



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/4-8/Erf_13013
15/3/6-8/Erf_11203,327,2654
15/3/10-8/Erf_11203,327,2654

Enquiries:
Mr AJ Burger

27 October 2023

Integrated Development Solutions
6 Collings Road
OOSTERSEE
7500

Attention: Hannes Krynauw Hannes.ids@mweb.co.za

Per Registered Post

Dear Sir/Madam

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL : AMENDMENT OF THE MASTER SITE DEVELOPMENT PLAN REGARDING ERF 13013, MALMESBURY & APPROVAL OF A SITE DEVELOPMENT PLAN FOR ERF 13013, MALMESBURY & DEPARTURES OF DEVELOPMENT PARAMETERS ON ERF 13013, MALMESBURY

Your application, with reference CP23-11203-21, dated 12 June 2023, as amended on 20 September 2023, on behalf of De Zwartland Werf Pty Ltd, refers.

A By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of conditions of approval with regard to the amendment of the master site development plan regarding erf 13013, Malmesbury, is approved in terms of Section 70 of the By-Law.

1. The master site development plan is amended in order to allocate an additional GLA of 1091m² for buildings on erf 13013, Malmesbury to total GLA of 36 699m²

B By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the approval of a site development plan for erf 13013, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

a) Building plans be submitted to the Senior Manager: Development Services for consideration and approval;

2. WATER

- a) Erf 13013 be provided with a single separate water connection;
- b) The connection be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The design be submitted to the Director: Civil Engineering Services for approval after which the construction be carried out under the supervision of the engineer. This condition be met at building plan stage.
- c) Security measures be put in place at the Panorama Reservoir including the securing of valve boxes of the bulk water supply system;

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

- d) The security measures and safety valve boxes be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The design be submitted to the Director: Civil Engineering Services for approval after which the construction be carried out under the supervision of the engineer. This condition be met at building plan stage;
- e) Fixed development charges
 - i. Development charges were calculated according to the additional water demand of 66.34kl/day and are as follows:

External water supply: R 880 066.00 (excluding VAT)
Bulk water supply: R1 566 685.00 (excluding VAT)

Development Charges be payable at building plan stage.
 - ii. The security measures and safety valve boxes can be deducted from the fixed development charges for External water supply and Bulk water supply;
 - iii. The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter;

3. SEWERAGE

- a) Erf 13013 be provided with a single sewer connection;
- b) The connection be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The design be submitted to the Director: Civil Engineering Services for approval after which the construction be carried out under the supervision of the engineer. This condition be met at building plan stage;
- c) Fixed development charges
 - i. Development charges were calculated according to the additional run-off of 59.56k/day and are as follows:

Sewage distribution: R 615 111.00 (excluding VAT)
Sewage treatment: R 666 827.00 (excluding VAT)

Development charges be payable at building plan stage.
 - ii. The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter;

4. STREETS

- a) Erf 13013 gain access from De Zwartland Crescent;

5. STORMWATER

- a) The stormwater from the development be fed underground and connects to the stormwater system of the De Zwartland Werf development at a suitable location;

6. REFUSE REMOVAL

- a) Erf 13013 be provided with an allocated area which is provided with a suitable drainage point and running water for the temporary storage of solid waste. The assigned area be freely accessible to the service truck;
- b) Only normal solid waste originating from businesses will be removed;
- c) The design of the allocated areas for the storage of solid waste be approved by the Director: Civil Engineering Services and the storage spaces be completed before any of the buildings or premises be occupied and occupation certificates can only be issued after the condition has been complied with.

C By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the departure of development parameters on erf 13013, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. Departure of the 5m street building line (De Grendel Road) to 0m;
2. Departure of the required 189 on-site parking bays to 171 (shortfall of 18 parking bays – 3 for the restaurant and 15 for the storage spaces).
3. A financial contribution for the non-provision of on-site parking be made to the amount of R382 500,00.

The amount is calculated as follows:

estimated marked value per m² of the land x the area of land which is required to be provided

$$R1000/m^2 \times 382,5m^2 = R\ 382\ 500,00$$

The amount needs to be paid at building plan stage.

D GENERAL

- a) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 years lapse, the approval will be permanent and the approval period will not be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Director: Civil Engineering Services*

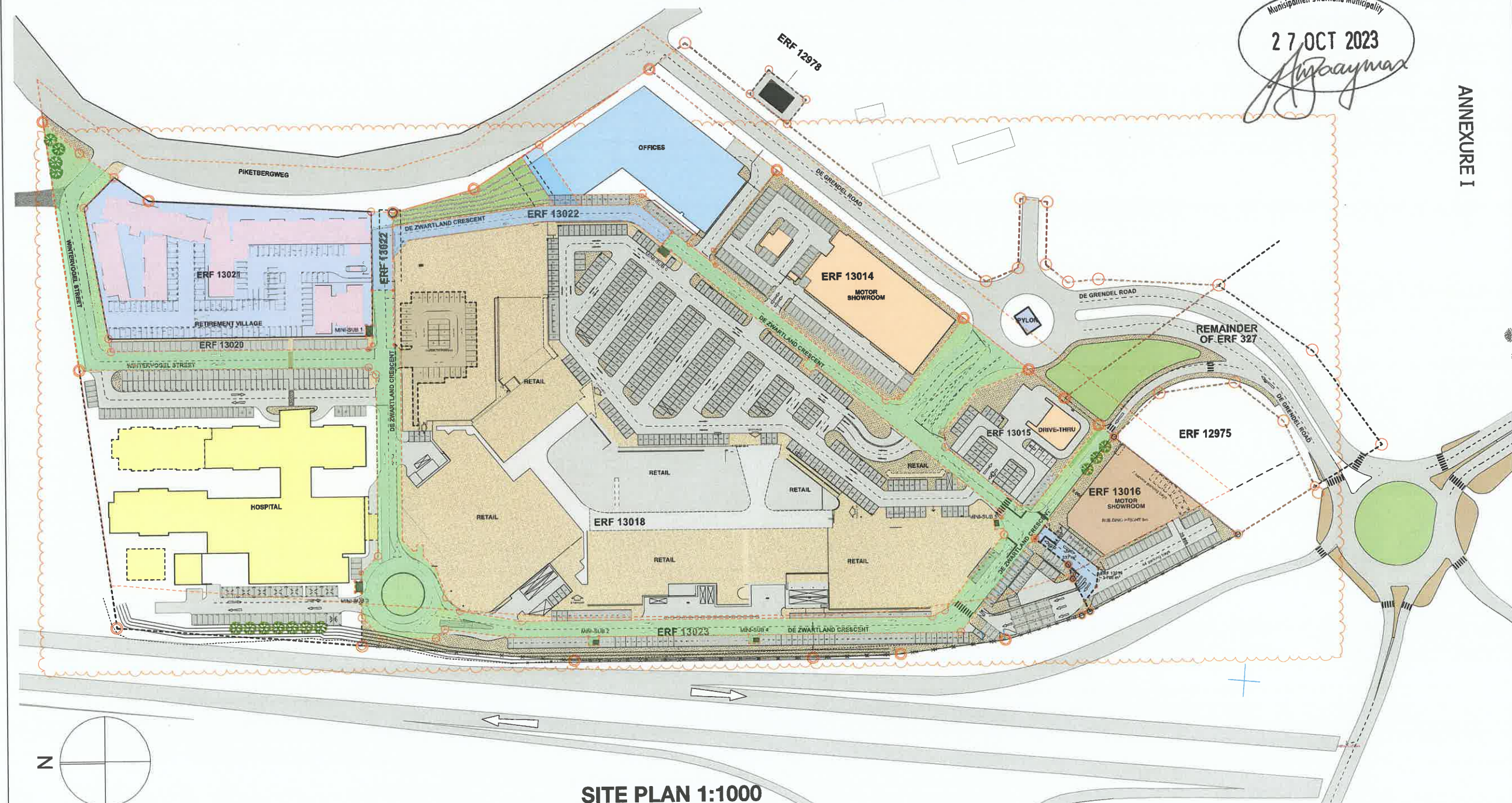
Table 3: Erf 13021 GLA and parking

UNITS	LAND USE	EXISTING GLA	PARKING RATIO	REQUIRED BAYS	ADAPTED RATIO	BAYS PROVIDED
10	Office (medical consulting rooms)	645,4	4 bays/100	40	4 bays/100	40
59	2-bed + braai apartment (±57m²)	5 078,1	1,5/unit	112 bays @1,25/unit 22 visitor bays @ 0,25/unit	1,0/unit	59
24	1-bed + braai apartment (±48m²)					24
3	1-bed + braai studio (±32m²)					3
3	2-bed penthouse (±75m²)	304,0				3
	Social & other areas (±300m²)					4
89	TOTAL	6 027,5		174		133

Table 7: Erf 13013 GLA and parking

NO	LAND USE	UNITS	GLA	PARKING REQUIRED	BAYS REQUIRED
1	FLATS	26	1 173m²	1,5 BAYS PER UNIT	39
1.1	Apartments		1 172,5m²	1 bay per unit	26
1.2	Apartments (visitor parking)		0m²	0,25 bays per unit	7
1.3	Apartments (extra bays)		0m²	0,25 bays per unit	5 (sellable to 26)
1.4	Apartment balconies		128m² (not GLA)*	No parking**	0
1.5	Motorbike and/or bicycle bays		(4 Motorbike bays)	1 Bonus parking bay	1
2	OFFICES		3 150m²	4/100m²	126
2.1	Offices		3 125m²	4/100m²	125
2.2	Office bathrooms		118m² (not GLA)*	No parking**	0
2.3	Office balconies & terraces		396m² (not GLA)*	No parking**	0
2.4	Motorbike and/or bicycle bays		25m² (4 mb bays)	1 Bonus parking bay	1
3	RESTAURANT (36 seats)		128m²	1 bay for every 4 seats	9
3.1	Retail (restaurant)		128m² for 36 seats	5 bay for 20 seats	5
3.2	Bathroom		14m² (not GLA)*	No parking**	
3.3	Motorbike and/or bicycle bays		(4 Motorbike bays)	1 Bonus parking bay	1
3.4	Parking shortage			Departure for 3 bays	-3
4	UNDEFINED		354m²	1/25m²	14,16 < 15
4.1	Storage	36	354m²	Departure for 15 bays	-15
TOTAL			4 805m²		189 - 18 = 171

*As per definition of floor space and GLA. **Storage only lettable to members of BC, no external users.
Unused GLA: 5200 - 4805 = 395m².



NOTES:

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- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

Rev# Change Description Date

5	AMENDED TO REFLECT NEW SHOWROOM	09-11-22
6	AMENDED TO SHOW REVISED PHASE 2 GLA AND PARKING INCREASE @ 13013 AND RETIREMENT VILLAGE LAYOUT	07-12-22
7	STREET NAMES ADDED TO LAYOUT ERF 13021 UPDATED ON LAYOUT	21-08-23

Developer: De Zwartland Werf (Pty) Ltd

Date:

Architect:

Date:

Town planner:

Integrated Development Solutions

Date:

Transport Engineer:

its INNOVATIVE TRANSPORT SOLUTIONS

Date:

Civil Engineer:

kls CONSULTING ENGINEERS progress delivered

Date:

Structural Engineer:

kls CONSULTING ENGINEERS progress delivered

Date:

Mechanical and Electrical Engineer:

TRIOCON CONSULTING ENGINEERS ELECTRICAL | PLUMBING | MECHANICAL | FIRE

Date:

Landscape Architect:

ADÉLE TURNER Landscape Technologist

Date:

ARCHITECT:

Osmond Lange Architects and Planners (Pty) Ltd Cape Town

PO Box 498, Bellville, 7535
 T: 021 945 3450
 F: 021 945 3450
 Email: info@osmondlange.co.za

PROJECT:

PROPOSED SHOWROOM

CLIENT: DEVMARK Development Services (Pty) Ltd
 ERF 13016 MALMESBURY

DRAWING TITLE:

SDP

BUILDING CLASSIFICATION: A1/ A2/ E2/ F1/ G1

CLIMATIC ZONE: 4

RESPONSIBLE PERSON: DATE: APPROVED:

DESIGN: F. Nortje, P. du Toit 2023/08/31

DRAWN: P. du Toit, B. Puz

FOR APPROVAL

DRAWING PATH: I:\Users\jnt\Documents\DW - MASTER PLAN\CT1221 Malmesbury Mixed-use Master Model Arch 25.ppt

SCALE: 1:1000, 1:1, 1:0,79

SHEET SIZE: A1

PROJECT No.: 210033

DRAWING NUMBER: SR 1100

REVISION: 7

OFFICES SWARTLAND				PARKING REQUIREMENTS			
GROUND FLOOR GLA		FIRST FLOOR GLA		TOTAL PARKING PLACES		RETAIL: 128m ² @ 1 bay for every 4 seats	
UNIT	GLA	UNIT	GLA	STOREY	NO. OF BAYS	STOREY	NO. OF BAYS
Office A1	108,5m ²	Office A2	115,5m ²	LOWER GROUND -2	82,5	PARKING DECK	5
Office B1	217,5m ²	Office B2	200,5m ²	Apartments	13+1 disabled+3 visitor	9 BICYCLE P ON LG-2	1
Office C1	236,5m ²	B2 Roof	17,5m ²	Motor-and-bicycle	6mc (1.5p)+9bc (1p)	TOTAL NO. of Bays ALLOCATED	
Office D1	132m ²	Office C2	216,5m ²	Offices	61	6	
Office E1	115,5m ²	C2 Roof	17,5m ²	Extra	2	TOTAL NO. of Bays REQUIRED	
Office F1	218,5m ²	Office D2	123m ²	LOWER GROUND -1	83,5	9	
Office G1	264m ²	D2 Roof	30m ²	Apartments	13+1 disabled+4 visitor	APARTMENTS: 1 bay / unit	
Office H1	204m ²	Office E2	133,5m ²	Motorcycle	6mc (1.5p)	STOREY NO. OF BAYS	
Office I1	204m ²	E2 Roof	45,5m ²	Offices	62	LOWER GROUND -1	13+ 1 Disabled Bay
Office J1	80,5m ²	Office F2	200,5m ²	Extra	2	LOWER GROUND -2	13 + 1 Disabled Bay
TOTAL GF	1 781m ²	Office G2	269m ²	PARKING DECK	5	APARTMENTS - Visitor: 0,25 bays / unit	
				TOTAL NO. of Bays	171	LOWER GROUND -1	3
				OFFICES: 3 149m ² @ 4 bays / 100m ²		LOWER GROUND -2	4
				STOREY NO. OF BAYS		APARTMENTS - Extra Bays	
				LOWER GROUND -1	62+1.5mc = 63.5	LOWER GROUND -1	3
				LOWER GROUND -2	61+2.5mc+b = 63.5	LOWER GROUND -2	2
				TOTAL NO. of Bays ALLOCATED	127	TOTAL NO. of Bays ALLOCATED	
				TOTAL NO. of Bays REQUIRED	126	TOTAL NO. of Bays REQUIRED	
RETAIL							
Coffee shop	82m ²	TOTAL FF		1 369m ²			
Ablutions	(Not GLA) 14m ²	TOTAL		3 150m ²			
Outdoor area	46m ²						
TOTAL	128m ²						
OFFICES ABLUTIONS							
TOTAL				134m ²			

gross leasable area, means the total floor space designed for, or capable of, occupation and control by tenants, measured from the centre line of the joint partitions to the inside finished surface of the outside walls, but shall exclude toilets, lift shafts, service ducts, vertical penetrations of floors, interior parking and loading bays;

1

gross leasable area, means the total floor space designed for, or capable of, occupation and control by tenants, measured from the centre line of the joint partitions to the inside finished surface of the outside walls, but shall exclude toilets, lift shafts, service ducts, vertical penetrations of floors, interior parking and loading bays;

TOTAL GLA SWARTLAND		
NO.	TYPE	AREA
1.1	Apartments	1173m ²
1.2	Apartments Balconies (Not GLA)	128m ²
2.1	Offices	3 150m ²
2.2	Office+ Retail Ablutions (Not GLA)	118m ²
2.3	Offices Balconies (Not GLA)	247m ²
2.3	Offices Terraces (Not GLA)	149m ²
3.1	Retail	128m ²
4.1	Storage	354m ²
TOTAL NOT GLA		642m ²
TOTAL GLA		4 805m ²

LOWER GROUND FLOOR - 2 GLA			
TYPE	UNIT	NO.	AREA
Apartments	Apartments	13	586,5m ²
		13	586,5m ²
Apartment Balconies			
	Balcony	12	62,5m ²
		12	62,5m ²
Storage			
	Stores	20	220m ²
		20	220m ²
SUBTOTAL GLA			
APARTMENT + STORAGE GLA			

LOWER GROUND FLOOR - 1 GLA			
TYPE	UNIT	NO.	AREA
Apartments	Apartments	13	586,5m ²
		13	586,5m ²
Apartment Balconies			
	Balcony	13	65,5m ²
		13	65,5m ²
Storage			
	Stores	16	134m ²
		16	134m ²
SUBTOTAL GLA			
1 655m ²			

Table 7: Erf 13013 GLA and parking					
NO	LAND USE	UNITS	GLA	PARKING REQUIRED	BAYS REQUIRED
1.1	PLATS	26	1 172,5m ²	1,5 BAYS PER UNIT	39
1.2	Apartments	0m ²	0m ²	1 bay per unit	26
1.3	Apartments (extra bays)	0m ²	0m ²	0,25 bays per unit	7
1.4	Apartment balconies	128m ² (not GLA)*	128m ² (not GLA)*	No parking**	0
1.5	Motorbike and/or bicycle bays	4 Motorbike bays	1 Bonus parking bay	1 Bonus parking bay	1
2	OFFICES	3 150m ²	4/100m ²		126
2.1	Offices	3 150m ²	4/100m ²		126
2.2	Office bathrooms	118m ² (not GLA)*	No parking**		0
2.3	Office balconies & terraces	389m ² (not GLA)*	No parking**		0
2.4	Motorbike and/or bicycle bays	25m ² (4 mib bays)	1 Bonus parking bay	1 Bonus parking bay	1
3	RESTAURANT (36 seats)	128m ²	1 bay for every 4 seats		9
3.1	Retail (restaurant)	128m ² for 36 seats	5 bay for 20 seats		5
3.2	Bathroom	14m ² (not GLA)*	No parking**		0
3.3	Motorbike and/or bicycle bays	4 Motorbike bays	1 Bonus parking bay	1 Bonus parking bay	1
3.4	Parking shortage		Departure for 3 bays		-3
4	UNDEFINED		1/25m ²		14,15 < 15
4.1	Storage	36	354m ²	Departure for 14 bays	-15
TOTAL			4 805m ²		189 - 39 = 150

*As per definition of floor space and GLA. **Storage only lettable to members of BC, no external users. Unused GLA: 5200 - 4805 = 395m².

NOTES:	
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5.	ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

27 OCT 2023
J. Rooyman

Developer: De Zwartland Werf (Pty) Ltd

Date:

Architect:

Date:

Town planner:

Integrated Development Solutions

Date:

Civil Engineer:

Date:

Structural Engineer:

Date:

Mechanical and Electrical Engineer:

Date:

ARCHITECT:

Osmond Lange Architects and Planners (Pty) Ltd Cape Town

PROJECT:

DE ZWARTLAND WERF - WERF PRINCINT

FOR ON

DRAWING TITLE:

-1 LOWER GROUND FLOOR PLAN

BUILDING CLASSIFICATION

A1, A2, G1, F1

CLIMATIC ZONE

4

RESPONSIBLE PERSON

J De Villiers

DATE

2023/09/15

APPROVED

DRAWN

J De Villiers & J Alexander

FOR COUNCIL SUBMISSION

DRAWING PATH

A:\Users\jrooyman\Documents\Documents - GLA-CPT-18's (Mac)\Malmesbury\Offices\200231 DZW Apartment - Offices - For Council Rev 1.dwg

SCALE

1:200, 1:100

SHEET SIZE

A1

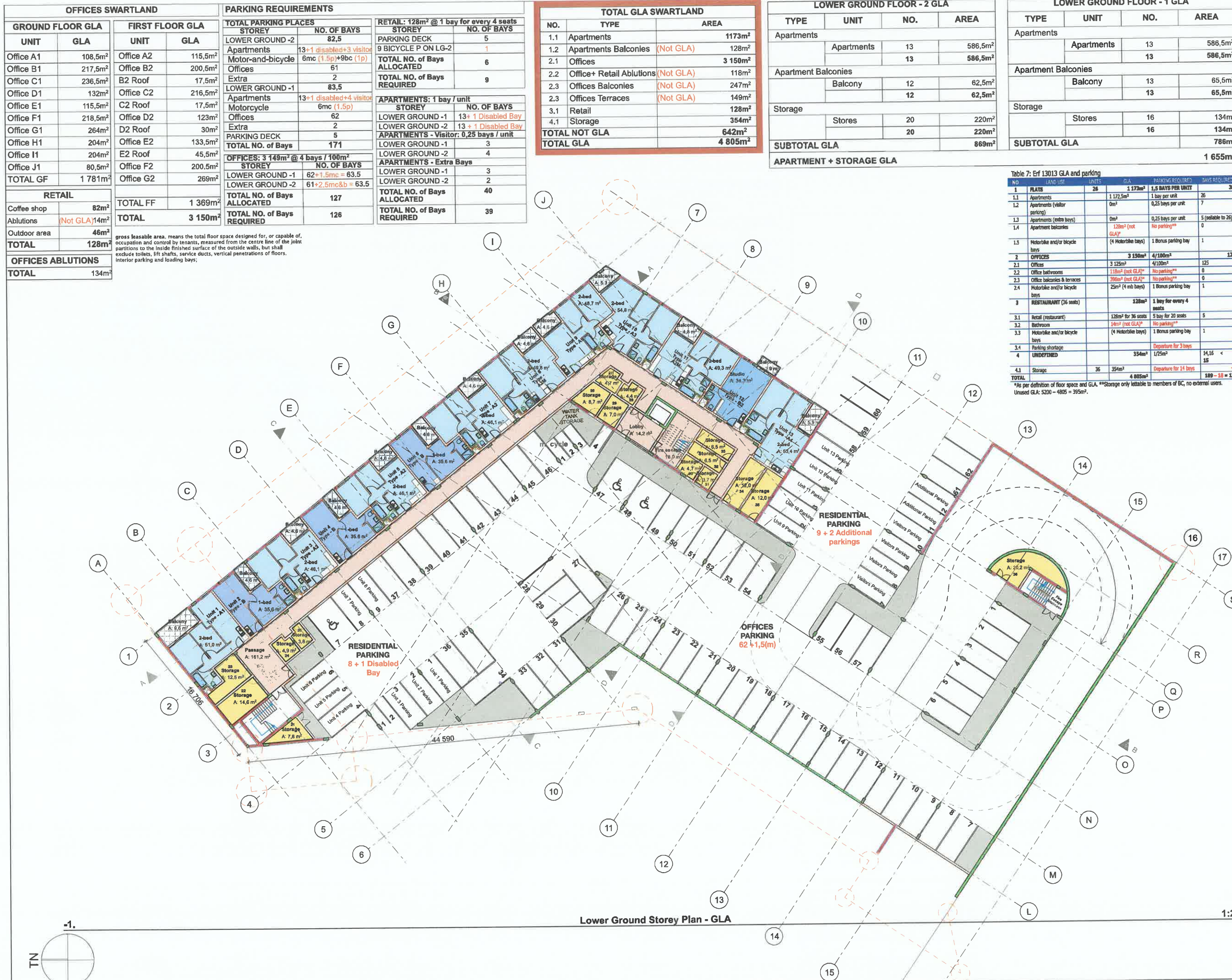
PROJECT No.

CT1221

DRAWING NUMBER

2100 | 02

REVISION



Lower Ground Storey Plan - GLA

1:200

gross leasable area. means the total floor space designed for, or capable of, occupation and control by tenants, measured from the centre line of the joint partitions to the inside finished surface of the outside walls, but shall exclude toilets, lift shafts, service ducts, vertical penetrations of floors, interior parking and loading bays;

NO	LAND USE	UNITS	GFA	PARKING REQUIRED	DAYS REQUIRED
1	FLATS	26	1 173m ²	1.5 DAYS PER UNIT	39
1.1	Apartments		1 172.5m ²	1 bay per unit	26
1.2	Apartments (visitor)		0m ²	0.25 days per unit	7

Unused GLA: $5200 - 4805 = 395\text{m}^2$.

[illegible]

Architect:

Date:


OSMANI LANGE
DESIGN

Town planner:

Integrated **D**evelopment **S**olutions

Civil Engineer:

Date: [REDACTED] page 3 of 3

Date:  **KLS** CONSULTING ENGINEERS
progress delivered

Date:  **TRIOCON**
CONSULTING ENGINEERS
SURVEYING | ELECTRONIC | MECHANICAL | PVE

ARCHITECT:

**Osmond Lange Architects and Planners
(Pty) Ltd Cape Town**

Postal: PO Box 499, Bellville, 7525
Addres: Tyger Terrace E, First Floor, Bellville, Cape Town
E-mail: info@osmondlange.co.za
Tel: +27 (0) 21 945 1677 / 0681 662 643
Fax: +27 (0) 21 945 3495

PROJECT:
DE ZWARTLAND WERK - WERF PRICINCT

FOR DEVMARK Development Services (Pty) Ltd
ON ERF: 11203 MALMESBURY
(A 10Ha PORTION OF PORTION 3 OF FARM 696, TWEEOF

DRAWING TITLE:
GROUND FLOOR PLAN

BUILDING CLASSIFICATION	CLIMATIC ZONE
A1, A2, G1, F1	4

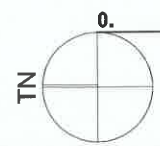
RESPONSIBLE PERSON	DATE	APPROVED
DESIGN - J De Villiers	2023/09/15	

FOR COUNCIL SUBMISSION

/Users/jecquesw/Documents/Documents - OLA-CPT-18's files/Malmesbury/DW
220031 DW Apartment - Offices - For Council Rev 1.pln

1:200, 1:100 A1

CT1221 2100 | 03



gross leasable area, means the total floor space designed for, or capable of, occupation and control by tenants, measured from the centre line of the joint partitions to the inside finished surface of the outside walls, but shall exclude toilets, lift shafts, service ducts, vertical penetrations of floors, interior parking and loading bays;

1	PLATS	26	1 173m ²	1,5 BAYS PER UNIT	39
1.1	Apartments	1 172,5m ²		1 bay per unit	26
1.2	Apartments (visitor parking)	0m ²		0,25 bays per unit	7
		0m ²		0,25 bays per unit	5 (available to 26)

*As per definition of floor space and GLA. **Storage only lettable to members of BC, no external users.
Unused GLA: $5200 - 4805 = 395\text{m}^2$.

[illegible]

Developer: De Zwartland Werf (Pty) Ltd

Architect:  Olayinka Olajide Architects
Date:  Olajide Olajide Architects

Integrated Development Solutions

Civil Engineer:

Date: **PROGRESS DELIVERED**
KLS
CONSULTING
ENGINEERS

Mechanical and Electrical Engineer:

Date: _____

ARCHITECT:
**Osmond Lange Architects and Planners
(Pty) Ltd Cape Town**

OSMOND LANGE
ARCHITECTS PLANNERS

Postal: PO Box 490, Balville, 7535
Address: Tyger Terraces II, First Floor, Balville, Cape Town
E-mail: info@osmondlange.co.za
Tel: +27 (0) 21 946 1977 / 0661 662 643
Fax: +27 (0) 21 946 3455

PROJECT:
DE ZWARTLAND WERK - WERF PRICINCT

FOR ON **DEVMARK Development Services (Pty) Ltd**
ERF: 11203 MALMESBURY
(A 10Ha PORTION OF PORTION 3 OF FARM 696, TWEEFONTEIN)

DRAWING TITLE:
FIRST FLOOR PLAN

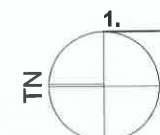
BUILDING IDENTIFICATION	SEMINAR CODE
A1, A2, G1, F1	4
RESPONSIBLE PERSON	DATE
APPROVED	

DESIGN - J De Villiers
DRAWN - J De Villiers & J Alexander

DRAWING PATH
/Users/jacquedvi/Documents/Documents - OLA-CPT-18's iMac/Malmesbury/Offices/

SCALE	SHEET SIZE
1:200, 1:100	A1

PROJECT No.	DRAWING NUMBER	REVISION
CT1221	2100 04	.



1:200

gross leasable area, means the total floor space designed for, or capable of, occupation and control by tenants, measured from the centre line of the joint partitions to the inside finished surface of the outside walls, but shall exclude toilets, lift shafts, service ducts, vertical penetrations of floors, interior parking and loading bays;

APARTMENT + STORAGE GLA

Table 7: Erf 13013 GLA and parking

*As per definition of floor space and GLA. **Storage only lettable to members of BC, no external users.
Unused GLA: 5200 - 4805 = 395m².

[illegible]

Developer: De Zwartland Werf (Pty) Ltd

Architect: 

Date:

Integrated Development Solutions

Civil Engineer:

Date: **KIS ENGINEERS**
progress delivered

CONSULTING

[illegible]

TRIUGON
CONSULTING ENGINEERS

Osmond Lange Architects and Planners

Address: Tyger Terrace II, First Floor, Belville, Cape Town
E-mail: info@diamondlange.co.za

PROJECT: _____

FOR ON **DEVMARK Development Services (Pty) Ltd**
REF: 11203 MAL MESBURY

ROOF TERRACE PLAN

BUILDING CLASSIFICATION	CLIMATIC ZONE
-------------------------	---------------

RESPONSIBLE PERSON	DATE	APPROVED
--------------------	------	----------

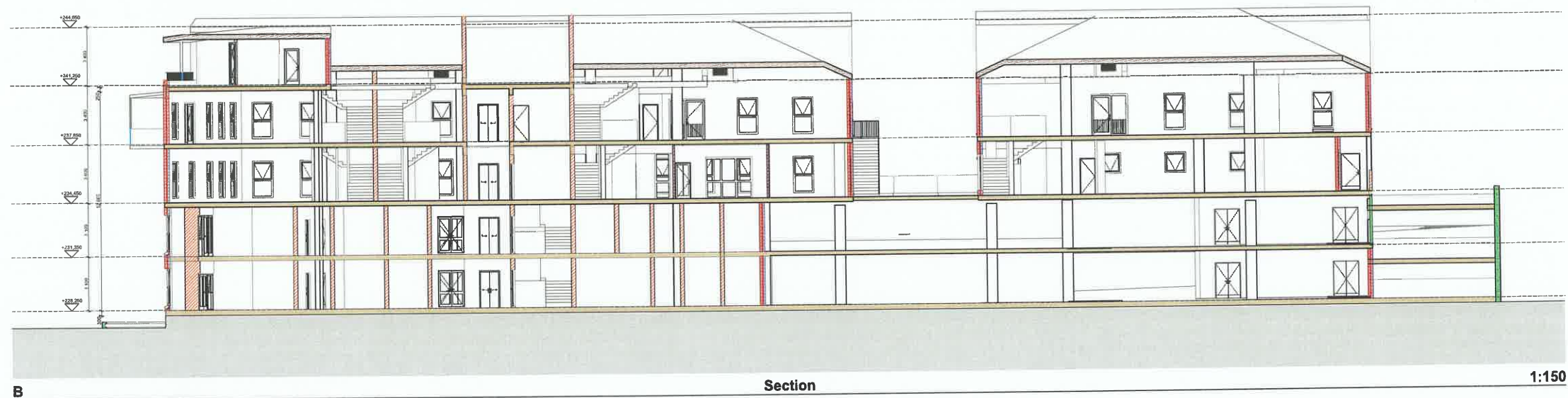
DRAWN J De Villiers & J Alexander

DRAWING PATH

SCALE	SHEET SIZE
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PROJECT No.	DRAWING NUMBER	REVISION
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[illegible]



- [illegible]

Municipality of Swartland Municipality

27 OCT 2023

[Signature]



Date:



KLS
CONSULTING
ENGINEERS
progress delivered



kls CONSULTING
ENGINEERS
progress delivered



TRIOCON
CONSULTING ENGINEERS

ARCHITECT:
**Osmond Lange Architects and Planners
(Pty) Ltd Cape Town**

OSMOND LANGE
ARCHITECTS • PLANNERS

Postel: PO Box 499, Beville, 7535
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E-mail: info@osmondlange.co.za
Tel: +27 (0) 21 948 1877 / 0661 882 843
Fax: +27 (0) 21 948 3465

PROJECT:
DE ZWARTLAND WERK - WERF PRICINCT

FOR DEVMARK Development Services (Pty) Ltd
ON ERF: 11203 MALMESBURY
(A 10Ha PORTION OF PORTION 3 OF FARM 696, TWEEFONTEIN)

DRAWING TITLE:
SECTIONS | GENERAL | A-A | B-B

BUILDING CLASSIFICATION	CLIMATIC ZONE
A1, A2, G1, F1	4

RESPONSIBLE PERSON	DATE	APPROVED
DESIGN: J. De Villiers	2023/09/15	

FOR COUNCIL SUBMISSION

DRAWING PATH
 /Users/jacquesv/Documents/Documents - OLA-CPT-18's iMac/Malmesbury/Offices/
 220031 DZW Apartment - Offices - For Council Rev 1.pln

SCALE	SHEET SIZE
1:150	A1

PROJECT No.	DRAWING NUMBER	REVISION
CT1221	3100 01	