

NOTICE OF LAND DEVELOPMENT

APPLICATION FOR PERMANENT DEPARTURE AND THE AMENDMENT OF CONDITION OF APPROVAL ON ERF 17472, STELLENBOSCH

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

Application Property Address:	Welgevonden Link Road, Stellenbosch
Application Property Number:	Erf 17472, Stellenbosch
Applicant:	JV Planning Consultants 18 Mountain Fern Crescent, Somerset West 7130 Tel. 0828216365 Email: jacques.volschenk10@gmail.com
Owner:	Evening Shade Properties 109 (Pty) Ltd. Ground Floor, Tyger Valley Chambers 5, 27 Willie van Schoor Ave., Bellville 7530 Tel. 0817447736 Email: johann@dowhatyoulove.co.za
Application Reference:	TP1729/2026

Description of land development proposal:

Application is made in terms of Section 15 of the Stellenbosch Municipality Land Use Planning By-Law, on Erf 17472, Stellenbosch for the following:

- a) The amendment of condition 3.2 imposed in respect of the approval dated 29 May 2025 in terms of the relevant By-Law.
- b) A permanent departure to increase the number of permitted storeys in buildings B, C, D, E, F, G and I from 4 to 5 storeys, as illustrated on the site development plan, in terms of the relevant By-Law.

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: JV Planning Consultants (Att.: Jacques Volschenk; jacques.volschenk10@gmail.com). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **19 October 2026**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (082 821 6365) during normal office hours.

Yours faithfully

JL VOLSCHENK
B Tech, Pr Pln (TRP SA)
A/208/2010

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK OM PERMANENTE AFWYKING EN DIE WYSIGING VAN GOEDKEURINGSVOORWAARDE OP ERF 17472, STELLENBOSCH

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

Adres van aansoek eiendom:	Welgevonden Skakelpad, Stellenbosch
Aansoek eiendom beskrywing:	Erf 17472, Stellenbosch
Aansoeker:	JV Planning Consultants 18 Mountain Fernsingel, Somerset-Wes 7130 Tel. 0828216365 Epos: jacques.volschenk10@gmail.com
Eienaar:	Evening Shade Properties 109 (Pty) Ltd. Grondvloer, Tygervallei Kammers 5, 27 Willie van Schoorlaan., Bellville 7530 Tel. 0817447736 Epos: johann@dowhatyoulove.co.za
Aansoek Verwysing:	TP1729/2026

Besonderhede van die grondgebruiksaansoek:

Aansoek word gemaak ingevolge Artikel 15 van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, op Erf 17472, Stellenbosch vir die volgende:

- a) Die wysiging van voorwaarde 3.2 opgelê met betrekking tot die goedkeuring van 29 Mei 2025 ingevolge die relevante Verordening.
- b) 'n Permanente afwyking om die aantal toegelate verdiepings in geboue B, C, D, E, F, G en I van 4 na 5 verdiepings te verhoog, soos aangedui op die terreinontwikkelingsplan, ingevolge die relevante Verordening.

Kennis word hiermee gegee in terme van die voorskrifte van Artikel 46 van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, 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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: JV Planning Consultants (Vir Aandag: Jacques Volschenk, jacques.volschenk10@gmail.com). Deur 'n beswaar, kommentaar of verdoel te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **19 Oktober 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 (082 821 6365) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

JL VOLSCHENK
B Tech, Pr Pln (TRP SA)
A/208/2010

18 September 2026

EXECUTIVE SUMMARY

APPLICATION FOR PERMANENT DEPARTURE AND THE AMENDMENT OF CONDITION OF APPROVAL ON ERF 17472, STELLENBOSCH

The purpose of the application is to allow for the development of several residential apartment blocks with parking on the ground floor underneath the buildings.

In particular, application is made for the following:

- a) Application is made, in terms of Section 15(2)(h) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the amendment of condition 3.2 imposed in respect of the approval dated 29 May 2025;
- b) Application is made, in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a permanent departure to increase the number of permitted storeys in buildings B, C, D, E, F, G, H and I, from 4 to 5 storeys, as illustrated on the site development plan.

The application described in this report is illustrated by the drawings included under Annexure 1.

1 LOCATION AND CONTEXT

The property is situated in the northern extremity of the neighbourhood of Cloetesville in Stellenbosch. The property falls within the demarcated urban edge and outside the historical core of Stellenbosch town and the Stellenbosch Urban Conservation Area, as identified in the Stellenbosch Zoning Scheme By-Law, 2023. The property is also not located adjacent to any demarcated scenic routes.

The property is bordered by the Welgevonden Link Road to the north, Lang Road to the east, the railway line to the west and the established Cloetesville neighbourhood to the south. To the west of the railway line is a residential development (i.e. Nuutgevonden Estate) which comprises of multi-storey residential apartments, and single title residential dwellings. To the east of Lang Road, opposite the property, is the Gevonden Estate, a small and secure residential complex.

The property has a reasonable slope. Over the length of the property there is a $\pm 13\text{m}$ height difference as the property slopes down from its highest point in the northwestern corner (on the corner of Welgevonden Link Road and Lang Road) to the southeastern corner along the railway line. It is also in this corner where the stormwater facilities associated with the development are located.

Access to the property is readily available off the Welgevonden Link Road. The latter road connects to the R304 to the west via a signalized intersection. The centre of Stellenbosch town is approximately 4km to the south via the R304.

The site clearance for the project originally commenced during early 2021. However, this clearance was stopped shortly thereafter and recommenced momentarily in 2024, whereafter it stopped again shortly thereafter. Site clearance resumed again at speed in early 2026. The property is currently a

hive of activity with earth clearing activities and setting out of apartment blocks. Construction of the first few apartment blocks in the northern portion of the property is to commence shortly.



Figure 1: The southern view of the property as viewed from the Welgevonden link road.

The property was previously the subject of a development application which was approved by Stellenbosch Municipality in 2019. On 29 May 2025, the authorized official at Stellenbosch Municipality granted a further approval which provided for:

- The rezoning from Subdivisional Area to Multi-Unit Residential Zone;
- A parking departure to provide 1.25 parking bays per unit in lieu of 1.5 parking bays per unit;
- A departure to relax the Floor Area Ratio of 0.93 in lieu of the permitted 0.75 Floor Area Ratio; and
- A departure to permit 5 storey buildings in lieu of a 4 storey building, for buildings A, J, K and L.

2 PROPERTY DETAILS

The property was previously referred to as Portion 20 of the Farm No. 82, Stellenbosch. However, the property has since been reclassified and is currently referred to in the title deed as Erf 17472, Stellenbosch, situated in the Municipality and Division Stellenbosch, Western Cape Province. The property details, as per the title deed and municipal records, are summarized in the table below.

Table 1: Property Details.

PROPERTY DESCRIPTION	SIZE	TITLE DEED	ZONING	OWNER
Erf 17472, Stellenbosch, in the Municipality and Division Stellenbosch, Province Western Cape	3.1047ha	T41873/2008	Multi-Unit Residential Zone	Evening Shade Properties 109 (Pty) L.td

The property is held under title deed no. T41873/2008. In terms of the same, there are no restrictive title deed conditions which might prevent the proposal as envisaged.

The property is zoned *Multi-Unit Residential Zone* in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2023. This zoning provides for the intended use of the property. The zoning scheme By-Law also imposes certain building development parameters to adhere to. The development parameters, which apply to Multi-Unit Residential Zone, the approved departures and the comparative development proposal are listed in the table below.

PARAMETER	ZONING SCHEME (2023)	APPROVED	PROPOSAL COMPLIANCE
Zoning	Multi-Unit Residential Zone	Multi-Unit Residential Zone	Multi-Unit Residential Zone
Primary Use	... Flats	Flats	Flats
Coverage	50%	28.7%	28.7%
Floor Area	0.75	0.93	0.93
Height	4 storeys	5 storeys	5 storey
Street Building Line	4.5m	5.0m	5.0m
Common Building Line	Ground floor: 4.5m First floor: 4.5m Second floor: 6.0m	20m	20m
Parking	1.5 bays / dwelling unit	1.25 bays / dwelling unit	1.83 bays / dwelling unit

3 DESCRIPTION OF ACTIVITY

During the consideration of the application in 2025, the Stellenbosch Municipality had regard for several aspects critical to the assessment of a revised development proposal, including the adoption of the Inclusionary Zoning Policy by the Stellenbosch Council. This document presented a significant policy requirement that had to be complied with. Said policy required the introduction of inclusionary housing units as part of the development. In effect, this meant that the layout had to be amended to reflect the introduction of 50 inclusionary housing units.

Owing to the financial viability of the project, these units were provided at the cost of parking bays. As a result, the under provision of parking to provide 1.25 bays per unit in lieu of the required 1.5 bays per unit was approved. In practical terms, parking was provided in some instances underneath the buildings, at ground level, whilst the apartment blocks (blocks A, J, K and L) were raised by one level to accommodate this parking arrangement. This, in turn, required a further departure from the provisions of the Zoning Scheme By-Law in order to develop 5 storey building in lieu of 4 storeys.

The current proposal follows a similar trend. The application described in this report aims to respond to market requirements and, in doing so, increase the viability and desirability of the project by allocating more parking bays to 2-bedroom units. This resulted in the remaining apartment blocks also being raised by one storey to accommodate additional parking on ground level. The blocks applicable to this application are Block B, C, D, E, F, G, H and I.

It is contended that the increased height of the apartment blocks will not significantly impact the visual impact of the development as the property has a height difference of $\pm 13\text{m}$ between the highest and lowest points. Blocks B, C and D, along the eastern boundary (i.e. Lang Road), will also be cut into the earth to create level platforms. The parking underneath these blocks will therefore appear as semi-basements. Landscaping in the form of trees and shrubs will also be planted along the street boundary – in accordance with the approved landscaping plan, thereby further reducing the overall appearance of these buildings.

Blocks E, F, G, H and I are located along the southern boundary of the property. These blocks are in excess of 20m from the common boundary. It is also recognized that mature trees will be planted along the southern perimeter boundary to mitigate any potential negative impact that the buildings might have on the surrounding land uses. It is contended that the height increase of the blocks along the southern boundary will therefore be negligible.

Further to the above, the section below illustrates that Block D in the southeastern corner of the property will be approximately 2m lower than Block B in the northeastern corner. The other blocks along the southern boundary (i.e. Blocks E-I) are expected to all be slightly lower than the aforementioned, owing to the sloping nature of the property. Block I, for example, will be approximately 6.7m below Block B.

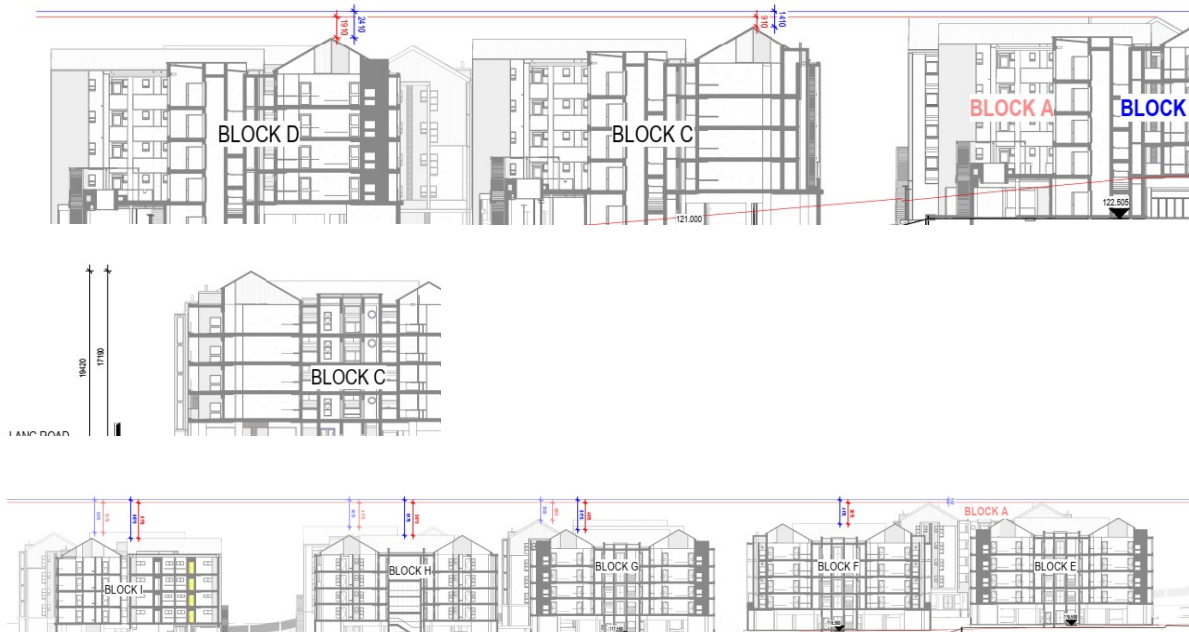


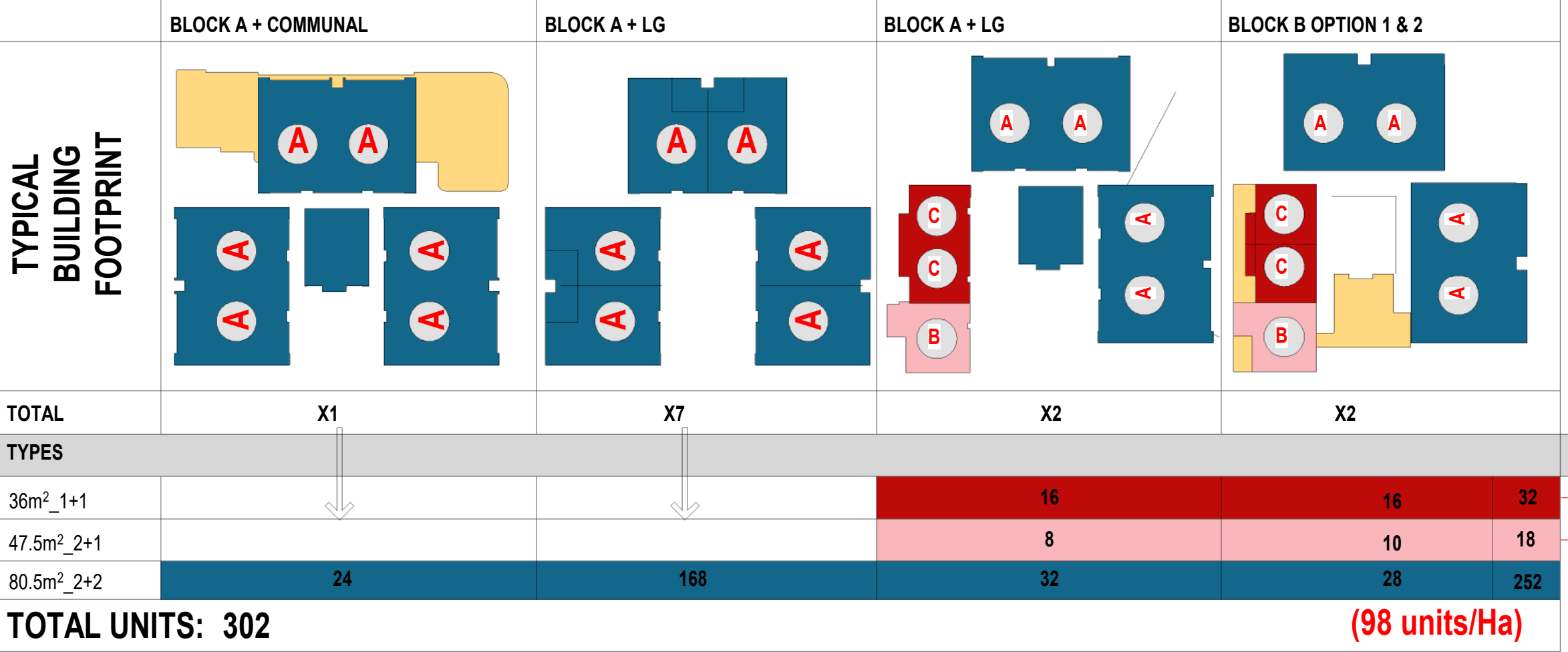
Figure 2: Schematic section through the property showing the height differences between the Blocks. The blocks along the eastern boundary (top and middle) and along the southern boundary (bottom) are illustrated.

4 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- The desirability of the project was already assessed by the Municipality. The current proposal aims to increase the desirability and viability of the project by adding additional parking bays for residents and visitors.
- The proposal will contribute to the creation of employment opportunities during the construction phase and operational phaser thereby minimizing the poverty gap. In addition, the proposal will contribute to the creation of additional business sales and an increased GGP.
- The proposal is consistent with municipal policy and the Spatial Development Framework.
- The current application does not alter the development outcome previously approved.
- The proposed height departure will not result in any negative impact on the existing streetscape due to the building being set back from the Welgevonden Link Road and being cut into the earth along Lang Street. The property is also located below the road levels and the property slopes away from the roads in a southwesterly direction.
- No infrastructural or road upgrades will be required for the current application.

TYPICAL SITE DEVELOPMENT PLAN - APPENDIX A



BUILDING NRS	TYPE	HEIGHT
A	A + CLUB HOUSE (CH)	5 Storeys
J K E F G H I	A + Lower Ground (LG)	5 Storeys
B C D	B + Lower Ground (LG)	4 Storeys + basement parking
L	B + Lower Ground (LG)	5 Storeys

BLOCK NRS	BLOCKS	NORMAL UNITS	INCLUSIONARY HOUSING UNITS
A, E, F, G, H, I, J, K	8	24	0
B, C, L	3	16	12
D	1	12	14
TOTAL		252	302

COVERAGE:
BLOCK TYPE A+LG: 719m² X 7 = 5033m²
BLOCK TYPE B OPTION 1: 749.94m² X 2 = 1499m²
BLOCK TYPE B OPTION 2: 696m² X 2 = 1392m²
BLOCK TYPE A+CH: 935.4m² X 1 = 935.2m²
GATE HOUSE: 340m²

ERF SIZE:
31047m² (3.1047ha)

GREEN AREA:
8100m² (26%)

PARKING:
TOTAL PROVIDED: 554
COE: 1.25 RATIO
(AS PER INCLUSIONARY HOUSING AGREEMENT)
302 (UNITS) X 1.25 = 377.5

TOTAL FLOOR AREA:
BLOCK TYPE A + CH - 2946.87m² (x1) = 2946.87m²
BLOCK TYPE A + LG - 2603.33m² (x7) = 18223.31m²
BLOCK TYPE B + LG OPTION 1 - 2482.94m² (x2) = 4 965.88m²
BLOCK TYPE B + LG OPTION 2 - 2477.33m² (x2) = 4 954.66m²
GATEHOUSE - 116.31m²
TOTAL: 31207.03m²

% OF TOTAL FLOOR AREA (ALL FLOORS) - Council Deductibles (Stellenbosch Municipality: Zoning Scheme By-Law, 2019 (Amended 2023) Pg. 8):

30 509.5 - 1723m² = 28 786.5m²
28 786.5 / 31047m² (ERF SIZE) X 100 = 93%
FAR: 0.93

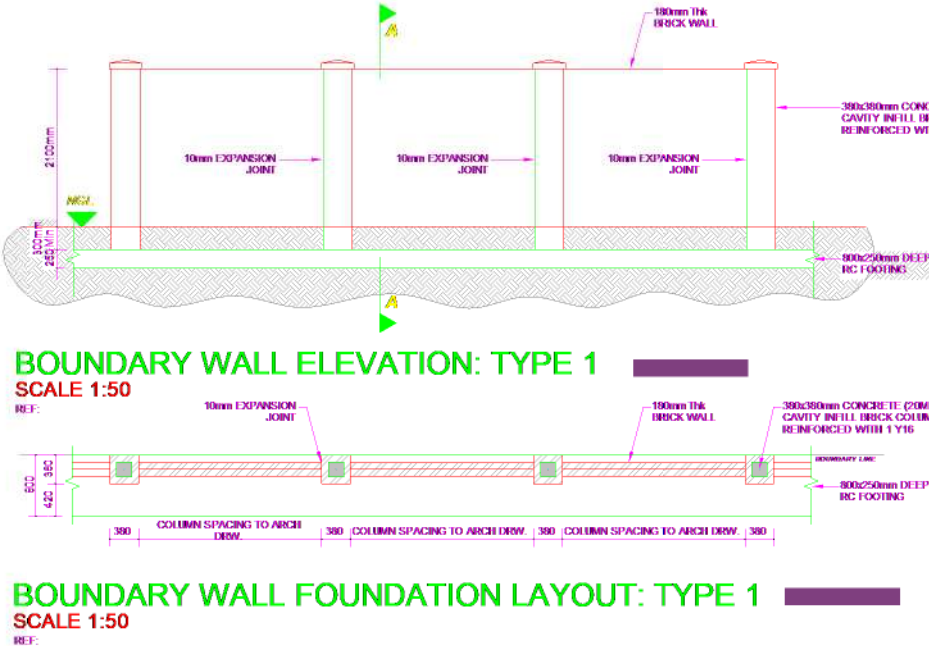
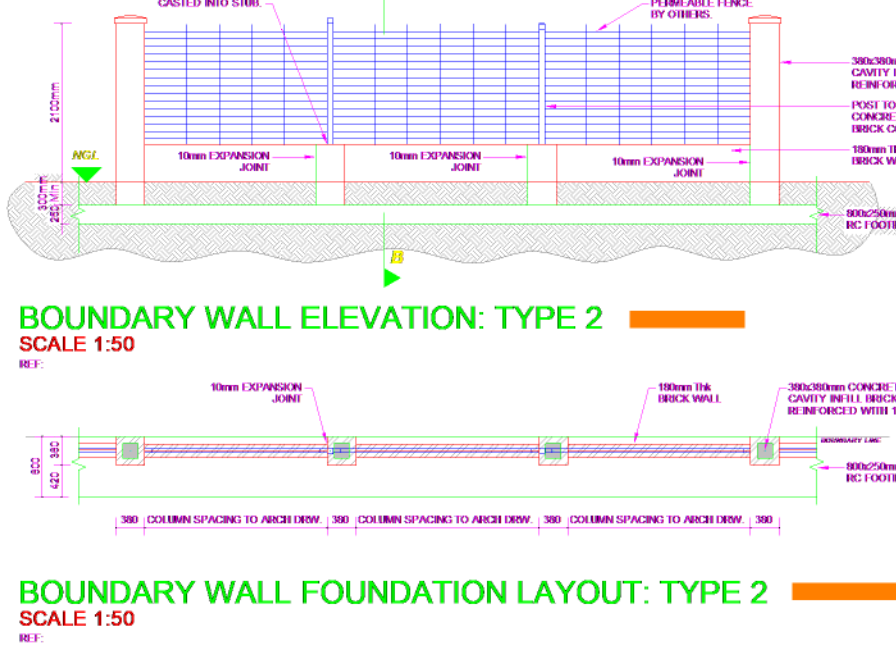
GENERAL DEVELOPMENT PARAMETERS	ALLOWED	ACTUAL	COMPLY or NOT
COVERAGE	50%	28.7	YES
HEIGHT	4 STOREYS	4 STOREYS / 4 STOREYS + BASEMENT PARKING / 5 STOREYS	No. Refer to application from Townplanner
FLOOR AREA	93%	93%	YES
PARKING RATIO	1.25	554 parkings / 302 units = 1.83	YES

Gross Floor Area	Units	Covered Patio & Balconies	Passages	Lift, Stairs, Refuge	Communal area	Total per block	Total blocks	Total per block
Block Type A Stilts	1807.50	273.16	238.34	59.27	58.63	2 378.27	7	16 647.89
Block Type B Stilts Option 1	1633.14	272.32	298.91	56.67	57.99	2 319.03	2	4 638.06
Block Type B Stilts Option 2	1631.65	281.08	253.25	56.67	57.99	2 280.64	2	4 561.28
Block Type A And Clubhouse	1807.50	273.16	238.34	58.29	347.50	2724.29	1	2724.29
	8 702.2	1 402.44	1 251.74	285.61	573.86	12 361.02	12	28 571.52
Gatehouse								214.98
Total								28 786.5

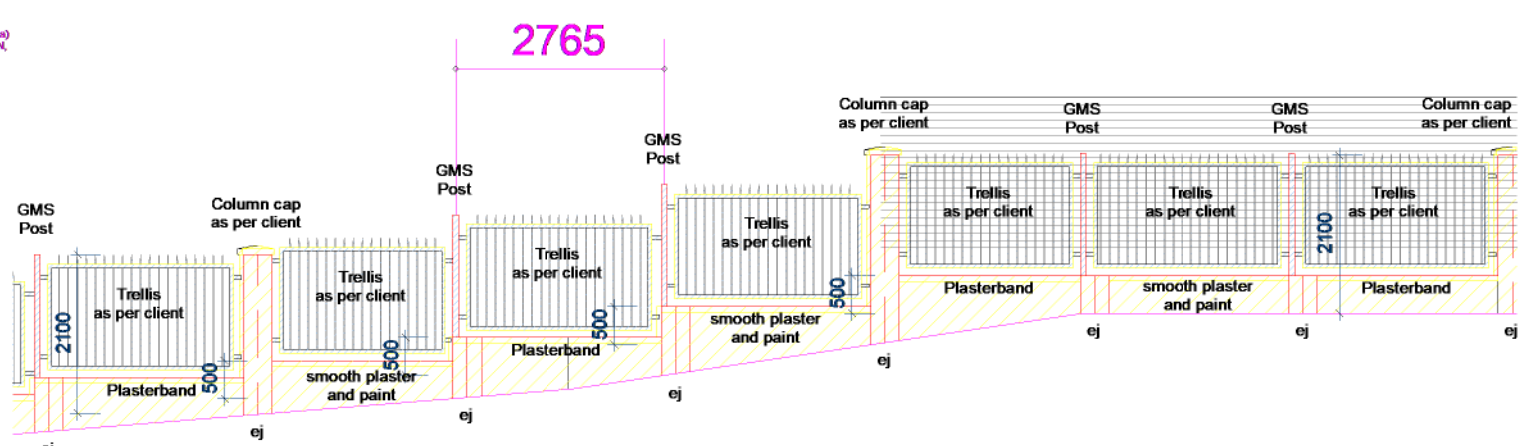
F.A.R = GFA/SITE AREA
F.A.R = 28 786.5 / 31047
F.A.R = 0.93

PERMISSIBLE:	CONTROL:	ACTUAL:
Factory: 0.472707 Warehouse: 0.379058 Flats: 0.1425 Offices: 0.2258 Shops: 0.92353	f(g) - Generation Factor (m ³ /100m ³ /week)	
	Net Floor Area	18734 m ²
	Calculation formula / week	
f(g) x FA / 100 = volume (m ³)/week	Type of Building	Flats
1x Wheelie bin = 0.24m ³ (0.65 m ³ /bin)	Wheelie bin size	1x Wheelie bin = 0.24m ³ (0.65 m ³ /bin)
0.1425	Generation Factor	0.1425
Required = 26.69595 m ³	Refuse area Volume(m ³)	Provided = 27.36 m ³ @ 0.24 m ³ /bin
Required = 111 Wheelie bins @ 0.24 m ³ /bin	Total Wheelie bins	Provided = 114 Wheelie bins @ 0.65 m ³ /bin
Required = 72.15 m ² @ 0.65 m ³ /bin	Refuse area Size m ²	Provided = 74 m ²

UNIT TYPE:	FLOOR AREA:	UNIT TYPE:	FLOOR AREA:	UNIT TYPE:	FLOOR AREA:
2+2 (2 Bed, 2 Bath)	Unit: 75.42m ² Patio: 11.42m ² Total: 86.84m ²	2+1 (2 Bed, 1 Bath)	Unit: 42.15 Patio: 4.81 Total: 46.96m ²	1+1 (1 Bed, 1 Bath)	Unit: 31.84m ² Patio: 5.2m ² Total: 37.04m ²
TOTAL: 302					



ENLARGED VIEWPORT - MASONRY WALL
SCALE 1:100



ENLARGED VIEWPORT - PALISADE WALL
SCALE 1:100



General notes

This drawing must not be scaled. The contractor to check all dimensions, levels and steps are to be checked and verified on site before commencing with any work or shop drawings. The design shown on this drawing is copyright protected and remains the property of the architect.

Any indistinctness or in discrepancies must immediately be pointed out to the architect for verification or explanation before any construction can commence.

Quality of materials and workmanship to comply with the latest relevant codes and specifications of SABS and NBR and the minimum standards of standard.

Preliminaries (JBC) and model preambles for trades (1999-ASAS) and where applicable. All construction must comply with the national building regulations (act no 103 of 1977) including all amendments as well as the by-laws of the local authorities.

Foundations to all boundary walls are not to encroach boundary all electrical and plumbing work is to be carried out by a registered tradesman.

Brickforce is to be installed every 5 courses of brickwork provide dpc to wall at slab level, under all cills and to all changes in floor levels.

Circulation

ROADS AND STORMWATER		REFUSE
WATER AND SANITATION		ENVIRONMENTAL MANAGEMENT
CITY PARKS AND RECREATION		TRANSPORTATION
ELECTRICITY		ENVIRONMENTAL HEALTH
FIRE DEPARTMENT		OTHER
LAND USE MANAGEMENT		STRUCTURAL ENG. SIGNATURE
		CIVIL ENG. SIGNATURE
		CLIENT'S SIGNATURE
		ARCHITECT'S SIGNATURE

No.	Description	Date
0	Issued for information	2024-07-02
1	Issued for information	2024-08-10
2	Issued for information	2024-09-11
3	Issued for information	2024-09-26
4	Issued for Council Submission	2024-09-30
5	Issued for Council Submission	2024-10-07
6	Issued for information	2025-03-17
7	Issued for Council Submission - Phase 1	2025-04-24
8	Issued for Council Submission	2025-11-26
9	Issued for Construction	2026-01-28
10	Issued for Construction	2026-02-19
11	Issued for Construction	2026-02-20
12	Issued for Council	2026-06-03
13	Issued for Council	2026-06-08

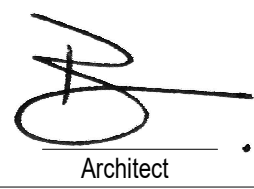
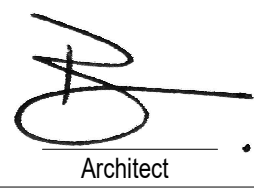
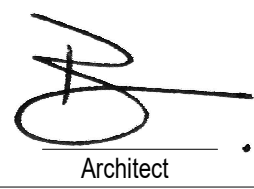
OAKHILLS ESTATE
PROPOSED NEW SITE DEVELOPMENT PLAN FOR OAKHILLS ESTATE on PORTION 20 OF FARM NUMBER 82 STELLENBOSCH DIVISION

FOR CONSTRUCTION

OAKHILLS ESTATE

COUNCIL SITE DEVELOPMENT PLAN

EVENING SHADE PROPERTIES 109 (PTY) LTD

Client:  Architect:  Engineer: 

KUNZ RAUBENHEIMER ARCHITECTS

082 551 6507
info@kr-architects.co.za
SACAP REG.
Pr ARCH 21230

REVISION NO. 13

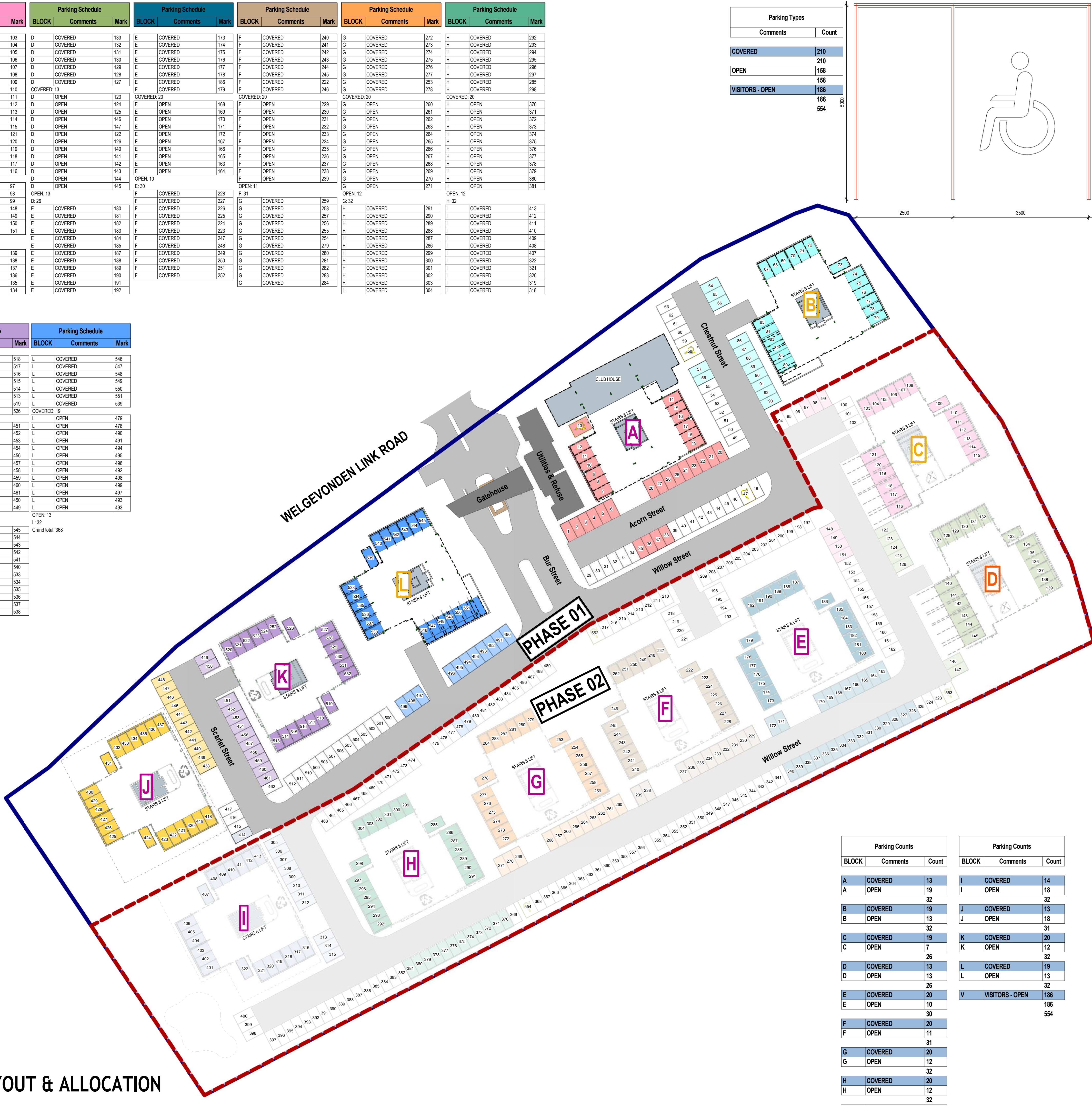
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Parking Schedule			Parking Schedule			Parking Schedule			Parking Schedule			Parking Schedule			Parking Schedule			Parking Schedule			Parking Schedule		
BLOCK	Comments	Mark	BLOCK	Comments	Mark	BLOCK	Comments	Mark	BLOCK	Comments	Mark	BLOCK	Comments	Mark	BLOCK	Comments	Mark	BLOCK	Comments	Mark	BLOCK	Comments	Mark
A	COVERED	7	B	COVERED	85	C	COVERED	103	D	COVERED	133	E	COVERED	173	F	COVERED	240	G	COVERED	272	H	COVERED	292
A	COVERED	8	B	COVERED	80	C	COVERED	104	D	COVERED	132	E	COVERED	174	F	COVERED	241	G	COVERED	273	H	COVERED	293
A	COVERED	9	B	COVERED	81	C	COVERED	105	D	COVERED	131	E	COVERED	175	F	COVERED	242	G	COVERED	274	H	COVERED	294
A	COVERED	10	B	COVERED	82	C	COVERED	106	D	COVERED	130	E	COVERED	176	F	COVERED	243	G	COVERED	275	H	COVERED	295
A	COVERED	11	B	COVERED	83	C	COVERED	107	D	COVERED	129	E	COVERED	177	F	COVERED	244	G	COVERED	276	H	COVERED	296
A	COVERED	12	B	COVERED	84	C	COVERED	108	D	COVERED	128	E	COVERED	178	F	COVERED	245	G	COVERED	277	H	COVERED	297
A	COVERED	13	B	COVERED	67	C	COVERED	109	D	COVERED	127	E	COVERED	186	F	COVERED	222	G	COVERED	253	H	COVERED	285
A	COVERED	19	B	COVERED	68	C	COVERED	110	COVERED: 13			COVERED: 20			COVERED: 20			COVERED: 20			COVERED: 20		
A	COVERED	18	B	COVERED	69	C	COVERED	111	D	OPEN	123	E	OPEN	168	F	OPEN	229	G	OPEN	260	H	OPEN	370
A	COVERED	17	B	COVERED	70	C	COVERED	112	D	OPEN	124	E	OPEN	169	F	OPEN	230	G	OPEN	261	H	OPEN	371
A	COVERED	16	B	COVERED	71	C	COVERED	113	D	OPEN	125	E	OPEN	170	F	OPEN	231	G	OPEN	262	H	OPEN	372
A	COVERED	15	B	COVERED	72	C	COVERED	114	D	OPEN	146	E	OPEN	169	F	OPEN	230	G	OPEN	262	H	OPEN	372
A	COVERED	14	B	COVERED	73	C	COVERED	115	D	OPEN	147	E	OPEN	171	F	OPEN	232	G	OPEN	263	H	OPEN	373
COVERED: 13			B	COVERED	74	C	COVERED	121	D	OPEN	122	E	OPEN	172	F	OPEN	233	G	OPEN	264	H	OPEN	374
A	OPEN	1	B	COVERED	75	C	COVERED	120	D	OPEN	126	E	OPEN	167	F	OPEN	234	G	OPEN	265	H	OPEN	375
A	OPEN	2	B	COVERED	76	C	COVERED	119	D	OPEN	140	E	OPEN	168	F	OPEN	235	G	OPEN	266	H	OPEN	376
A	OPEN	3	B	COVERED	77	C	COVERED	118	D	OPEN	141	E	OPEN	165	F	OPEN	236	G	OPEN	267	H	OPEN	377
A	OPEN	4	B	COVERED	78	C	COVERED	117	D	OPEN	142	E	OPEN	163	F	OPEN	237	G	OPEN	268	H	OPEN	378
A	OPEN	5	B	COVERED	79	C	COVERED	116	D	OPEN	143	E	OPEN	164	F	OPEN	238	G	OPEN	269	H	OPEN	379
A	OPEN	6	COVERED: 19			COVERED: 19			OPEN: 10			OPEN: 11			OPEN: 12			OPEN: 12			OPEN: 12		
A	OPEN	35	C	OPEN	97	OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 12			OPEN: 12			OPEN: 12		
A	OPEN	36	C	OPEN	98	OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 12			OPEN: 12			OPEN: 12		
A	OPEN	37	C	OPEN	99	OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 12			OPEN: 12			OPEN: 12		
A	OPEN	38	C	OPEN	148	OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 12			OPEN: 12			OPEN: 12		
A	OPEN	28	C	OPEN	149	OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 12			OPEN: 12			OPEN: 12		
A	OPEN	27	C	OPEN	150	OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 12			OPEN: 12			OPEN: 12		
A	OPEN	26	C	OPEN	151	OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 12			OPEN: 12			OPEN: 12		
A	OPEN	25	B	OPEN	90	OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7		
A	OPEN	24	B	OPEN	91	OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7		
A	OPEN	23	B	OPEN	92	OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7		
A	OPEN	22	B	OPEN	93	OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7		
A	OPEN	21	B	OPEN	57	OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7		
A	OPEN	20	B	OPEN	66	OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7			OPEN: 7		
OPEN: 19			OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 13			OPEN: 13		
A: 32			B: 32			B: 32			B: 32			B: 32			B: 32			B: 32			B: 32		

Parking Schedule			Parking Schedule			Parking Schedule			Parking Schedule		
BLOCK	Comments	Mark	BLOCK	Comments	Mark	BLOCK	Comments	Mark	BLOCK	Comments	Mark
I	COVERED	317	J	COVERED	423	K	COVERED	518	L	COVERED	546
I	COVERED	316	J	COVERED: 13		K	COVERED	517	L	COVERED	547
COVERED: 14			J	OPEN	448	K	COVERED	516	L	COVERED	548
I	OPEN	315	J	OPEN	447	K	COVERED	515	L	COVERED	549
I	OPEN	314	J	OPEN	446	K	COVERED	514	L	COVERED	550
I	OPEN	313	J	OPEN	445	K	COVERED	513	L	COVERED	551
I	OPEN	312	J	OPEN	444	K	COVERED	519	L	COVERED	539
I	OPEN	311	J	OPEN	443	COVERED: 20			COVERED: 19		
I	OPEN	310	J	OPEN	442	K	OPEN	451	L	OPEN	479
I	OPEN	309	J	OPEN	441	K	OPEN	452	L	OPEN	478
I	OPEN	308	J	OPEN	440	K	OPEN	453	L	OPEN	477
I	OPEN	307	J	OPEN	439	K	OPEN	454	L	OPEN	491
I	OPEN	306	J	OPEN	438	K	OPEN	455	L	OPEN	494
I	OPEN	305	J	OPEN	430	K	OPEN	456	L	OPEN	495
I	OPEN	414	J	OPEN	429	K	OPEN	457	L	OPEN	496
I	OPEN	408	J	OPEN	428	K	OPEN	458	L	OPEN	492
I	OPEN	405	J	OPEN	427	K	OPEN	459	L	OPEN	498
I	OPEN	404	J	OPEN	426	K	OPEN	460	L	OPEN	499
I	OPEN	403	J	OPEN	425	K	OPEN	461	L	OPEN	497
I	OPEN	402	J	OPEN	424	K	OPEN	462	L	OPEN	493
I	OPEN	401	OPEN: 18			OPEN: 12			OPEN: 13		
OPEN: 18			J: 31			K: 32			L: 32		
I	32		K	COVERED	522	L	COVERED	545	Grand total: 368		
J	COVERED	437	K	COVERED	524	L	COVERED	544			
J	COVERED	436	K	COVERED	523	L	COVERED	543			
J	COVERED	435	K	COVERED	522	L	COVERED	542			
J	COVERED	434	K	COVERED	521	L	COVERED	541			
J	COVERED	433	K	COVERED	520	L	COVERED	540			
J	COVERED	432	K	COVERED	527	L	COVERED	540			
J	COVERED	431	K	COVERED	528	L	COVERED	533			
J	COVERED	418	K	COVERED	529	L	COVERED	534			
J	COVERED	419	K	COVERED	530	L	COVERED	535			
J	COVERED	420	K	COVERED	531	L	COVERED	536			
J	COVERED	421	K	COVERED	532	L	COVERED	537			
J	COVERED	422				L	COVERED	538			

 PARKING LAYOUT & ALLOCATION
1 : 500



Parking Types	
Comments	Count
COVERED	210
OPEN	210
OPEN	158
OPEN	158
VISITORS - OPEN	186
VISITORS - OPEN	186
VISITORS - OPEN	554



General notes

This drawing must not be scaled. The contractor to check all dimensions, levels and steps are to be checked and verified on site before commencing with any work or shop drawings. The design shown on this drawing is copyright protected and remains the property of the architect.

Any indistinctness or in discrepancies must immediately be pointed out to the architect for rectification or explanation before any construction can commence.

Quality of materials and workmanship to comply with the latest relevant codes and specifications of SABS and NBR and the minimum standards of standard.

Preliminaries (UBCC) and model preambles for trades (1999-ASAS) and where applicable. All construction must comply with the national building regulations (act no 103 of 1977) including all amendments as well as the by-laws of the local authorities.

Foundations to all boundary walls are not to encroach boundary all electrical and plumbing work is to be carried out by a registered tradesman.

Brickforce is to be installed every 5 courses of brickwork provide dpc to wall at slab level, under all cills and to all changes in floor levels.

Circulation	
ROADS AND STORMWATER	REFUSE
WATER AND SANITATION	ENVIRONMENTAL MANAGEMENT
CITY PARKS AND RECREATION	TRANSPORTATION
ELECTRICITY	ENVIRONMENTAL HEALTH
FIRE DEPARTMENT	OTHER
LAND USE MANAGEMENT	
STRUCTURAL ENG. SIGNATURE	
CIVIL ENG. SIGNATURE	
CLIENT'S SIGNATURE	
ARCHITECT'S SIGNATURE	

Revision Schedule		
No.	Description	Date
0	Issued for Council Submission	2025-08-17
1	Issued for Council Submission	2025-11-26
2	Issued for Council	

General notes

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Any indistinctness or in discrepancies must immediately be pointed out to the architect for rectification or explanation before any construction can commence.

Quality of materials and workmanship to comply with the latest relevant codes and specifications of SABS and NBR and the minimum standards of standard preliminaries (JBCC) and model preambles for trades (1999-ASAQS) and where applicable. All construction must comply with the national building regulations (act no 103 of 1977) including all amendments as well as the by-laws of the local authorities.

Foundations to all boundary walls are not to encroach boundary all electrical and plumbing work is to be carried out by a registered tradesman.

Brickforce is to be installed every 5 courses of brickwork provide dpc to wall at slab level, under all cills and to all changes in floor levels.

Construction notes

Concrete surface bed to Struc. Eng. Specifications to be laid on 250 Y waterproofing membrane laid on well compacted ground fill, compaction layers not to exceed 150mm in thickness.

Brick walls to receive brick forcing at every fifth course.

Top of concrete foundations to be laid 300mm min. below N.G.L all as per Struc. Eng. specifications and drawings.

Virgin soil to be ripped scarified and compacted to at least 90% Mod. AASHTO each layer of fill to be compacted is not to exceed 150mm in depth at a time. Ground under new surface beds shall be treated with approved antitermite and weed poisoning agent.

Timber Roof Structure SA pine in accordance with grades defined by SABS 563 or SABS 1245. The entire roof structure is to be designed under the supervision of a registered Professional Engineer (in accordance with SABS 0163 Code of practice) and SABS 0166 (for loading), and is to include for the design of trusses, all wind and other bracing, runners, bearers, connectors, battens, etc.

All dimensions to be carefully checked on site before any work is done. The roof fabricator is to take all necessary measurements on site before designing, fabricating or erecting the roof structure as the case may be.

Foundations: SANS 10400 Part H - all foundations to be strip foundations.

Damp-proofing: SANS 10400 Part J (J13) and Part K (KK15) - Install 375 micron USB Green damp-proof membrane to underside of all ground slabs and 375 micron "Brickgrip" DPC to all walls with min. 100mm overlaps at all junctions. Install "brickgrip" to all window sills.

Brickwork: SANS 10400 Part K - Bricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be 220mm.

Lintels: Precast concrete lintels to be used over all openings, installed according to main specification.

Plaster work: All internal and external plasterwork to be min. 10mm thick. A test panel to be done to Architects satisfaction, prior to commencement of all plaster work.

Glazing: SANS 10400 Part N - All glazing to be clear unless otherwise specified in Architects details and schedules. Glass thickness according to the following: (unless otherwise indicated)

0.75 Sq.m - 3mm
1.5 Sq.m - 4mm
2.1 Sq.m - 5mm
3.1 Sq.m - 6mm

Revision Schedule		
No.	Description	Date
0	Issued for Construction	2026-01-28
1	Issued for Construction	2026-02-18
2	Issued for Construction	2026-02-20

OAKHILLS ESTATE

PROPOSED NEW SITE DEVELOPMENT PLAN FOR OAKHILLS ESTATE on PORTION 20 OF FARM NUMBER 82 STELLENBOSCH DIVISION

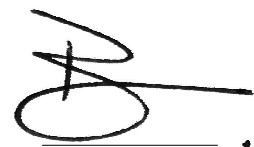
FOR CONSTRUCTION

OAKHILLS ESTATE

SITE PLAN - BUILDING FOOTPRINT

EVENING SHADE PROPERTIES 109 (PTY) LTD

Client


Engineer



082 551 6507 info@kr-architects.co.za	REVISION NO. 2	2026-02-20 09:32:08 CS-103
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SITE PLAN - BUILDING FOOTPRINT
1 : 500

This drawing must not be scaled. The contractor to check all dimensions, levels and steps are to be checked and verified on site before commencing with any work or shop drawings. The design shown on this drawing is copyright protected and remains the property of the architect.

Any indistinctness or in discrepancies must immediately be pointed out to the architect for rectification or explanation before any construction can commence.

Quality of materials and workmanship to comply with the latest relevant codes and specifications of SABS and SBN and the minimum standards of standard specifications (SREC) and model provisions for trades (1999-ASQAS) and where applicable, all preliminary (SREC) and model provisions for trades (1999-ASQAS) and where applicable, all preliminary contracts must comply with the national building regulations (act no 103 of 1977) including all amendments as well as the by-laws of the local authorities.

Concrete surface bed to Struc. Eng. Specifications to be laid on 250 V waterproofing membrane laid on well compacted ground fill, compaction layers not to exceed 150mm in thickness.

Brick walls to receive brick forcing at every fifth course.

Top of concrete foundations to be laid 300mm min. below N.G.L all as per Struc. Eng. specifications and drawings.

Virgin soil to be ripped scarified and compacted to at least 90% Mod. AASHTO each layer of fill to be compacted is not to exceed 150mm in depth at a time.

Ground under new surface beds shall be treated with approved ant/termitte and weed poisoning agent.

1 : 300

1 : 300

1 : 300

1 : 500

1 : 300

[illegible]

**PROPOSED NEW SITE DEVELOPMENT PLAN FOR OAKHILLS ESTATE
PORTION 20 OF FARM NUMBER 82 STELLENBOSCH DIVISION**

OAKHILLS ESTATE


KUNZ RAUBENHEIMER
ARCHITECTS

082 551 6507 info@kr-architects.co.za	REVISION NO. 2	2026-07-10 14:54:00
SACAP REG. Pr ARCH 21230		CS-104