



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500135497

**Erven 3546, 1946-RE and 3449,
1,3 and 5 Summerseat Close,
Gardens**

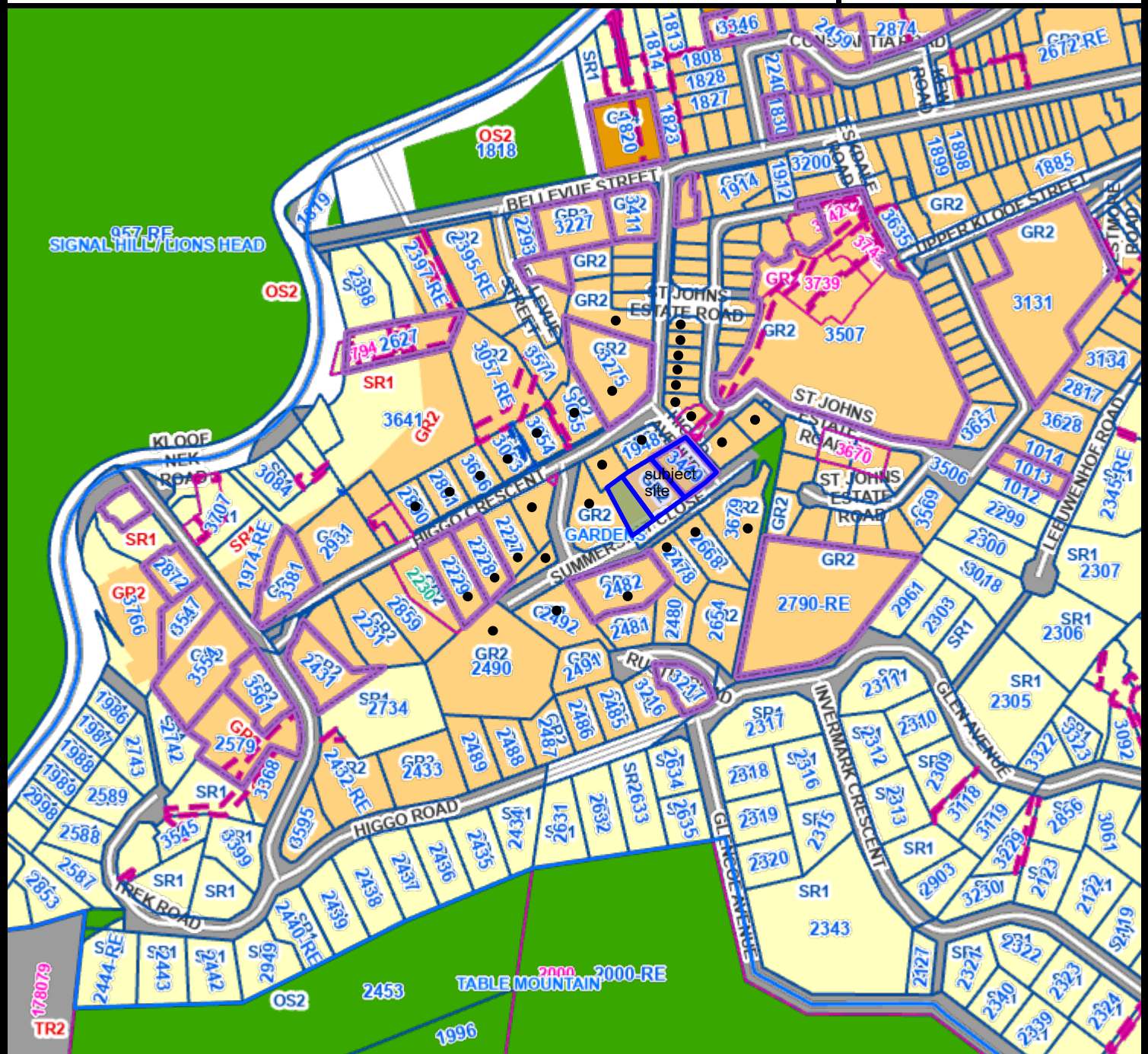
Development Management

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LOCALITY MAP DEVELOPMENT MANAGEMENT

ANNEXURE :



Overview

Erf: 3546,1946-RE,3449 (subject site)

District: TABLE BAY

Allotment: ORANJEZICHT

Suburb: GARDENS

Ward: 77

Sub Council: 16



1:3 641

Notices Served



Support
Received



Petition
Signatory



Objections
Received



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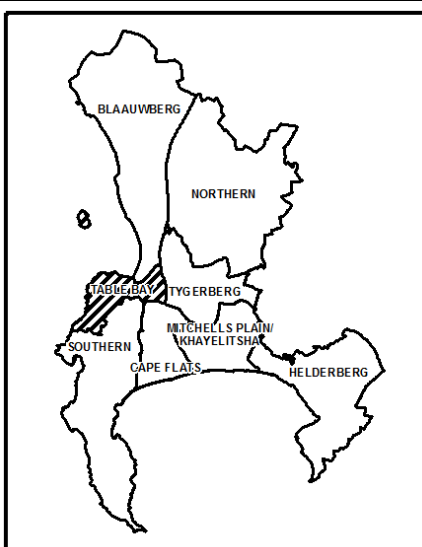
Date: 2025/10/01

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CAPE TOWN HIGGOVALE ERVEN 3449, RE.
1946 & 3546

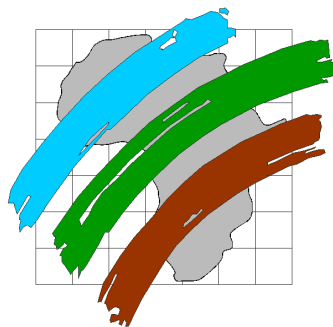
**APPLICATION FOR CONSOLIDATION, BUILDING LINE & HEIGHT
DEPARTURES, CONSENT TO DEVELOP WITHIN A HPOZ, REMOVAL
OF RESTRICTIVE TITLE CONDITIONS.**

REVISION 5 SEPTEMBER 2026

APPLICANT

NuPLAN AFRICA

INNOVATIVE PLANNING SOLUTIONS



PROJECT DETAIL

REGISTERED OWNER:

CONTACT PERSON:

APPLICANT DETAILS:

NuPlan Africa Town Planners
13 Nautilus Crescent
BIG BAY

CONTACT PERSON:

Dirk Larsen

DATE:

September 2026

APPLICATION PARTICULARS

APPLICATION SUMMARY FOR:

- Consolidation of erven 3449, Re.1946 & 2544, Higgovale, Cape Town in terms of Section 42 (f) of the Municipal Planning Bylaw, 2015,
- Building line, Building height & boundary structure height departures in terms of Section 42 (b) of the Municipal Planning Bylaw, 2015 for:
- Removal of four restrictive title conditions in terms of Sections 42 (g) & (j) of the Municipal Planning Bylaw, 2015,
- Consent for development in a HPOZ in terms of Section 42 (i) of the Municipal Planning Bylaw, 2015.

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1. INTRODUCTION

1.1 THE ASSIGNMENT / APPLICATION

Nuplan Africa Town Planners has been appointed by the landowner's representative, , to lodge an application for the approval of a Consolidation plan, building line departures and removal of four restrictive title conditions as more fully discussed in the document.

Application:

- **Consolidation** of erven 3449, Re. 1946 & 2544, Higgovale, Cape Town in terms of Section 42 (f) of the Municipal Planning Bylaw, 2015,
- **Building line, building height & boundary fence / structure height departures** in terms of Section 42 (b) of the Municipal Planning Bylaw, 2015. The departures include a building height departure, Building line departures, Retaining wall/ Raised ground floor above 1,5 m, Retaining wall height departure, a series of retaining walls height and a Street boundary wall height departure.
- Western boundary - To permit the building to be setback at a minimum of 0m in lieu of 6.0m common building setback line.
- Northern boundary - To permit the building to be setback at a minimum of 0m in lieu of 6.0m common building setback line.
- Section BB - To permit a ground floor (first storey) of a Tennis Court to be raised to 2.5m in lieu of 1.5m above the EGL.
- North & Western elevation - To permit a retaining structure to hold back earth or loose rock at a height of 2.5m in lieu of 2m above EGL. (North & West Elevation)
- To permit a series of retaining structures (earth banks) to be constructed to a cumulative height of 3.4m in lieu of 2.5m above existing ground level and with a level area 3m wide in lieu of 2m between successive embankments (retaining structures) for every 2m of cumulative height.
- North & western elevation - Tennis court. To permit for a common boundary wall/fence to be erected at a maximum height of 5.213m in lieu of 2.5m above EGL along the Northern and western common boundaries.
- South elevation - To permit a maximum street boundary wall height of 3.557m in lieu of 2.0m above EGL.
- East elevation - Top off Roof: To permit the height of the top of roof from existing ground level to be 18.761m in lieu of 11m.
- East elevation - Wall Plate: To permit the height of the wall-plate from existing ground level to be 17.861m in lieu of 9m.
- East elevation - To permit the height of the building from existing ground level to be 10.70m in lieu of 4m when within 3m from the Northern Common Boundary and after the first 12m from the street / street boundary.
- **Removal of four restrictive title conditions** in terms of Sections 42 (g) & (j) of the Municipal Planning Bylaw, 2015:
- 1B1 – Subject to the erection of only one building,

- 1B2 – A 4,44m Street building line.
- B2 - A 4,44m Street building line.
- B1 - Subject to the erection of only one building.
- **Consent for development in a HPOZ** in terms of Section 42 (i) of the Municipal Planning Bylaw, 2015.

The revised Application Form is attached as **ANNEXURE 1** and the Power of Attorney signed by the landowner's representatives attached as **ANNEXURE 2**. The resolutions granting signing powers to Mr H vd Merwe Scholtz are attached as **ANNEXURES 3 & 4**.

2. DEVELOPMENT CONTEXT

2.1 PROPERTY DESCRIPTION

The description of the subject property is outlined in **Table 1** below:

Erf No.	Title deed numbers	Current Zoning	Current Land Use
Erf 3449		GR 2	Dwelling house
Re. Erf 1946		GR 2	Dwelling house
Erf 3546		GR 2	Garage outbuilding
Proposed Erf 3800 Size	2066 sq m		

Table 1: Property Description

The properties are held by virtue of Title Deed numbers as per Table above and is registered in the names of:

- Erf 3546 -
- Re. Erf 1946 –
- Erf 3449 – (Sectional title scheme has been cancelled).
- The current diagrams are attached as **PLANS 2, 3 & 4**.

Conveyancer certificates and title deeds for the erven are attached as **ANNEXURE 5, 6 & 7**.

As per certificates, the following title restrictions need to be removed in this application:

- 1B1 – Subject to the erection of only one building,
- 1B2 – A 4,44m Street building line.
- B1 - Subject to the erection of only one building.
- B2 - A 4,44m Street building line.

After submission the application was advertised and included a Section 42 (g) component to delete the four restrictive title conditions. Subsequent to the advertisement process and after further evaluation it was established and decided to add a Section 42 (j) component to the application as advised by the attorney. Refer to his Conveyancer report as attached **ANNEXURE 8**. As per the reports evaluation and recommendations, the restrictions to be deleted are all in favour of the City Council and thus not directly impacting or for the benefit on the abutting community. As such, by adding Section 42 (j) to the application, does not materially impact on the previous public advertising process. It is thus deemed not necessary to re-advertise the amended application details.

2.2 LOCALITY

The location of the subject property is depicted on the attached Locality Plan as **PLAN 1**. The subject property is situated abutting Summerseat Close Higgovale, Cape Town.

2.3 BACKGROUND

The landowner intends to redevelop the consolidated properties in line with their needs. The current dwelling on Erf 3449 and outbuilding on Erf 3546 will be retained and upgraded. The dwelling on Re. Erf 1946 will be demolished to make way for the future extensions of recreational facilities as more fully depicted on the attached Site plan.

To facilitate the consolidation and as per attached conveyancer letter, the existing notarial tie and Sectional title scheme have been cancelled and Erf 3449 reinstated in the SG and Deed office.

The consolidated site has steep, uneven slopes and earthworks are required to implement future developments on the site. As such “cut and fills” are proposed as per the attached Development Plan as to prepare platforms for structures. As such, a number of departures are applied for to practically construct the intended uses on the consolidated site.

The initial application was revised after submission & advertising and deliberation between the professional team and the case officer. The primary amendments were to add a Section 42 (j) application item to the application and also to motivate and explain that due to the nature / intent and beneficiary of the restrictive condition, no further advertising is deemed necessary. The second was to consolidate and clarify the application departures.

2.4 CURRENT ZONING & LAND USE

The subject properties are currently zoned GR 2, in terms of the Cape Town Zoning Scheme (CoCT MPBL, 2015). As mentioned, there are two dwellings and an outbuilding on the subject properties. One dwelling will be demolished. The case officer advised that due to the property size, the R 1 zoning parameters will apply to the development.

2.5 ACCESS

The property is accessed from Summerseat Close as well as Higgs Ave in Higgovale, Oranjezicht.

2.6 CHARACTER OF THE SURROUNDING AREA

The subject property directly abuts other single residential properties.

2.7 ENGINEERING SERVICES & TRAFFIC

The township is fully serviced and there are sufficient engineering services capacity available for the proposed consolidated site.

3. POLICY INFORMANTS – DISTRICT PLAN

The subject properties are located in an established residential area in Higgovale, CT. Due to this application being for an ad hoc consolidation, departures and title deed removals, it is not deemed necessary to fully address all the spatial and planning policy informants for this application.

A portion of Erf 3449 (eastern portion) is though impacted by a HPOZ in the Table Bay District Plan. As such, the application includes a Section 42 (i) approval.

4. DETAIL OF THE APPLICATION

The application is for the consolidation of the subject properties to facilitate the redevelopment of the consolidated site. As also mentioned, the existing dwelling on Re. Erf 1946 will be demolished to make way for additions and upgrading to the dwelling currently located on Erf 3449. In addition, recreational facilities will be added as per Site plan attached. The Development plan details show a number of departures (refer to the attached Departure Plan) required for redevelopment and after scrutinising the title deed four old conditions are to be removed.

As mentioned, and per the pre-submission meeting held with the case officer, the R1 development parameters in terms of the City of Cape Town Municipal planning by-law (2015) will be applicable to the Development plan.

Consolidation

The proposed consolidated site will be 2066 sq. m in extent as per the attached Consolidation diagram (**PLAN 6**).

Departures

Proposed Departures for SR 1 - (PLAN 8 PACKAGE)

Item 22 (c) Height Departures:

Departures:

- Top off Roof: To permit the height of the top of roof from existing ground level to be 18.761m in lieu of 11m. (East Elevation)
- Wall Plate: To permit the height of the wall-plate from existing ground level to be 17.861m in lieu of 9m. (East Elevation)
- To permit the height of the building from existing ground level to be 10.70m in lieu of 4m when within 3m from the Northern Common Boundary and after the first 12m from the street / street boundary. (East Elevation).

Item 22 (d) Building Line Departures:

Departures:

Western Common Boundary:

- To permit the building to be setback at a minimum of 0m in lieu of 6.0m common building setback line.

Northern Common Boundary:

- To permit the building to be setback at a minimum of 0m in lieu of 6.0m common building setback line.

Item 126 (a) Retaining Walls / Raising Ground Above 1.5m Departures:

Departure:

- To permit a ground floor (first storey) of a Tennis Court to be raised to 2.5m in lieu of 1.5m above the EGL. (Section BB)

Item 126 (b) Retaining Wall Height:

Departure:

- To permit a retaining structure to hold back earth or loose rock at a height of 2.5m in lieu of 2m above EGL. (North & West Elevation)

Item 126 (c) Series of Retaining Walls:

Departure:

- To permit a series of retaining structures (earth banks) to be constructed to a cumulative height of 3.4m in lieu of 2.5m above existing ground level and with a level area 3m wide in lieu of 2m between successive embankments (retaining structures) for every 2m of cumulative height.

Item 136 B (a) Street Boundary Walls:

Departure:

- To permit a maximum street boundary wall height of 3.557m in lieu of 2.0m above EGL. (South Elevation)

Item 136 B (c) Common boundary wall / fence

Departure:

- Tennis court. To permit for a common boundary wall/fence to be erected at a maximum height of 5.213m in lieu of 2.5m above EGL along the Northern and western common boundaries.

As mentioned above, there are technical departures applicable to existing structures which were previously approved on building plans.

Removal of restrictive title conditions

The four old restrictive title conditions, to be removed, negatively impacts on the proposed redevelopment of the consolidated property. As the restrictions are old regulatory conditions that were subsequently replaced by the Municipal Planning By-law of 2015 approval is sought to remove same. Attached is a legal motivation (**ANNEXURE 10**) addressing the adherence to

the legal requirements to justify the removal of the restrictive conditions as pertained in the title deeds.

Due to the fact that the properties are part of a very old township establishment, the attorney advised that Council should use their discretion in terms of the required advertisement extent.

Restrictions

- On **Erf 3449 Oranjezicht**, the removal of Conditions 1B1 & 1.B.2 is required to permit:
 - A **suspended entrance structure**, which encroaches into the 4.44m street building line and requires a zero-meter setback therefore necessitating the removal of the restrictive condition;
 - The **outward extension of an existing garage**, which results in a substantial encroachment into the setback area and therefore necessitates the removal of the restrictive condition;
 - A **staircase providing access to the lower ground level**, which also causes a substantial encroachment, requiring removal of the condition to enable the proposed development.
- On **Erf 1946 Oranjezicht**, the removal of Condition B1 & B2 is required to permit:
 - A **suspended driveway** encroaching into the 4.72m building line and also requiring a zero-meter setback therefore necessitating the removal of the restrictive condition.
- One dwelling:
 - As mentioned, both title deeds have a restriction pertaining to the construction of only one dwelling. As this restriction was imposed in favour of the City Council, the intent was to regulate the development on-site.

Development within a HPOZ

As mentioned, a portion of Erf 3449 (eastern portion) is impacted by a HPOZ in the Table Bay District Plan. The proposed consolidation and redevelopment though do not further impact / affect the HPOZ as the current improvements of the structures on the affected portion of Erf 3449 is retained as such. Building plans for Erf 3449 was previously duly approved by Council.

5. APPLICATION MOTIVATION

This motivation addresses both the Section 99 criteria as well as Section 39 of LUPA and Section 47 Of SPLUMA. The desirability criteria slightly differ and as such the details are motivated under each legislation.

The approval of the application details in terms of Section 99 is motivated on the following grounds:

Consolidation & HPOZ:

- The proposed consolidation is not affected by any current policies,

- The existing approved dwelling on Erf 3449, which partially falls within the HPOZ has previously been approved and will be retained as such. Improvements to the dwelling mainly falls outside of the HPOZ.
- All bulk services are available,
- Accesses to the consolidated site is available from the abutting roads,
- As the site is surrounded by other residential properties of varying sizes, the consolidation has no negative effect on any surrounding properties,
- On-site circulation and parking will adhere to council's requirements as depicted on the Site plan.

Additional motivation for consolidation in terms of Section 99 (2) (f) of the By-law:

- Scale and design of the development – The consolidated site is in line with the surrounding property sizes in the immediate surrounding area which varies in size. Property sizes vary from smaller to larger erven depending on the actual uses on the erven.
- Impact of the building massing – As mentioned, Erf 3449 accommodates a current building with the building on Erf 1946 currently being demolished. A building plan will be submitted for the consolidated site which adheres to all development parameters with departures.
- Impact on surrounding properties – The proposed consolidation will have no impact on the surrounding properties as the consolidated site with current and future buildings will be developed within the zoning scheme parameters

Development Plan (PLAN 8 – REV D)

After consolidation, as mentioned, the intension is to demolish the existing dwelling on Erf 1946 to facilitate the redevelopment of the site. The site has steep uneven slopes which necessitates bulk earthworks to prepare platforms for additions to the main dwelling, entrance structures and social facilities. Additions include:

- Additions to the main dwelling including a Braai room,
- Decorative entrance features,
- Driveway access structure,
- Tennis court.

A tree survey of existing trees is attached for information purposes.

The proposed additions and improvements are regarded as being positive and complementary to the neighbourhood, enhancing the general character of the area.

Removal of restrictive title conditions:

As previously stated, the removal of the old, outdated restrictions is motivated on the principle that development is primarily managed via the Municipal Planning By-law, 2015 and not by outdated title deed restrictions.

Additional motivation for the removal of title conditions (also refer to the full legal motivation as attached) are:

For the removal of the restrictive title conditions (building line and building restriction), Sections 39 (5) of LUPA and Section 47 of SPLUMA needs to be considered.

Both the Acts require consideration of the following:

1. *The financial or other value of the right holds for a person.* The proposed removal of the old conditions is deemed appropriate as the subject properties and abutting erven have

previously already been rezoned for GR 2 purposes. As such the removal of the older outdated conditions will not financially affect or influence any person.

2. *The personal benefits which accrue to the holders of the rights.* As explained above the removal will not affect any personal benefit to the current holders as the restrictive conditions are actually in favour of Council who currently manage development via the Municipal Planning By-law, 2025.
3. *The personal benefits which accrue to the person seeking the removal.* The removal will technically rectify the previously approved building plans on the erven and facilitate the approval of the proposed new additions.
4. *Social benefit of the current status quo.* There is no measurable social benefit of the current restrictive conditions as the conditions is regarded as old and inappropriate as the City currently regulate development via the Municipal Planning By-law, 2025.
5. *Social benefit of the removal.* As mentioned above, it will technically correct previously approved building plans for structures on Erven 3449 & 3546 and to facilitate the construction of the proposed new additions.
6. *Will the removal completely remove all current rights.* The current restriction will be removed but the building envelope will still be subjected to and regulated by the Municipal Planning Bylaw (2025). As such approval by Council representing all affected parties is required.

In addition to the above, the attached attorney report outlines and motivates / explains the principle that the restrictions to be removed were for the Council to regulate development in the earlier years before the Bylaw came into effect. As such there is also no need for readvertising as the neighbours were fully informed and subsequently had no objection to the proposed development.

Departures:

As detailed above and depicted on the Departure plan (Building lines & boundary fences), the following departures required to implement the Development Plan (Reference numbers depicted on the plan).

Item 22 (c) Height departures,

Item 22 (d): Building line departures,

Item 126 (a): Retaining walls / Raising Ground levels above 1,5 m Departures,

Item 126 (b): Retaining wall height,

Item 126 (c): Series of retaining walls,

Item 136 B (a) & (c): Boundary walls / fences,

Note; A number of on-site departures is regarded as technical departures as it refers to existing structures as per previous approved building plans. Records could though not be found to confirm previous departure applications.

The majority of the other new departures, as previously mentioned, are required as to practically redevelop the consolidated site as the subject property have steep slopes necessitating earthworks with limitations to the placement of uses, services and amenities.

Departures relating to the tennis court (structure) and fence height (6m) within the building line is required to practically construct the tennis court. The tennis court is located on the lower, northwestern portion of the consolidated site. The retaining walls and tennis court fence are at the rear of the abutting two neighbouring properties with views from these erven towards the north. As such there's no visual intrusion applicable that negatively impacts on these neighbours.

Departures relating to retaining walls structure within the building line. The retaining structure is a local, on-site feature that does not impact on any neighbour.

Height departures relate to additions on the 3rd storey of the main dwelling additions. These additions, similarly, are on the lower portion on the consolidated site and have no impact on the neighbours.

Departures relating to structural features proposed in the building line. The proposed structures are in "front of the existing dwelling and do not impact on views of the neighbours. Departures are required for the concrete structure for the proposed new driveway entrance, carriageway width as well as a technical departure for the existing driveway.

6. DESIRABILITY CRITERIA

The desirability of this application is assessed against the following desirability parameters as indicated in Section 99 of the City of Cape Town Municipal Planning By-Law, 2015.

Criteria	Motivation
Economic Impact	The nature of the development proposal has a moderate economic impact in terms of investment. The future development will contribute to job creation during the construction phase.
Social Impact	The redevelopment of the consolidated site will facilitate an aesthetically pleasing building and social facilities. In so doing, the proposed development will contribute too - and have positive social impacts on the area.
Scale of Capital Investment	The future extensions will be a multi-million-rand development to benefit the local area.
Compatibility with Surrounding Uses	The development proposal is fully compatible with the surrounding uses as the proposed consolidated site is located in an established area earmarked for higher density redevelopment in future. As depicted on the SDP and 3D views, the redevelopment will complement the surrounding residential character. All neighbours approved the development proposal.
External Engineering Services	There is sufficient external engineering services capacity to accommodate future development proposals.
Safety, Health and wellbeing Of Surrounding Community	The nature of the development proposal does not have any impact on the safety, health and/or the wellbeing of surrounding communities. The development proposal will fully abide by the national health and safety regulations during the construction and operational phase. Various

	security measures are proposed including the development being well lit, with security control), making it safe and secure for the surrounding residents.
Heritage	The nature of the development proposal does not have any heritage impacts, as there are no material alterations and or improvements proposed on the HPOZ portion of the site.
Biophysical Environment	The nature of the development proposal does not have any adverse Biophysical or Environmental impacts on the surrounding area.
Traffic Impact, Parking, Access and Related transport Considerations	The nature of the development proposal does not have any impacts on Traffic. The necessary access and egresses will be off the abutting streets and any additional on-site parking requirements will be in accordance with the By-law parameters.
Can imposition of conditions mitigate an adverse impact of the proposed land use?	No mitigation measures are required

7. APPLICATION SUMMARY

The application for the approval of the proposed consolidation and associated departures and title deed removals is recommended for approval by council.

As motivated, the removal of the old restrictive title conditions which was imposed for the benefit of Council to regulate development, is no longer required as the Municipal Planning Bylaw (2025) has subsequently been introduced. As such there is also no need to readvertise the removal of the restrictions.

**MOTIVATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED
CONDITIONS:
ERF 3449 ORANJEZICHT AND REMAINDER ERF 1946 ORANJEZICHT**

1. Introduction

This motivation supports the application for the removal of restrictive title deed conditions applicable to Erf 3449 Oranjezicht and Remainder Erf 1946 Oranjezicht, forming part of a consolidation of three properties (Erf 3449 Oranjezicht, Remainder Erf 1946 Oranjezicht and Erf 3546 Oranjezicht). The removal of the identified conditions is necessary to facilitate the proposed development on the consolidated erf, which includes a dwelling and related structures.

The application is made in conjunction with an application for certain departures from the City of Cape Town Development Management Scheme (DMS).

The application is made in terms of sections 42(g) and 42(j) of the City of Cape Town Municipal Planning By-law, 2015 (as amended) (“the MPBL”), for the removal of the restrictive conditions registered against the respective title deeds and the amendment or deletion of the corresponding conditions of approval imposed or deemed to have been imposed under the historical planning framework applicable to the properties.

The proposal is aligned with the applicable municipal planning framework and is to be considered with reference, inter alia, to section 48 of the MPBL, the applicable decision-making criteria in section 99 of the MPBL, the relevant provisions of the Western Cape Land Use Planning Act, 2014 (“LUPA”), the relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (“SPLUMA”), and section 25 of the Constitution of the Republic of South Africa, 1996 (“the Constitution”).

2. Restrictive Conditions to be Removed

Erf 3449 Oranjezicht – Certificate of Registered Title

Condition 1.B.2. – Street Boundary Building Line

“That any building to be erected on this lot shall stand back from the boundary of the street on which lot may front or abut not less than 4,44 meters from the thoroughfare of the property. The space thus left may be used as gardens or forecourts but shall not be built upon.”

Condition 1.B.1. – Building and Coverage Restriction

“That not more than one building be erected on this lot and that not more than half the area of this lot be built upon without the written consent of the Council.”

Remainder Erf 1946 Oranjezicht – Title Deed

Condition B.2. – Street Boundary Building Line

“That any building to be erected on this lot shall stand back from the boundary of the street on which the lot may front or abut not less than 4,72 meters from the thoroughfare. The space thus left may be used as gardens or forecourts but shall not be built upon.”

Condition B.1. – Building and Coverage Restriction

“That not more than one building be erected on this lot and that not more than half the area of this lot be built upon without the written consent of the Council.”

3. Motivation for Removal of the Street Building Line Conditions (Erf 3449 Oranjezicht and Remainder Erf 1946 Oranjezicht)

3.1 Nature and Impact of the Encroachments

- On Erf 3449 Oranjezicht, the removal of Condition 1.B.2 is required to permit a suspended entrance structure, which encroaches into the 4.44 m street building line and requires a zero-metre setback; the outward extension of an existing garage, which results in a substantial encroachment into the setback area; and a staircase providing access to the lower ground level, which also causes a substantial encroachment.
- On Remainder Erf 1946 Oranjezicht, the removal of Condition B.2 is required to permit a suspended driveway encroaching into the 4.72 m building line and requiring a zero-metre setback.

Although entrance structures and driveways are generally permitted within the setback area under the City of Cape Town Development Management Scheme, a departure application accompanies this application due to the use of suspended structural designs, which fall outside the standard permissible envelope provisions.

3.2 Planning Justification

- The encroaching elements are functionally necessary, forming part of the entrance and access layout for the dwelling.
- They are architecturally integrated and are not freestanding or visually intrusive.
- They are subordinate and minor in scale compared to the principal building mass.
- The structures do not compromise road reserve usage, sightlines, pedestrian or vehicle movement, or municipal engineering services.
- The proposed development remains compatible with the surrounding built form and maintains the character of the neighbourhood.

3.3 Legislative and Planning Considerations

The application is considered in terms of section 48 of the City of Cape Town Municipal Planning By-law, 2015 (as amended) (“the MPBL”), read with the applicable decision-making criteria in section 99 of the MPBL. In terms of section 48(4) of the MPBL, the City is required to consider the provisions of section 39(5) of the Western Cape Land Use Planning Act, 2014 (“LUPA”) and section 47 of the Spatial Planning and Land Use Management Act, 2013 (“SPLUMA”) when considering an application for the removal of restrictive title deed conditions.

In compliance with section 39(5) of LUPA, the application confirms that:

- no financial or personal rights vested in any third party, person or entity will be unjustifiably affected by the removal of the conditions;
- the removal will yield a direct and rational personal benefit to the applicant by enabling the consolidated property to be utilised more effectively for a single residential development;
- there is no identifiable social benefit in retaining the street building line conditions in their current form, whereas their removal will facilitate a more appropriate, functional and integrated development outcome; and
- the removal will not deprive any third party of an existing use right, nor will it result in material prejudice or loss to neighbouring properties or the public interest.

With reference to section 47 of SPLUMA, the application is further consistent with the constitutional property rights contemplated in section 25 of the Constitution of the Republic of South Africa, 1996 (“the Constitution”). The removal of the conditions does not constitute an arbitrary deprivation of property and due regard has been given to the rights and interests of potentially affected parties and the broader public interest.

The proposed removal is desirable in the planning context of the properties and the consolidated development as a whole. It will facilitate a functional and integrated access arrangement without causing unacceptable impacts on surrounding properties, existing rights, safety, engineering services, traffic movement, access or the character of the area.

The removal of the street building line conditions will better align the title deed position with the applicable Development Management Scheme (“DMS”) and the associated departure application, while ensuring that the development remains subject to the City’s planning controls and any conditions imposed in the approval.

Accordingly, the removal of the conditions will not compromise spatial order, safety, infrastructure, access or the rights of third parties and will result in a contextually appropriate and desirable planning outcome, consistent with the applicable municipal, provincial and national planning framework and the constitutional principles applicable to the use and enjoyment of property.

4. Motivation for Removal of the Building and 50% Coverage Conditions (Erf 3449 Oranjezicht and Remainder Erf 1946 Oranjezicht)

4.1 Coverage Context Post-Consolidation

The restrictive conditions applicable to Erf 3449 Oranjezicht and Remainder Erf 1946 Oranjezicht both provide that not more than one building may be erected on the respective lot and that not more than half the area of the lot may be built upon without the written consent of the Council.

In respect of Erf 3449 Oranjezicht, Condition 1.B.1 in Certificate of Registered Title T29835/2025 limits the coverage of the property to 50%, in addition to restricting the erection of more than one building.

In respect of Remainder Erf 1946 Oranjezicht, Condition B.1 in Title Deed similarly restricts the property to one building and limits coverage to 50% without the written consent of the Council.

Following the proposed consolidation of Erf 3449 Oranjezicht, Remainder Erf 1946 Oranjezicht and Erf 3546 Oranjezicht, the entire main dwelling will be positioned primarily on the area currently comprising Erf 3449 Oranjezicht, resulting in that portion of the consolidated property being mostly built upon.

Remainder Erf 1946 Oranjezicht and Erf 3546 Oranjezicht, however, will be much less developed, and the total built-upon area of the new consolidated erf will remain below 50% of the total land area.

The removal of the conditions is therefore required to facilitate the proposed development on the consolidated erf, notwithstanding that the overall coverage of the consolidated property will remain below 50%.

4.1.1 Historical Nature and Current Planning Context

The restrictions applicable to Erf 3449 Oranjezicht and Remainder Erf 1946 Oranjezicht are historical restrictive title deed conditions which were imposed prior to the implementation of the current municipal planning and land use management framework and were intended to regulate the extent and intensity of development on the respective properties.

Since the imposition of the conditions, the planning and zoning framework applicable to the properties has changed. In particular, the properties are currently zoned General Residential 2 (GR2). The current GR2 zoning provides development rights and regulates development parameters in accordance with the applicable municipal planning framework.

The historical restriction limiting the property to not more than one building is accordingly inconsistent with the current zoning framework, which contemplates and permits development beyond a single building. Similarly, the continued application of the historical 50% coverage restriction results in a technical inconsistency between the restrictive title deed condition and the development rights and controls applicable to the property under the current zoning.

The properties were rezoned to GR2 subsequent to the imposition of the restrictive condition. In considering and approving the rezoning, the applicable planning authority was required to consider the planning context and the development rights to be conferred on the property. The continued recording of the historical restrictive condition in the title deed therefore creates an unnecessary and anomalous limitation when considered against the current zoning and planning framework applicable to the properties.

The regulation of permissible land use, development intensity, coverage and other development parameters is now addressed through the applicable zoning scheme and municipal planning legislation. The historical restrictive conditions therefore no longer serve the same independent planning purpose that they may have served when originally imposed.

The removal of the conditions will accordingly align the title deed restrictions applicable to Erf 3449 Oranjezicht and Remainder Erf 1946 Oranjezicht with the current planning framework and the proposed development of the consolidated property. The removal will not result in unrestricted development, as any future development will remain subject to the applicable zoning controls, development parameters and all other relevant municipal planning requirements and approvals.

4.2 Planning Rationale and Compatibility

- The intent of the restrictions, namely to ensure open space, limit density and maintain the character of the area, is preserved on a consolidated basis.
- Although the area currently comprising Erf 3449 Oranjezicht will be predominantly developed, Remainder Erf 1946 Oranjezicht and Erf 3546 Oranjezicht will remain substantially less developed, resulting in an overall built coverage of less than 50% across the consolidated property.
- The development footprint does not introduce overdevelopment, and ample yard space remains, fulfilling both functional and spatial planning goals.
- The proposed development remains subject to the applicable planning controls and will be assessed in the context of the consolidated erf as a whole.

4.3 Legislative and Planning Considerations

The application is considered in terms of section 48 of the City of Cape Town Municipal Planning By-law, 2015 (as amended) (“the MPBL”), read with the applicable decision-making criteria in section 99 of the MPBL. In terms of section 48(4) of the MPBL, the City is required to consider the provisions of section 39(5) of the Western Cape Land Use Planning Act, 2014 (“LUPA”) and section 47 of the Spatial Planning and Land Use Management Act, 2013 (“SPLUMA”) when considering an application for the removal of restrictive title deed conditions.

In compliance with section 39(5) of LUPA, the application confirms that:

- no personal or financial rights of any third party will be unjustifiably affected by the removal of the conditions;
- the removal will enable the applicant to make rational and beneficial use of the consolidated property;
- in the context of the consolidated property, the restrictive conditions no longer serve a material planning purpose, whereas their removal facilitates improved integration and optimal use of the land;
- although the area currently comprising Erf 3449 Oranjezicht will be mostly developed, the consolidated property will maintain an overall built coverage below 50%, thereby preserving the practical objective underlying the original restrictions; and
- the removal does not deprive any person or institution of existing use rights and does not result in material loss or social harm.

With reference to section 47(2) of SPLUMA and section 25 of the Constitution of the Republic of South Africa, 1996 (“the Constitution”), the application further confirms that:

- the removal does not amount to an arbitrary deprivation of property;
- due regard has been given to the rights and interests of potentially affected parties and the broader public interest; and
- the proposal promotes efficient and integrated land use and is consistent with the principles applicable to responsible and sustainable spatial planning.

The removal of the restrictive conditions will not result in any unacceptable adverse impact on the surrounding community or neighbouring properties. The proposed development remains compatible with the character of the area, causes no material prejudice to adjoining landowners and supports an efficient and integrated use of the consolidated property.

The application is desirable in the context of the current planning framework and remains subject to the applicable zoning and development controls. The removal will therefore result in a responsible and contextually appropriate land use outcome without undermining the public interest, spatial order or the rights of third parties.

5. Conclusion

In conclusion, this motivation demonstrates that the removal of the restrictive conditions is justified within the applicable legislative and planning framework, including sections 42(g), 42(j), 48 and 99 of the MPBL, read with the relevant provisions of LUPA and SPLUMA.

The proposal aligns with the principles of appropriate and sustainable land use, does not result in the unjustifiable limitation of third-party rights and respects the balance between private and public interests. The removal of the conditions will not result in unacceptable harm to neighbours or undermine the public interest, and will result in a more coherent and usable consolidated property.

The applicant therefore respectfully requests that the City approve the removal of the restrictive conditions in terms of section 42(g) of the MPBL and the deletion or amendment of the corresponding conditions of approval in terms of section 42(j) of the MPBL.

6. Final Note

The restrictive conditions registered against Remainder Erf 1946 Oranjezicht and Erf 3449 Oranjezicht, in respect of which the removal thereof is applied for and motivated herein, were created in terms of the Townships Ordinance, 1934 (Ordinance 33 of 1934).

The restrictive conditions were not created or registered as part of a township establishment, and no township diagram exists in respect thereof, as is evident from diagrams SG5256/1902, SG2550/1939, SG537/2000 and SG2551/1939.

The conditions were further imposed against the properties at the instance of, and for the benefit of, the Council of the City of Cape Town, as evidenced by condition 1.A.B. in Certificate of Registered

Title T29835/2025 and condition B. in Title Deed T32428/2023, which state that the conditions were “imposed at the instance of and for the benefit of the Council of the City of Cape Town”.

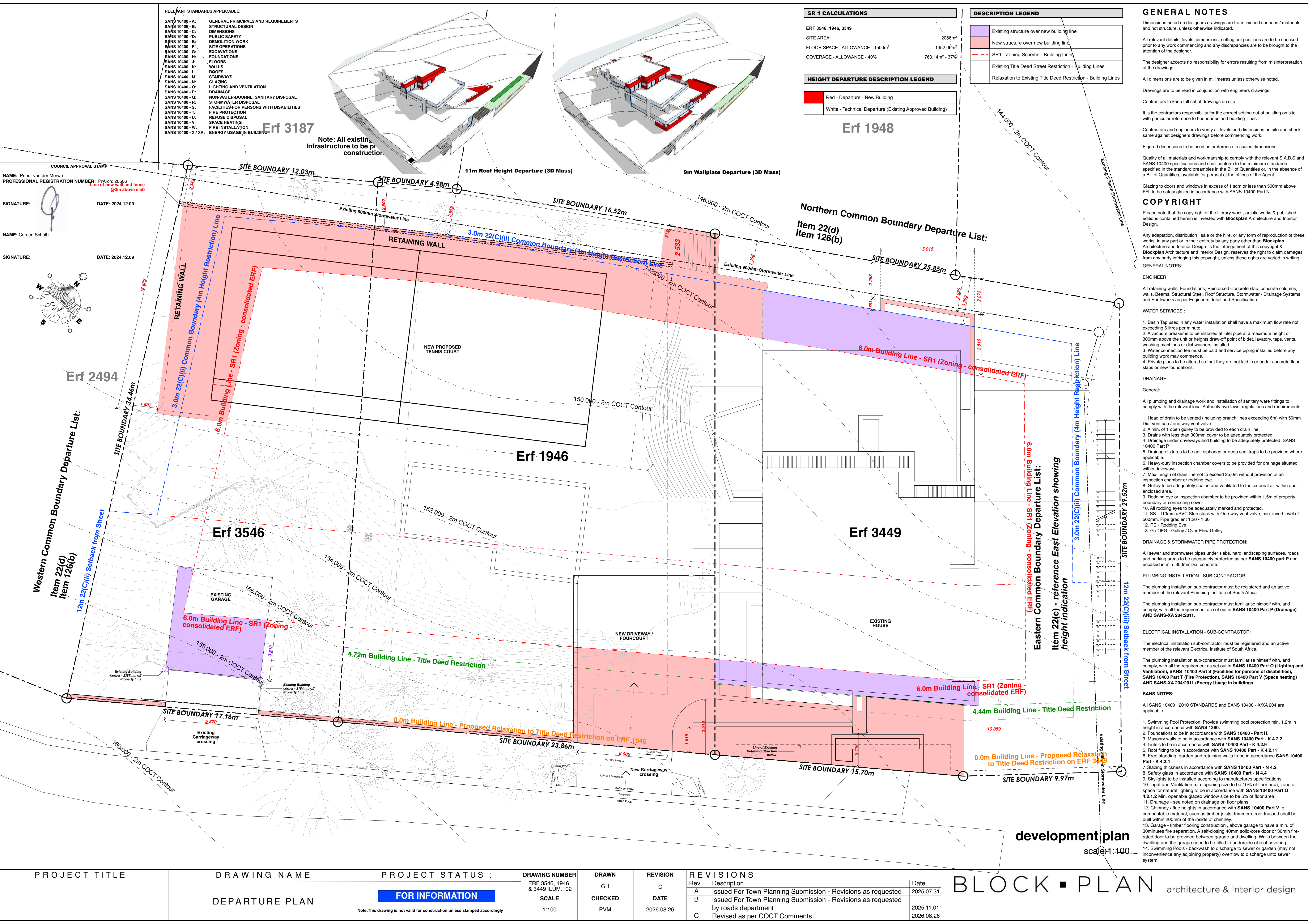
The application was initially formulated and submitted on the basis that the removal of the restrictive conditions registered against the respective title deeds was appropriately addressed in terms of section 42(g) of the MPBL. This was a bona fide understanding of the statutory basis for the relief sought, having regard to the fact that the conditions are expressly registered as restrictive title deed conditions.

Upon further consideration of the historical origin and nature of the conditions, it was established that the relevant restrictive title deed conditions also constitute or give effect to corresponding conditions of approval imposed or deemed to have been imposed under the applicable historical planning framework. It is accordingly appropriate for the application to also be considered in terms of section 42(j) of the MPBL.

The inclusion of section 42(j) does not alter the restrictive conditions sought to be removed, the proposed development, the factual basis of the application, or the planning merits on which the application is motivated. The application continues to seek the same substantive relief and is based on the same facts and circumstances. The inclusion of section 42(j) merely ensures that the application addresses the complete statutory mechanism required to give effect to the relief sought, namely the removal of the restrictive title deed conditions in terms of section 42(g) and the deletion or amendment of the corresponding conditions of approval in terms of section 42(j).

The addition of section 42(j) therefore does not introduce any new substantive relief or materially alter the nature or scope of the application. It constitutes a clarification of the legal basis upon which the relief already sought is to be considered and ensures that the application comprehensively addresses both the registered title deed restrictions and the corresponding conditions of approval.

In light of the above, it is our considered view that the inclusion of section 42(j) does not constitute a material amendment to the application and does not introduce any new factual or planning issues requiring further notification. No additional beneficiaries therefore require notification as a result of the inclusion of section 42(j). The applicant accordingly respectfully requests that the application be proceeded with on the basis that it is made in terms of both sections 42(g) and 42(j) of the MPBL.



RELEVANT STANDARDS APPLICABLE:

SANS 10400 - A: GENERAL PRINCIPALS AND REQUIREMENTS
SANS 10400 - B: STRUCTURAL DESIGN
SANS 10400 - C: DIMENSIONS
SANS 10400 - D: PUBLIC SAFETY
SANS 10400 - E: DEMOLITION WORK
SANS 10400 - F: SITE OPERATIONS
SANS 10400 - G: EXCAVATIONS
SANS 10400 - H: FOUNDATIONS
SANS 10400 - J: FLOORS
SANS 10400 - K: WALLS
SANS 10400 - L: ROOFS
SANS 10400 - M: STAIRWAYS
SANS 10400 - N: GLAZING
SANS 10400 - O: LIGHTING AND VENTILATION
SANS 10400 - P: DRAINAGE
SANS 10400 - Q: NON-WATER-BOURNE, SANITARY DISPOSAL
SANS 10400 - R: STORMWATER DISPOSAL
SANS 10400 - S: FACILITIES FOR PERSONS WITH DISABILITIES
SANS 10400 - T: FIRE PROTECTION
SANS 10400 - U: REFUSE DISPOSAL
SANS 10400 - V: SPACE HEATING
SANS 10400 - W: FIRE INSTALLATION
SANS 10400 - X / XA: ENERGY USAGE IN BUILDINGS

Erf 3187

Note: All existing infrastructure to be protected during construction.

SR 1 CALCULATIONS	
ERF 3546, 1946, 3349	
SITE AREA:	2066m²
FLOOR SPACE - ALLOWANCE - 1500m²	1352.08m²
COVERAGE - ALLOWANCE - 40%	760.14m² - 37%

HEIGHT DEPARTURE DESCRIPTION LEGEND	
Red	Red - Departure - New Building
White	White - Technical Departure (Existing Approved Building)

Erf 1948

DESCRIPTION LEGEND	
Existing structure over new building line	
New structure over new building line	
SR1 - Zoning Scheme - Building Lines	
Existing Title Deed Street Restriction - Building Lines	
Relaxation to Existing Title Deed Restriction - Building Lines	

GENERAL NOTES

Dimensions noted on designers drawings are from finished surfaces / materials and not structure, unless otherwise indicated.

All relevant details, levels, dimensions, setting out positions are to be checked prior to any work commencing and any discrepancies are to be brought to the attention of the designer.

The designer accepts no responsibility for errors resulting from misinterpretation of the drawings.

All dimensions are to be given in millimetres unless otherwise noted.

Drawings are to be read in conjunction with engineers drawings.

Contractors to keep full set of drawings on site.

It is the contractors responsibility for the correct setting out of building on site with particular reference to boundaries and building lines.

Contractors and engineers to verify all levels and dimensions on site and check same against designers drawings before commencing work.

Figured dimensions to be used as preference to scaled dimensions.

Quality of all materials and workmanship to comply with the relevant S.A.B.S and SANS 10400 specifications and shall conform to the minimum standards specified in the standard preambles in the Bill of Quantities or, in the absence of a Bill of Quantities, available for perusal at the offices of the Agent.

Glazing to doors and windows in excess of 1 sqm or less than 500mm above FFL to be safety glazed in accordance with SANS 10400 Part N

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GENERAL NOTES:

ENGINEER:

All retaining walls, Foundations, Reinforced Concrete slab, concrete columns, walls, Beams, Structural Steel, Roof Structure, Stormwater / Drainage Systems and Earthworks as per Engineers detail and Specification.

WATER SERVICES :

1. Basin Tap used in any water installation shall have a maximum flow rate not exceeding 6 litres per minute.
2. A vacuum breaker is to be installed at inlet pipe at a maximum height of 300mm above the unit or heights draw-off point of bidet, lavatory, taps, vents, washing machines or dishwashers installed.
3. Water connection fee must be paid and service piping installed before any building work may commence.
4. Private pipes to be altered so that they are not laid in or under concrete floor slabs or new foundations.

DRAINAGE:

General:

All plumbing and drainage work and installation of sanitary ware fittings to comply with the relevant local Authority bye-laws, regulations and requirements.

1. Head of drain to be vented (including branch lines exceeding 6m) with 50mm Dia. vent cap / one way vent valve.
2. A min. of 1 open gulley to be provided to each drain line.
3. Drains with less than 300mm cover to be adequately protected.
4. Drainage under driveways and building to be adequately protected. SANS 10400 Part P
5. Drainage fixtures to be anti-siphoned or deep seal traps to be provided where applicable.
6. Heavy-duty inspection chamber covers to be provided for drainage situated within driveways.
7. Max. length of drain line not to exceed 25,0m without provision of an inspection chamber or rodding eye.
8. Gulley to be adequately sealed and ventilated to the external air within and enclosed area.
9. Rodding eye or inspection chamber to be provided within 1,5m of property boundary or connecting sewer.
10. All rodding eyes to be adequately marked and protected.
11. SS - 110mm uPVC Stub stack with One-way vent valve, min. invert level of 500mm. Pipe gradient 1:20 - 1:60
12. RE - Rodding Eye
13. G / OFG - Gulley / Over-Flow Gulley.

DRAINAGE & STORMWATER PIPE PROTECTION:

All sewer and stormwater pipes under slabs, hard landscaping surfaces, roads and parking areas to be adequately protected as per SANS 10400 Part P and encased in min. 300mmDia. concrete.

PLUMBING INSTALLATION - SUB-CONTRACTOR:

The plumbing installation sub-contractor must be registered and an active member of the relevant Plumbing Institute of South Africa.

The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in SANS 10400 Part P (Drainage) AND SANS-XA 204:2011.

ELECTRICAL INSTALLATION - SUB-CONTRACTOR:

The electrical installation sub-contractor must be registered and an active member of the relevant Electrical Institute of South Africa.

The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in SANS 10400 Part O (Lighting and Ventilation), SANS 10400 Part S (Facilities for persons of disabilities), SANS 10400 Part T (Fire Protection), SANS 10400 Part V (Space heating) AND SANS-XA 204:2011 (Energy Usage in buildings).

SANS NOTES:

All SANS 10400 : 2010 STANDARDS and SANS 10400 - X/XA 204 are applicable.

1. Swimming Pool Protection: Provide swimming pool protection min. 1.2m in height in accordance with SANS 1390.
2. Foundations to be in accordance with SANS 10400 - Part H.
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6. Free standing, garden and retaining walls to be in accordance SANS 10400 Part - K 4.2.4
7. Glazing thickness in accordance with SANS 10400 Part - N 4.2
8. Safety glass in accordance with SANS 10400 Part - N 4.4
9. Skylights to be installed according to manufactures specifications.
10. Light and Ventilation min. opening size to be 10% of floor area, zone of space for natural lighting to be in accordance with SANS 10400 Part O 4.2.1.2 Min. openable glazed window size to be 5% of floor area.
11. Drainage - see noted on drainage on floor plans.
12. Chimney / flue heights in accordance with SANS 10400 Part V, o combustible material, such as timber joists, trimmers, roof trussed shall be built within 200mm of the inside of chimney.
13. Garage - timber flooring construction, above garage to have a min. of 30minutes fire separation. A self-closing 40mm solid-core door or 30min fire-rated door to be provided between garage and dwelling. Walls between the dwelling and the garage need to be filled to underside of roof covering.
14. Swimming Pools - backwash to discharge to sewer or garden (may not inconvenience any adjoining property) overflow to discharge unto sewer system.

Western Common Boundary Departure List:

Item 22(d)
Item 126(b)

Eastern Common Boundary Departure List:

Item 22(c) - reference East Elevation showing height indication

Erf 2494

Erf 1946

Erf 3546

Erf 3449

development plan

scale 1:100

PROJECT TITLE

DRAWING NAME

PROJECT STATUS :

DRAWING NUMBER

DRAWN

REVISION

REVISIONS

Date

BLOCK ■ PLAN architecture & interior design

DEPARTURE PLAN

FOR INFORMATION

Note: This drawing is not valid for construction unless stamped accordingly

ERF 3546, 1946 & 3449 ILUM.102

SCALE

1:100

DRAWN

GH

CHECKED

PVM

REVISION

C

DATE

2026.08.26

REVISIONS

Rev Description

A Issued For Town Planning Submission - Revisions as requested

B Issued For Town Planning Submission - Revisions as requested

C Revised as per COCT Comments

2025.07.31

2025.11.01

2026.08.26

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DESCRIPTION LEGEND

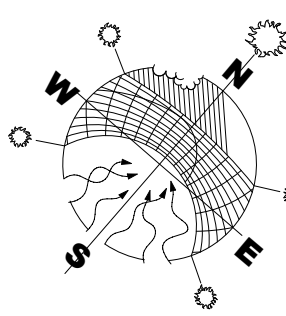
	Area that needs to be cut away / excavated
	Area that needs to be filled
	COCT 2m Contour Plan - NGL Line

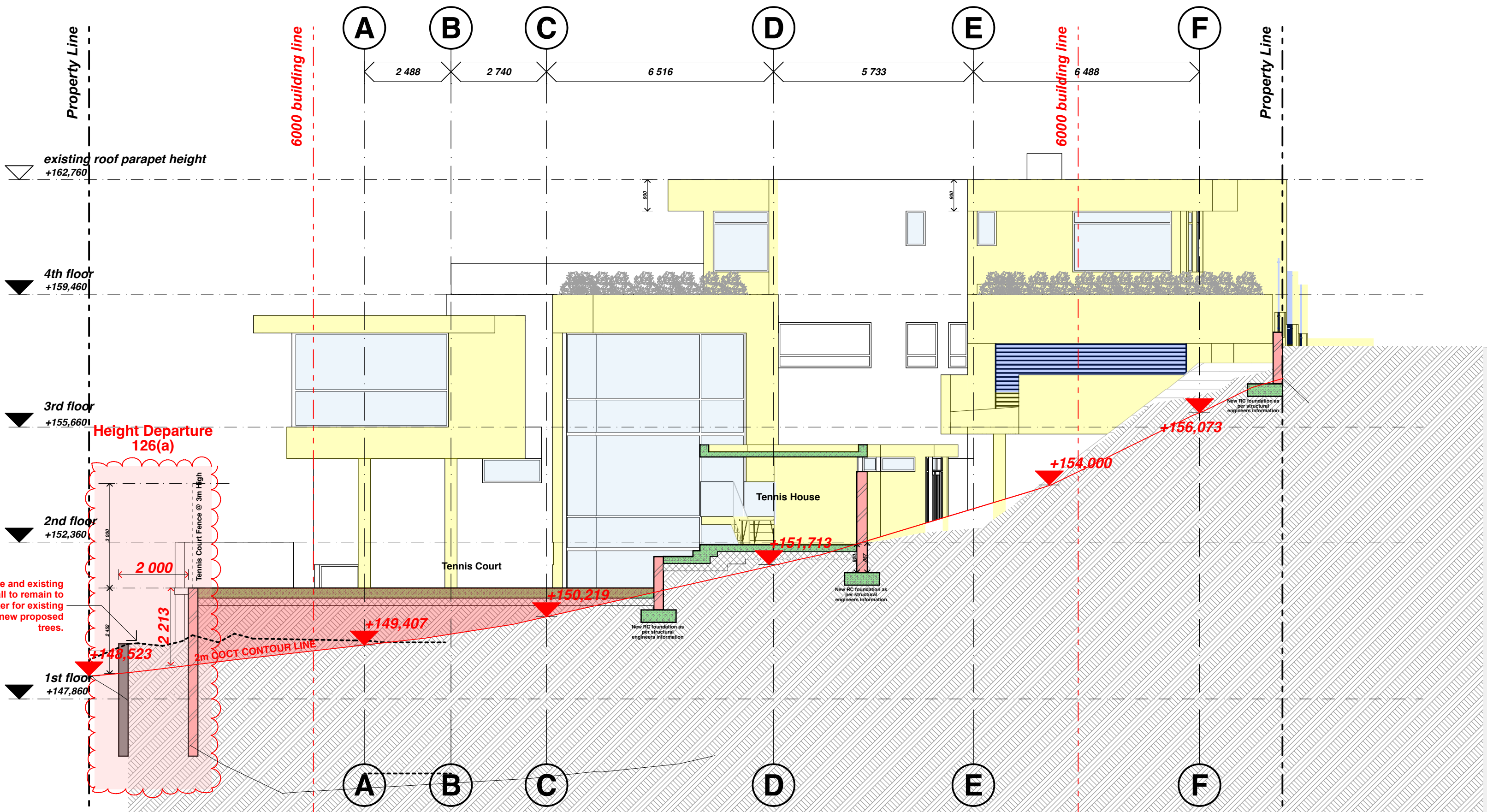
COUNCIL APPROVAL STAMP

NAME: Prieur van der Merwe
PROFESSIONAL REGISTRATION NUMBER: PrArch: 20506

SIGNATURE:  DATE: 2024.12.09

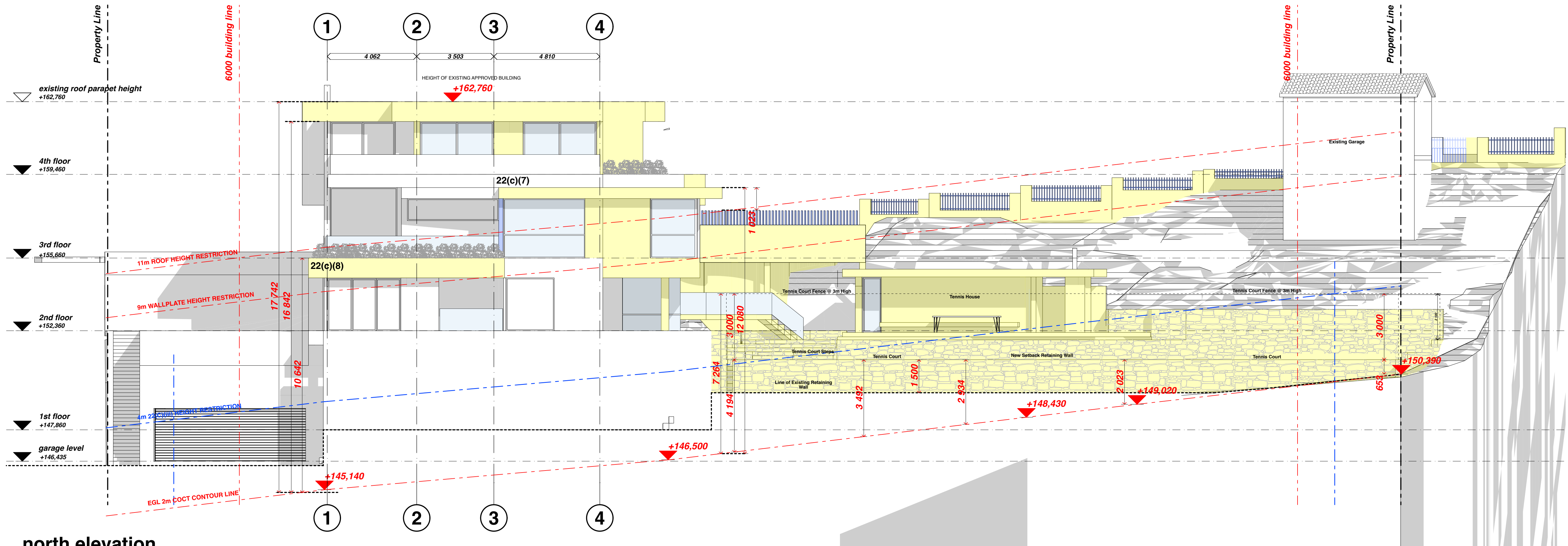
NAME: Coreen Scholtz

SIGNATURE:  DATE: 2024.12.09



section b-b

scale 1:100



north elevation

scale 1:100

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PROJECT TITLE

DRAWING NAME

PROJECT STATUS :

DRAWING NUMBER

DRAWN

REVISION

REVISIONS

Date

Rev Description

2025.07.31

2025.11.01

2026.08.26

BLOCK ■ PLAN architecture & interior design

E11 3340, 1940 & 3449

SECTION & ELEVATION

FOR INFORMATION

Note: This drawing is not valid for construction unless stamped accordingly

ERF 3546, 1946 & 3449 ILUM.103

SCALE

1:100

DRAWN GH

CHECKED

PVM

REVISION C

DATE

2026.08.26

Issued For Town Planning Submission - Revisions as requested

Issued For Town Planning Submission - Revisions as requested

by roads department

Revised as per COCT Comments

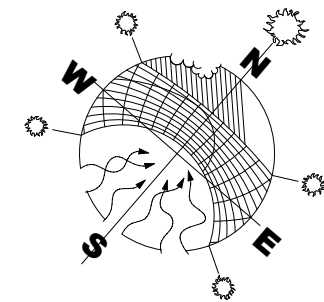
COUNCIL APPROVAL STAMP

NAME: Prieur van der Merwe
PROFESSIONAL REGISTRATION NUMBER: PrArch: 20506

SIGNATURE: DATE: 2024.12.09

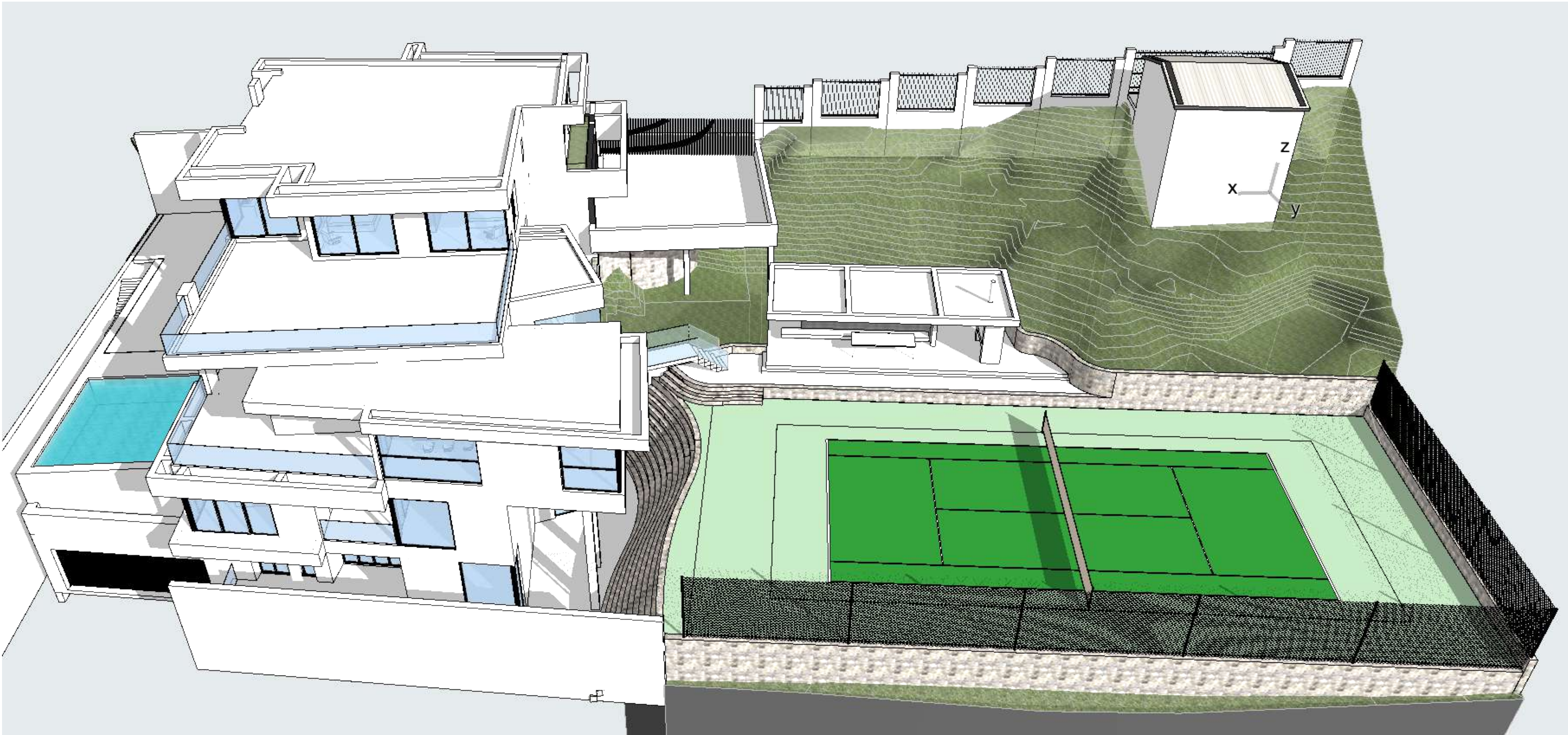
NAME: Coreen Scholtz

SIGNATURE: _____ **DATE:** 2024.12.09



RELEVANT STANDARDS APPLICABLE:

SANS 10400 - A:	GENERAL PRINCIPALS AND REQUIREMENTS
SANS 10400 - B:	STRUCTURAL DESIGN
SANS 10400 - C:	DIMENSIONS
SANS 10400 - D:	PUBLIC SAFETY
SANS 10400 - E:	DEMOLITION WORK
SANS 10400 - F:	SITE OPERATIONS
SANS 10400 - G:	EXCAVATIONS
SANS 10400 - H:	FOUNDATIONS
SANS 10400 - J:	FLOORS
SANS 10400 - K:	WALLS
SANS 10400 - L:	ROOFS
SANS 10400 - M:	STAIRWAYS
SANS 10400 - N:	GLAZING
SANS 10400 - O:	LIGHTING AND VENTILATION
SANS 10400 - P:	DRAINAGE
SANS 10400 - Q:	SEWER-BORNE, SANITARY DISPOSAL
SANS 10400 - R:	STORMWATER DISPOSAL
SANS 10400 - S:	FACTORIES FOR PERSONS WITH DISABILITIES
SANS 10400 - T:	FIRE PROTECTION
SANS 10400 - U:	REFUSE DISPOSAL
SANS 10400 - V:	SOUND HEATING
SANS 10400 - W:	FIRE INSTALLATION
SANS 10400 - X / XA:	ENERGY USAGE IN BUILDING



site 3D views

scale nts



site 3D views

scale nts

PROJECT TITLE	DRAWING NAME	PROJECT STATUS :	DRAWING NUMBER	DRAWN	REVISION	REVISIONS			BLOCK ■ PLAN architecture & interior design
Eri 3340, 1340 & 3449 SUMMERCLOSE, HIGGOVALE	3D VIEWS	FOR INFORMATION Note:This drawing is not valid for construction unless stamped accordingly	ERF 3546, 1946 & 3449 ILUM.104	GH	C	Rev	Description	Date	
			SCALE	CHECKED	DATE	A	Issued For Town Planning Submission - Revisions as requested	2025.07.31	
						B	Issued For Town Planning Submission - Revisions as requested		
						by roads department		2025.11.01	
1:100	PVM	2026.08.26	C	Revised as per COCT Comments	2026.08.26				

RELEVANT STANDARDS APPLICABLE:
SANS 10400 - A: GENERAL PRINCIPALS AND REQUIREMENTS
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SANS 10400 - D: PUBLIC SAFETY
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SANS 10400 - N: LIGHTING AND VENTILATION
SANS 10400 - O: DRAINAGE
SANS 10400 - P: NON-WATER-BOURNE, SANITARY DISPOSAL
SANS 10400 - R: STORMWATER DISPOSAL
SANS 10400 - S: FACILITIES FOR PERSONS WITH DISABILITIES
SANS 10400 - T: FIRE PROTECTION
SANS 10400 - U: REFUSE DISPOSAL
SANS 10400 - V: SPACE HEATING
SANS 10400 - W: FIRE INSTALLATIONS
SANS 10400 - X / XA: ENERGY USAGE IN BUILDING

DESCRIPTION LEGEND

	Existing structures
	New structures

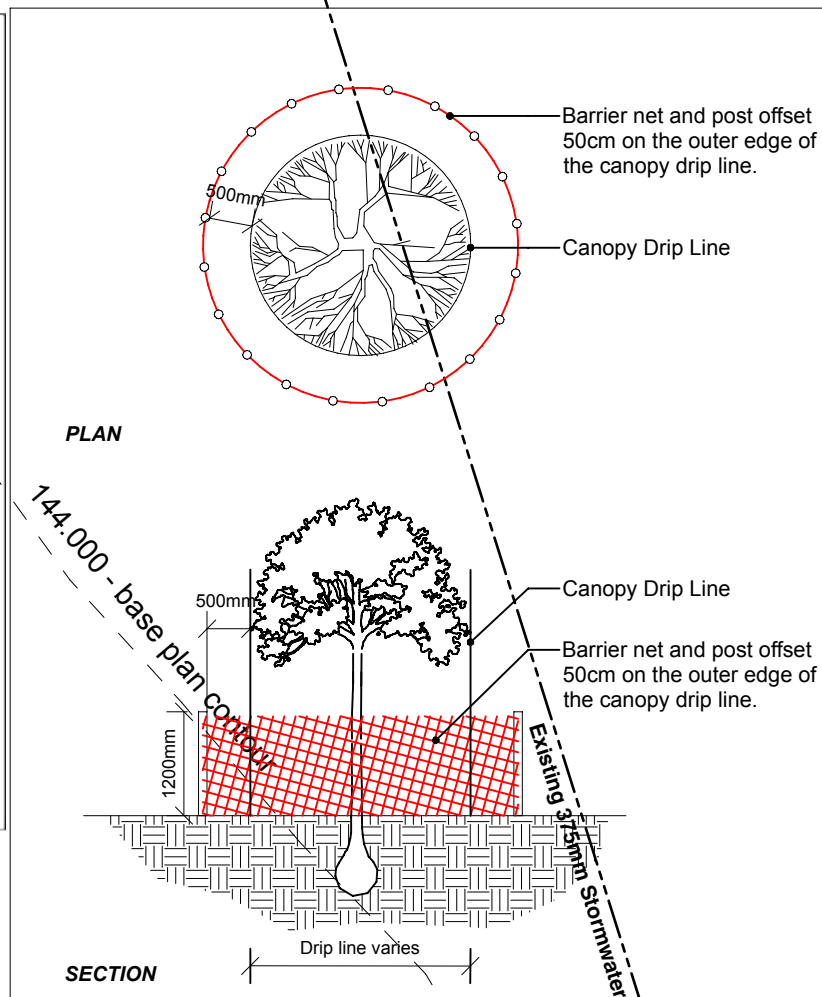
TREE LEGEND

	Tree to be kept
	Tree to be removed

STREET BOUNDARY WALL CALCULATIONS

STREET BOUNDARY (ERF 3546 & 1946 & 3449)	66.7m
WALL HEIGHT - 1.8m	66.7m
WALL AREA:	120.06m ²
PERMEABILITY - ALLOWABLE: 40%	48.01m ²
PROPOSED PERMEABILITY: INCLUDING GATES	60.26m ²

TREE SURVEY						
Kilnisp - Transplant - Remove						
Tree no.	Botanical name	Tree height	Crown diameter	Condition	Comments	Action
1	Cussonia spicata	8m	5m	Good		R
2	Streletia nicotai	5m	4m	Good		R
3	Callistemon salignus	3m	5m	Good		R
4	Olea europaea subsp. africana	7m	8m	Good		R
5	Eucalyptus orafolia	5m	5m	Good		R
6	Ficus microcarpa	6m	2m	Good		K
7	Ficus lyrata	6m	3m	Good		R
8	Syzygium paniculatum	5m	2m	Good		K
9	Metrosideros excelsa	5m	3m	Good		K
10	Ficus microcarpa	12m	10m	Good		K
11	Ficus microcarpa	6m	2m	Good		K
12	Streletia nicotai	5m	3m	Good		R
13	Ficus microcarpa	7m	2m	Good		K
14	Podocarpus henkeli	3m	0.5m	Good		K
15	Streletia nicotai	5m	3m	Good		K
16	Quercus suber	6m	3m	Good		K
17	Podocarpus henkeli	3m	0.5m	Good		K
18	Platanus acerifolia	7m	3m	Good		R
19	Streletia nicotai	5m	3m	Good		R
20	Quercus suber	6m	3m	Good		K
21	Syzygium paniculatum	5m	2m	Good		K
22	Schefflera actionaphylla	5m	3m	Good		R
23	Ficus lyrata	6m	2m	Good		K
24	Ulmus parvifolia	6m	5m	Good		K
25	Syzygium paniculatum	5m	2m	Good		K
26	Quercus suber	6m	3m	Good		K
27	Celtis sinensis	8m	5m	Good		K
28	Quercus suber	6m	3m	Good		K



GENERAL NOTES

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Drawings are to be read in conjunction with engineers drawings.

Contractors to keep full set of drawings on site.

It is the contractors responsibility for the correct setting out of building on site with particular reference to boundaries and building lines.

Contractors and engineers to verify all levels and dimensions on site and check same against designers drawings before commencing work.

Figured dimensions to be used as preference to scaled dimensions.

Quality of all materials and workmanship to comply with the relevant S.A.B.S. and SANS 10400 specifications and shall conform to the minimum standards specified in the standard preambles in the Bill of Quantities or, in the absence of a Bill of Quantities, available for perusal at the offices of the Agent.

Glazing to doors and windows in excess of 1.5m or less than 500mm above FFL to be safety glazed in accordance with SANS 10400 Part N

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GENERAL NOTES:

ENGINEER:
All retaining walls, Foundations, Reinforced Concrete slab, concrete columns, walls, Beams, Structural Steel, Roof Structure, Stormwater / Drainage Systems and Earthworks as per Engineers detail and Specification.

WATER SERVICES :

1. Basin Tap used in any water installation shall have a maximum flow rate not exceeding 6 litres per minute.
2. A vacuum breaker is to be installed at inlet pipe at a maximum height of 300mm above the unit or heights draw-off point of bidet, lavatory, taps, vents, washing machines or dishwashers installed.
3. Water connection fee must be paid and service piping installed before any building work may commence.
4. Private pipes to be altered so that they are not laid in or under concrete floor slabs or new foundations.

DRAINAGE:

General:

All plumbing and drainage work and installation of sanitary ware fittings to comply with the relevant local Authority bye-laws, regulations and requirements.

1. Head of drain to be vented (including branch lines exceeding 6m) with 50mm Dia. vent cap / one way vent valve.
2. A min. of 1 open gully to be provided to each drain line.
3. Drains with less than 300mm cover to be adequately protected.
4. Drainage under driveways and building to be adequately protected. SANS 10400 Part P
5. Drainage fixtures to be anti-siphoned or deep seal traps to be provided where applicable.
6. Heavy-duty inspection chamber covers to be provided for drainage situated within driveways.
7. Max. length of drain line not to exceed 25.0m without provision of an inspection chamber or rodding eye.
8. Gully to be adequately sealed and ventilated to the external air within and enclosed area.
9. Rodding eye or inspection chamber to be provided within 1.5m of property boundary or connecting sewer.
10. All rodding eyes to be adequately marked and protected.
11. SS - 110mm uPVC Stub stack with One-way vent valve, min. invert level of 500mm. Pipe gradient 1:20 - 1:60
12. RE - Rodding Eye.
13. G / OFG - Gully / Over-Flow Gully.

DRAINAGE & STORMWATER PIPE PROTECTION:

All sewer and stormwater pipes under slabs, hard landscaping surfaces, roads and parking areas to be adequately protected as per SANS 10400 part P and encased in min. 300mmDia. concrete.

PLUMBING INSTALLATION - SUB-CONTRACTOR:

The plumbing installation sub-contractor must be registered and an active member of the relevant Plumbing Institute of South Africa.

The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in SANS 10400 Part P (Drainage) AND SANS-XA 204:2011.

ELECTRICAL INSTALLATION - SUB-CONTRACTOR:

The electrical installation sub-contractor must be registered and an active member of the relevant Electrical Institute of South Africa.

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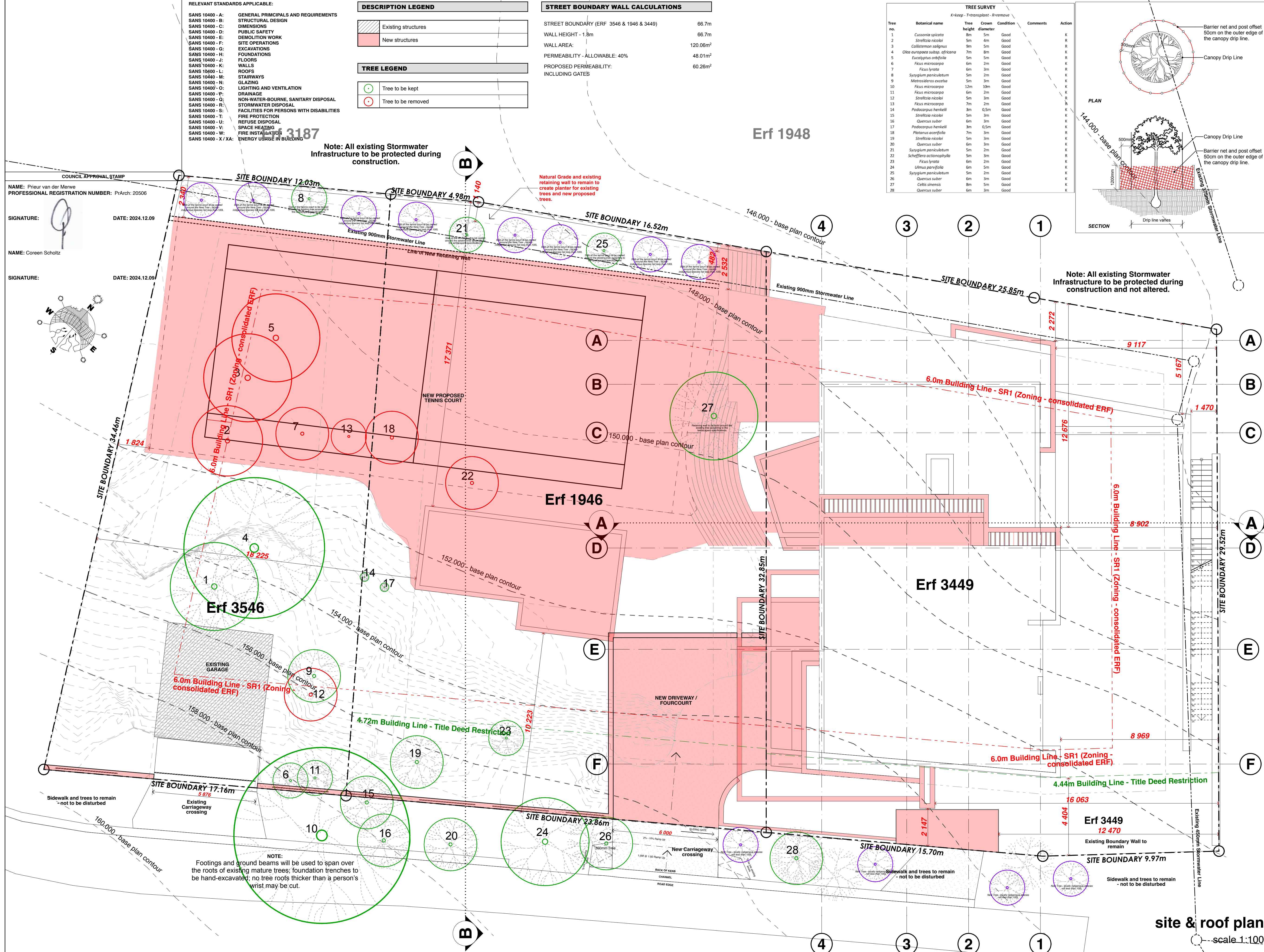
SANS NOTES:

All SANS 10400 : 2010 STANDARDS and SANS 10400 - X/XA 204 are applicable.

1. Swimming Pool Protection: Provide swimming pool protection min. 1.2m in height in accordance with SANS 1930.
2. Foundations to be in accordance with SANS 10400 - Part H.
3. Masonry walls to be in accordance with SANS 10400 Part - K 4.2.2
4. Lintels to be in accordance with SANS 10400 Part - K 4.2.9
5. Roof fixing to be in accordance with SANS 10400 Part - K 4.2.11
6. Free standing, garden and retaining walls to be in accordance SANS 10400 Part - K 4.2.4
7. Glazing thickness in accordance with SANS 10400 Part - N 4.2
8. Safety glass in accordance with SANS 10400 Part - N 4.4
9. Skylights to be installed according to manufactures specifications.
10. Light and Ventilation min. opening size to be 10% of floor area, zone of space for natural lighting to be in accordance with SANS 10400 Part O 4.2.1.2 Min. openable glazed window size to be 5% of floor area.
11. Drainage - see noted on drainage on floor plans.
12. Chimney / flue heights in accordance with SANS 10400 Part V, o combustible material, such as timber joists, trimmers, roof trussed shall be built within 200mm of the inside of chimney.
13. Garage - timber flooring construction, above garage to have a min. of 30minutes fire separation. A self-closing 40mm solid-core door or 30min fire-rated door to be provided between garage and dwelling. Walls between the dwelling and the garage need to be filled to underside of roof covering.
14. Swimming Pools - backwash to discharge to sewer or garden (may not inconvenience any adjoining property) overflow to discharge unto sewer system.

site & roof plan

scale 1:100



PROJECT TITLE	DRAWING NAME	PROJECT STATUS :	DRAWING NUMBER	DRAWN	REVISION	REVISIONS
ERF 3546, 1946 & 3449 SUMMERCLOSE, HIGGOVALE	SITE & ROOF PLAN	FOR INFORMATION	ERF 3546, 1946 & 3449 I.LUM.107 SCALE 1:100	GH CHECKED PVM	D DATE 2026.08.26	Rev Description Date B Issued For Town Planning Submission - Revisions as requested by roads department 2025.11.01 C New trees on NW elevation and Street as per ENV, SW indicated 2026.03.24 D Revised as per COCT Comments 2026.08.26
Note: This drawing is not valid for construction unless stamped accordingly						

BLOCK ■ PLAN architecture & interior design

- RELEVANT STANDARDS APPLICABLE:
- | | |
|----------------------|--|
| SANS 10400 - A: | GENERAL PRINCIPALS AND REQUIREMENTS |
| SANS 10400 - B: | STRUCTURAL DESIGN |
| SANS 10400 - C: | DIMENSIONS |
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| SANS 10400 - N: | GLAZING |
| SANS 10400 - O: | LIGHTING AND VENTILATION |
| SANS 10400 - P: | DRAINAGE |
| SANS 10400 - Q: | NON-WATER-BOURNE, SANITARY DISPOSAL |
| SANS 10400 - R: | STORMWATER DISPOSAL |
| SANS 10400 - S: | FACILITIES FOR PERSONS WITH DISABILITIES |
| SANS 10400 - T: | FIRE PROTECTION |
| SANS 10400 - U: | REFUSE DISPOSAL |
| SANS 10400 - V: | SPACE HEATING |
| SANS 10400 - W: | FIRE INSTALLATION |
| SANS 10400 - X / XA: | ENERGY USAGE IN BUILDING |

Note: All existing Stormwater Infrastructure to be protected during construction.

Natural Grade and existing retaining wall to remain to create planter for existing trees and new proposed trees.

144.000 - 2m COCT Contour

Note: All existing Stormwater Infrastructure to be protected during construction and not altered.

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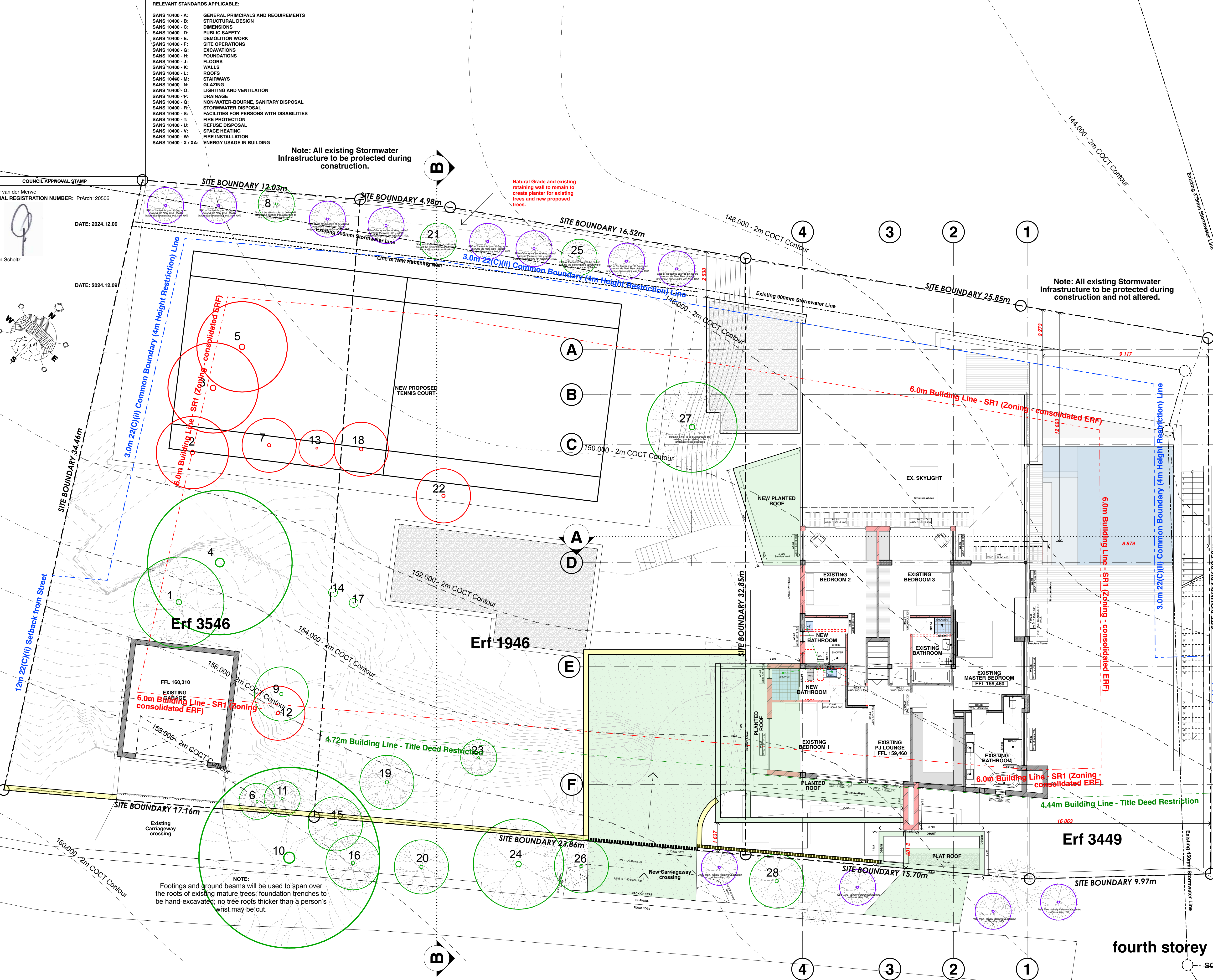
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11. Drainage - see noted on drainage on floor plans.
12. Chimney / flue heights in accordance with SANS 10400 Part V, o combustible material, such as timber joists, trimmers, roof trussed shall be built within 200mm of the inside of chimney.
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fourth storey layout

scale 1:100



NOTE:
Footings and ground beams will be used to span over the roots of existing mature trees; foundation trenches to be hand-excavated; no tree roots thicker than a person's wrist may be cut.

PROJECT TITLE

SUMMERCLOSE, HIGGOVALE

DRAWING NAME

FOURTH STOREY LAYOUT

PROJECT STATUS :

FOR INFORMATION

Note: This drawing is not valid for construction unless stamped accordingly

DRAWING NUMBER

ERF 3546, 1946 & 3449 ILUM.108

SCALE

1:100

DRAWN

GH

CHECKED

PVM

REVISION

D

DATE

2026.08.26

REVISIONS

Rev	Description	Date
B	Issued For Town Planning Submission - Revisions as requested by roads department	2025.11.01
C	New trees on NW elevation and Street as per ENV, SW indicated	2026.03.24
D	Revised as per COCT Comments	2026.08.26

BLOCK ■ PLAN architecture & interior design

- RELEVANT STANDARDS APPLICABLE:
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ENGINEER:

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ELECTRICAL INSTALLATION - SUB-CONTRACTOR:

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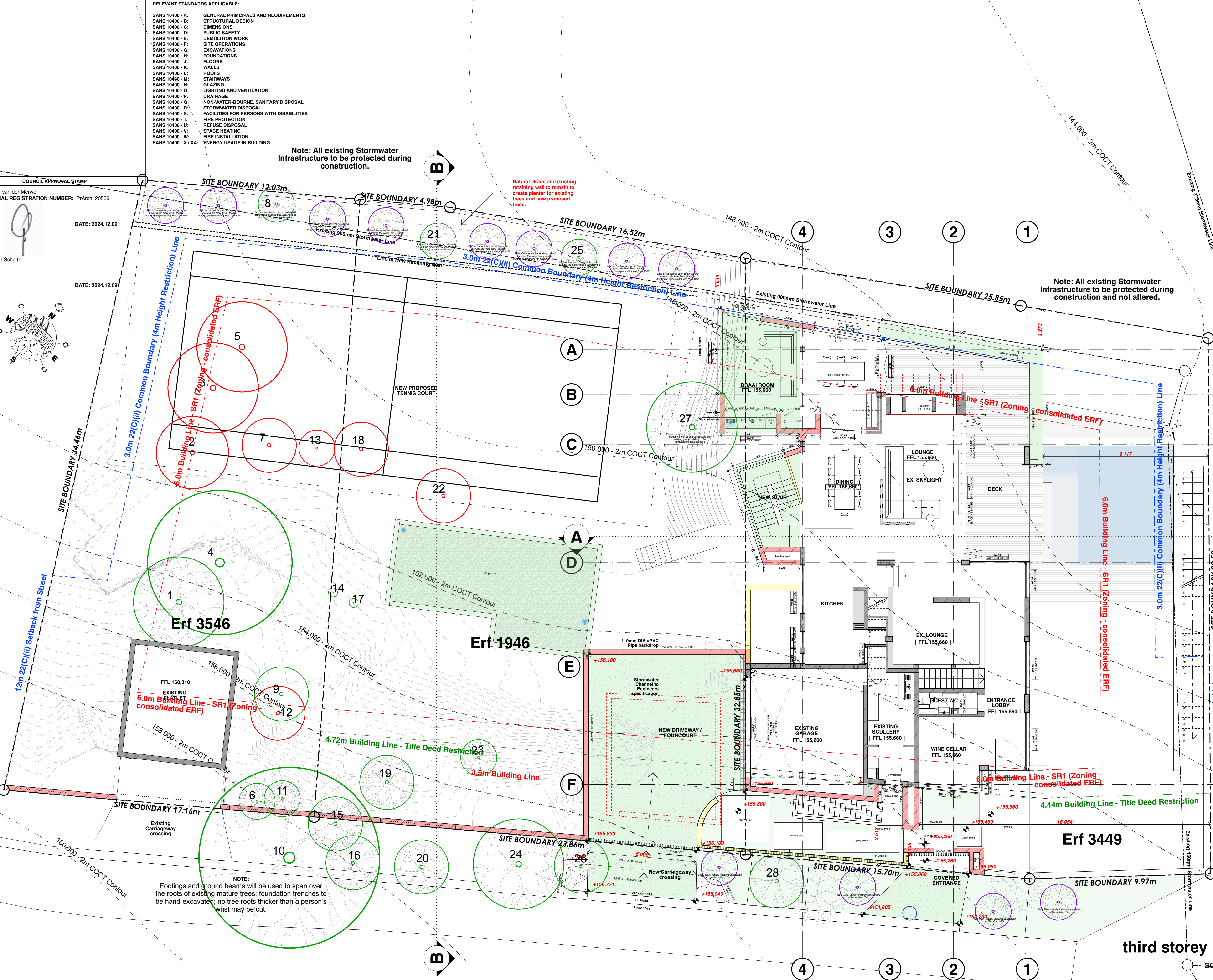
The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in SANS 10400 Part O (Lighting and Ventilation), SANS 10400 Part S (Facilities for persons of disabilities), SANS 10400 Part T (Fire Protection), SANS 10400 Part V (Space heating) AND SANS-XA 204:2011 (Energy Usage in buildings).

SANS NOTES:

All SANS 10400 : 2010 STANDARDS and SANS 10400 - X/XA 204 are applicable.

1. Swimming Pool Protection: Provide swimming pool protection min. 1.2m in height in accordance with SANS 1390.
2. Foundations to be in accordance with SANS 10400 - Part H.
3. Masonry walls to be in accordance with SANS 10400 Part - K 4.2.2
4. Lintels to be in accordance with SANS 10400 Part - K 4.2.9
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7. Glazing thickness in accordance with SANS 10400 Part - N 4.2
8. Safety glass in accordance with SANS 10400 Part - N 4.4
9. Skylights to be installed according to manufactures specifications.
10. Light and Ventilation min. opening size to be 10% of floor area, zone of space for natural lighting to be in accordance with SANS 10400 Part O 4.2.1.2 Min. openable glazed window size to be 5% of floor area.
11. Drainage - see noted on drainage on floor plans.
12. Chimney / flue heights in accordance with SANS 10400 Part V, o combustible material, such as timber joists, trimmers, roof trussed shall be built within 200mm of the inside of chimney.
13. Garage - timber flooring construction, above garage to have a min. of 30minutes fire separation. A self-closing 40mm solid-core door or 30min fire-rated door to be provided between garage and dwelling. Walls between the dwelling and the garage need to be filled to underside of roof covering.
14. Swimming Pools - backwash to discharge to sewer or garden (may not inconvenience any adjoining property) overflow to discharge unto sewer system.

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NOTE:
Footings and ground beams will be used to span over the roots of existing mature trees; foundation trenches to be hand-excavated; no tree roots thicker than a person's wrist may be cut.

third storey layout

scale 1:100

PROJECT TITLE

SUMMERCLOSE, HIGGOVALE

DRAWING NAME

THIRD STOREY LAYOUT

PROJECT STATUS :

FOR INFORMATION

Note: This drawing is not valid for construction unless stamped accordingly

DRAWING NUMBER

ERF 3546, 1946 & 3449 ILUM.109

SCALE

1:100

DRAWN

GH

CHECKED

PVM

REVISION

D

DATE

2026.08.26

REVISIONS

Rev Description

B Issued For Town Planning Submission - Revisions as requested

C by roads department

D New trees on NW elevation and Street as per ENV, SW indicated

Revised as per COCT Comments

Date

2025.11.01

2026.03.24

2026.08.26

- RELEVANT STANDARDS APPLICABLE:
- SANS 10400 - A: GENERAL PRINCIPALS AND REQUIREMENTS
SANS 10400 - B: STRUCTURAL DESIGN
SANS 10400 - C: DIMENSIONS
SANS 10400 - D: PUBLIC SAFETY
SANS 10400 - E: DEMOLITION WORK
SANS 10400 - F: SITE OPERATIONS
SANS 10400 - G: EXCAVATIONS
SANS 10400 - H: FOUNDATIONS
SANS 10400 - J: FLOORS
SANS 10400 - K: WALLS
SANS 10400 - L: ROOFS
SANS 10400 - M: STAIRWAYS
SANS 10400 - N: GLAZING
SANS 10400 - O: LIGHTING AND VENTILATION
SANS 10400 - P: DRAINAGE
SANS 10400 - Q: NON-WATER-BOURNE, SANITARY DISPOSAL
SANS 10400 - R: STORMWATER DISPOSAL
SANS 10400 - S: FACILITIES FOR PERSONS WITH DISABILITIES
SANS 10400 - T: FIRE PROTECTION
SANS 10400 - U: REFUSE DISPOSAL
SANS 10400 - V: SPACE HEATING
SANS 10400 - W: FIRE INSTALLATION
SANS 10400 - X / XA: ENERGY USAGE IN BUILDING

Note: All existing Stormwater Infrastructure to be protected during construction.

Natural Grade and existing retaining wall to remain to create planter for existing trees and new proposed trees.

Note: All existing Stormwater Infrastructure to be protected during construction and not altered.

GENERAL NOTES

Dimensions noted on designers drawings are from finished surfaces / materials and not structure, unless otherwise indicated.

All relevant details, levels, dimensions, setting out positions are to be checked prior to any work commencing and any discrepancies are to be brought to the attention of the designer.

The designer accepts no responsibility for errors resulting from misinterpretation of the drawings.

All dimensions are to be given in millimetres unless otherwise noted.

Drawings are to be read in conjunction with engineers drawings.

Contractors to keep full set of drawings on site.

It is the contractors responsibility for the correct setting out of building on site with particular reference to boundaries and building lines.

Contractors and engineers to verify all levels and dimensions on site and check same against designers drawings before commencing work.

Figured dimensions to be used as preference to scaled dimensions.

Quality of all materials and workmanship to comply with the relevant S.A.B.S and SANS 10400 specifications and shall conform to the minimum standards specified in the standard preambles in the Bill of Quantities or, in the absence of a Bill of Quantities, available for perusal at the offices of the Agent.

Glazing to doors and windows in excess of 1 sqm or less than 500mm above FFL to be safety glazed in accordance with SANS 10400 Part N

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GENERAL NOTES:

ENGINEER:

All retaining walls, Foundations, Reinforced Concrete slab, concrete columns, walls, Beams, Structural Steel, Roof Structure, Stormwater / Drainage Systems and Earthworks as per Engineers detail and Specification.

WATER SERVICES :

1. Basin Tap used in any water installation shall have a maximum flow rate not exceeding 6 litres per minute.
2. A vacuum breaker is to be installed at inlet pipe at a maximum height of 300mm above the unit or heights draw-off point of bidet, lavatory, taps, vents, washing machines or dishwashers installed.
3. Water connection fee must be paid and service piping installed before any building work may commence.
4. Private pipes to be altered so that they are not laid in or under concrete floor slabs or new foundations.

DRAINAGE:

General:

All plumbing and drainage work and installation of sanitary ware fittings to comply with the relevant local Authority bye-laws, regulations and requirements.

1. Head of drain to be vented (including branch lines exceeding 6m) with 50mm Dia. vent cap / one way vent valve.
2. A min. of 1 open gully to be provided to each drain line.
3. Drains with less than 300mm cover to be adequately protected.
4. Drainage under driveways and building to be adequately protected. SANS 10400 Part P
5. Drainage fixtures to be anti-siphoned or deep seal traps to be provided where applicable.
6. Heavy-duty inspection chamber covers to be provided for drainage situated within driveways.
7. Max. length of drain line not to exceed 25,0m without provision of an inspection chamber or rodding eye.
8. Gully to be adequately sealed and ventilated to the external air within and enclosed area.
9. Rodding eye or inspection chamber to be provided within 1,5m of property boundary or connecting sewer.
10. All rodding eyes to be adequately marked and protected.
11. SS - 110mm uPVC Stub stack with One-way vent valve, min. invert level of 500mm. Pipe gradient 1:20 - 1:60
12. RE - Rodding Eye.
13. G / OFG - Gully / Over-Flow Gully.

DRAINAGE & STORMWATER PIPE PROTECTION:

All sewer and stormwater pipes under slabs, hard landscaping surfaces, roads and parking areas to be adequately protected as per SANS 10400 part P and encased in min. 300mmDia. concrete.

PLUMBING INSTALLATION - SUB-CONTRACTOR:

The plumbing installation sub-contractor must be registered and an active member of the relevant Plumbing Institute of South Africa.

The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in SANS 10400 Part P (Drainage) AND SANS-XA 204:2011.

ELECTRICAL INSTALLATION - SUB-CONTRACTOR:

The electrical installation sub-contractor must be registered and an active member of the relevant Electrical Institute of South Africa.

The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in SANS 10400 Part O (Lighting and Ventilation), SANS 10400 Part S (Facilities for persons of disabilities), SANS 10400 Part T (Fire Protection), SANS 10400 Part V (Space heating) AND SANS-XA 204:2011 (Energy Usage in buildings).

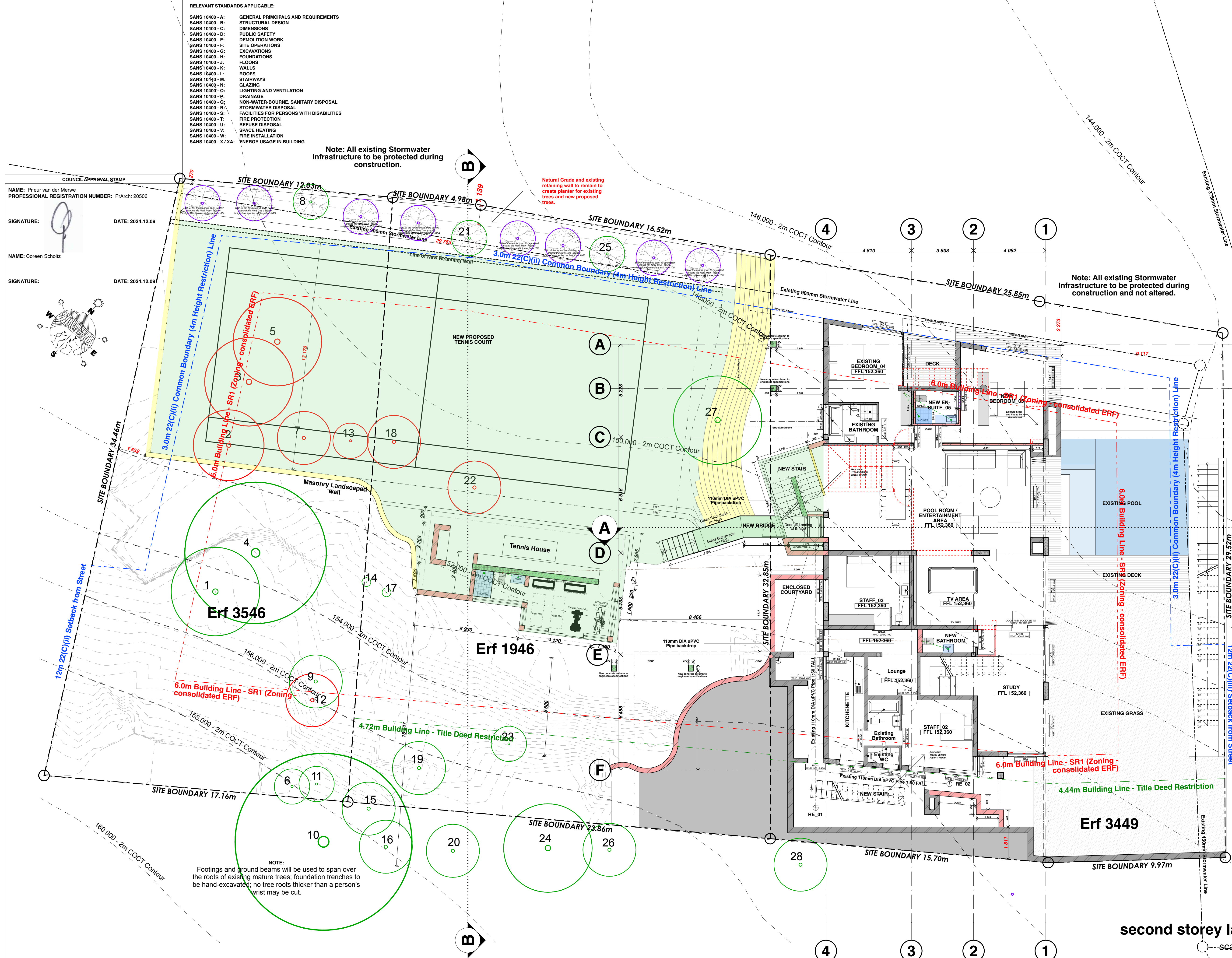
SANS NOTES:

All SANS 10400 : 2010 STANDARDS and SANS 10400 - X/XA 204 are applicable.

1. Swimming Pool Protection: Provide swimming pool protection min. 1.2m in height in accordance with SANS 1390.
2. Foundations to be in accordance with SANS 10400 - Part H.
3. Masonry walls to be in accordance with SANS 10400 Part - K 4.2.2
4. Linetile to be in accordance with SANS 10400 Part - K 4.2.9
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9. Skylights to be installed according to manufactures specifications.
10. Light and Ventilation min. opening size to be 10% of floor area, zone of space for natural lighting to be in accordance with SANS 10400 Part O 4.2.1.2 Min. openable glazed window size to be 5% of floor area.
11. Drainage - see noted on drainage on floor plans.
12. Chimney / flue heights in accordance with SANS 10400 Part V, o combustible material, such as timber joists, trimmers, roof trussed shall be built within 200mm of the inside of chimney.
13. Garage - timber flooring construction, above garage to have a min. of 30minutes fire separation. A self-closing 40mm solid-core door or 30min fire-rated door to be provided between garage and dwelling. Walls between the dwelling and the garage need to be filled to underside of roof covering.
14. Swimming Pools - backwash to discharge to sewer or garden (may not inconvenience any adjoining property) overflow to discharge unto sewer system.

second storey layout

scale 1:100



PROJECT TITLE	DRAWING NAME	PROJECT STATUS :	DRAWING NUMBER	DRAWN	REVISION	REVISIONS		
ERF 3546, 1946 & 3449 SUMMERCLOSE, HIGGOVALE	SECOND STOREY LAYOUT	FOR INFORMATION Note:This drawing is not valid for construction unless stamped accordingly	ERF 3546, 1946 & 3449 IUM.110	GH	D	Rev	Description	Date
			SCALE 1:100	CHECKED PVM	DATE 2026.08.26	B	Issued For Town Planning Submission - Revisions as requested by roads department	2025.11.01
						C	New trees on NW elevation and Street as per ENV, SW indicated	2026.03.24
						D	Revised as per COCT Comments	2026.08.26
						BLOCK ■ PLAN architecture & interior design		

BLOCK ■ PLAN architecture & interior design

GENERAL NOTES

Dimensions noted on designers drawings are from finished surfaces / materials and not structure, unless otherwise indicated.

All relevant details, levels, dimensions, setting out positions are to be checked prior to any work commencing and any discrepancies are to be brought to the attention of the designer.

The designer accepts no responsibility for errors resulting from misinterpretation of the drawings.

All dimensions are to be given in millimetres unless otherwise noted.

Drawings are to be read in conjunction with engineers drawings.

Contractors to keep full set of drawings on site.

It is the contractors responsibility for the correct setting out of building on site with particular reference to boundaries and building lines.

Contractors and engineers to verify all levels and dimensions on site and check same against designers drawings before commencing work.

Figured dimensions to be used as preference to scaled dimensions.

Quality of all materials and workmanship to comply with the relevant S.A.B.S and SANS 10400 specifications and shall conform to the minimum standards specified in the standard preambles in the Bill of Quantities or, in the absence of a Bill of Quantities, available for perusal at the offices of the Agent.

Glazing to doors and windows in excess of 1 sqm or less than 500mm above FFL to be safety glazed in accordance with SANS 10400 Part N

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GENERAL NOTES:

ENGINEER:

All retaining walls, Foundations, Reinforced Concrete slab, concrete columns, walls, Beams, Structural Steel, Roof Structure, Stormwater / Drainage Systems and Earthworks as per Engineers detail and Specification.

WATER SERVICES :

1. Basin Tap used in any water installation shall have a maximum flow rate not exceeding 6 litres per minute.
2. A vacuum breaker is to be installed at inlet pipe at a maximum height of 300mm above the unit or heights draw-off point of bidet, lavatory, taps, vents, washing machines or dishwashers installed.
3. Water connection fee must be paid and service piping installed before any building work may commence.
4. Private pipes to be altered so that they are not laid in or under concrete floor slabs or new foundations.

DRAINAGE:

General:

All plumbing and drainage work and installation of sanitary ware fittings to comply with the relevant local Authority bye-laws, regulations and requirements.

1. Head of drain to be vented (including branch lines exceeding 6m) with 50mm Dia. vent cap / one way vent valve.
2. A min. of 1 open gully to be provided to each drain line.
3. Drains with less than 300mm cover to be adequately protected.
4. Drainage under driveways and building to be adequately protected. SANS 10400 Part P
5. Drainage fixtures to be anti-siphoned or deep seal traps to be provided where applicable.
6. Heavy-duty inspection chamber covers to be provided for drainage situated within driveways.
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12. RE - Rodding Eye.
13. G / OFG - Gully / Over-Flow Gully.

DRAINAGE & STORMWATER PIPE PROTECTION:

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PLUMBING INSTALLATION - SUB-CONTRACTOR:

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14. Swimming Pools - backwash to discharge to sewer or garden (may not inconvenience any adjoining property) overflow to discharge unto sewer system.

RELEVANT STANDARDS APPLICABLE:

- | | |
|----------------------|--|
| SANS 10400 - A: | GENERAL PRINCIPALS AND REQUIREMENTS |
| SANS 10400 - B: | STRUCTURAL DESIGN |
| SANS 10400 - C: | DIMENSIONS |
| SANS 10400 - D: | PUBLIC SAFETY |
| SANS 10400 - E: | DEMOLITION WORK |
| SANS 10400 - F: | SITE OPERATIONS |
| SANS 10400 - G: | EXCAVATIONS |
| SANS 10400 - H: | FOUNDATIONS |
| SANS 10400 - J: | FLOORS |
| SANS 10400 - K: | WALLS |
| SANS 10400 - L: | ROOFS |
| SANS 10400 - M: | STAIRWAYS |
| SANS 10400 - N: | GLAZING |
| SANS 10400 - O: | LIGHTING AND VENTILATION |
| SANS 10400 - P: | DRAINAGE |
| SANS 10400 - Q: | NON-WATER-BOURNE, SANITARY DISPOSAL |
| SANS 10400 - R: | STORMWATER DISPOSAL |
| SANS 10400 - S: | FACILITIES FOR PERSONS WITH DISABILITIES |
| SANS 10400 - T: | FIRE PROTECTION |
| SANS 10400 - U: | REFUSE DISPOSAL |
| SANS 10400 - V: | SPACE HEATING |
| SANS 10400 - W: | FIRE INSTALLATION |
| SANS 10400 - X / XA: | ENERGY USAGE IN BUILDING |

Note: All existing Stormwater Infrastructure to be protected during construction.

Natural Grade and existing retaining wall to remain to create planter for existing trees and new proposed trees.

Note: All existing Stormwater Infrastructure to be protected during construction and not altered.

first storey layout

scale 1:100

PROJECT TITLE	DRAWING NAME	PROJECT STATUS :	DRAWING NUMBER	DRAWN	REVISION	REVISIONS
SUMMERCLOSE, HIGGOVALE	FIRST STOREY LAYOUT	FOR INFORMATION	ERF 3546, 1946 & 3449 ILUM.111	GH	D	Rev Description Date
		Note:This drawing is not valid for construction unless stamped accordingly	SCALE 1:100	CHECKED PVM	DATE 2026.08.26	B Issued For Town Planning Submission - Revisions as requested by roads department 2025.11.01
						C New trees on NW elevation and Street as per ENV, SW indicated 2026.03.24
						D Revised as per COCT Comments 2026.08.26

BLOCK ■ PLAN architecture & interior design

RELEVANT STANDARDS APPLICABLE:

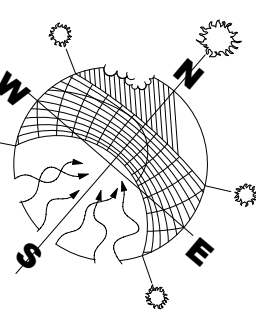
SANS 10400 - A:	GENERAL PRINCIPALS AND REQUIREMENTS
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SANS 10400 - C:	DIMENSIONS
SANS 10400 - D:	PUBLIC SAFETY
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SANS 10400 - M:	STAIRWAYS
SANS 10400 - N:	GLAZING
SANS 10400 - O:	LIGHTING AND VENTILATION
SANS 10400 - P:	DRAINAGE
SANS 10400 - Q:	NON-WATER-BOURNE, SANITARY DISPOSAL
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SANS 10400 - W:	FIRE INSTALLATION
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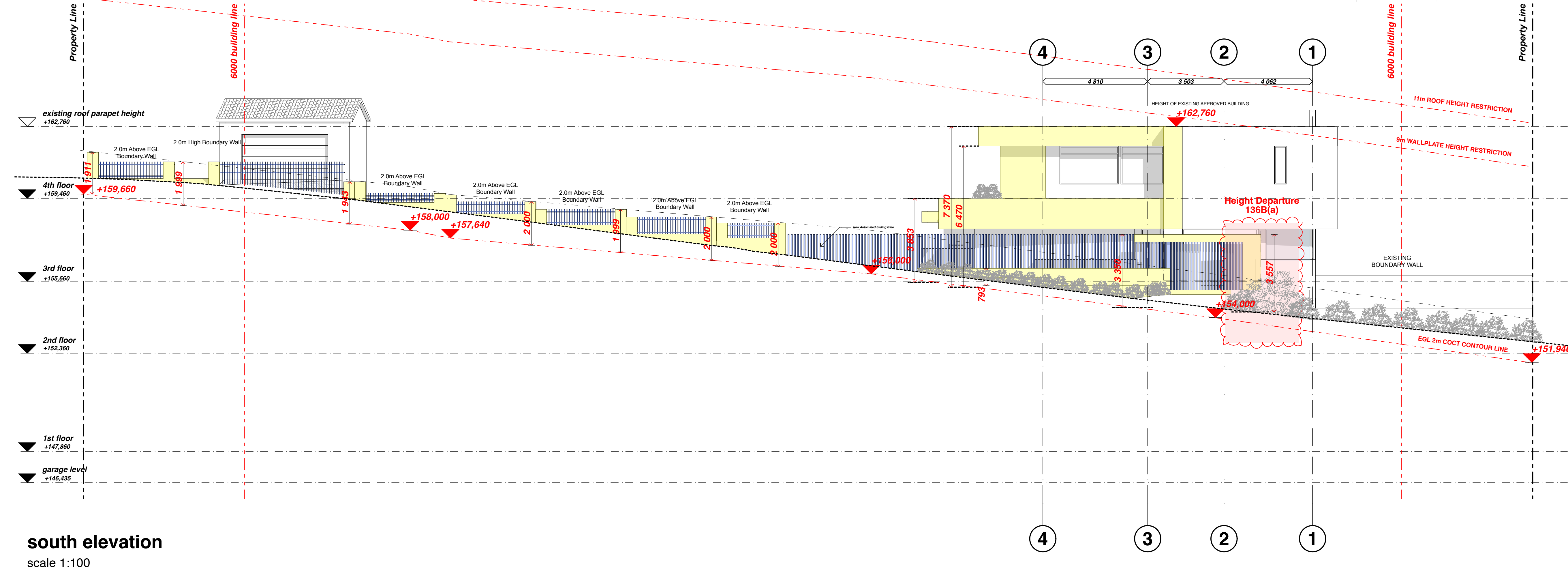
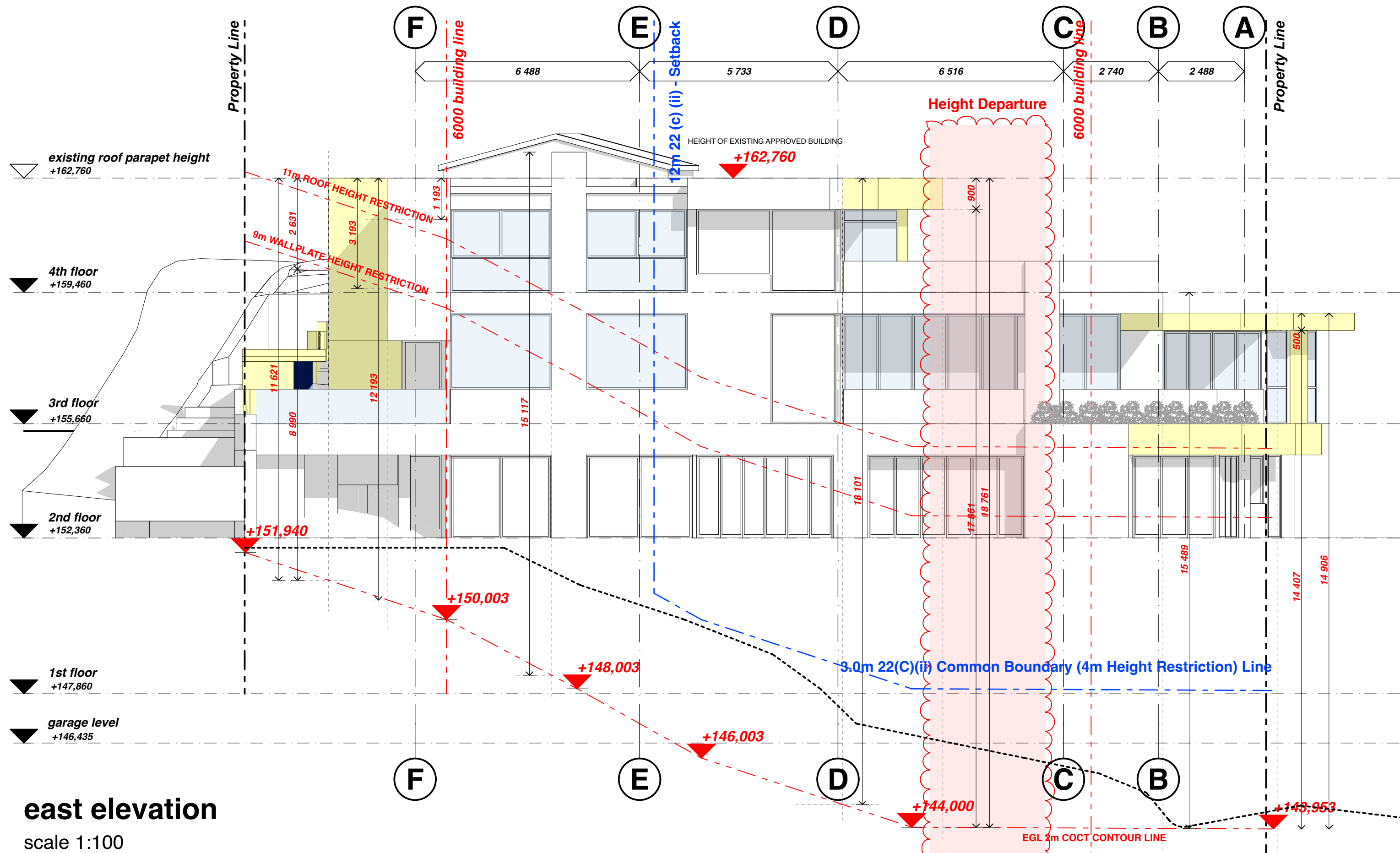
COUNCIL APPROVAL STAMP

NAME: Prieur van der Merwe
PROFESSIONAL REGISTRATION NUMBER: PrArch: 20506

SIGNATURE:  DATE: 2024.12.09

NAME: Coreen Scholtz

SIGNATURE:  DATE: 2024.12.09



GENERAL NOTES

Dimensions noted on designers drawings are from finished surfaces / materials and not structure, unless otherwise indicated.

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GENERAL NOTES:

ENGINEER:

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WATER SERVICES :

1. Basin Tap used in any water installation shall have a maximum flow rate not exceeding 8 litres per minute.
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4. Private pipes to be altered so that they are not laid in or under concrete floor slabs or new foundations.

DRAINAGE:

General:

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1. Head of drain to be vented (including branch lines exceeding 6m) with 50mm Dia. vent cap / one way vent valve.
2. A min. of 1 open gulley to be provided to each drain line.
3. Drains with less than 300mm cover to be adequately protected.
4. Drainage under driveways and building to be adequately protected. SANS 10400 Part P
5. Drainage fixtures to be anti-siphoned or deep seal traps to be provided where applicable.
6. Heavy-duty inspection chamber covers to be provided for drainage situated within driveways.
7. Max. length of drain line not to exceed 25,0m without provision of an inspection chamber or rodding eye.
8. Gulley to be adequately sealed and ventilated to the external air within and enclosed area.
9. Rodding eye or inspection chamber to be provided within 1,5m of property boundary or connecting sewer.
10. All rodding eyes to be adequately marked and protected.
11. SS - 110mm uPVC Stub stack with One-way vent valve, min. invert level of 500mm. Pipe gradient 1:20 - 1:60
12. RE - Rodding Eye
13. G / OFG - Gulley / Over-Flow Gulley.

DRAINAGE & STORMWATER PIPE PROTECTION:

All sewer and stormwater pipes under slabs, hard landscaping surfaces, roads and parking areas to be adequately protected as per **SANS 10400 part P** and encased in min. 300mmDia. concrete.

PLUMBING INSTALLATION - SUB-CONTRACTOR:

The plumbing installation sub-contractor must be registered and an active member of the relevant Plumbing Institute of South Africa.

The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in **SANS 10400 Part P (Drainage)** AND **SANS-XA 204:2011**.

ELECTRICAL INSTALLATION - SUB-CONTRACTOR:

The electrical installation sub-contractor must be registered and an active member of the relevant Electrical Institute of South Africa.

The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in **SANS 10400 Part O (Lighting and Ventilation)**, **SANS 10400 Part S (Facilities for persons of disabilities)**, **SANS 10400 Part T (Fire Protection)**, **SANS 10400 Part V (Space heating)** AND **SANS-XA 204:2011 (Energy Usage in buildings)**.

SANS NOTES:

All SANS 10400 : 2010 STANDARDS and SANS 10400 - X/XA 204 are applicable.

1. Swimming Pool Protection: Provide swimming pool protection min. 1.2m in height in accordance with **SANS 1390**.
2. Foundations to be in accordance with **SANS 10400 - Part H**.
3. Masonry walls to be in accordance with **SANS 10400 Part - K 4.2.2**
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14. Swimming Pools - backwash to discharge to sewer or garden (may not inconvenience any adjoining property) overflow to discharge unto sewer system.

PROJECT TITLE

ERI 3340, 1940 & 3449
SUMMERCLOSE, HIGGOVALE

DRAWING NAME

ELEVATIONS

PROJECT STATUS :

FOR INFORMATION

Note: This drawing is not valid for construction unless stamped accordingly

DRAWING NUMBER

ERF 3546, 1946
& 3449 I/LUM.112

SCALE

1:100

DRAWN

GH

CHECKED

PVM

REVISION

C

DATE

2026.08.26

REVISIONS

Rev	Description	Date
A	Issued For Town Planning Submission - Revisions as requested	2025.07.31
B	Issued For Town Planning Submission - Revisions as requested by roads department	2025.11.01
C	Revised as per COCT Comments	2026.08.26

BLOCK ■ PLAN architecture & interior design

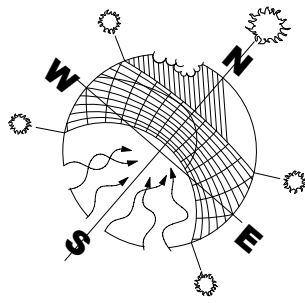
COUNCIL APPROVAL STAMP

NAME: Prieur van der Merwe
PROFESSIONAL REGISTRATION NUMBER: PrArch: 20506

SIGNATURE: 

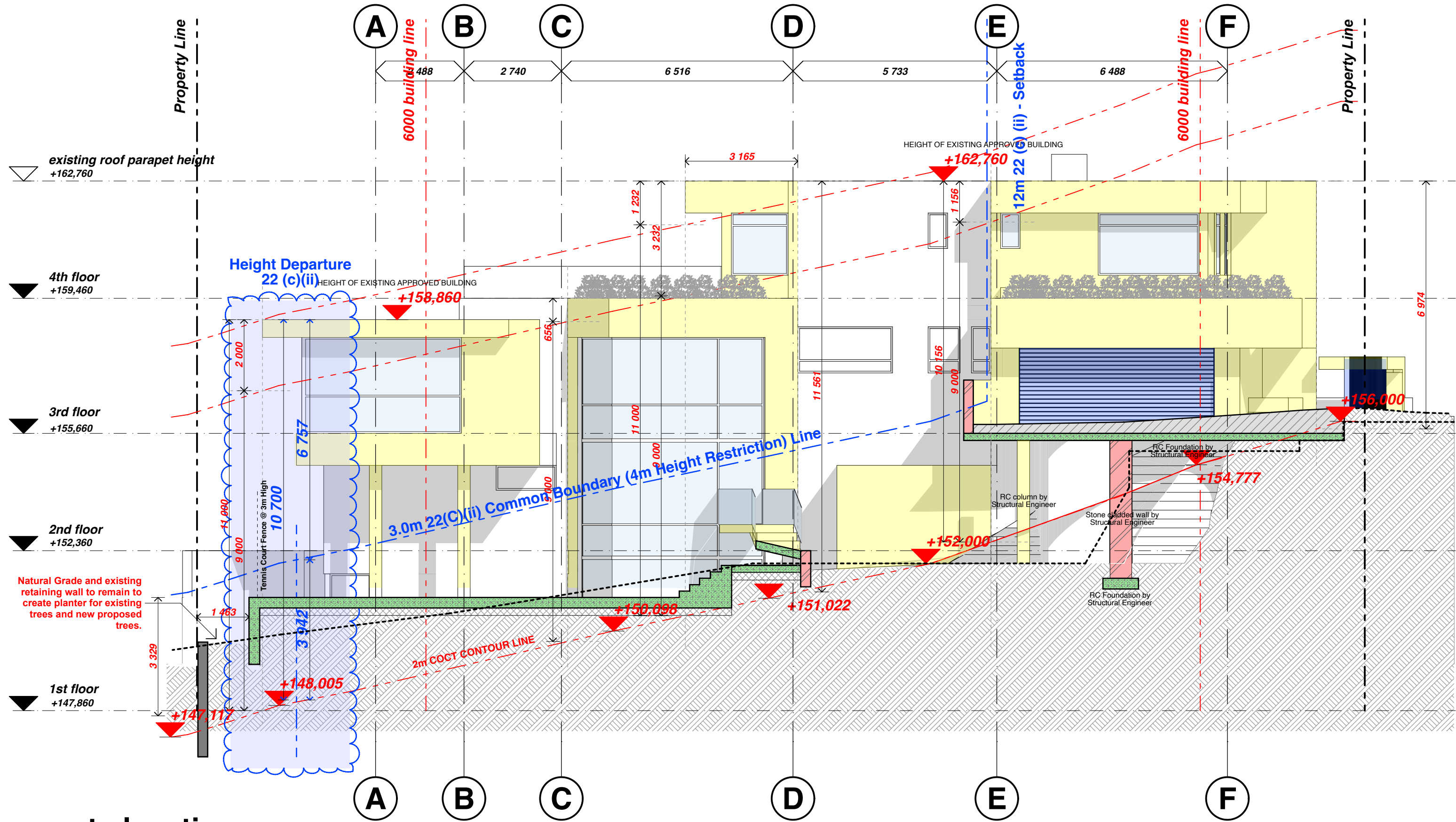
DATE: 2024.12.09

NAME: Coreen Scholtz

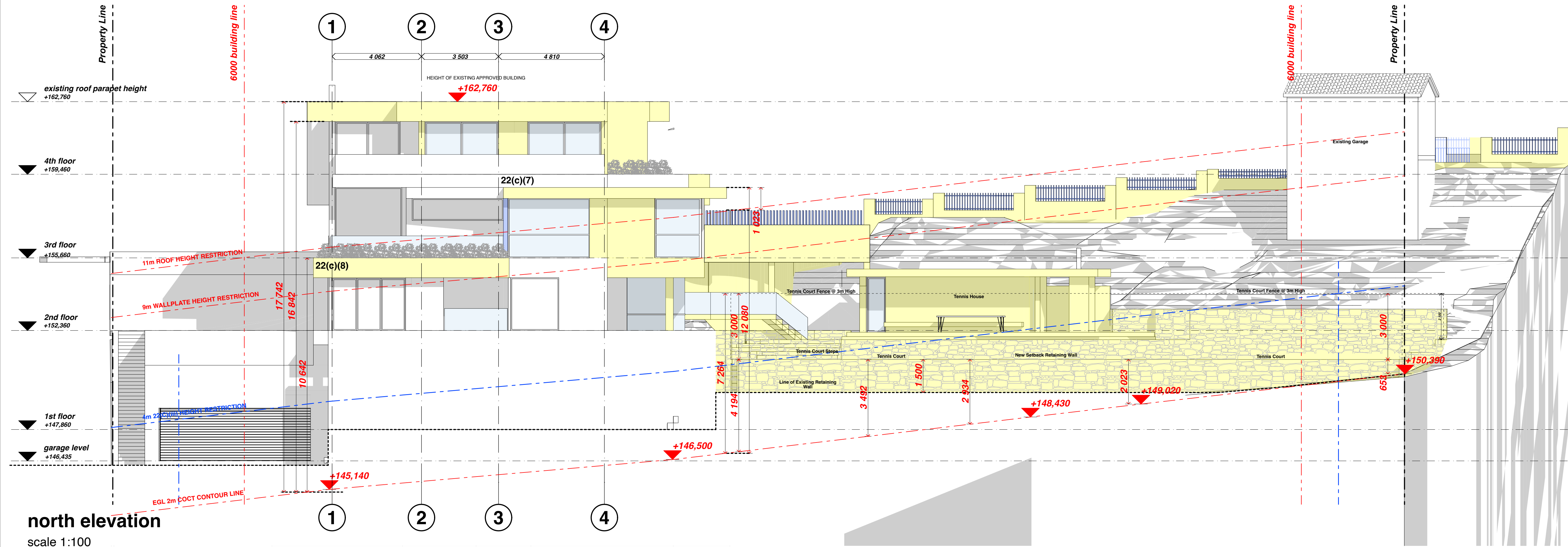
SIGNATURE: 

DATE: 2024.12.09

RELEVANT STANDARDS APPLICABLE:	
SANS 10400 - A:	GENERAL PRINCIPALS AND REQUIREMENTS
SANS 10400 - B:	STRUCTURAL DESIGN
SANS 10400 - C:	DIMENSIONS
SANS 10400 - D:	PUBLIC SAFETY
SANS 10400 - E:	DEMOLITION WORK
SANS 10400 - F:	SITE OPERATIONS
SANS 10400 - G:	EXCAVATIONS
SANS 10400 - H:	FOUNDATIONS
SANS 10400 - J:	FLOORS
SANS 10400 - K:	WALLS
SANS 10400 - L:	ROOFS
SANS 10400 - M:	STAIRWAYS
SANS 10400 - N:	GLAZING
SANS 10400 - O:	LIGHTING AND VENTILATION
SANS 10400 - P:	DRAINAGE
SANS 10400 - Q:	NON-WATER-BOURNE, SANITARY DISPOSAL
SANS 10400 - R:	STORMWATER DISPOSAL
SANS 10400 - S:	FACILITIES FOR PERSONS WITH DISABILITIES
SANS 10400 - T:	FIRE PROTECTION
SANS 10400 - U:	REFUSE DISPOSAL
SANS 10400 - V:	SPACE HEATING
SANS 10400 - W:	FIRE INSTALLATION
SANS 10400 - X / XA:	ENERGY USAGE IN BUILDING



west elevation
scale 1:100



north elevation
scale 1:100

GENERAL NOTES

Dimensions noted on designers drawings are from finished surfaces / materials and not structure, unless otherwise indicated.

All relevant details, levels, dimensions, setting out positions are to be checked prior to any work commencing and any discrepancies are to be brought to the attention of the designer.

The designer accepts no responsibility for errors resulting from misinterpretation of the drawings.

All dimensions are to be given in millimetres unless otherwise noted.

Drawings are to be read in conjunction with engineers drawings.

Contractors to keep full set of drawings on site.

It is the contractors responsibility for the correct setting out of building on site with particular reference to boundaries and building lines.

Contractors and engineers to verify all levels and dimensions on site and check same against designers drawings before commencing work.

Figured dimensions to be used as preference to scaled dimensions.

Quality of all materials and workmanship to comply with the relevant S.A.B.S and SANS 10400 specifications and shall conform to the minimum standards specified in the standard preambles in the Bill of Quantities or, in the absence of a Bill of Quantities, available for perusal at the offices of the Agent.

Glazing to doors and windows in excess of 1 sqm or less than 500mm above FFL to be safety glazed in accordance with SANS 10400 Part N

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GENERAL NOTES:

ENGINEER:

All retaining walls, Foundations, Reinforced Concrete slab, concrete columns, walls, Beams, Structural Steel, Roof Structure, Stormwater / Drainage Systems and Earthworks as per Engineers detail and Specification.

WATER SERVICES :

1. Basin Tap used in any water installation shall have a maximum flow rate not exceeding 8 litres per minute.
2. A vacuum breaker is to be installed at inlet pipe at a maximum height of 300mm above the unit or heights draw-off point of bidet, lavatory, taps, vents, washing machines or dishwashers installed.
3. Water connection fee must be paid and service piping installed before any building work may commence.
4. Private pipes to be altered so that they are not laid in or under concrete floor slabs or new foundations.

DRAINAGE:

General:

All plumbing and drainage work and installation of sanitary ware fittings to comply with the relevant local Authority bye-laws, regulations and requirements.

1. Head of drain to be vented (including branch lines exceeding 6m) with 50mm Dia. vent cap / one way vent valve.
2. A min. of 1 open gulley to be provided to each drain line.
3. Drains with less than 300mm cover to be adequately protected.
4. Drainage under driveways and building to be adequately protected. SANS 10400 Part P
5. Drainage fixtures to be anti-siphoned or deep seal traps to be provided where applicable.
6. Heavy-duty inspection chamber covers to be provided for drainage situated within driveways.
7. Max. length of drain line not to exceed 25,0m without provision of an inspection chamber or rodding eye.
8. Gulley to be adequately sealed and ventilated to the external air within and enclosed area.
9. Rodding eye or inspection chamber to be provided within 1,5m of property boundary or connecting sewer.
10. All rodding eyes to be adequately marked and protected.
11. SS - 110mm uPVC Stub stack with One-way vent valve, min. invert level of 500mm. Pipe gradient 1:20 - 1:60
12. RE - Rodding Eye.
13. G / OFG - Gulley / Over-Flow Gulley.

DRAINAGE & STORMWATER PIPE PROTECTION:

All sewer and stormwater pipes under slabs, hard landscaping surfaces, roads and parking areas to be adequately protected as per **SANS 10400 part P** and encased in min. 300mmDia. concrete.

PLUMBING INSTALLATION - SUB-CONTRACTOR:

The plumbing installation sub-contractor must be registered and an active member of the relevant Plumbing Institute of South Africa.

The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in **SANS 10400 Part P (Drainage) AND SANS-XA 204:2011**.

ELECTRICAL INSTALLATION - SUB-CONTRACTOR:

The electrical installation sub-contractor must be registered and an active member of the relevant Electrical Institute of South Africa.

The plumbing installation sub-contractor must familiarise himself with, and comply, with all the requirement as set out in **SANS 10400 Part O (Lighting and Ventilation), SANS 10400 Part S (Facilities for persons of disabilities), SANS 10400 Part T (Fire Protection), SANS 10400 Part V (Space heating) AND SANS-XA 204:2011 (Energy Usage in buildings)**.

SANS NOTES:

All SANS 10400 : 2010 STANDARDS and SANS 10400 - X/XA 204 are applicable.

1. Swimming Pool Protection: Provide swimming pool protection min. 1.2m in height in accordance with **SANS 1390**.
2. Foundations to be in accordance with **SANS 10400 - Part H**.
3. Masonry walls to be in accordance with **SANS 10400 Part - K 4.2.2**
4. Lintels to be in accordance with **SANS 10400 Part - K 4.2.9**
5. Roof fixing to be in accordance with **SANS 10400 Part - K 4.2.11**
6. Free standing, garden and retaining walls to be in accordance **SANS 10400 Part - K 4.2.4**
7. Glazing thickness in accordance with **SANS 10400 Part - N 4.2**
8. Safety glass in accordance with **SANS 10400 Part - N 4.4**
9. Skylights to be installed according to manufactures specifications.
10. Light and Ventilation min. opening size to be 10% of floor area, zone of space for natural lighting to be in accordance with **SANS 10400 Part O 4.2.1.2** Min. openable glazed window size to be 5% of floor area.
11. Drainage - see noted on drainage on floor plans.
12. Chimney / flue heights in accordance with **SANS 10400 Part V, o** combustible material, such as timber joists, trimmers, roof trussed shall be built within 200mm of the inside of chimney.
13. Garage - timber flooring construction, above garage to have a min. of 30minutes fire separation. A self-closing 40mm solid-core door or 30min fire-rated door to be provided between garage and dwelling. Walls between the dwelling and the garage need to be filled to underside of roof covering.
14. Swimming Pools - backwash to discharge to sewer or garden (may not inconvenience any adjoining property) overflow to discharge unto sewer system.

PROJECT TITLE	DRAWING NAME	PROJECT STATUS :	DRAWING NUMBER	DRAWN	REVISION	REVISIONS	Date
SUMMERCLOSE, HIGGOVALE	ELEVATIONS	FOR INFORMATION	ERF 3546, 1946 & 3449 ILUM.113	GH	C	Rev	2025.07.31
			SCALE	CHECKED	DATE	A	2025.11.01
			1:100	PVM	2026.08.26	B	2026.08.26
			Note: This drawing is not valid for construction unless stamped accordingly			C	

RELEVANT STANDARDS APPLICABLE:

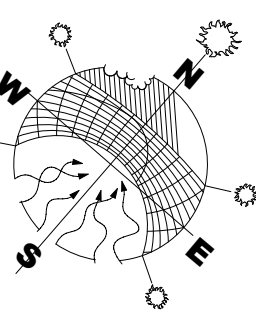
SANS 10400 - A:	GENERAL PRINCIPALS AND REQUIREMENTS
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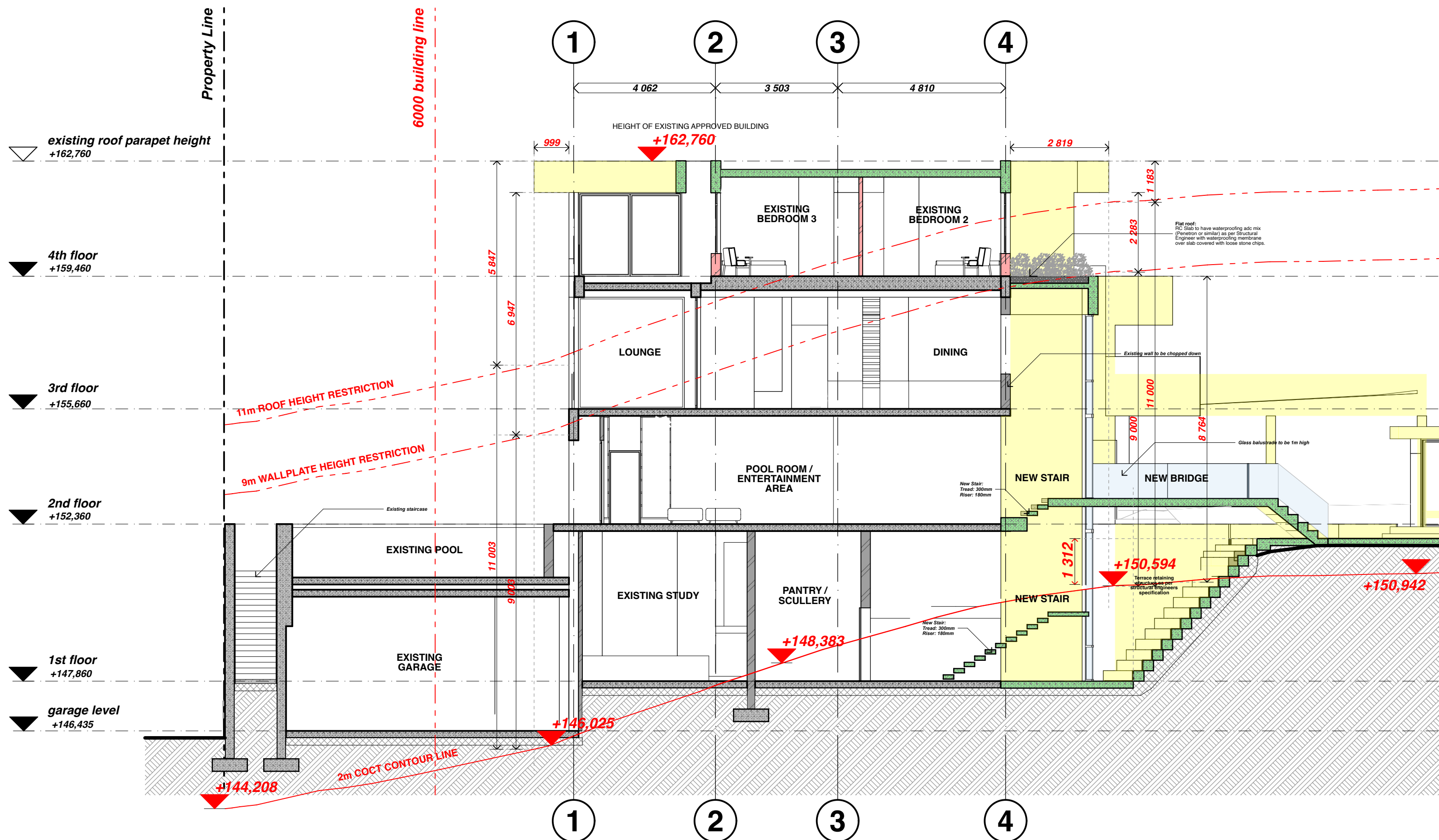
COUNCIL APPROVAL STAMP

NAME: Prieur van der Merwe
PROFESSIONAL REGISTRATION NUMBER: PrArch: 20506

SIGNATURE:  DATE: 2024.12.09

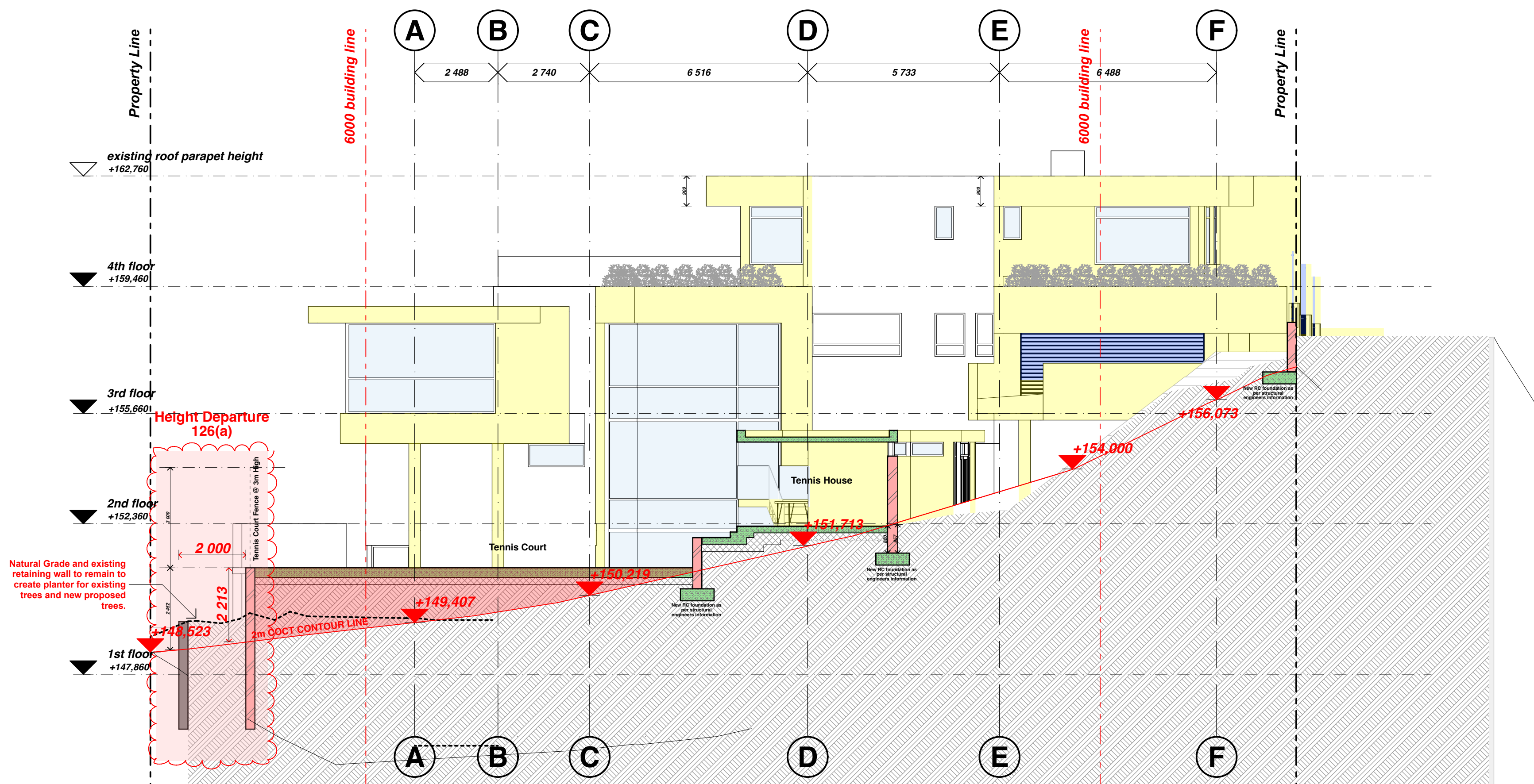
NAME: Coreen Scholtz

SIGNATURE:  DATE: 2024.12.09



section a-a

scale 1:100



section b-b

scale 1:100

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PROJECT TITLE

DRAWING NAME

PROJECT STATUS :

DRAWING NUMBER

DRAWN

REVISION

REVISIONS

Rev Description

Date

A Issued For Town Planning Submission - Revisions as requested

2025.07.31

B Issued For Town Planning Submission - Revisions as requested

by roads department

2025.11.01

C Revised as per COCT Comments

2026.08.26

SUMMERCLOSE, HIGGOVALE

SECTIONS

FOR INFORMATION

Note: This drawing is not valid for construction unless stamped accordingly

ERF 3546, 1946 & 3449 ILUM.114

SCALE

1:100

GH

CHECKED

PVM

C

DATE

2026.08.26

BLOCK ■ PLAN architecture & interior design

202