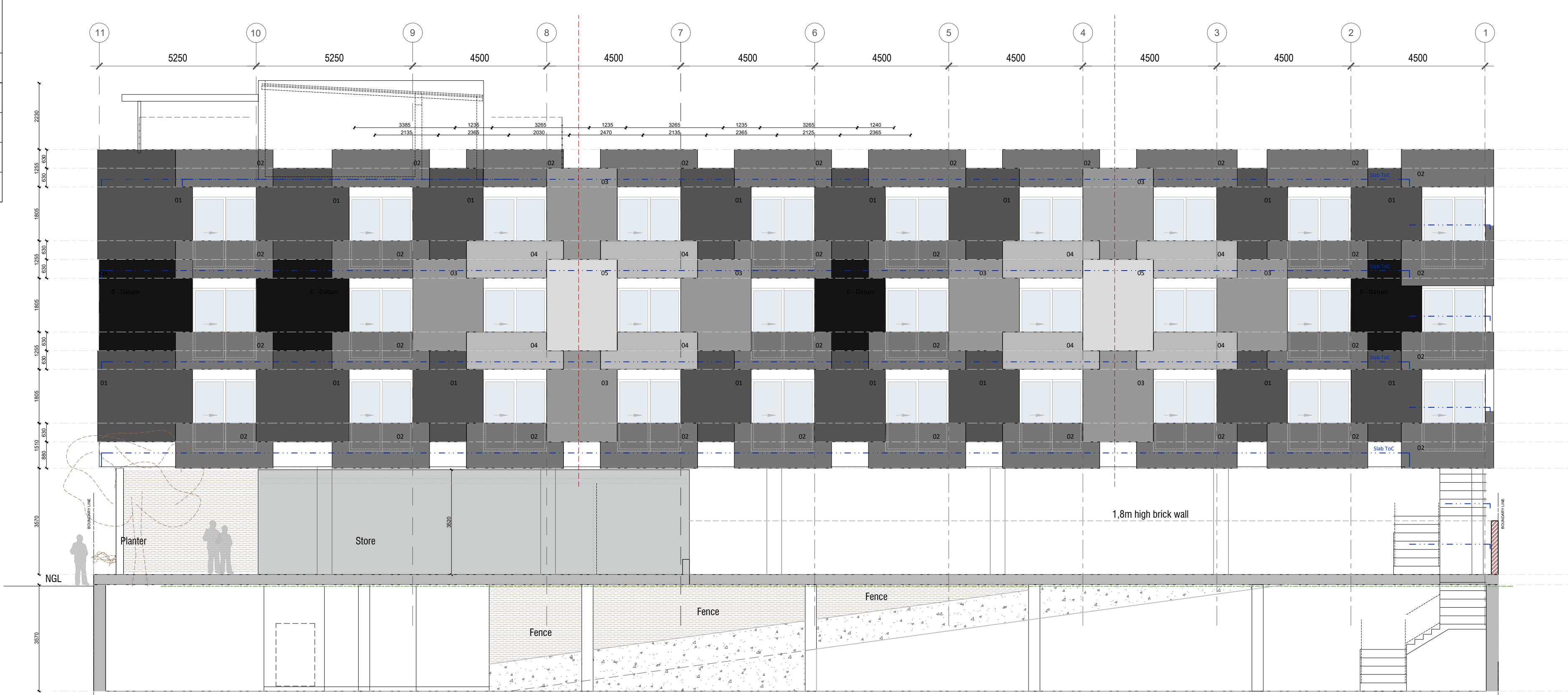
<ul style="list-style-type: none"> • BANKING HALL, OFFICES AND GENERAL WORKING AREAS: 500LUX • TOILETS, KITCHEN, PASSAGES AND STORAGE AREAS: 160LUX
G L A Z I N G N O T E S
<ul style="list-style-type: none"> • GLAZING TO CONFORM TO ALL NBR part 'N', SANS & AAMISA REQUIREMENTS, SAFETY STANDARDS & SANS 0137.. • ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING. • COMPENSATION JOINTS TO WINDOWS TO SPECIALIST DETAILS TO ALLOW FOR DEFLECTION

<ul style="list-style-type: none"> ALL BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400) ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION FOR COUNCIL INFORMATION ONLY
V E N T I L A T I O N N O T E S
<ul style="list-style-type: none"> HABITABLE AREAS: FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5L/S/PERSON, AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/S. WATER CLOSETS: AIR TO BE EXTRACTED TO EXTERNAL AT A RATE OF 20L/S/PERSON PER FITMENT (COMMERCIAL/INDUSTRIAL PREMISES)

<p>Formula for Refuse Area: Weekly Waste Volume (m³) = Waste Bin (m²) = Total Required Bins Total Required Bins x Wheelie Bin Square Meter + 20% Circulation space = Total Refuse Area Required</p> <p>Formula for Calculating Weekly Waste Volume: (Floor Area x Generation Factor) ÷ 100 = Weekly Waste Volume (m³)</p> <p>9 Bins (Required) 10 Bins (Provided)</p> <p>Total Square Meters Required = 50m² Total Square Meters Provided = 20m²</p>	<p>Weekly Waste Generation Info: Residential: 0.1425m³ Wheelie Bin Info: Standard Wheelie Bin Square Meter = 0.4m² Standard Wheelie Bin Cubic Meter = 0.24m³</p> <p>Floor Area Calculation: Single unit (684.5m²) x Duo unit (523.5m² x 2) = 1731.9m²</p> <p>Weekly Waste Calculation: (1731.9m² x 0.1425m³/100) = 2.46m³ per week</p> <p>Bins Calculation: (2.46m³ ÷ 0.24m³) = 10.25Bins</p> <p>Refuse Area Calculation: (10 Bins x 0.4m²) + 20% = 5m²</p>
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TYPICAL EAST ELEVATION
SCALE 1:100 [A1]



TYPICAL WEST ELEVATION
SCALE 1:100 [A1]

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GENERAL NOTES

BASED ON THE NBR AND SANS 10400(X) CODE OF PRACTICE

B - STRUCTURAL NOTES:
The design of structural elements and components will be carried out by a professional engineer who has certified that the design complies with the requirements of the NBR.

C - ROOM DIMENSIONS
Habitable rooms will have a floor area of not less than 6m², a minimum horizontal dimension of not less than 2m and a minimum height of 2.4m.

D - PUBLIC ENTRY
The edge of any change of level more than 1m above any adjacent level is provided with a balustrade or parapet wall not less than 1m high and such balustrade will not have any openings larger than 100mm.

E - SITE OPERATIONS
All site operations, including protection of the public, will be executed in strict accordance with all of the rules under the supervision of the architect and the engineer. Approved safety facilities for all personnel will be available at the construction site. The duration of the duration of the building operations. Soil positioning, the ground area prescribed in code of practice sabs 0124 shall be treated in accordance with the recommendations of SABS 0104.

F - PARTS G, H & K will be designed by a professional engineer and will be executed in strict accordance with the NBR and SANS 10400. Approved OPC (as SABS 248 502-1-238) Extending to the ground level will be installed at all walls at the level at the top of the surface bed at least 150mm above the adjoining ground and at all levels above ground. Approved waterproof membranes to be fitted where a wall of a room is contact with the ground. Roofs to be anchored to walls in compliance with clause K13.3 of the NBR.

L - ROADS
See sections and roof plans for notes and details. all, thatching to adhere strictly to minimum specifications for thatching as drawn on the drawings of the south african thatchers association (sata), the cat's guide to good thatching practice and the new SANS 10407:2004 on thatch roof construction.

M - STAIRWAYS
Stairways will comply with the regulations and the deemed to satisfy rules of part m of the national building regulations and SABS CODE OF PRACTICE 0400.

N - GLAZING
Glazing will comply with the regulations and the deemed to satisfy rules of part n of the NBR and SANS CODE OF PRACTICE 10400.

O - LIGHTING AND VENTILATION
Habitable rooms to be provided with windows. The total area of any such window is to be not less than 10% of the area of the room by it for natural light, and such window will be provided with opening sections for natural ventilation the total area of which will not be less than 5% of the floor area of the room, or 0.2m², whichever is the greater.

P - DRAINAGE
Single stack and 2 pipe systems as shown comprising the following: the national regulations and comprising the following: 1000 Discharge systems, soil discharge pipes, drains and stack vents of approved material. 50mmSD Soil discharge pipes to units. 400mm Waste discharge pipes to street and basins. All drains and stacks to be discharging to single stacks, gully to comply with p28. All waste things to have resealing traps, waste seals and traps to be provided. Access to the drainage installation is to be provided by adequately marked and protected and permanently accessible rodding eyes at all changes of direction, within 1.5m of the drain connection to the sewer at the highest point of the drain and at 20m intervals along the line of the drain. Inspection eyes at all bends and junctions. All falls on rain are to be 1:60.

R - STORM WATER DISPOSAL
A complete storm water control and disposal system based on a national design will be refutilicated on site.

T - FIRE PROTECTION
Fire protection plans shall be prepared as required.

W - FIRE INSTALLATION
Fire installation to be provided in accordance with the requirements of the local authority

01	2026.05.25	ISSUED FOR SDP SUBMISSION
00	2026.02.10	ISSUED FOR INFORMATION
REV.	DATE	DESCRIPTION

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W W W . V U E . I N K

**NEW STUDENT
ACCOMMODATION HOUSING ON
ERF 164, STELLENBOSCH**
*8 DENNESIG
PROJECT*

SDP_DRAWINGS

SOUTH & EAST
ELEVATIONS

DRAWING

PROJECT NO.

8_DENNESIG

DATE

2026/02/10

DRAWN

DB/GV/KAN/WS

DRAWING No.

22743_CD_401

REVISION

01

ISSUED FOR

INFORMATION

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion	ERF 164	Site Area	1120m²
Township	STELLENBOSCH	Title Deed No.	
ZONING INFORMATION			
Town Planning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2019		
Zoning rights	USE ZONE VIII: MULTI-UNIT RESIDENTIAL ANNEXURE NO.: N/A		
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Achieved	
4 STOREYS	Height - @16.8m Above NGL	Basement, GF & 4 Storeys	
50% (@560 m²)	Coverage (Ground)	76.5% (@856 m²)	
75% (@840 m²)	F.A.R. (Ground,1,2,3 & Roof)	205% (@2302m²)	
BUILDING LINES			
4.5 Meters	SOUTH BOUNDARY (ALL LEVELS)	0.25 Meters	
4.5 Meters	EAST BOUNDARY (GROUND STOREY)	3.5 Meters	
4.5 Meters	WEST BOUNDARY (FIRST STOREY)	3.5 Meters	
6.0 Meters	EAST BOUNDARY (SECOND STOREY AND ABOVE)	3.5 Meters	
4.5 Meters	NORTH BOUNDARY (GROUND STOREY)	0.25 Meters	
4.5 Meters	NORTH BOUNDARY (FIRST STOREY)	0.25 Meters	
6.0 Meters	NORTH BOUNDARY (SECOND STOREY AND ABOVE)	0.25 Meters	
PARKING PROVISION			
Parking Bays Requirements	Number of Units	Parking Bays Provided	
Required Provisions : 55.5 bays	1 bed, @21 Units (1.5 / unit)	Car Parking Bays = 54	
: 61.5 bays	2 bed, @16 Units (1.5 / unit)	Car Paraplegic Bays = 2	
	Total Units: 37	+ 12 Motorcycle Bays = (3)	
		+ 15 Bicycle Bays = (2.5)	
Total Car Parking Bays - Covered		32 Parkings	
Total Car Parking Bays - Open		24 Parkings	
Total Motorcycle Parking Bays (1:4 Ratio)		12 Parkings (@3)	
Total Bicycle Parking Bays (1:6 Ratio)		15 Parkings (@2.5)	
Total Additional - Parking Bays		6 Parkings	

AREA SCHEDULE	
STOREY LEVEL	AREA
BASEMENT STOREY	
PASSAGE (CIRCULATION)	52.5m²
PARKING	833.6m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	0m²
STAIRS	45.3m²
SERVICES	122.1m²
STORAGE	40.6m²
	1101.2m²
GROUND STOREY	
PASSAGE (CIRCULATION)	56.2m²
PARKING	867.2m²
LIFT SHAFT	7.1m²
LIFT LOBBY	0m²
REFUSE	28.3m²
STAIRS	32.8m²
SERVICES SHAFT	0m²
STORE	106.7m²
	1098.3m²
FIRST STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	26m²
SINGLE UNITS	521.8m²
	768.7m²
SECOND STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
THIRD STOREY	
PASSAGE (CIRCULATION)	74.5m²
COMMON	52.6m²
LIFT	7.3m²
LIFT LOBBY	11.5m²
OPEN BALCONY	43.5m²
STAIRS	31.5m²
SERVICES SHAFT	19.5m²
DUO UNITS	523.5m²
	763.9m²
FOURTH STOREY	
COMMON	172 m²
	172 m²
TOTAL AREA	4668m²

STRUCTURE LEGEND	
	NEW BRICKWORK PART OF PHASE 1 COMPLETED WORK
	REINFORCED CONCRETE TO ENG. DETAIL AND SPECIFICATION
	90mm THICK DRY WALL PARTITIONING. JOINTS TO BE TAPED & SKIMMED TO BOTH SIDES, WITH NATURAL ANODIZED ALUMINIUM TERMINATION BY SPECIALIST. FINISH TO SPEC - BUILT 150mm ABOVE CEILING LEVEL. ALL DRYWALL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEER DETAILS AND SPECIFICATIONS.
	LINE OF DEMOLISHED/REMOVED STRUCTURE. ALL TO ENGINEERS APPROVAL.

APPROVAL STAMPS		
SIGNATURES		
CLIENT	ARCHITECT	ENGINEER
Company:	Company:	Company:
Name:	Name:	Name:
Signature:	Signature:	Signature:

