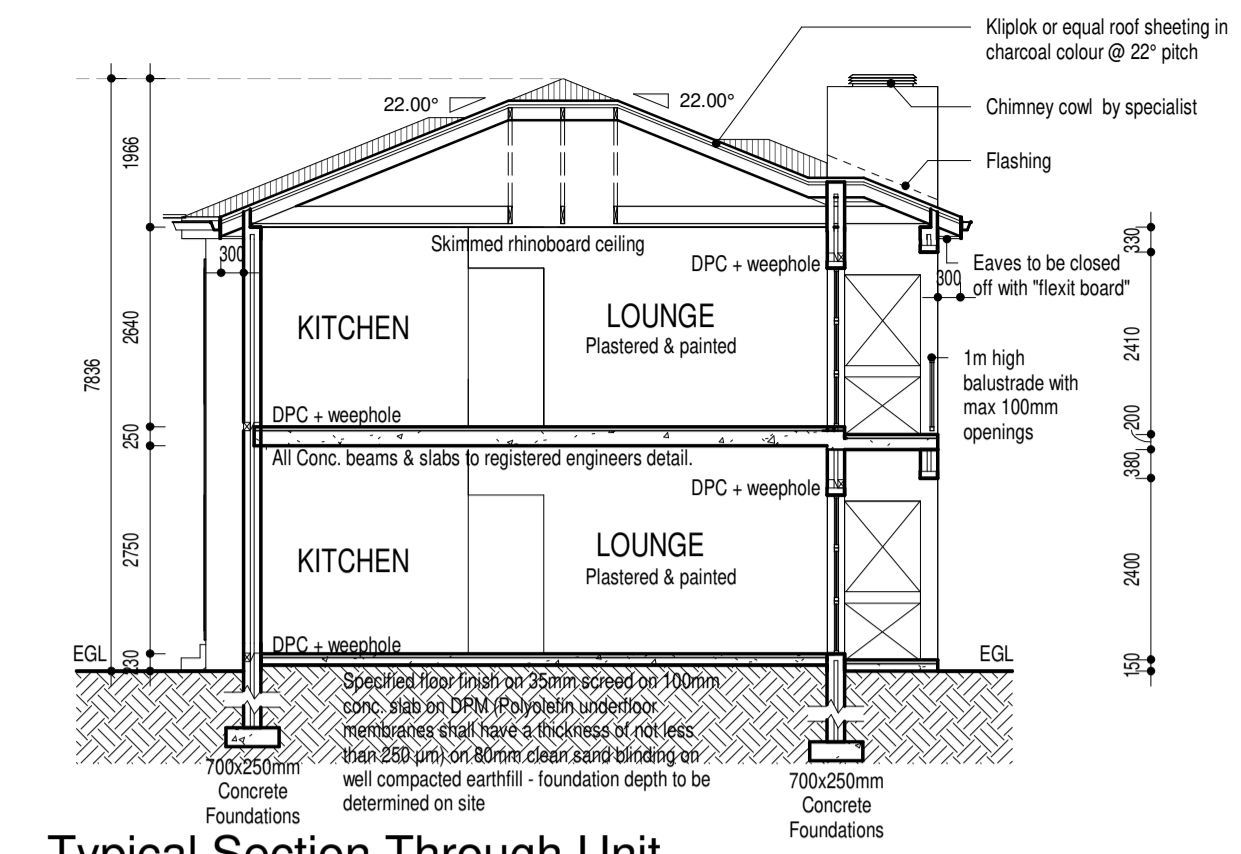
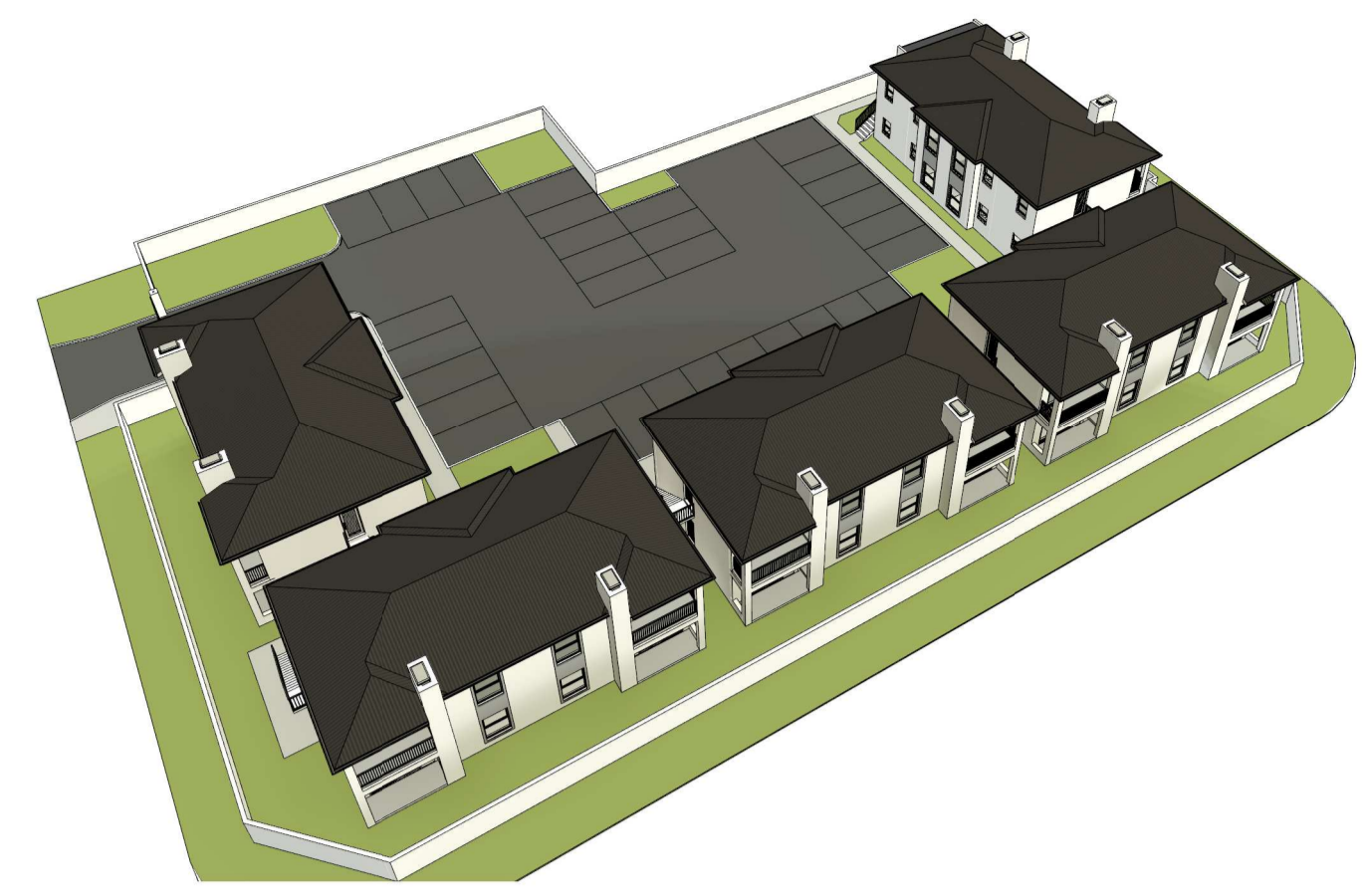


City of Cape Town Stamp

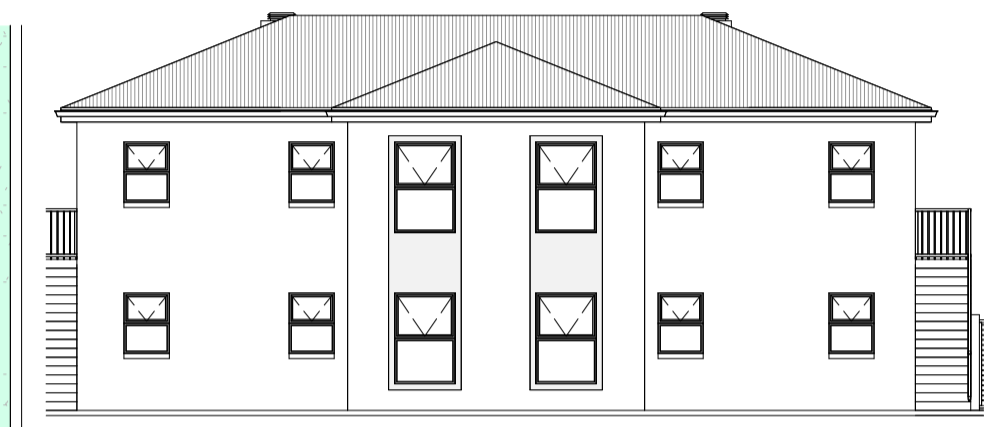
[31 490]

ERF 20871-RE
OAKGLEN, BELLVILLE



Typical Section Through Unit
1 : 100

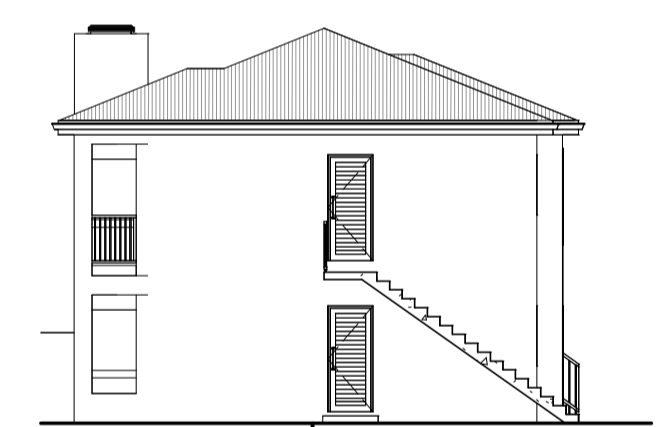
SUMMARY OF AREAS		
(Aspect)	(Required)	(Actual)
SITE AREA	2.530m ²	-
REZONED PROPERTY	GR2	-
TOTAL NO OF UNITS	-	20
COVERAGES	60% max	30.9%
FLOOR FACTOR	2.530m ² (1.0)	1.410m ² (0.56)
PARKING (1.5 per unit)	30 Bays	32 Bays
Area Distribution: (Habitable) (Non-Habitable)		
TOTAL UNIT FLOOR AREA	1.382m ²	1.23m ²
REFUSE - ELECTRICAL RM.	1.382m ²	28m ²
TOTAL BUILDING AREAS	1.382m ²	148m ²
GRAND TOTAL	1.530m²	
BUILDING AREAS: (Per building)		
Unit Area	(x2 Units)	
Ground floor Habitable Area:	68.1m ²	137.0m ²
First floor Habitable Area:	68.1m ²	137.0m ²
Ground floor Non-Habitable Area:	6.0m ²	10.2m ²
First floor Non-Habitable Area:	6.0m ²	10.2m ²
Total (1x unit):	75.1m²	
Total Building area (4x units):	300.4m²	
DEVELOPMENT RULES (DMS 2025)		
Property zoning:	GR2	
Floor Factor:	1.0	
Coverage:	60%	
Height to top of building:	12.5m	
Street building line:	4.5m	
Common building line:	6.5m (0.0 m up to 15.0 m height for 18.0 m from street)	
Parking:	1.25 per dwelling +0.25 per dwelling for visitors	
Disabled accessible parking:	1:50 Bays +1 disabled bay	



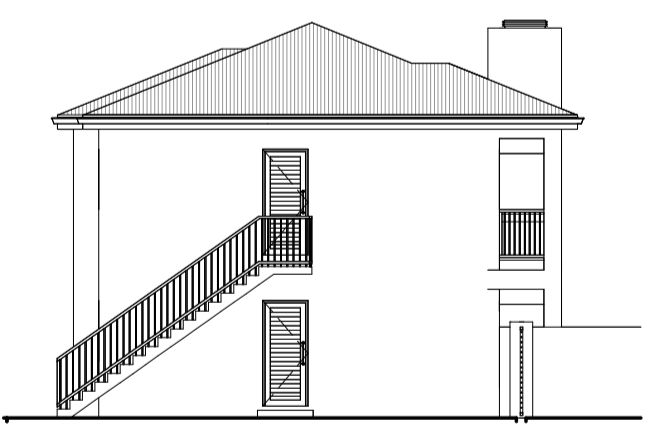
Typical Unit Front
1 : 150



Typical Unit Rear
1 : 150



Typical Unit Left
1 : 150



Typical Unit Right
1 : 150

PROCEDURES & VARIATIONS TO PLANS		
REV:	DATE:	DETAILS:
1.0.0	20/08/2025	FIRST SDP SUBMISSION
1.1.0	22/08/2025	UNITS ROTATED
1.2.0	20/10/2025	PROPOSED SERVITUDE
1.3.0	31/10/2025	
1.4.0	04/11/2025	TYPICAL SECTION THROUGH UNIT
1.5.0	01/12/2025	UNIT TYPE UPDATED
1.6.0	09/04/2026	LOCAL AUTHORITY AMENDMENTS

SIGNATURE(S):

DEVELOPMENT NAME:
BOURGOGNE PLACE
BELLVILLE

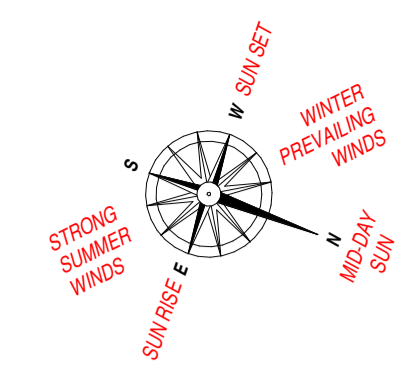
SITE & PARKING LAYOUT
1 : 100

PROJECT:
**PROPOSED RESIDENTIAL BLOCKS
ON ERF 20871-RE BELLVILLE
FOR WESTCO PROP.**

DRAWN: J Truter	SCALE: As indicated	REVISION: 1
SHEET: 1 of 3	MODIFIED DATE: 09/04/2026	DRAWING No: 25-75

Graham Holland
Architectural Design

PO. Box 20147 - Big Bay - 7448
Tel: (021) 5544294 - Fax: (021) 5542898 - Cell: 082 4936754
WEB: www.ghad.co.za - Email: graham@ghad.co.za

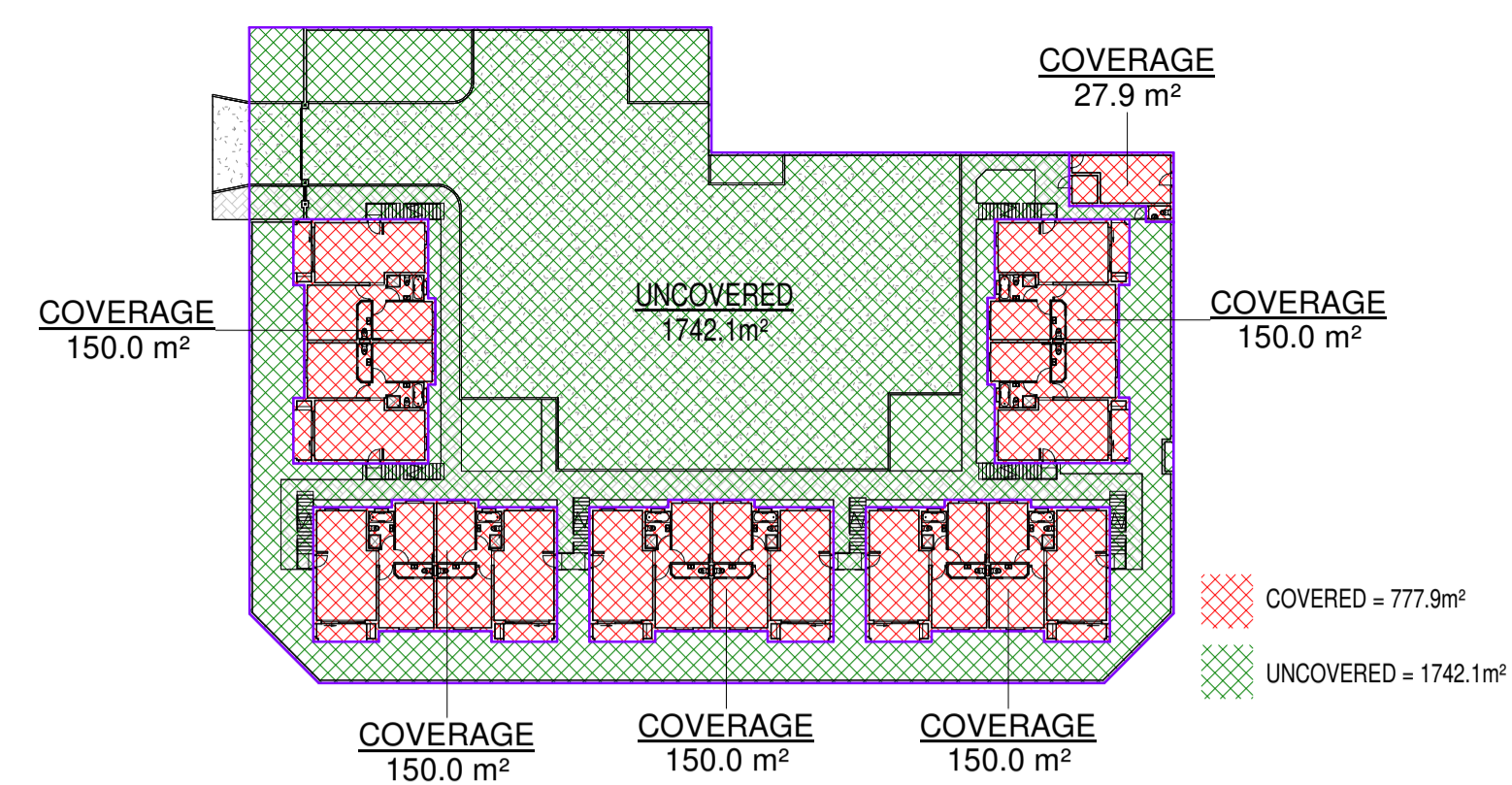


City of Cape Town Stamp

[31 490]

PROPOSED 3.0m SERVITUDE (02)

ERF 20871-RE
OAKGLEN, BELLVILLE



SITE COVERAGE
1 : 500

SUMMARY OF AREAS

(Aspect)	(Required)	(Actual)
SITE AREA	2,520m ²	-
REZONED PROPERTY	GRZ	-
TOTAL NO OF UNITS	-	20
COVERAGE	60% max.	30.9%
FLOOR FACTOR	2,520m ² (1.0)	1,410m ² (0.56)
PARKING: (1.5 per unit)	30 Bays	32 Bays

Area Distribution:

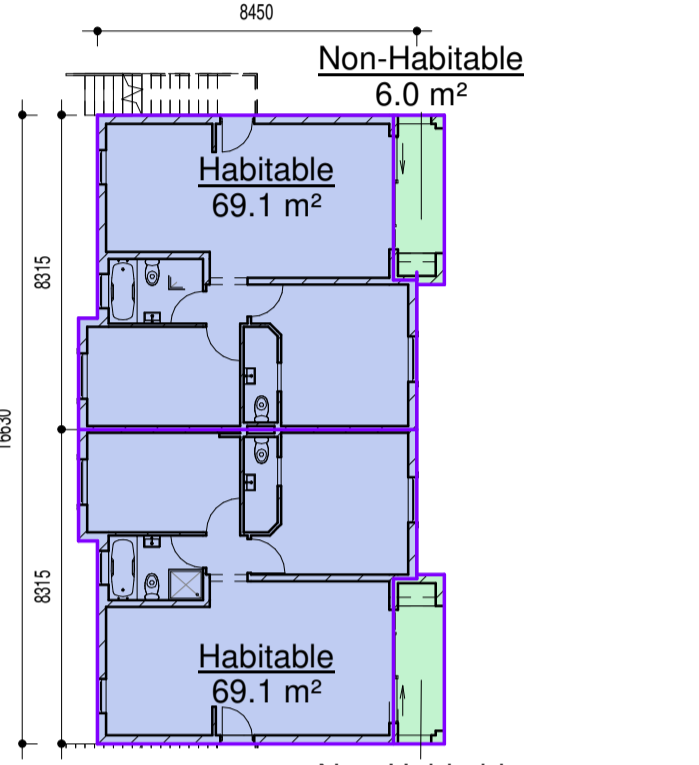
	(Habitable)	(Non-Habitable)
TOTAL UNIT FLOOR AREA	1,382m ²	128m ²
REFUSE / ELECTRICAL RM.	1,382m ²	28m ²
TOTAL BUILDING AREAS	1,382m ²	148m ²
GRAND TOTAL	1,530m²	

BUILDING AREAS: (Per building)

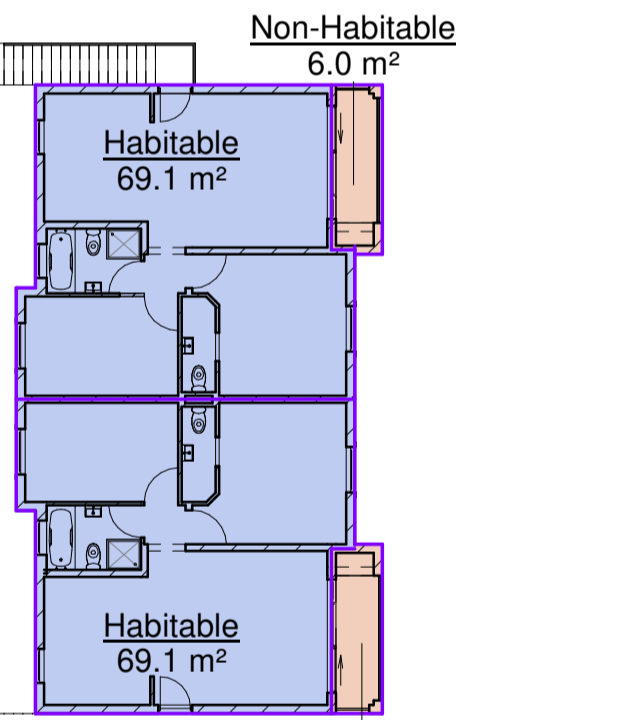
Unit Area	(x2 Units)
Ground floor Habitable Area:	69.1m ² / 137.0m ²
First floor Habitable Area:	69.1m ² / 137.0m ²
Ground floor Non-Habitable Area:	6.0m ² / 10.2m ²
First floor Non-Habitable Area:	6.0m ² / 10.2m ²
Total (1x unit):	75.1m²
Total Building area (4x units):	300.4m²

DEVELOPMENT RULES (DMS 2025)

Property zoning:	GRZ
Floor Factor:	1.0
Coverage:	60%
Height to top of building:	12.5m
Street building line:	4.5m
Common building line:	6.5m (0.0 m up to 15.0 m height for 18.0 m from street)
Parking:	1.25 per dwelling +0.25 per dwelling for visitors
Disabled accessible parking:	1-50 Bays = 1 disabled bay



GROUND STOREY AREAS
1 : 200



FIRST STOREY AREAS
1 : 200

PROCEDURES & VARIATIONS TO PLANS

REV:	DATE:	DETAILS:
1.0.0	20/08/2025	FIRST SDP SUBMISSION
1.1.0	22/08/2025	UNITS ROTATED
1.2.0	20/10/2025	PROPOSED SERVITUDE
1.3.0	31/10/2025	
1.4.0	04/11/2025	TYPICAL SECTION THROUGH UNIT
1.5.0	01/12/2025	UNIT TYPE UPDATED
1.6.0	09/04/2026	LOCAL AUTHORITY AMENDMENTS

SIGNATURE(S):

DEVELOPMENT NAME:
BOURGOGNE PLACE
BELLVILLE

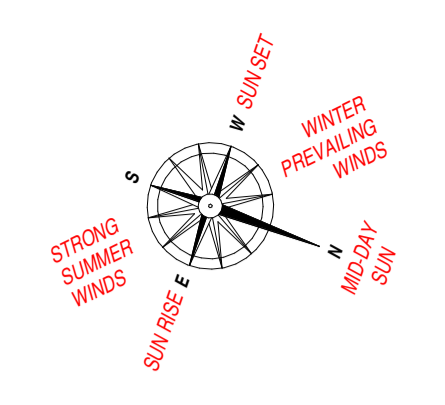
FIRST STOREY
1 : 100

PROJECT:
**PROPOSED RESIDENTIAL BLOCKS
ON ERF 20871-RE BELLVILLE
FOR WESTCO PROP.**

DRAWN: J Truter	SCALE: As indicated	REVISION: 1
SHEET: 2 of 3	MODIFIED DATE: 09/04/2026	DRAWING No: 25-75

Graham Holland
Architectural Design

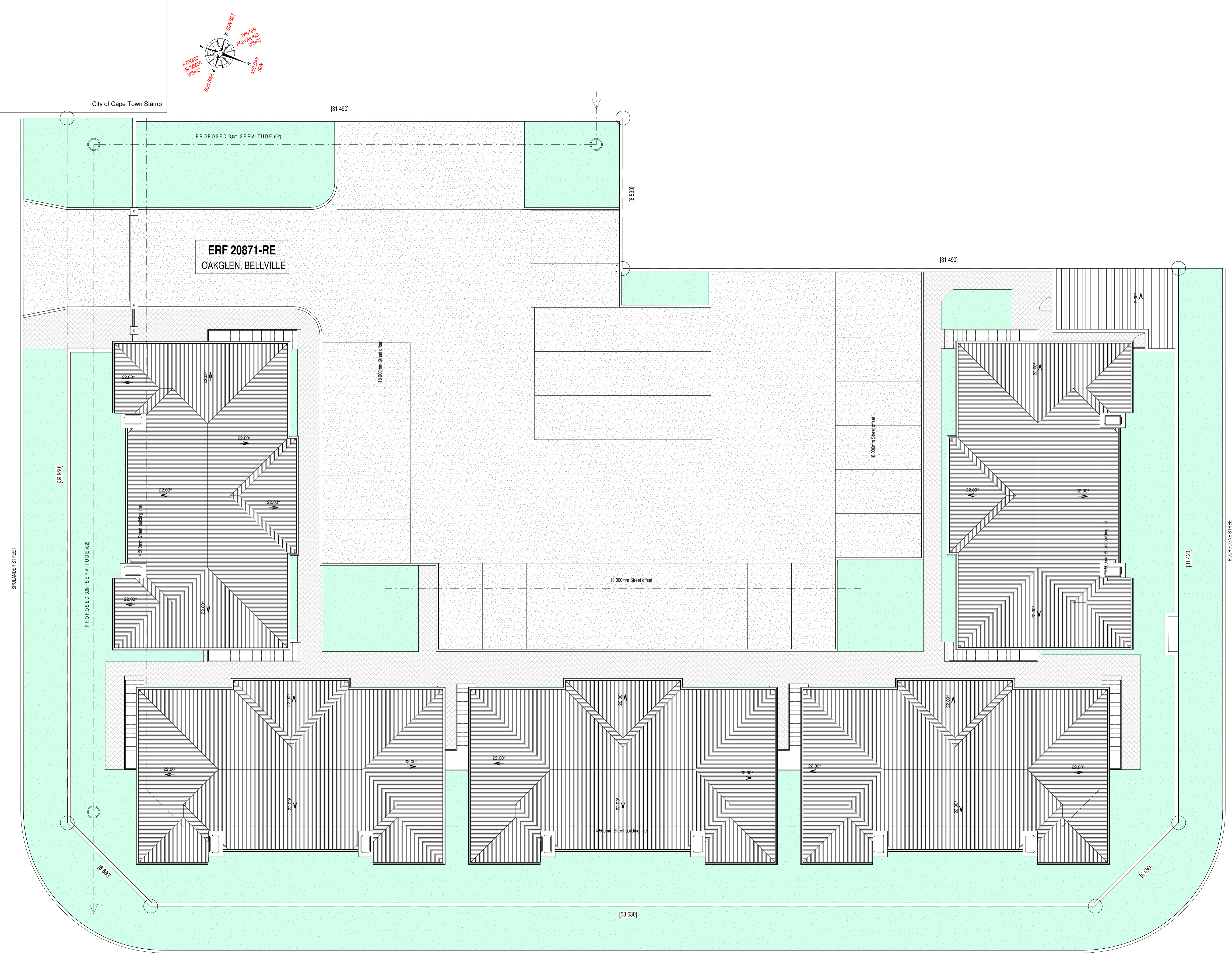
PO. Box 20147 - Big Bay - 7448
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WEB: www.ghad.co.za - Email: graham@ghad.co.za



Aspect	(Required)	(Actual)
SITE AREA	2,520m ²	-
REZONED PROPERTY	GR2	-
TOTAL NO OF UNITS	-	20
COVERAGE	60% max.	30.9%
FLOOR FACTOR	2,520m ² (1.0)	1,410m ² (0.56)
PARKING: (1.5 per unit)	30 Bays	32 Bays
Area Distribution:		
TOTAL UNIT FLOOR AREA	(Habitable)	(Non-Habitable)
REFUSE - ELECTRICAL RM	1,382m ²	120m ²
TOTAL BUILDING AREAS	1,382m ²	148m ²
GRAND TOTAL	1,530m²	

BUILDING AREAS: (Per building)		
Unit Area	(x2 Units)	(x4 Units)
Ground floor Habitable Area:	69.1m ²	137.0m ²
First floor Habitable Area:	69.1m ²	137.0m ²
Ground floor Non-Habitable Area:	6.0m ²	10.2m ²
First floor Non-Habitable Area:	6.0m ²	10.2m ²
Total (1x units):	75.1m²	300.4m²
Total Building area (4x units):		

DEVELOPMENT RULES (DMS 2025)	
Properly zoning:	GR2
Floor Factor:	1.0
Coverage:	60%
Height to top of building:	12.5m
Street building line:	4.5m
Common building line:	6.5m (0.0 m up to 15.0 m height for 18.0 m from street)
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PROCEDURES & VARIATIONS TO PLANS		
REV:	DATE:	DETAILS:
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1.5.0	01/12/2025	UNIT TYPE UPDATED
1.6.0	09/04/2026	LOCAL AUTHORITY AMENDMENTS

SIGNATURE(S):

DEVELOPMENT NAME:
BOURGOIGNE PLACE
BELLVILLE

ROOF PLAN
1 : 100

PROJECT:
**PROPOSED RESIDENTIAL BLOCKS
ON ERF 20871-RE BELLVILLE
FOR WESTCO PROP.**

DRAWN: J Truter	SCALE: As indicated	REVISION: 1
SHEET: 3 of 3	MODIFIED DATE: 09/04/2026	DRAWING No: 25-75

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