

SANFORD

314 RESIDENCES

insight. **CONCEPT**
BOOKLET.

ORIENTATION LEVELS AND THE
USAGE OF VARIOUS SPACES TO
CREATE A BESPOKE HIGH END
ESTATE.//////////




HEARTLAND

RECOMMENDED
COMPILED APRIL 2026
NO. 81

AOA

Property Description	
ERF	R 967
Legal Area	3 072m ²
CIS Key	074400967/R
Township Name	Waterkloof Ridge
Street Number	314
Street Name	Sanford Street
Region	Region 03
Ward	42
Zoning	Residential 03

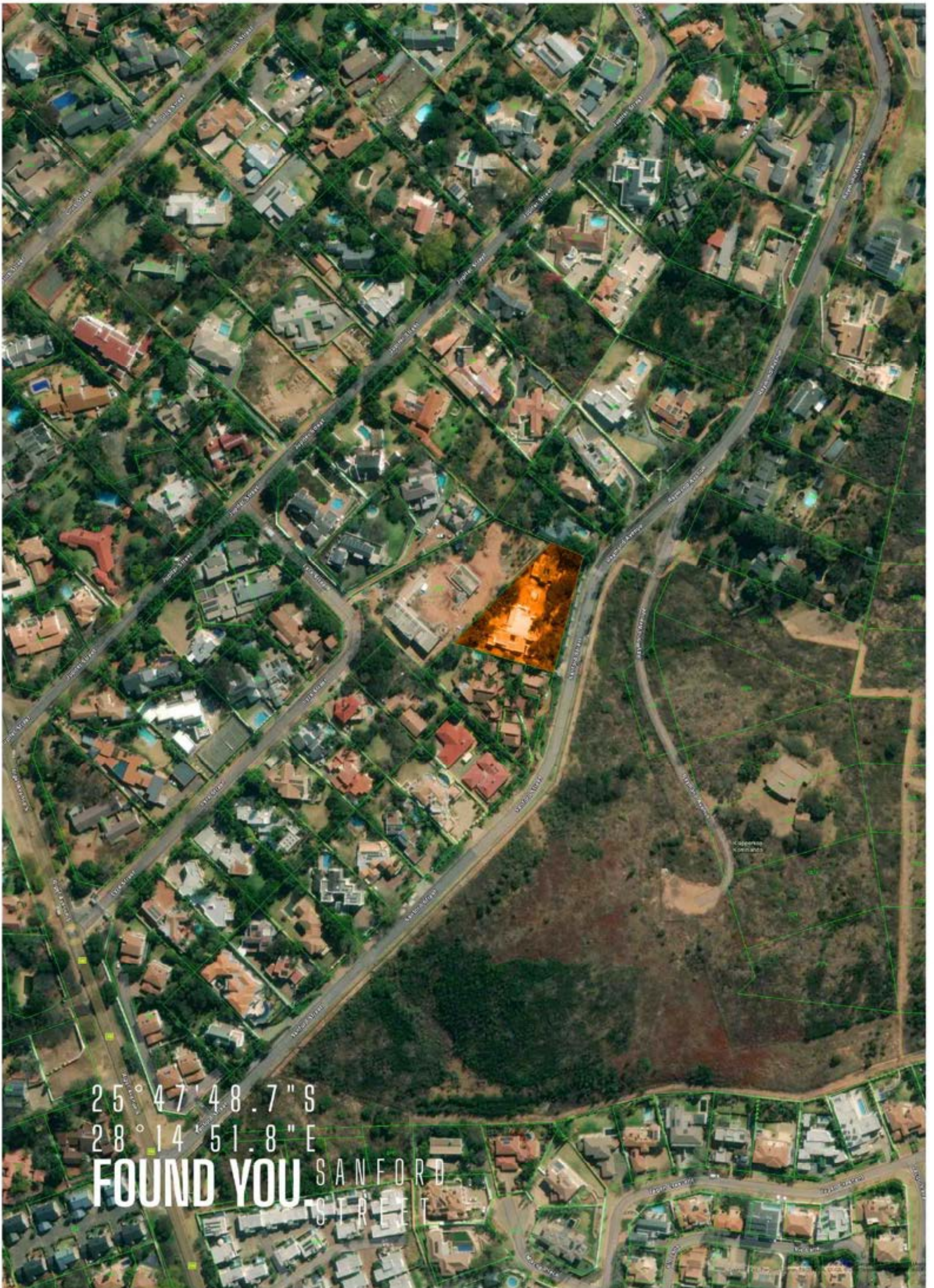
DEVELOPMENT DATA SCHEDULE		
PROPERTY DESCRIPTION:		
ERF / Portion:	ERF R967	
Township:	Waterkloof Ridge	
Site Area:	3 072m ²	
Use Zone:	Residential Zone 03	
DEVELOPMENT CONTROL MEASURES	PERRMISSABLE	ACTUAL
Height of building	3 Storeys	2 Storeys
Total coverage	40% 1 228,80m ²	32,08% 985,47m ²
Floor Area Ratio (FAR)	0,4 1 228,80m ²	0,37 1 145,56m ²
Total Parking Bays	17 Bays	19 Bays

FOCUSED ON
SANFORD
 3 1 4



FOUND YOU. SANFORD
STREET.

25° 47' 48.7" S
28° 14' 51.8" E



25° 47' 48.7" S

28° 14' 51.8" E

FOUND YOU SANFORD STREET

0 0.025 0.05 0.075 0.1 0.13 km



IMAGES OF EXISTING SITE CONDITIONING, EXISTING PLANTING TO INCORPORATE ALONGSIDE NEW GREEN SCREENING PLANTING WITH THE REMOVAL OF INNAPROPRIATE ELEMENTS:

DESIGNED BY PROFESSIONAL LANDSCAPING DESINGER.



25° 47' 48.7" S

28° 14' 51.8" E

FOUND YOU. SANFORD
STREET.

PLAYING WITHIN LEVELS,

SEEKING AN APPROPRIATE ARCHITECTURE FOR THE CURRENT STRUCTURE ON SITE, LIMITING THE STRUCTURE TO A DOUBLE LEVEL UNIT. USING EXISTING FOOTPRINTS AND RETAINED SITE STRUCTURES.





PROJECT MOODBOARD



ARCHITECTURAL FORM: REINFORCED CONCRETE & TIMBER



CURVED VOLUMES & SKYLIGHT DETAIL



STACKED STONE: RETAINING WALLS



DARK CLADDING: VERTICAL TIMBER & ALUMINIUM FRAMES



LANDSCAPE: XERISCAPE PLANTING & GRASSES



Integrated Living: Glazing, Concrete & Stone



Integrated Living: Glazing, Concrete & Stone

Minimal Kitchen: Monolithic Forms & Texture



Minimal Kitchen: Monolithic Forms & Texture



Concrete Curvature & Serenity



Macro View: Intersection & Shadow-lines

MATERIALS & TEXTURES



COLOR PALETTE



MONOLITHIC CALM: RESIDENCE INTERIOR CONCEPT



Fair-faced Concrete



Stacked Stone



Warm Timber



Dark Charcoal



Pale Limestone



Linen Textile



Form



Concrete Beige



Warm Ivory



Timber Brown



Tactile Feature Wall & Low Form



Stone Vanity & Natural Incursion



Integrated Appliances & Contrast



Grounded View & Soft Texture



Monolithic Kitchen & Landscape Connection



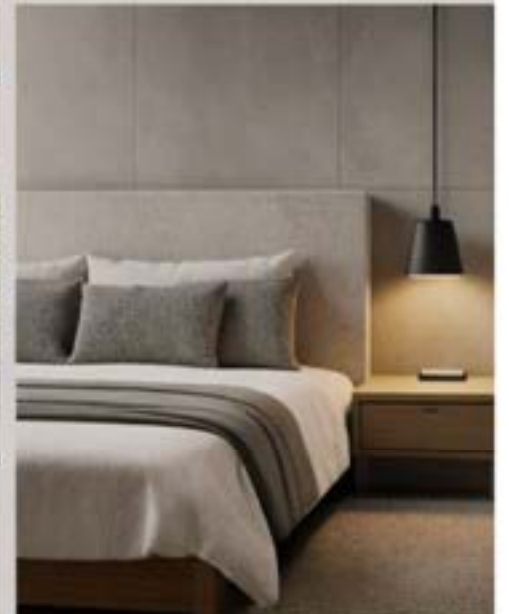
Charcoal Black



Stone Grey

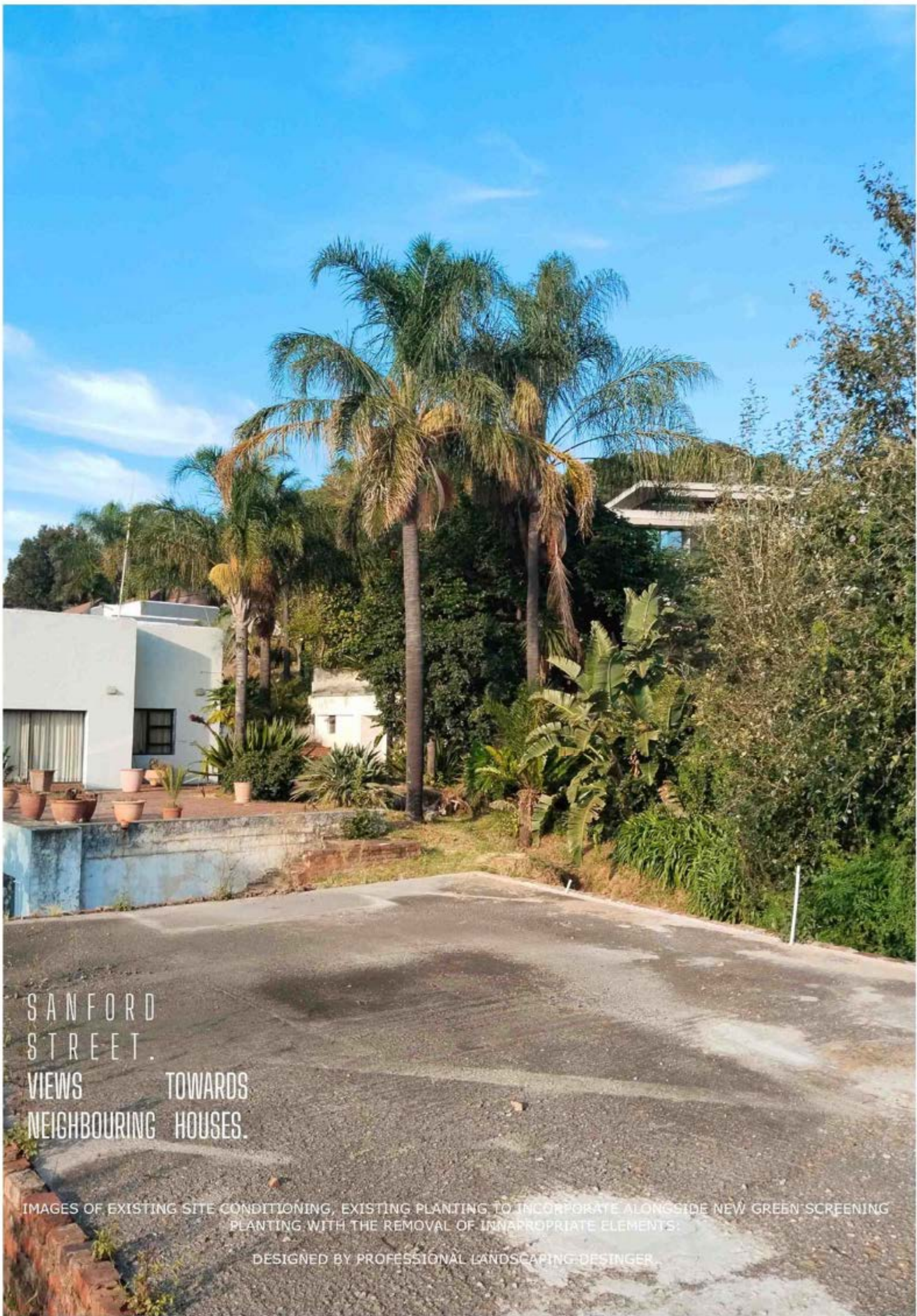


Muted Sage





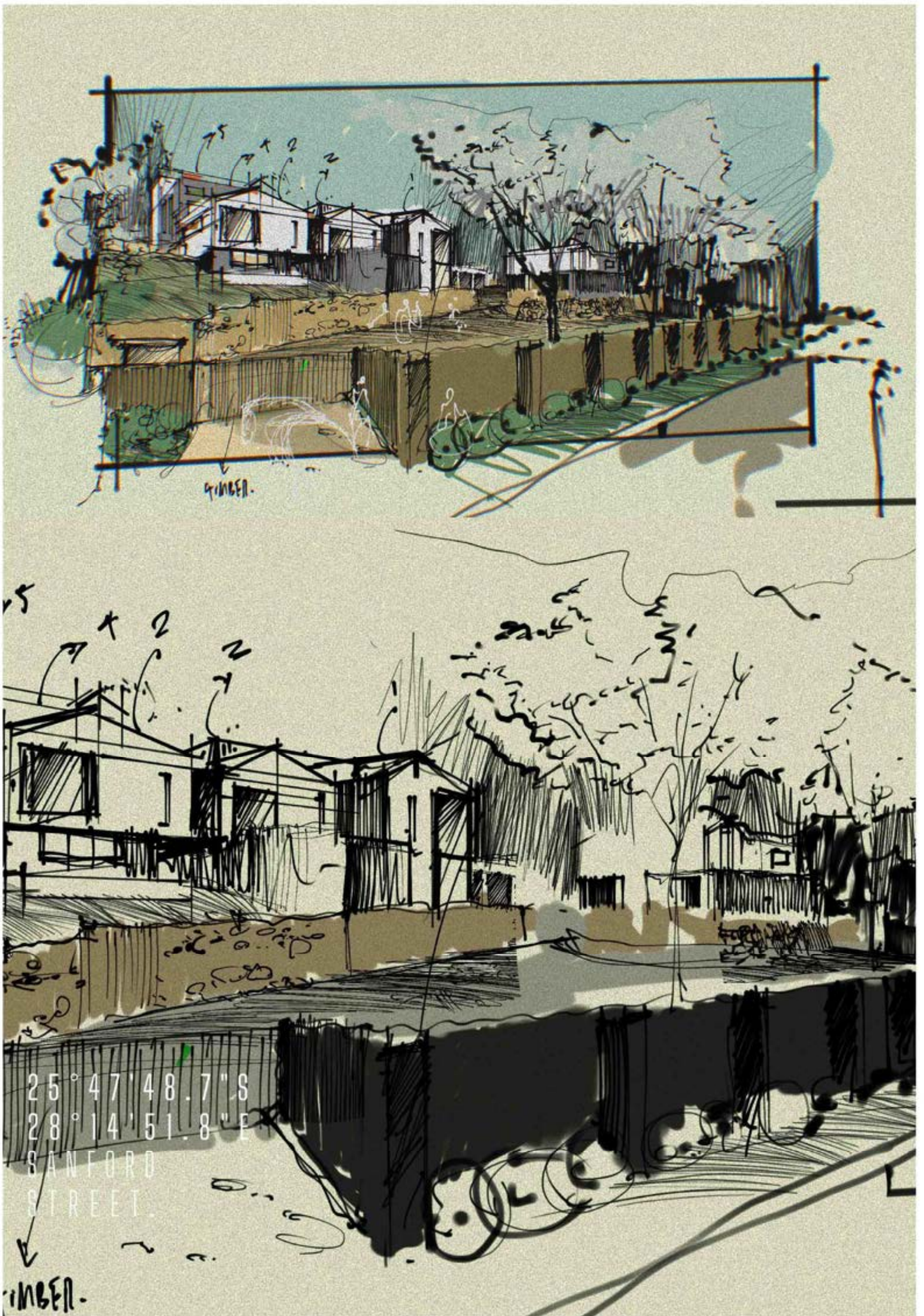


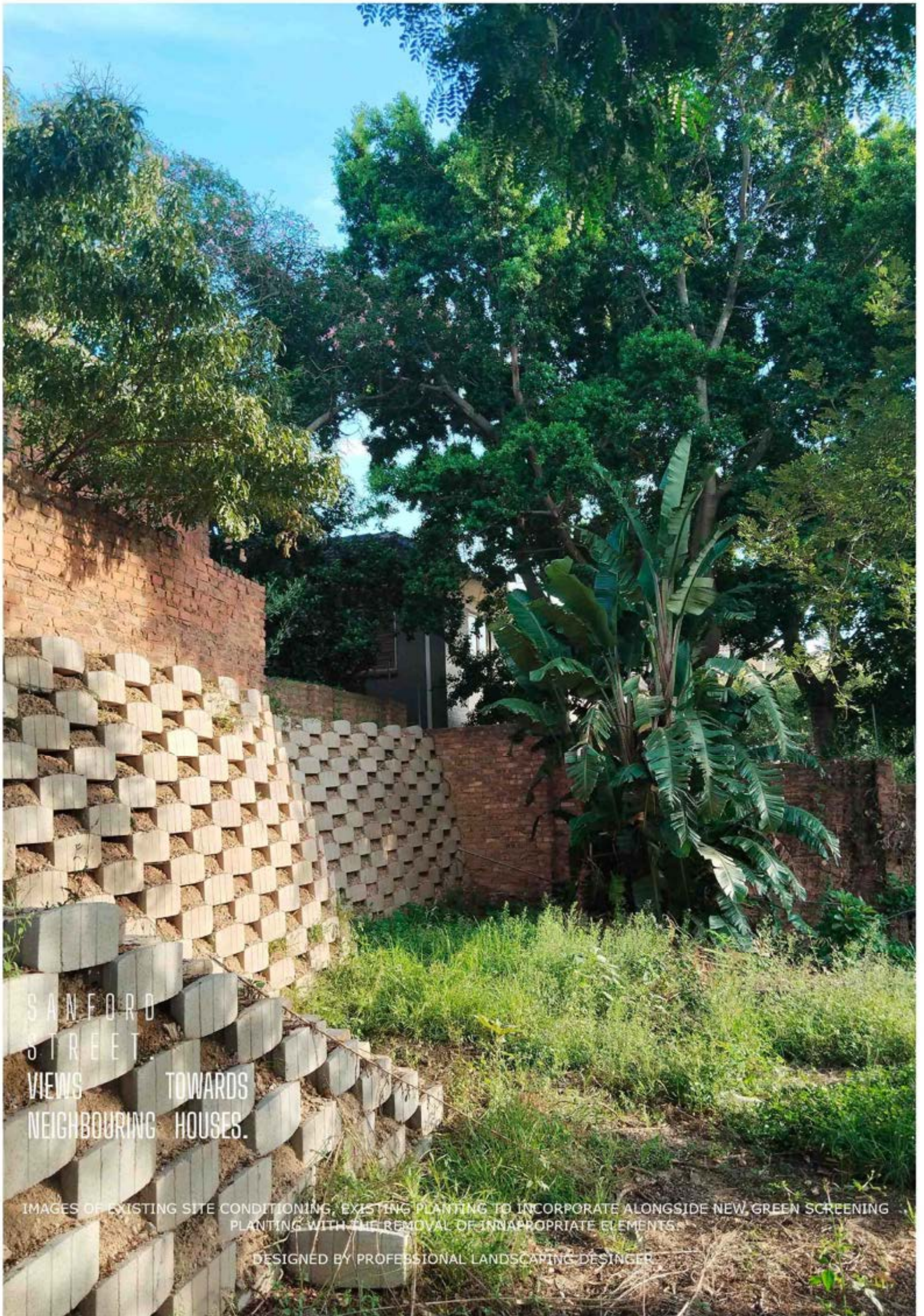


SANFORD
STREET.
VIEWS TOWARDS
NEIGHBOURING HOUSES.

IMAGES OF EXISTING SITE CONDITIONING, EXISTING PLANTING TO INCORPORATE ALONGSIDE NEW GREEN SCREENING PLANTING WITH THE REMOVAL OF INAPPROPRIATE ELEMENTS:

DESIGNED BY PROFESSIONAL LANDSCAPING-DESIGNER.





SANFORD
STREET.
VIEWS TOWARDS
NEIGHBOURING HOUSES.

IMAGES OF EXISTING SITE CONDITIONING, EXISTING PLANTING TO INCORPORATE ALONGSIDE NEW, GREEN SCREENING PLANTING WITH THE REMOVAL OF INAPPROPRIATE ELEMENTS.

DESIGNED BY PROFESSIONAL LANDSCAPING DESIGNER



Sloping Advantage: We take advantage of the slope by layering plants. the site has a natural incline, This can be used to benefit all.

Strategic Placement: Planting low-growing species at the base of the slope and taller ones higher up. This creates a visually appealing effect while maintaining privacy.

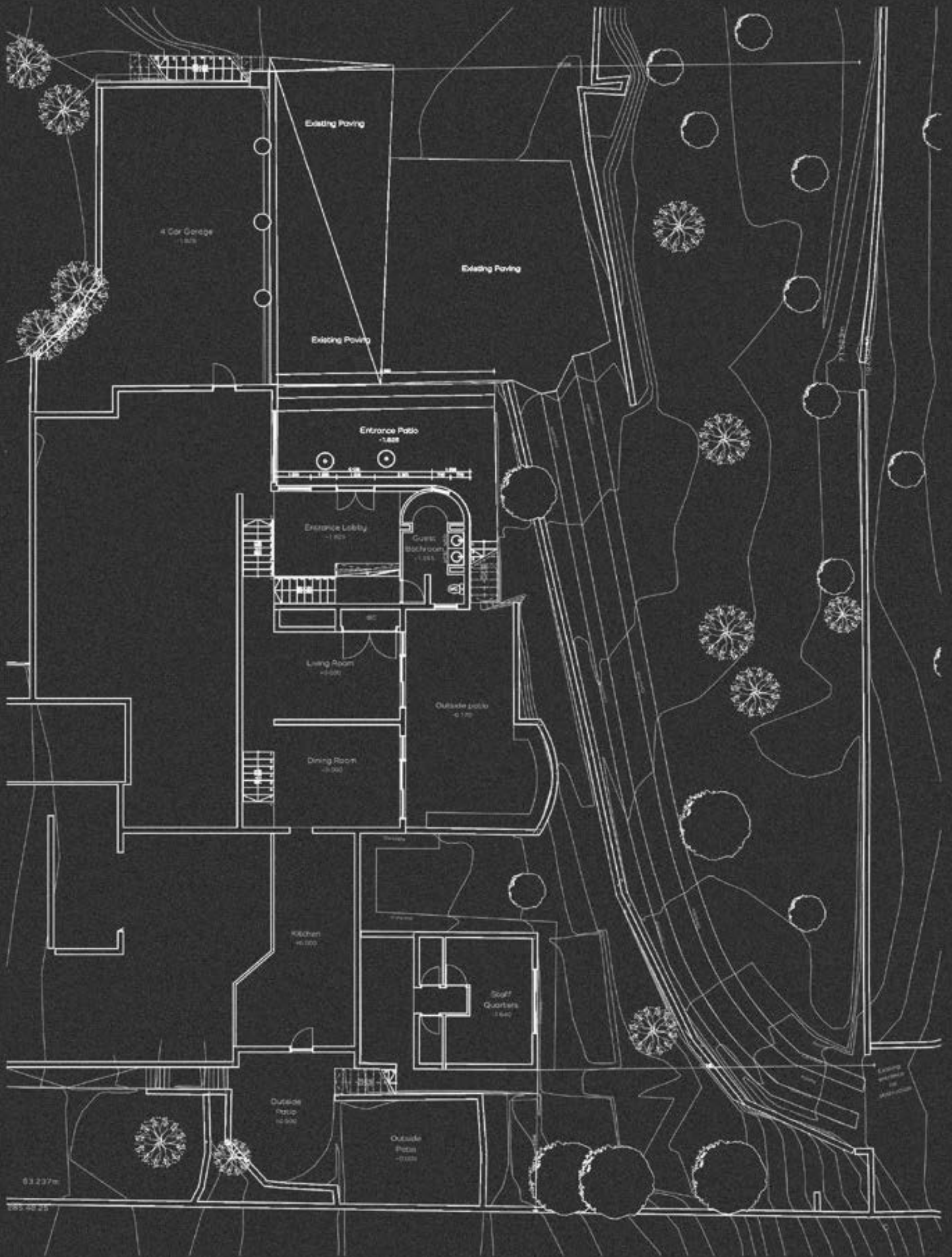
Species Diversity: a mix of evergreen and deciduous plants, shrubs, and trees. This ensures that your privacy remains intact even during different seasons



EXISTING SITE CONDITIONING, SURVEY



SANFORD
3 1 4

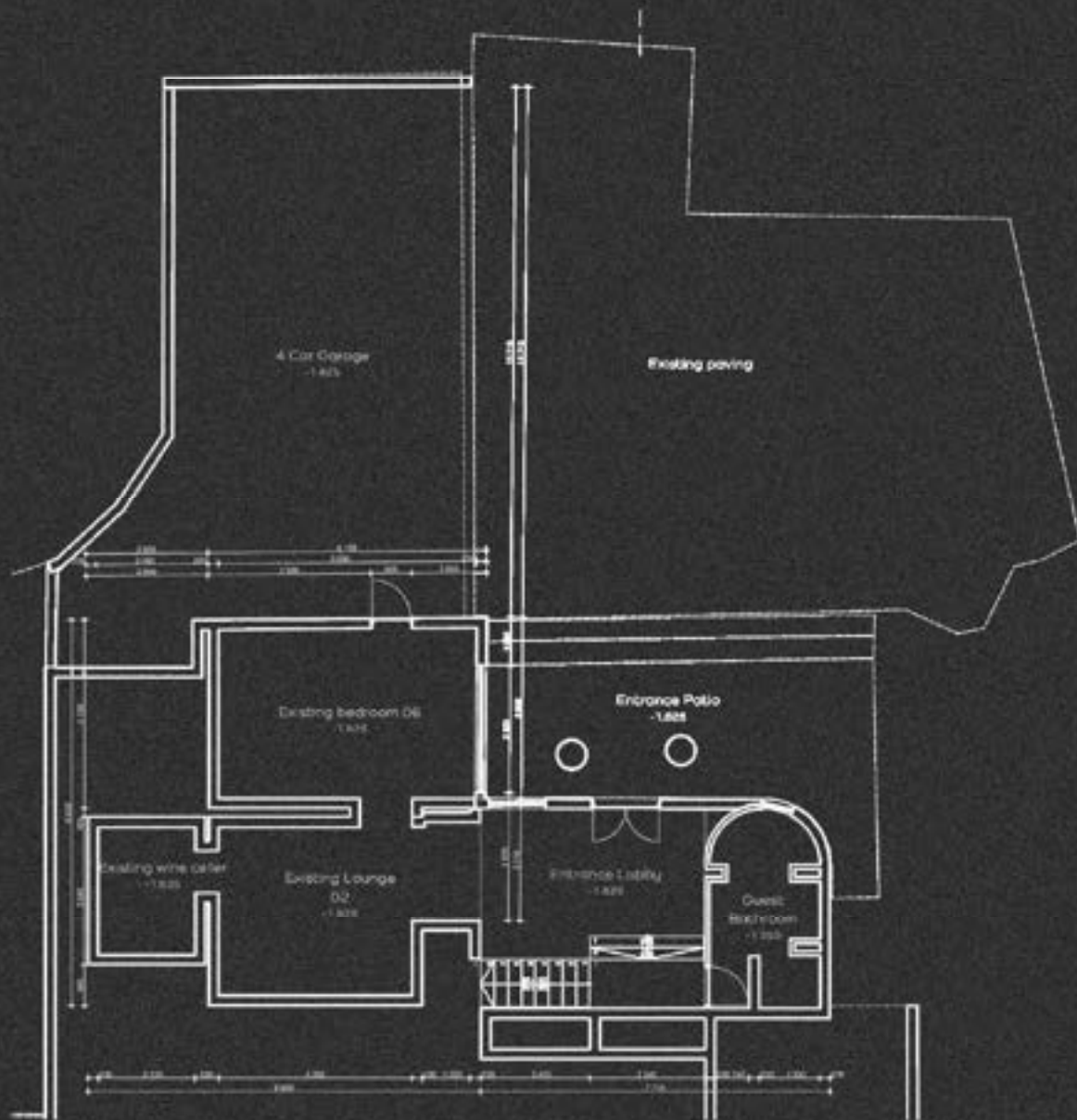


N



Ground Floor Plan
Scale 1:100

EXISTING PLANS



N
 Entrance Lobby
 Scale 1:100

EXISTING P L A N S



N



First floor plan
Scale 1:100

EXISTING P L A N S



N

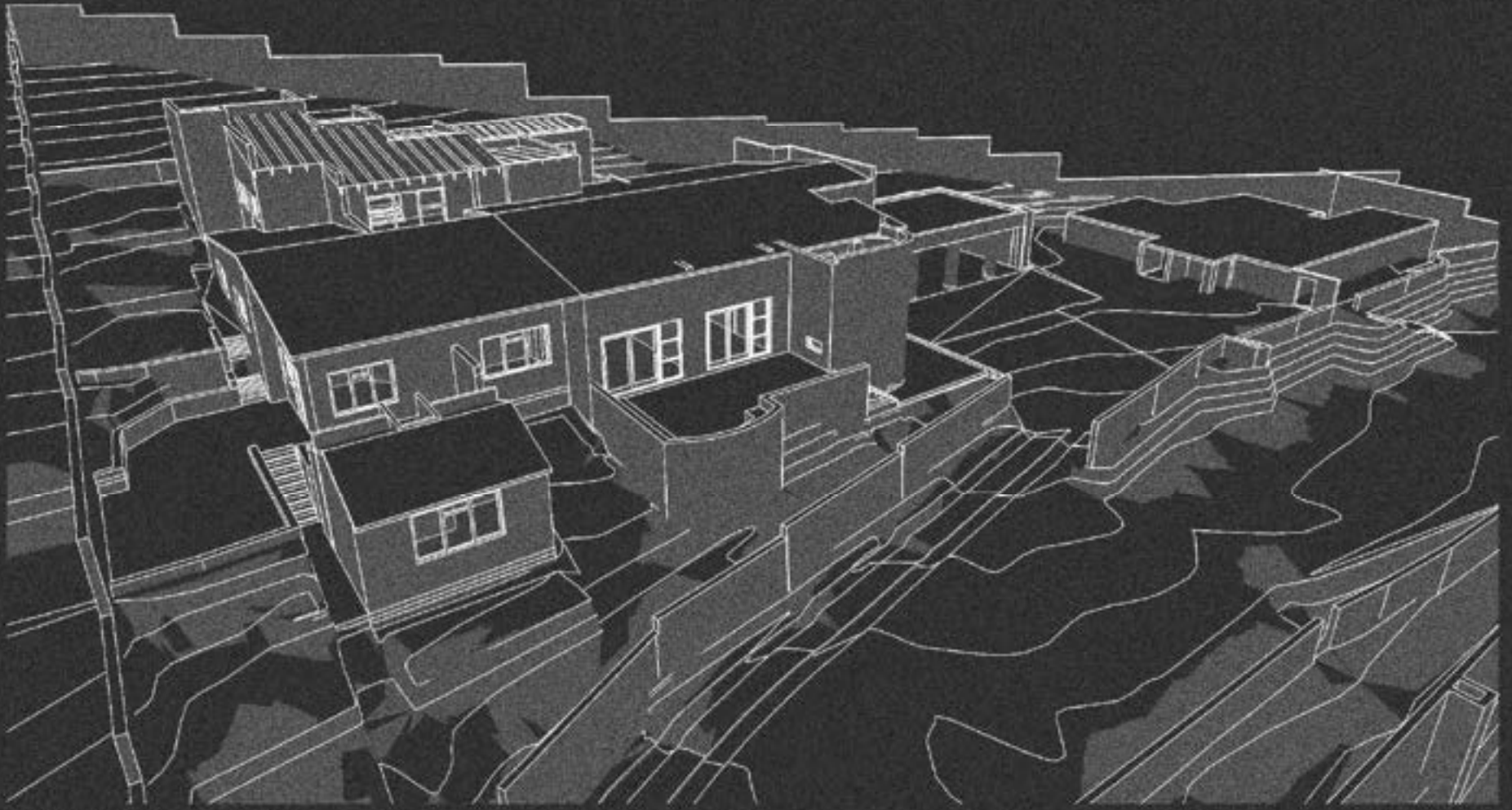


Second floor plan
Scale 1:100

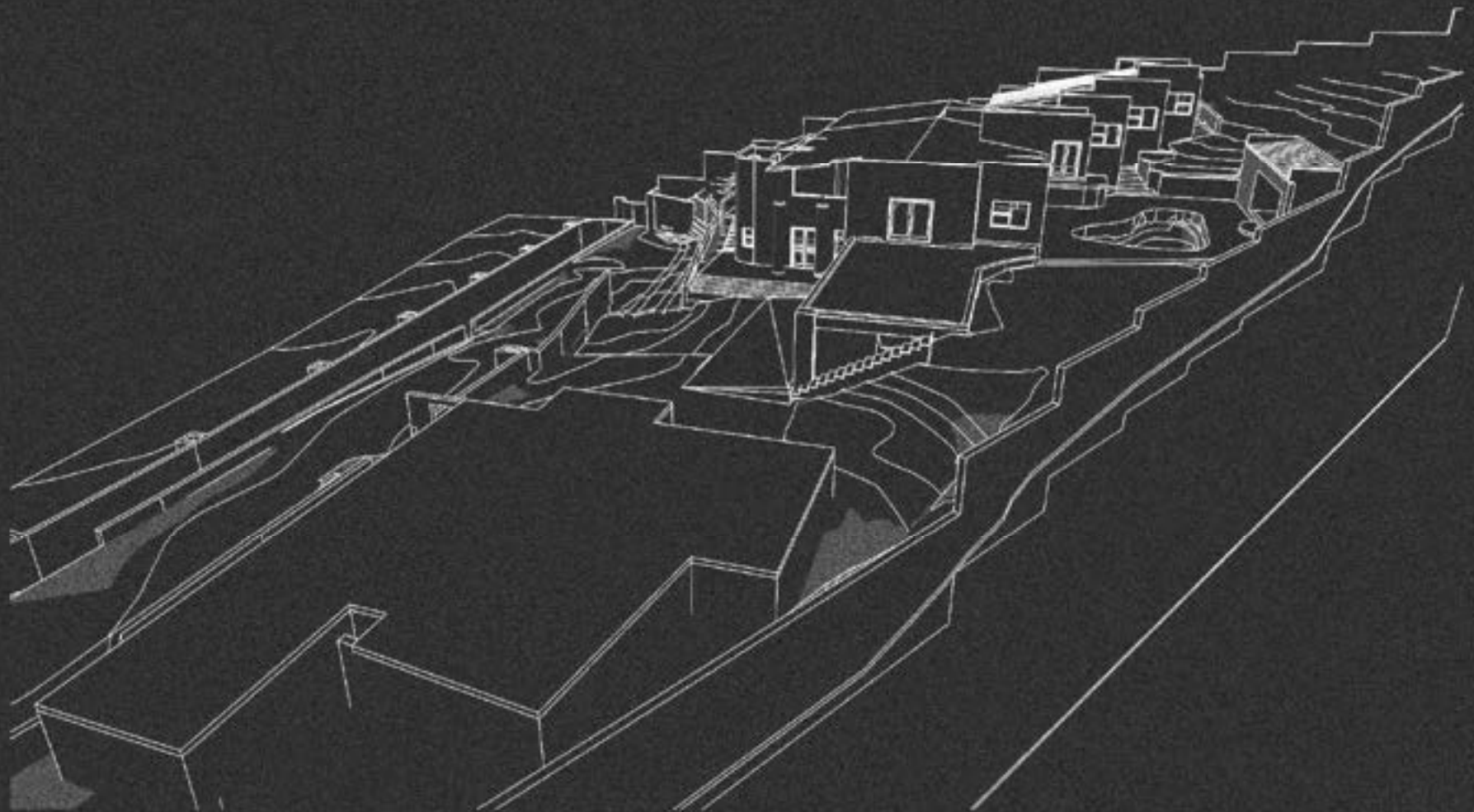
EXISTING P L A N S



EXISTING P L A N S

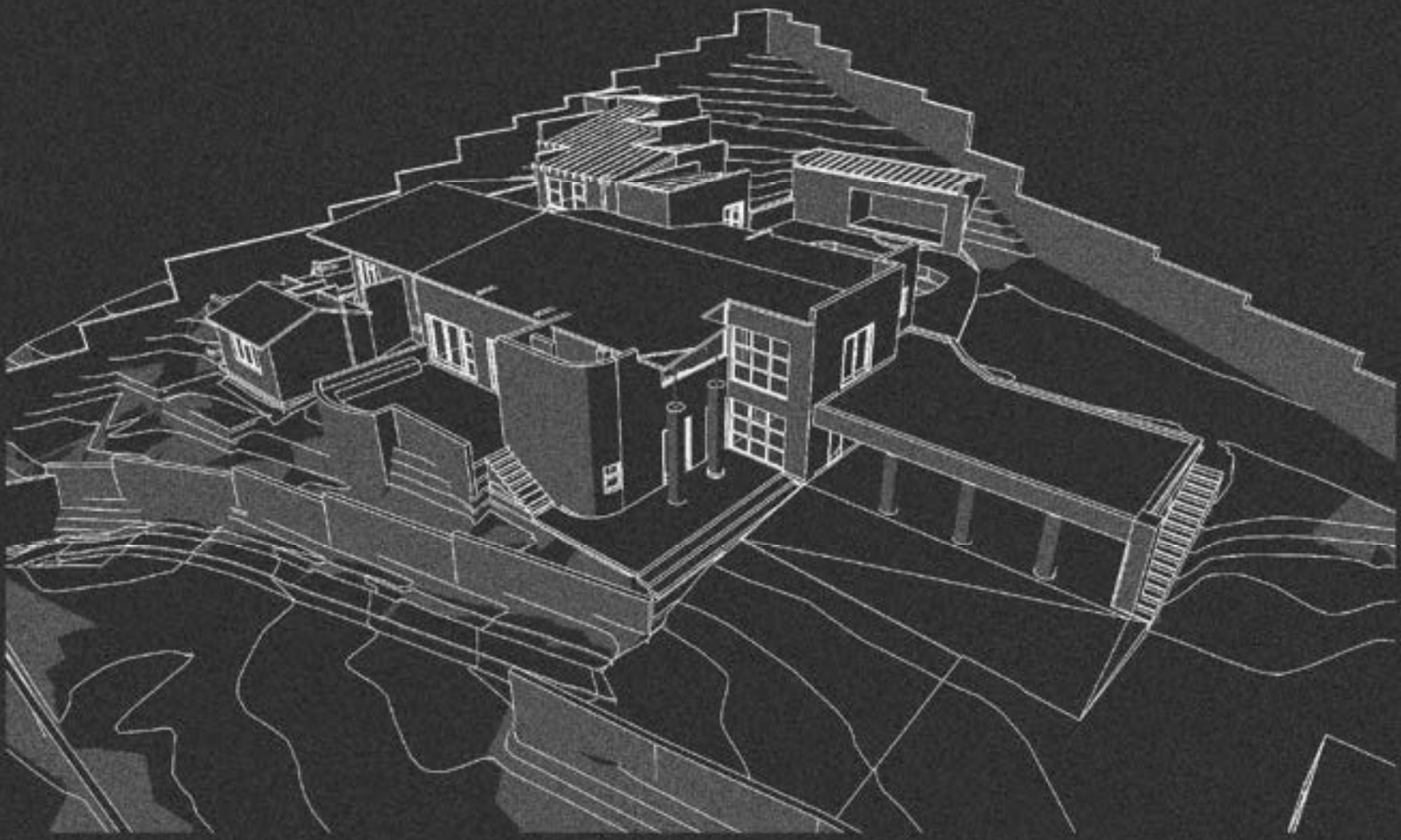


Existing South 3D Perspective

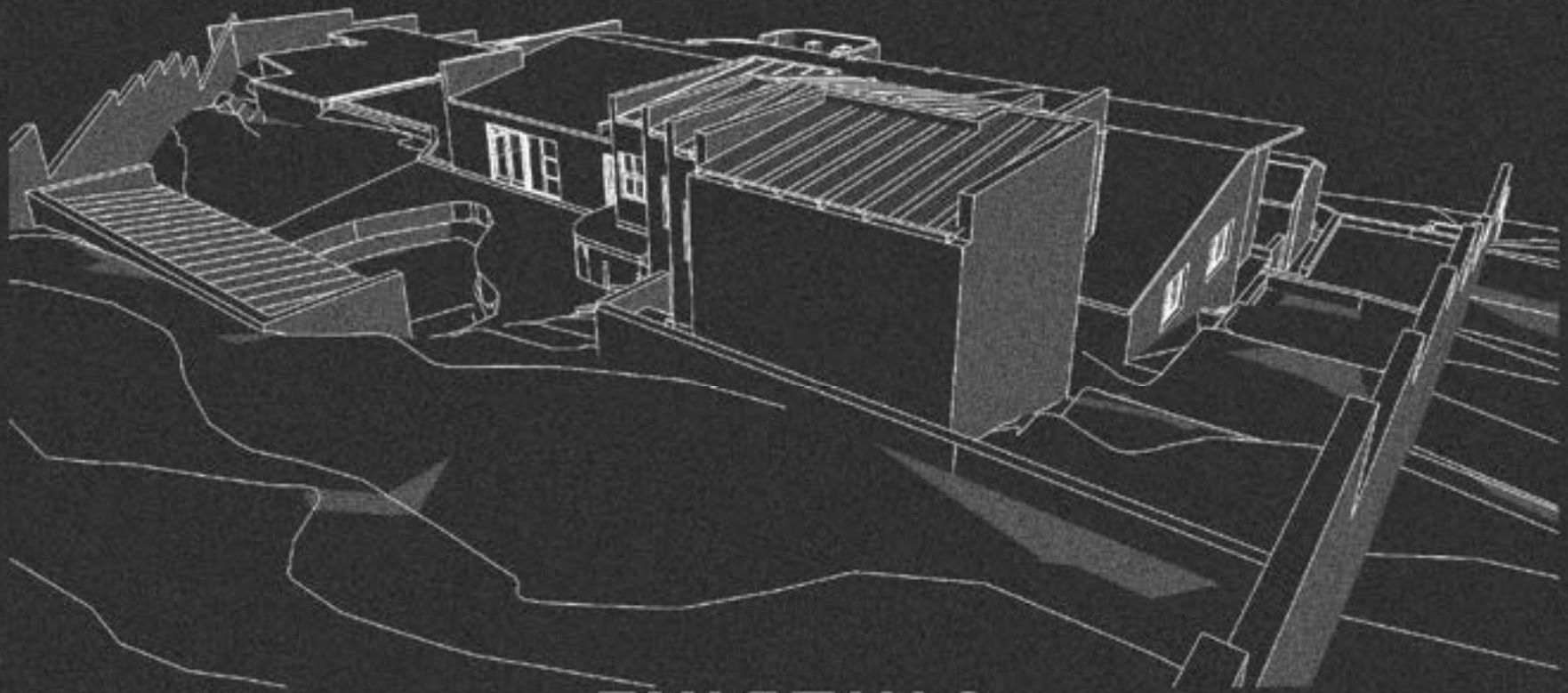


Existing North 3D Perspective

EXISTING P L A N S

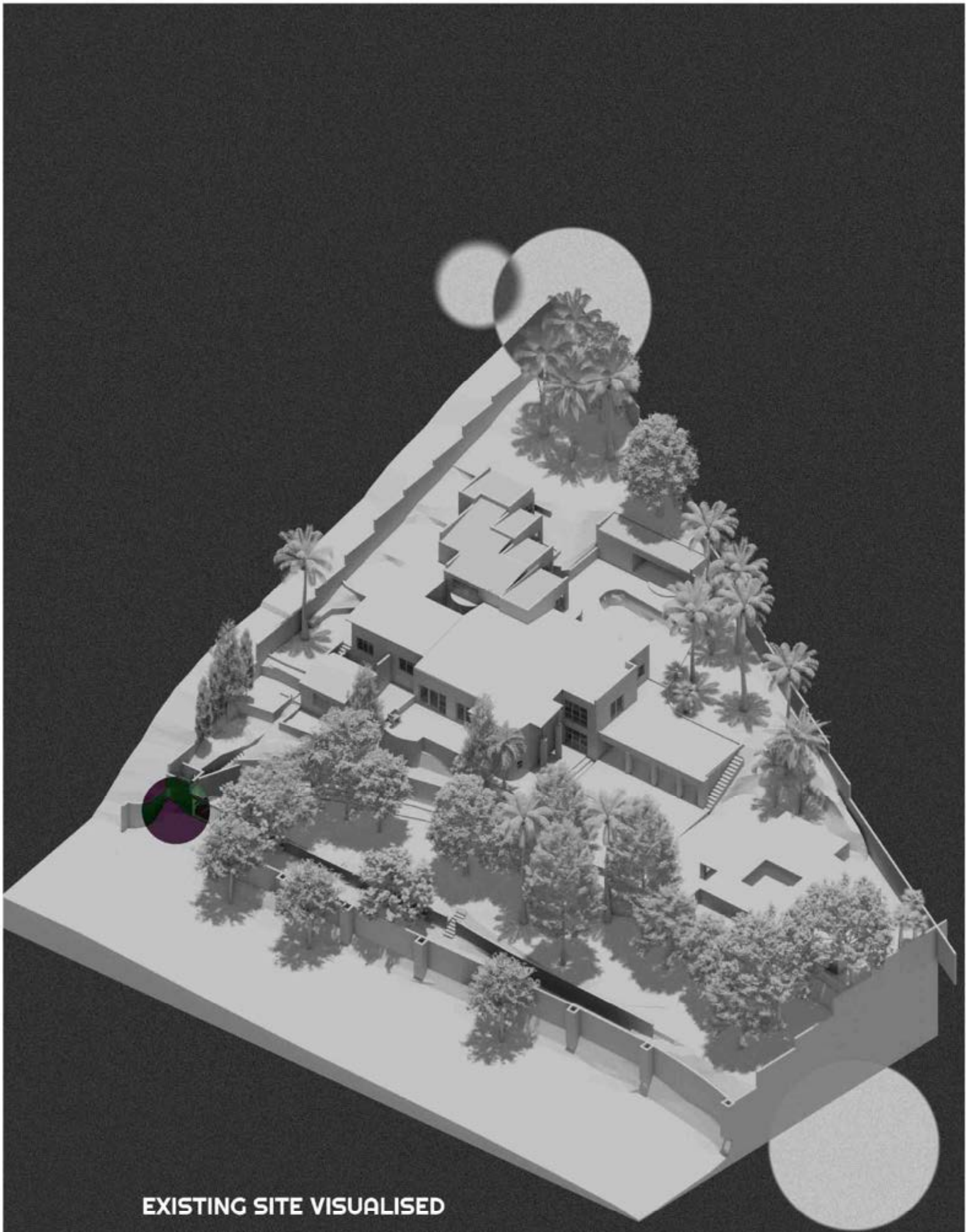


Existing East 3D Perspective



Existing West 3D Perspective

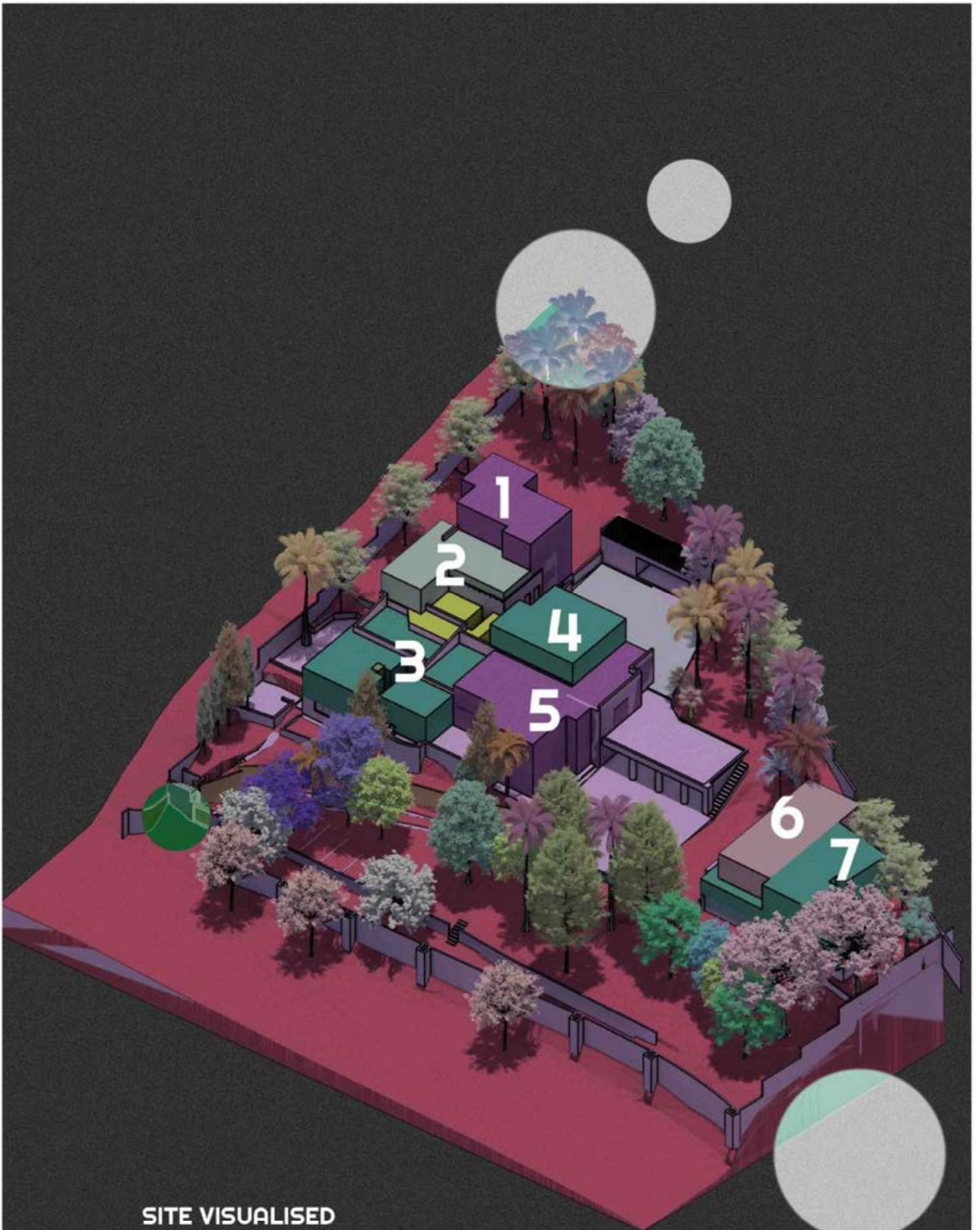
EXISTING P L A N S



EXISTING SITE VISUALISED

SANFORD

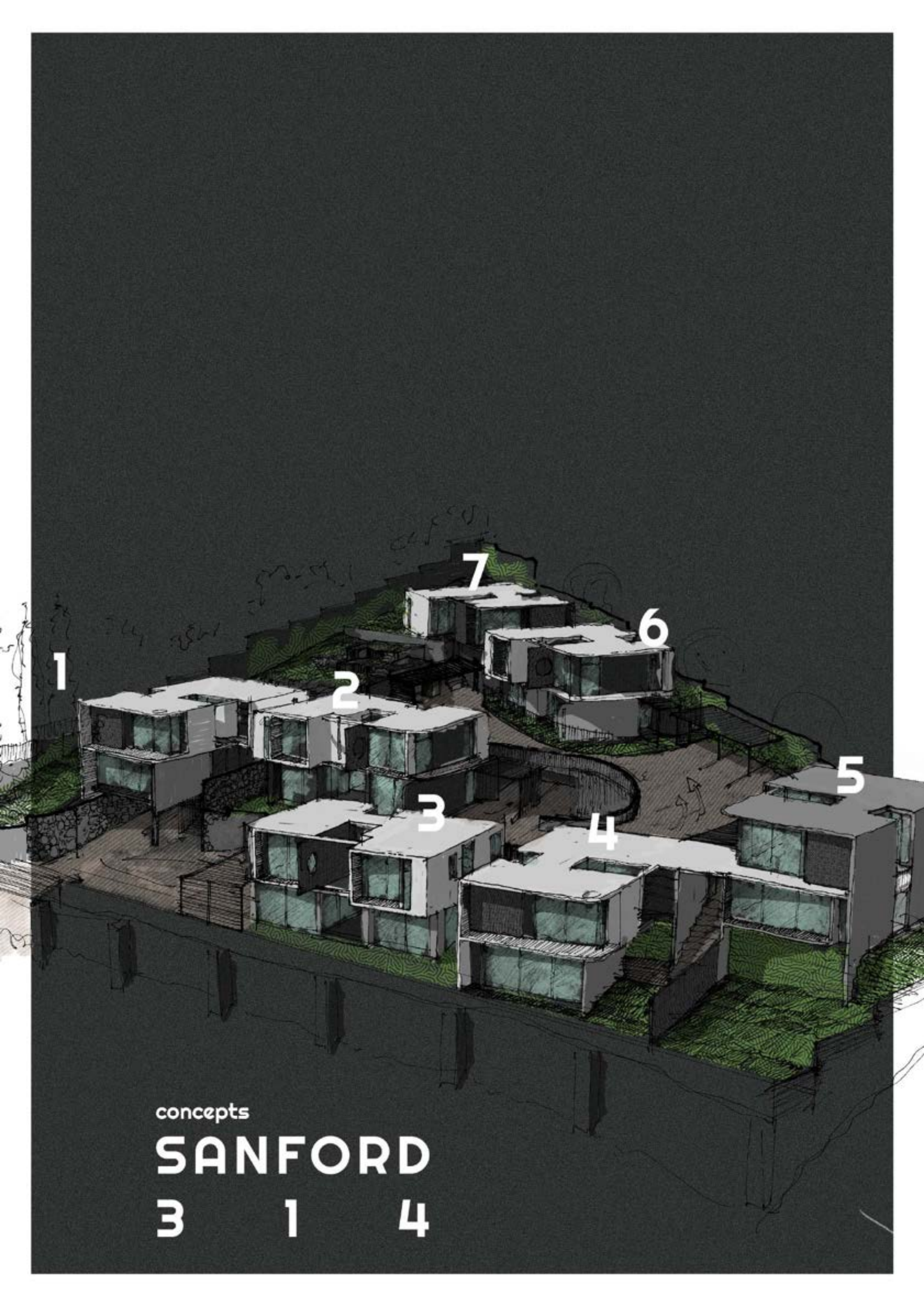
3 1 4



SITE VISUALISED

SANFORD

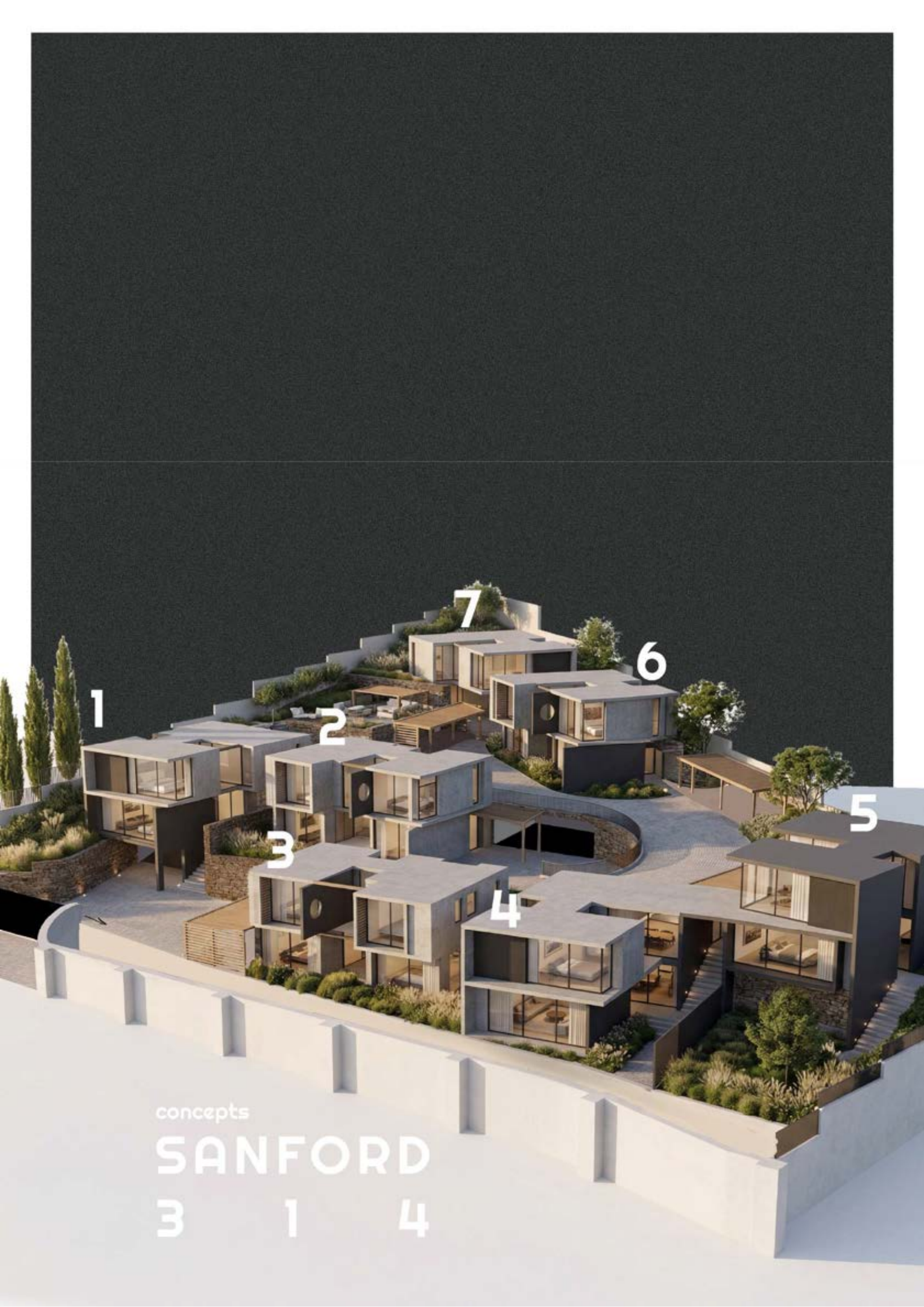
3 1 4



concepts

SANFORD

3 1 4



1

2

7

6

3

5

4

concepts

SANFORD

3 1 4



SITE VISUALISED

SANFORD

3 1 4



SITE MASSING.



NO DIRECT VIEWS TOWARDS NEIGHBOURS

MANAGE VIEWS.

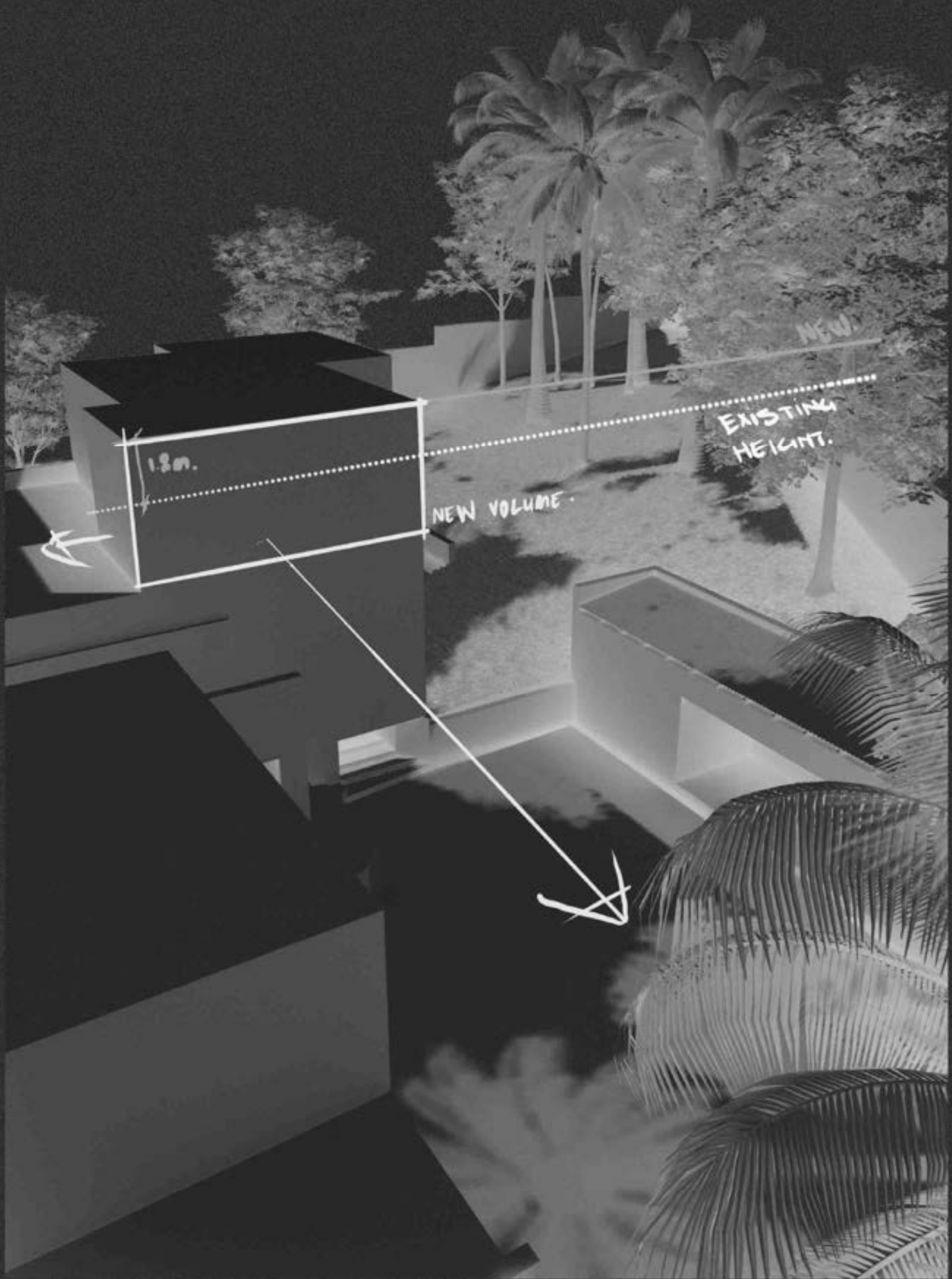
BOUNDARY WALL

INTO TREE

INTO GARDEN

Boundary Wall

VIEWS ISOLATED



SITE MASSING.



SITE MASSING.



SITE MASSING.



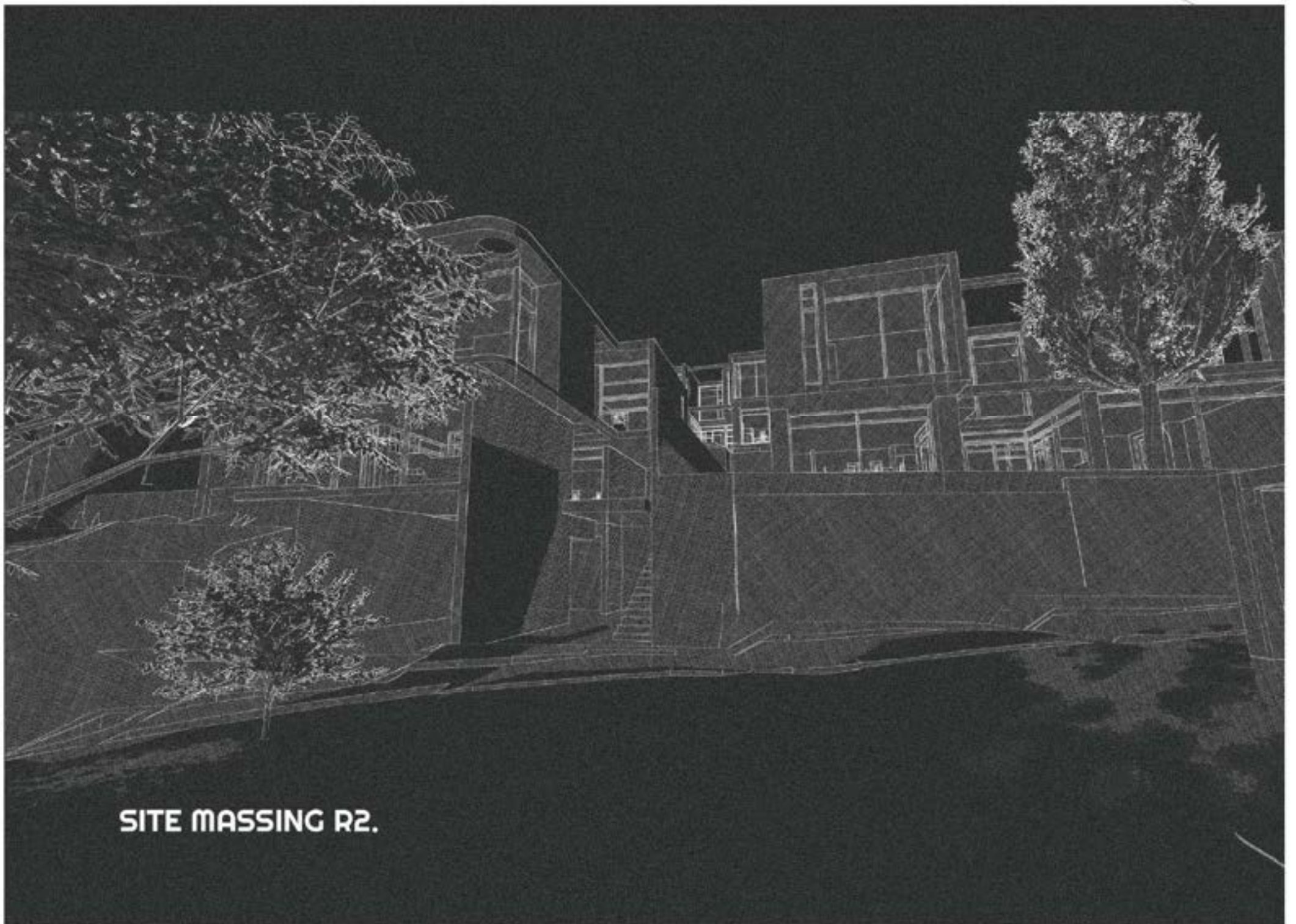
SITE MASSING.



SITE MASSING.



SITE MASSING.



SITE MASSING R2.







CONTEMPORARY SOUTH AFRICAN RESIDENTIAL: MONOLITHIC STUDY

ARCHITECTURE: Monolithic Interplay



<IMAGE 0>



<IMAGE 2>



Form & Void Detail

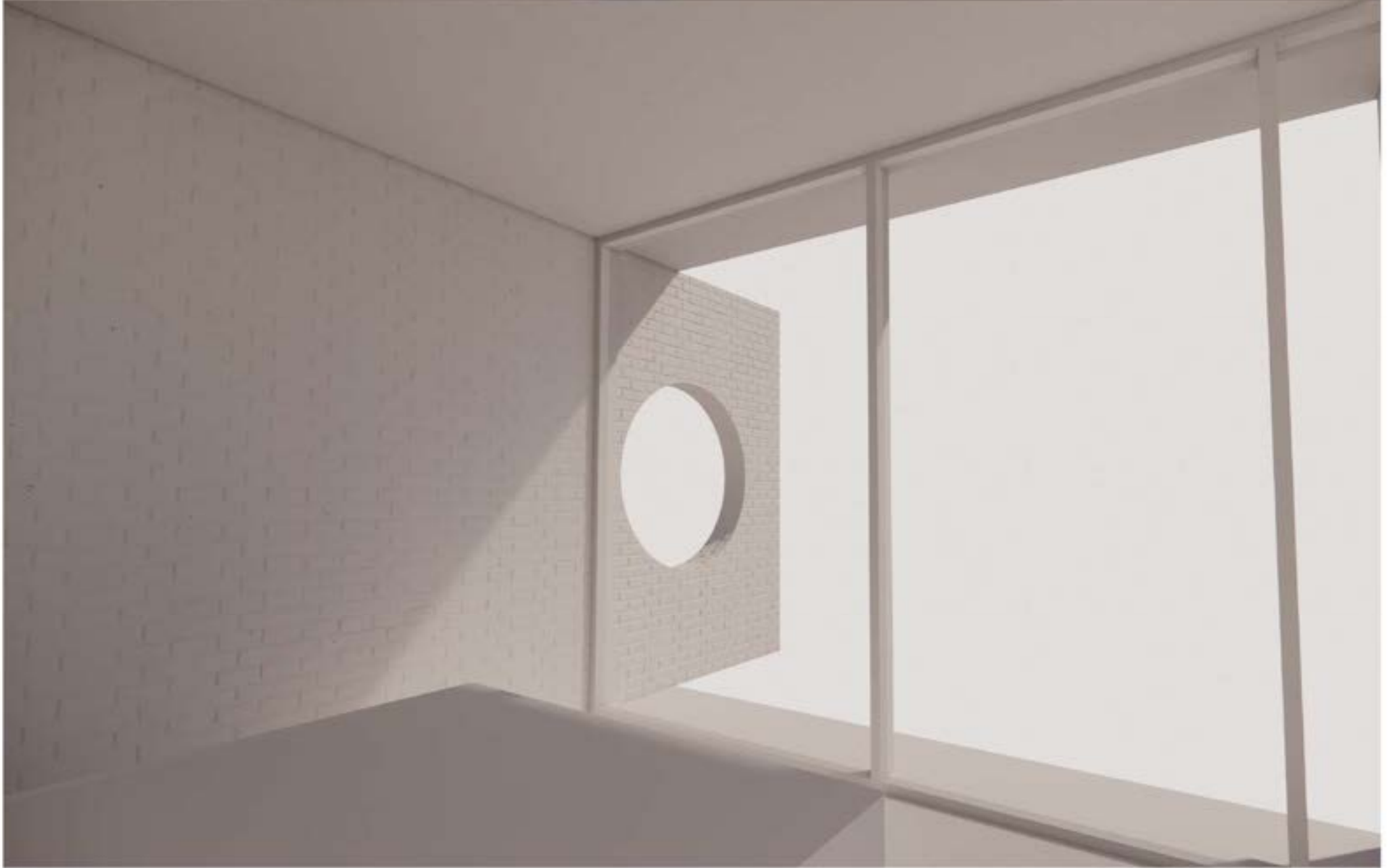


Timber Work & Concrete Coexistence

MATERIALITY & TEXTURE



Warm Concrete Charcoal Black Timber Brown Stone Sand Sage Green





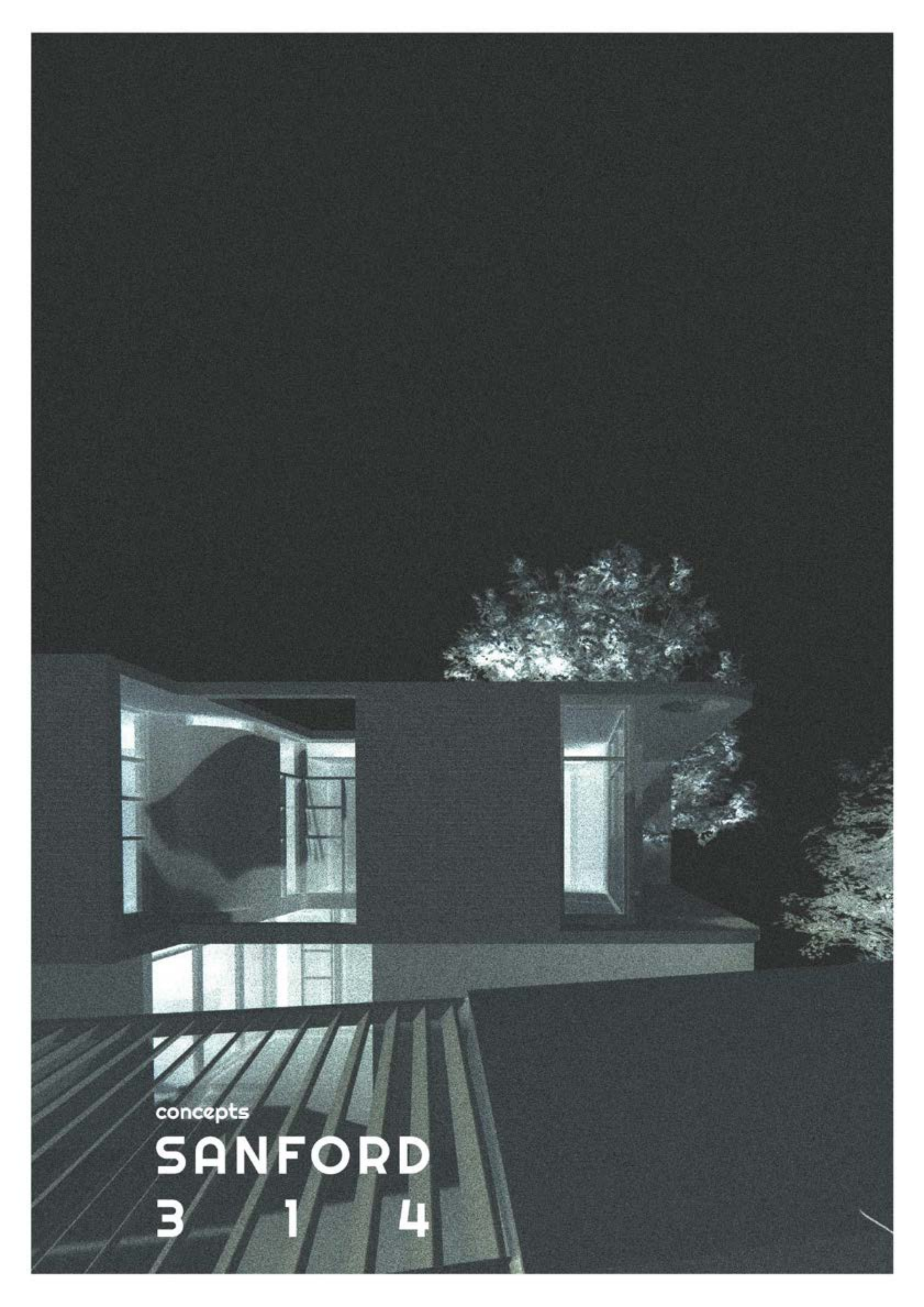




concepts

SANFORD

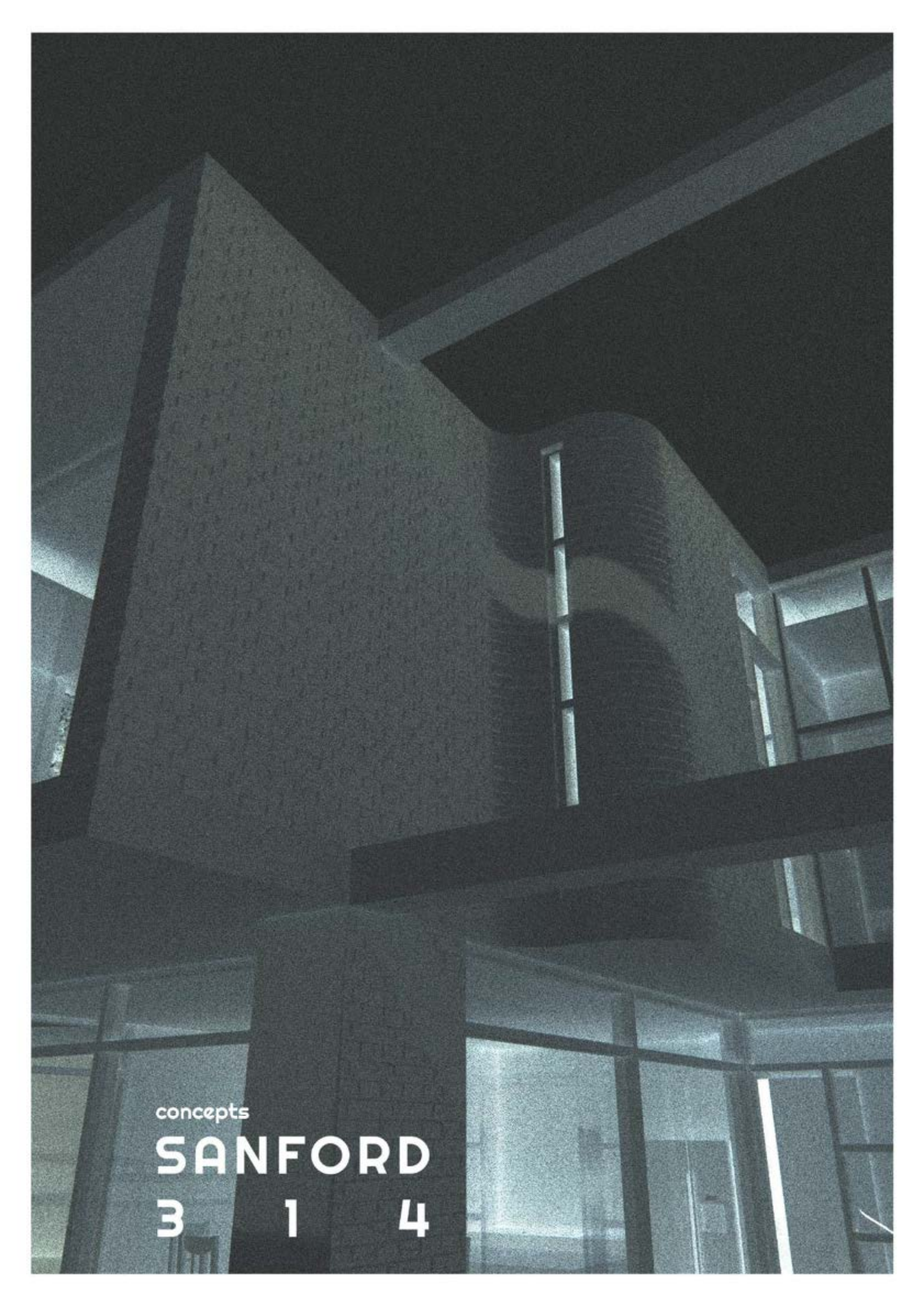
3 1 4



concepts

SANFORD

3 1 4



concepts

SANFORD

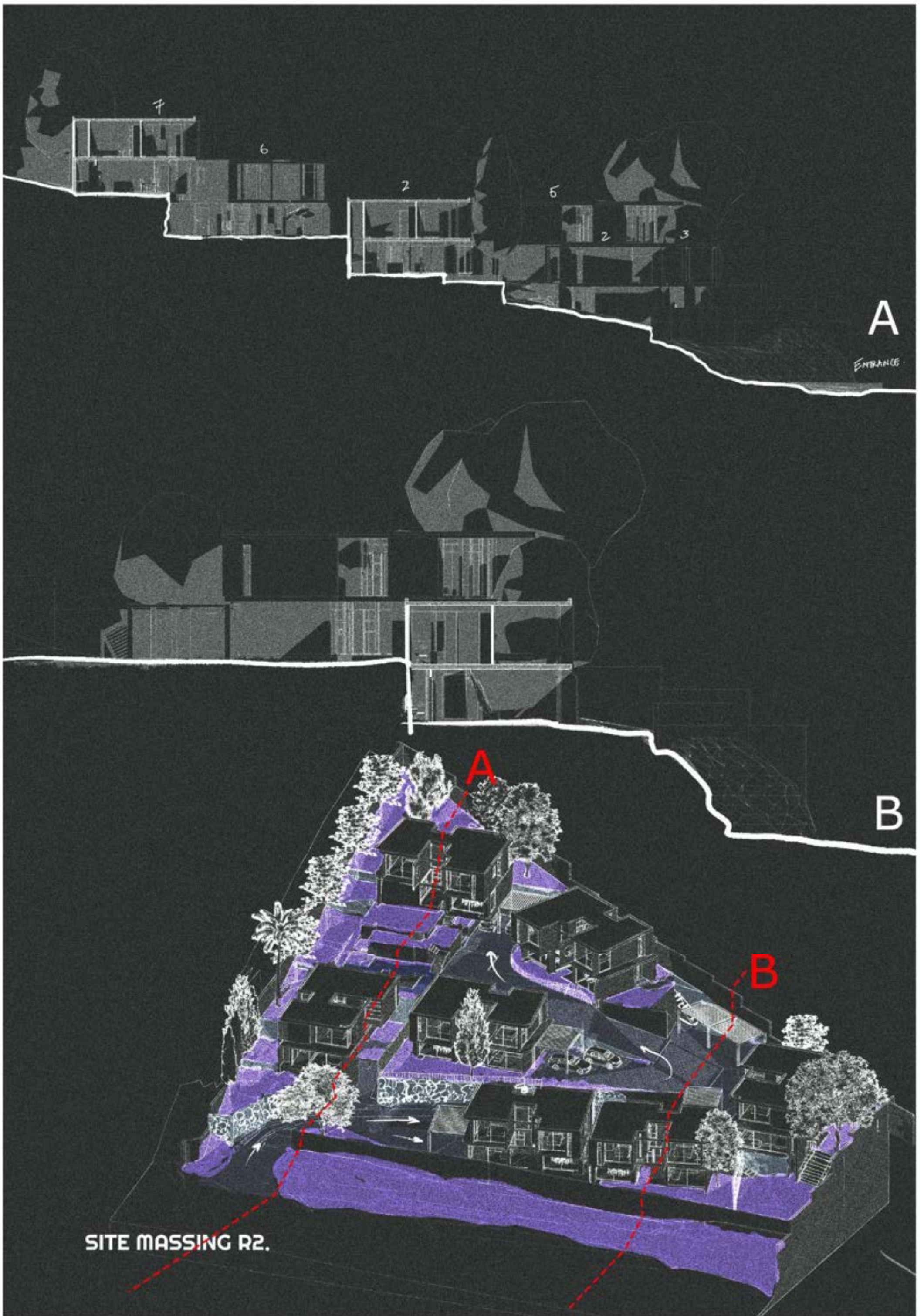
3 1 4

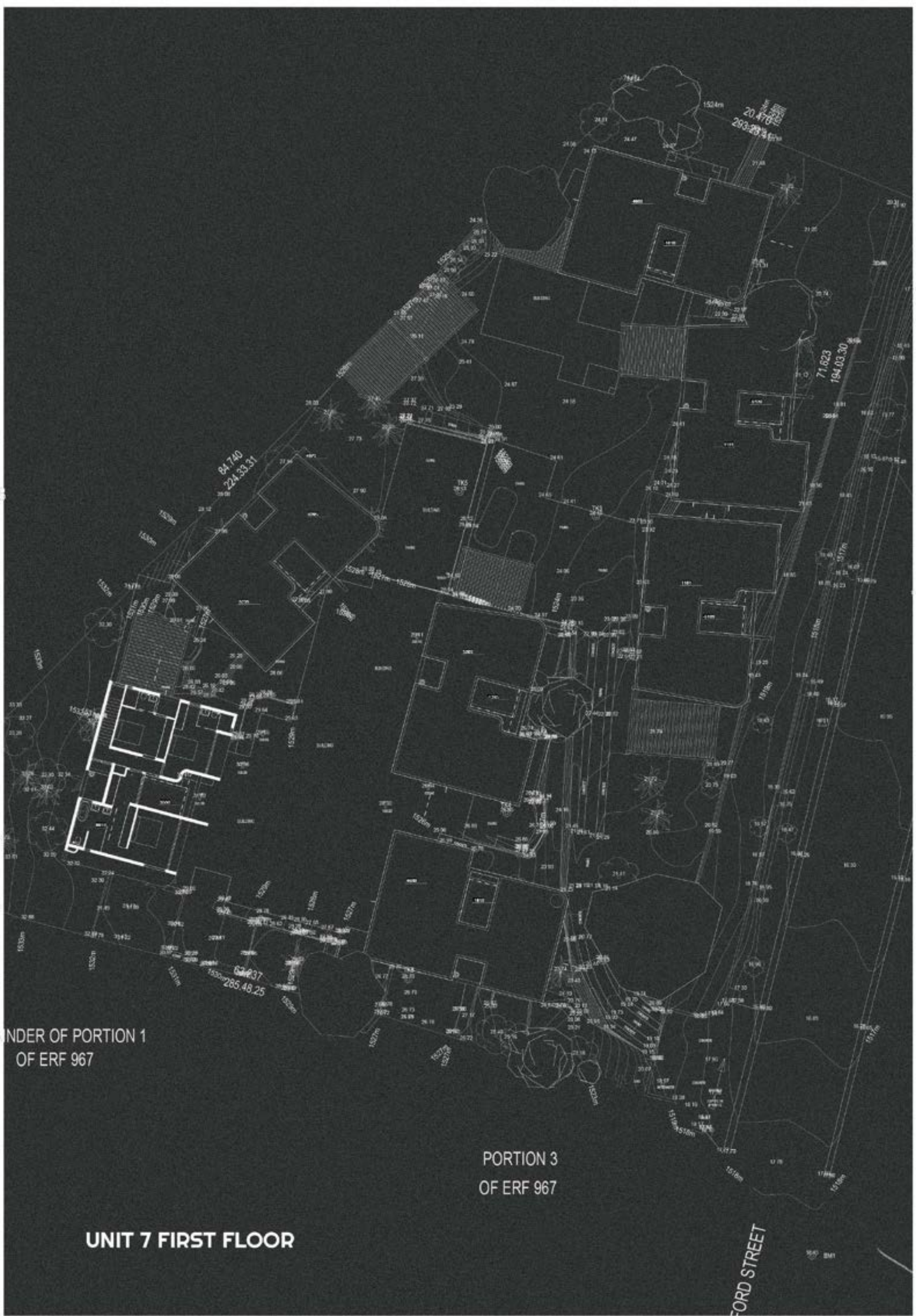


concepts

SANFORD

3 1 4





F 966

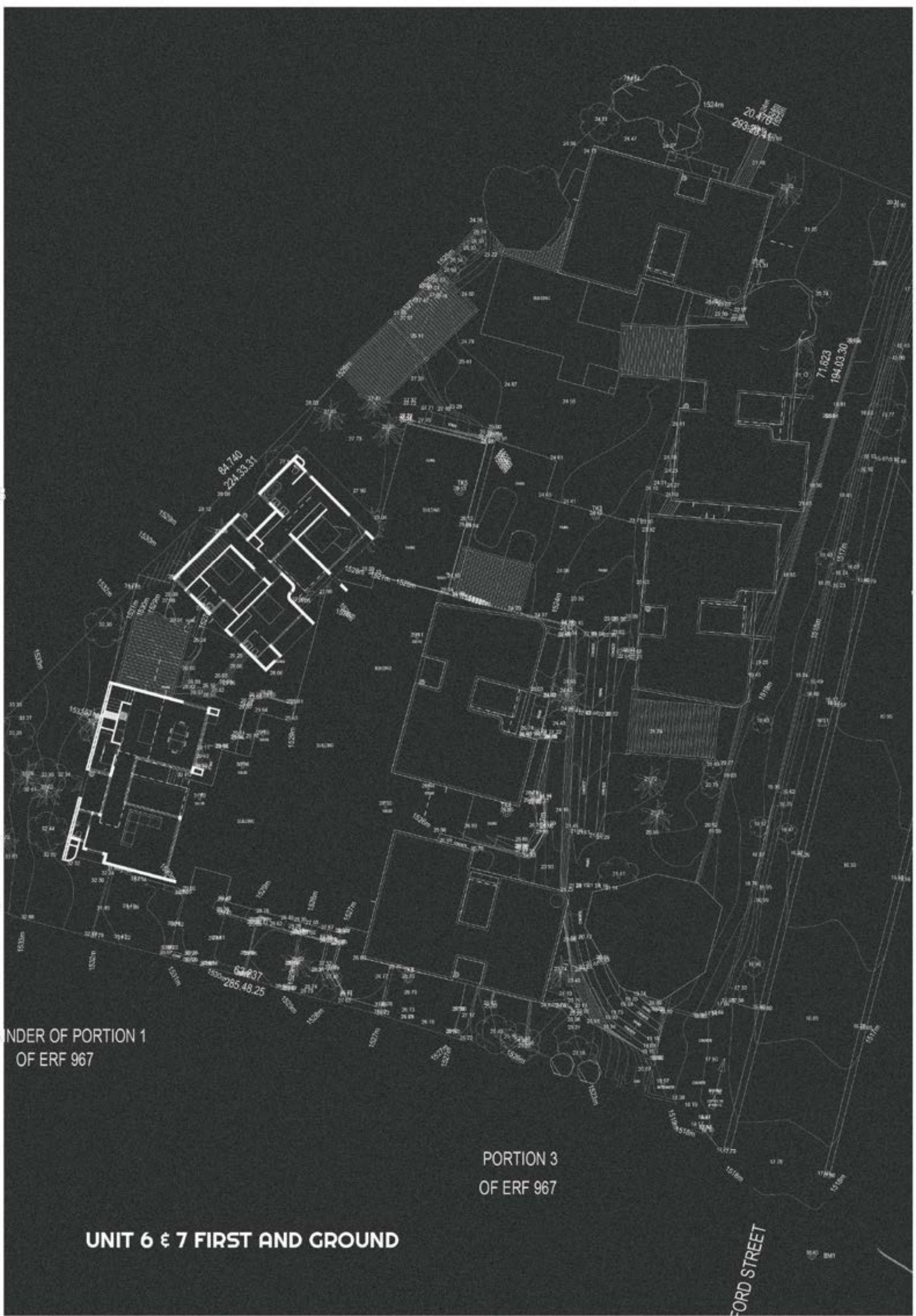
REMAINDER OF PORTION 1 OF ERF 967

PORTION 3 OF ERF 967

UNIT 7 FIRST FLOOR

SANFORD STREET

8.50 DM



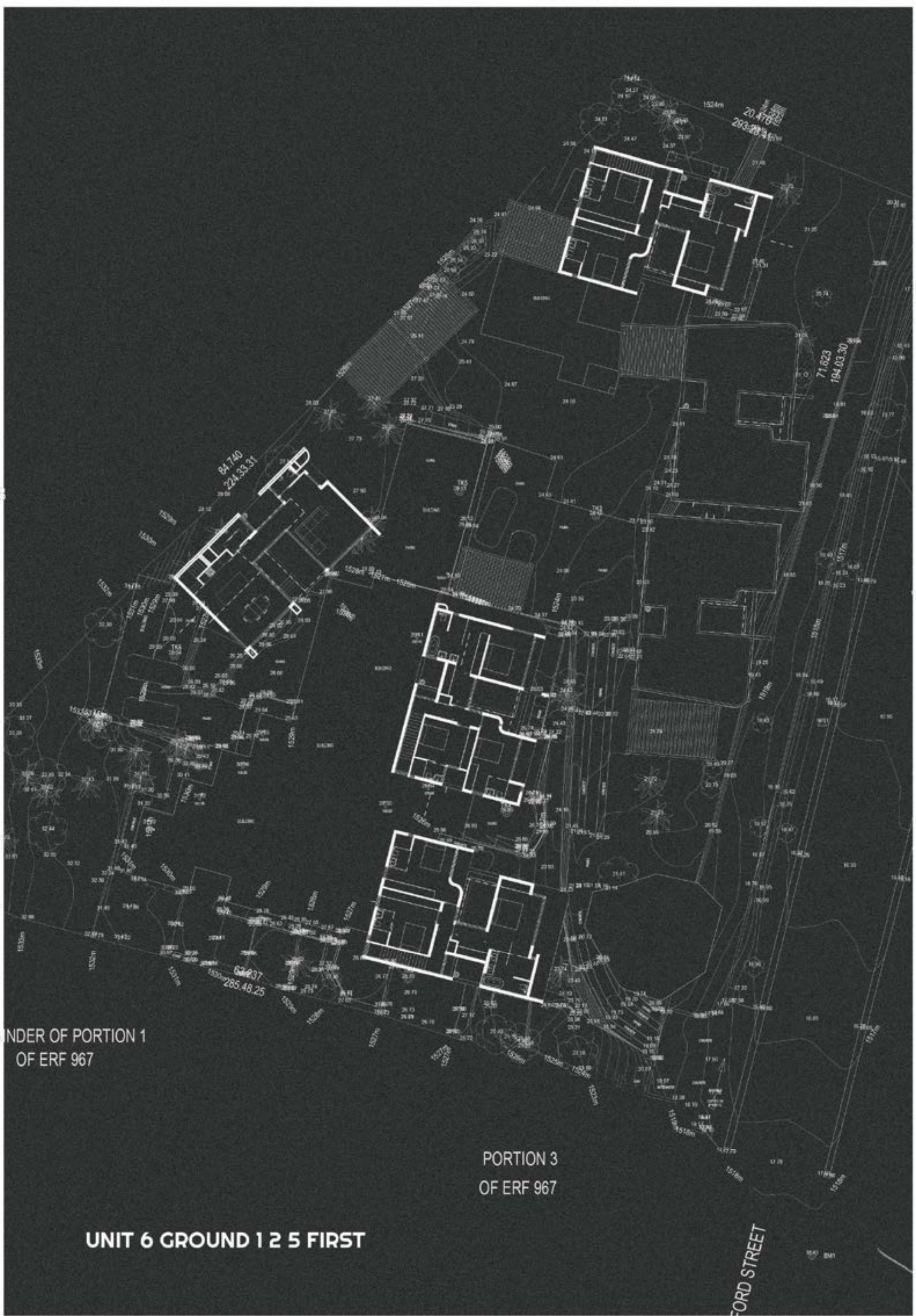
F 966

REMAINDER OF PORTION 1
OF ERF 967

PORTION 3
OF ERF 967

UNIT 6 & 7 FIRST AND GROUND

SANFORD STREET



F 966

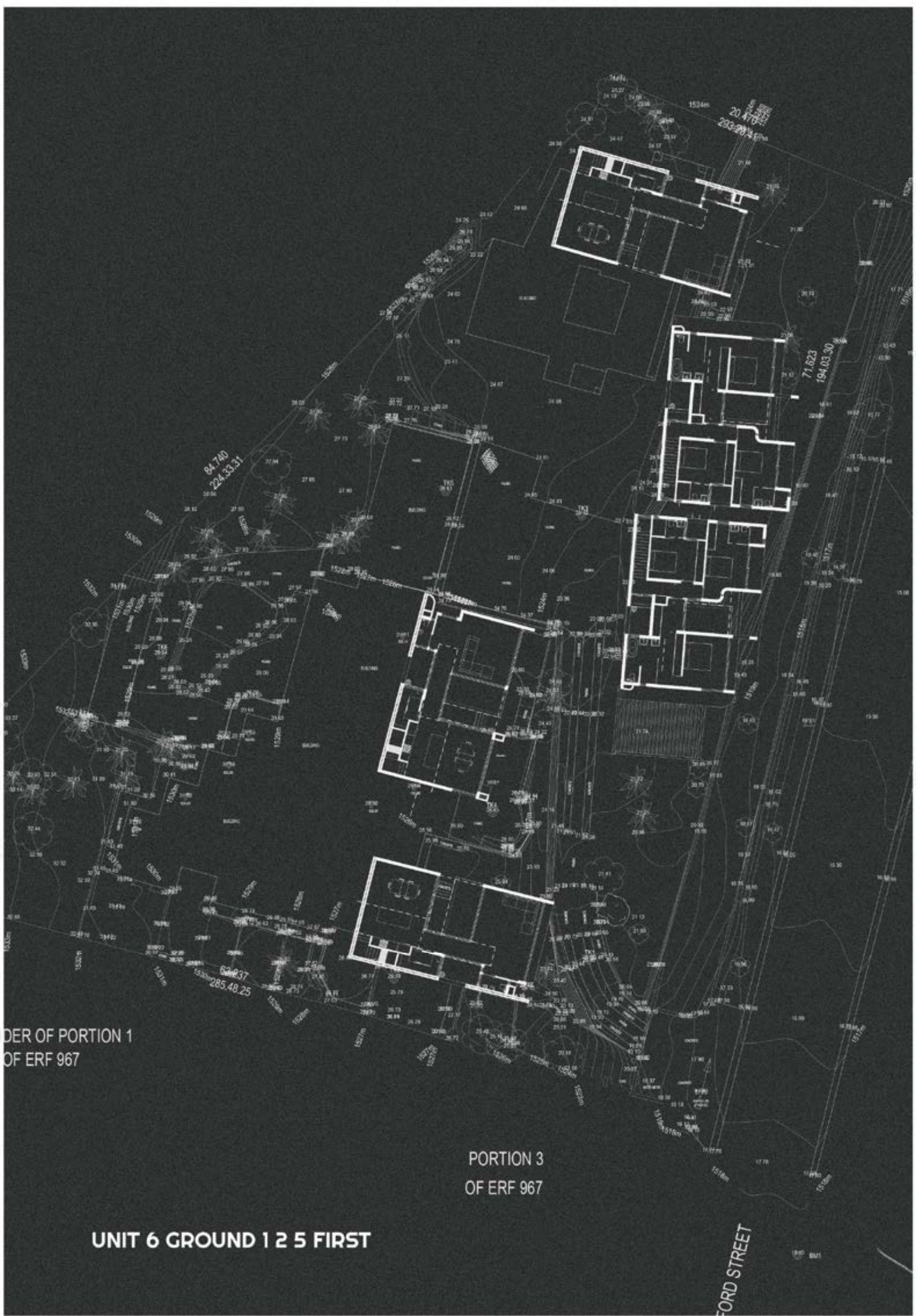
REMAINDER OF PORTION 1
OF ERF 967

PORTION 3
OF ERF 967

UNIT 6 GROUND 1 2 5 FIRST

SANFORD STREET

968



REMAINDER OF PORTION 1 OF ERF 967

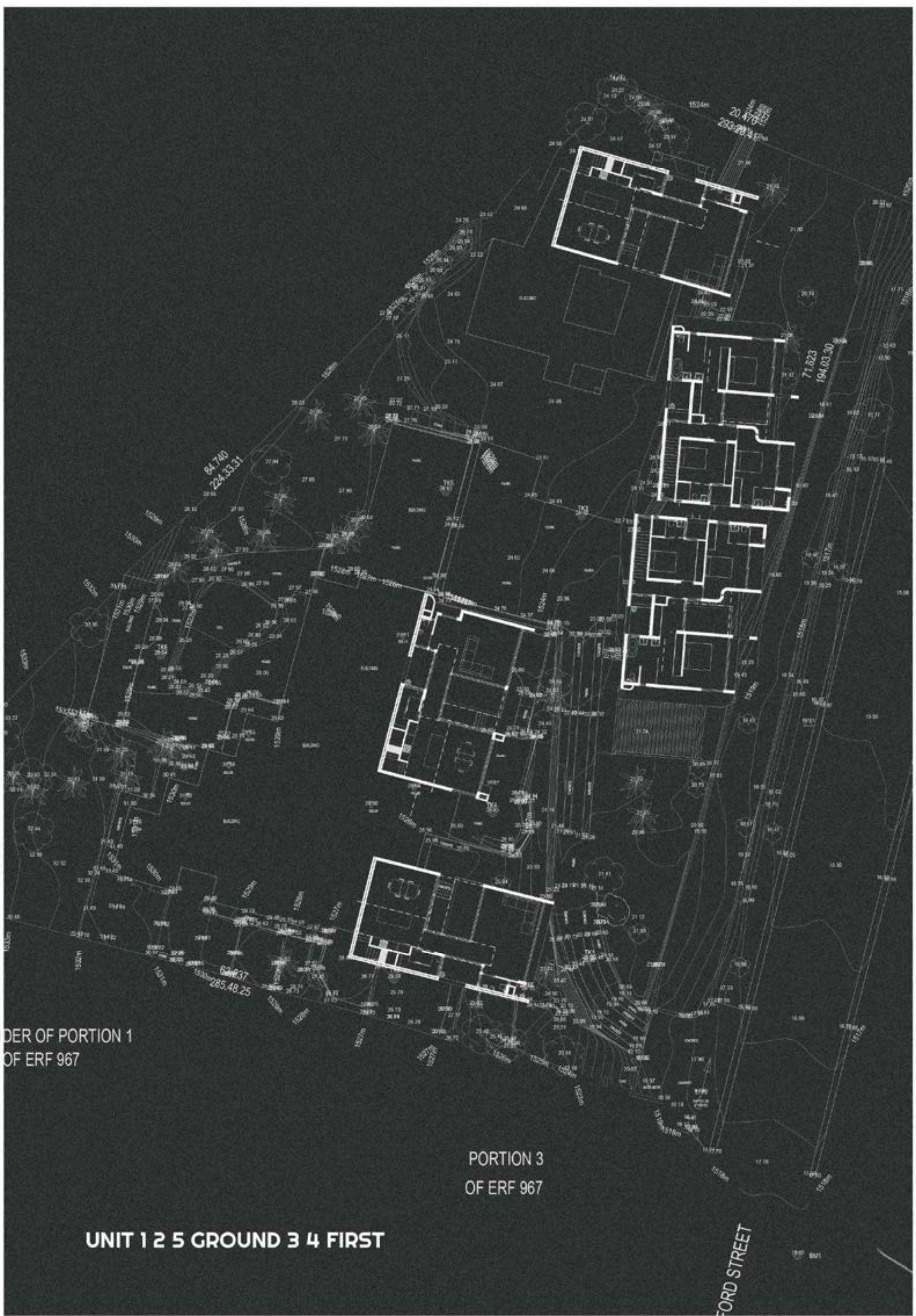
PORTION 3 OF ERF 967

UNIT 6 GROUND 1 2 5 FIRST

SANFORD STREET

BM1

968

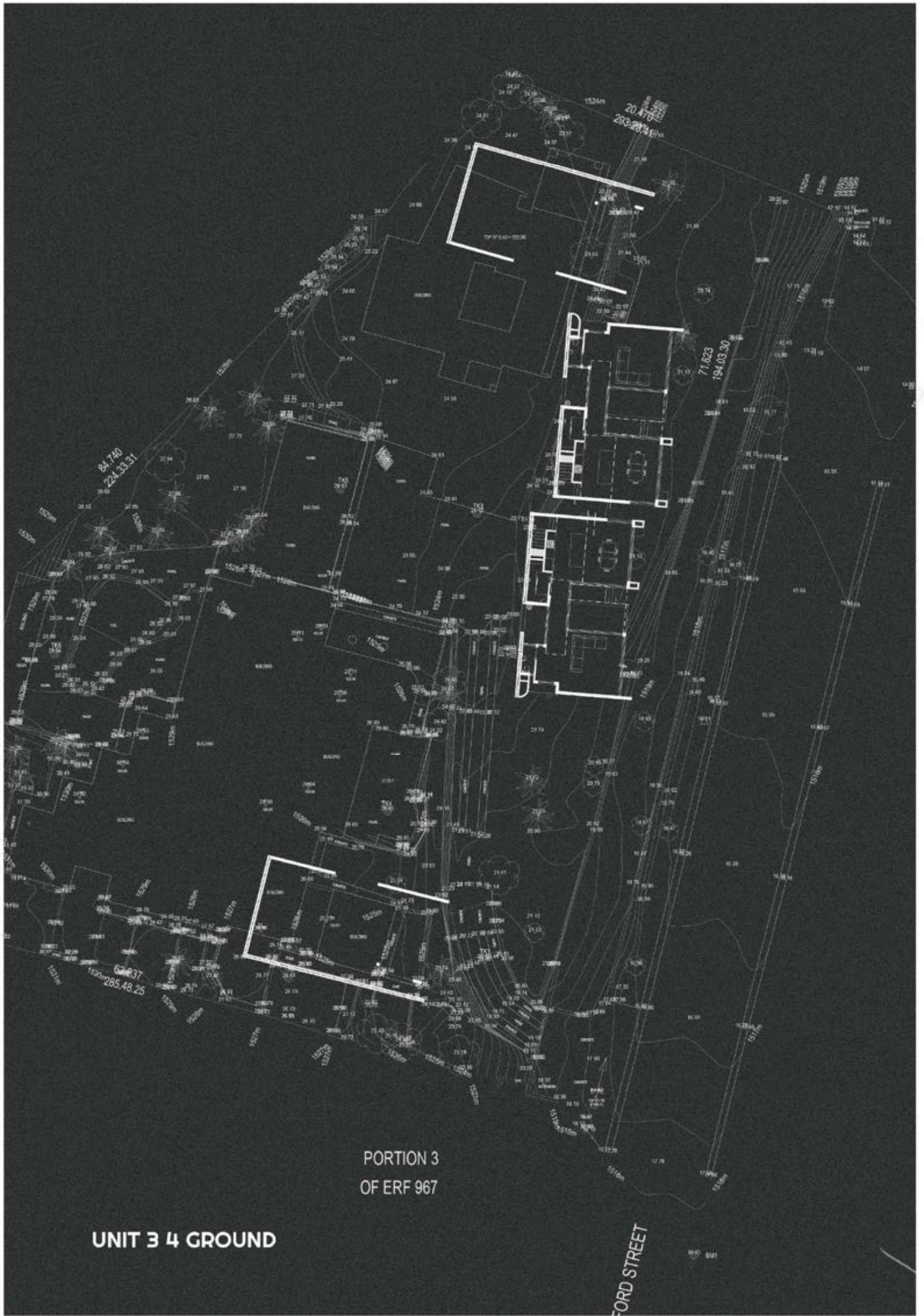


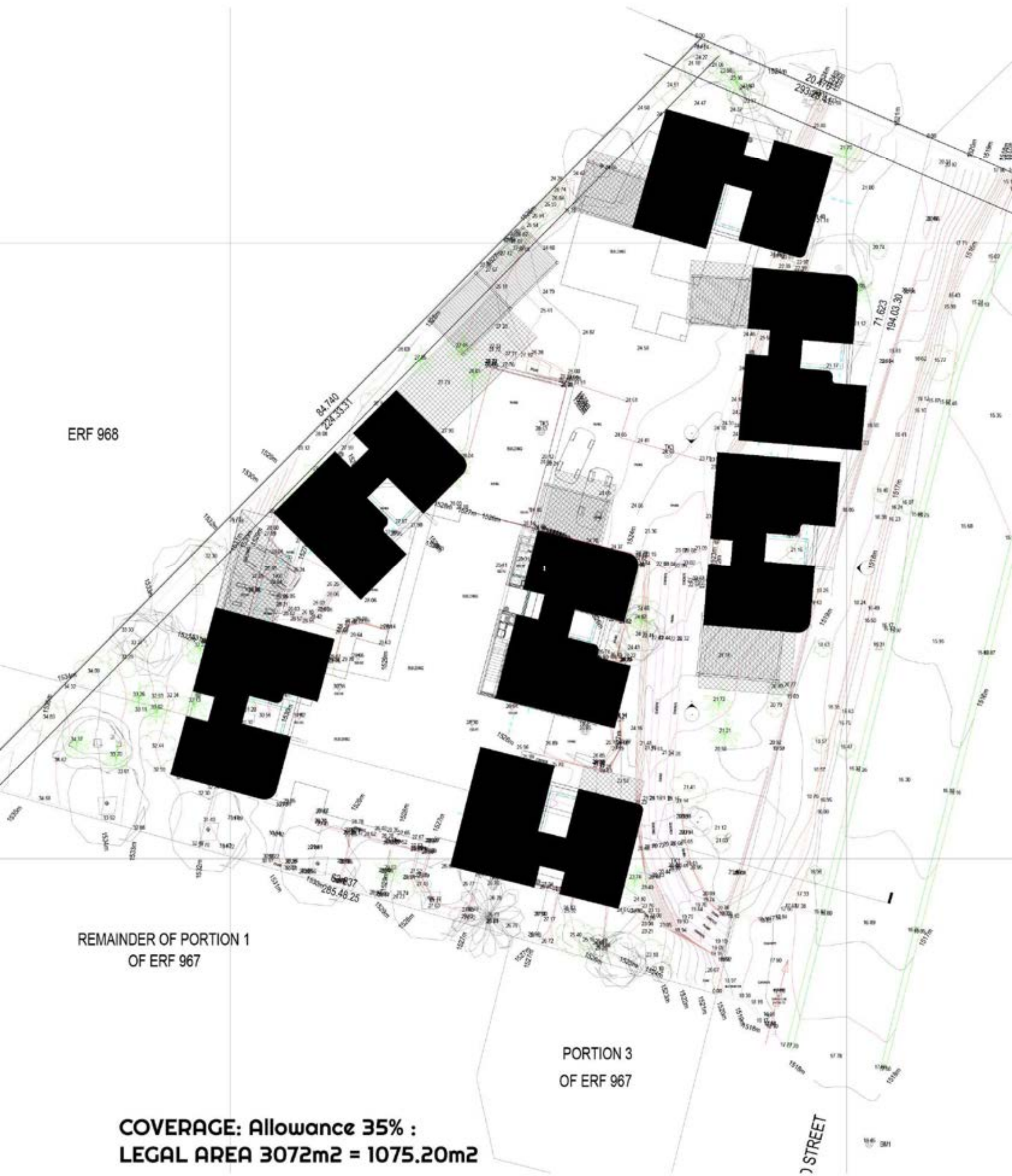
REMAINDER OF PORTION 1 OF ERF 967

PORTION 3 OF ERF 967

UNIT 1 2 5 GROUND 3 4 FIRST

SANFORD STREET





ERF 968

REMAINDER OF PORTION 1
OF ERF 967

PORTION 3
OF ERF 967

COVERAGE: Allowance 35% :
LEGAL AREA 3072m² = 1075.20m²

UNITS: 795.44m²
CARPORTS: 185m²
CURRENTLY USED: 980m² - 31.9%

FAR: 0.4
LEGAL AREA 3072m² = 1228.8m²

7 UNITS : 175.54m²

CURRENT PROPOSAL:

1177.1
FAR 0.38

REMAINING: 61.44m²
(6 SINGLE GARAGES)

ERF 968



REMAINDER OF PORTION 1
OF ERF 967

PORTION 3
OF ERF 967

SANFORD STREET

- UNIT 1: GF: 90.6m² , FF: 78.45m²**
= 169.05m²
- UNIT 2: GF: 90.3m² , FF: 77.5m²**
= 167.8m²
- UNIT 3: GF: 90.3m² , FF: 77.5m²**
= 167.8m²
- UNIT 4: GF: 90.3m² , FF: 78.5m²**
= 167.8m²
- UNIT 5: GF: 90.6m² , FF: 78.45m²**
= 169.05m²
- UNIT 6: GF: 90.3m² , FF: 78.5m²**
= 167.8m²
- UNIT 7: GF: 90.3m² , FF: 78.5m²**
= 167.8m²

Creating privacy on a heavily sloped site involves thoughtful design and strategic use of plants.

The existing site allows for an outer parameter to be planted and easily maintained.

not only softening the internal public and private spaces but allows for functional implementations.

S I T E P R I V A C Y L A Y E R I N G

N E W
A D D I T I O N A L
L A Y E R I N G

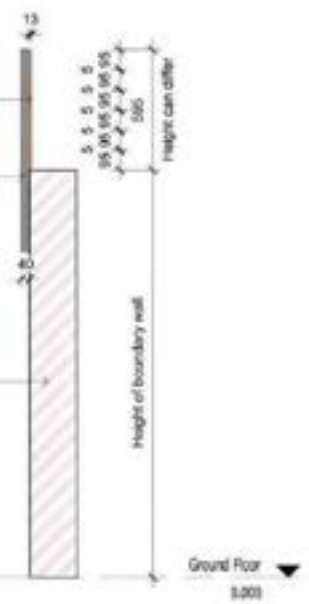
E X I S T I N G
P L A N T I N G
L A Y E R

B O U N D A R Y
W A L L S W I T H
S C R E E N I N G O N
T O P .

New Timber slats (Colour, size & Material as per specification) fixed to square tubing.
5mm spacing between timber slats.
Height can differ.

New Mild steel square tubing fixed to masonry wall

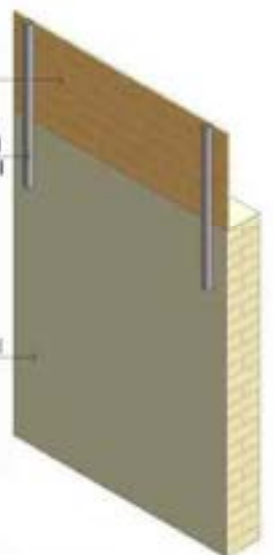
Existing/New Masonry boundary wall



New Timber slats (Colour, size & Material as per specification) fixed to square tubing.
5mm spacing between timber slats.
Height can differ.

New Mild steel square tubing fixed to masonry wall

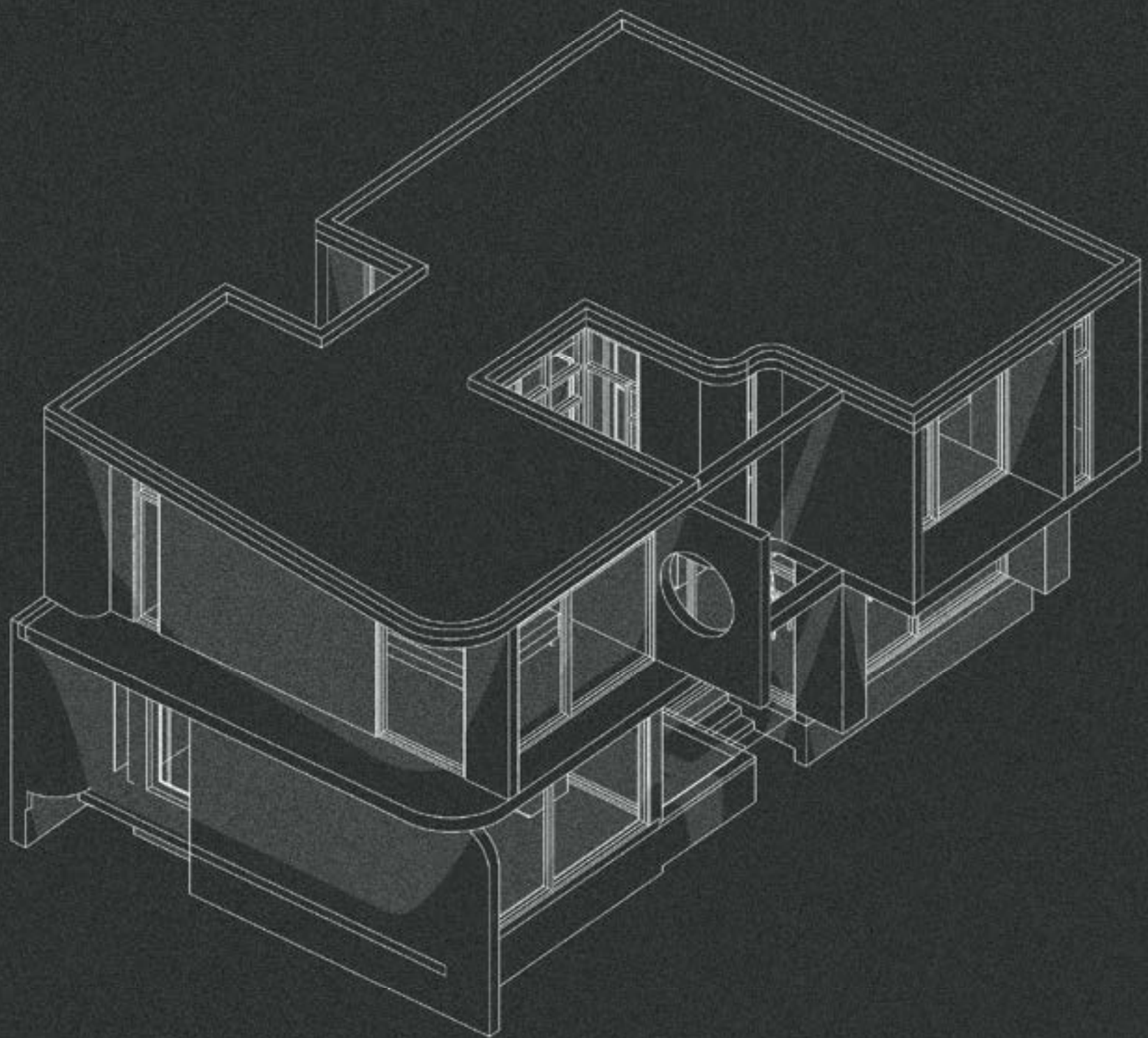
Existing/New Masonry boundary wall



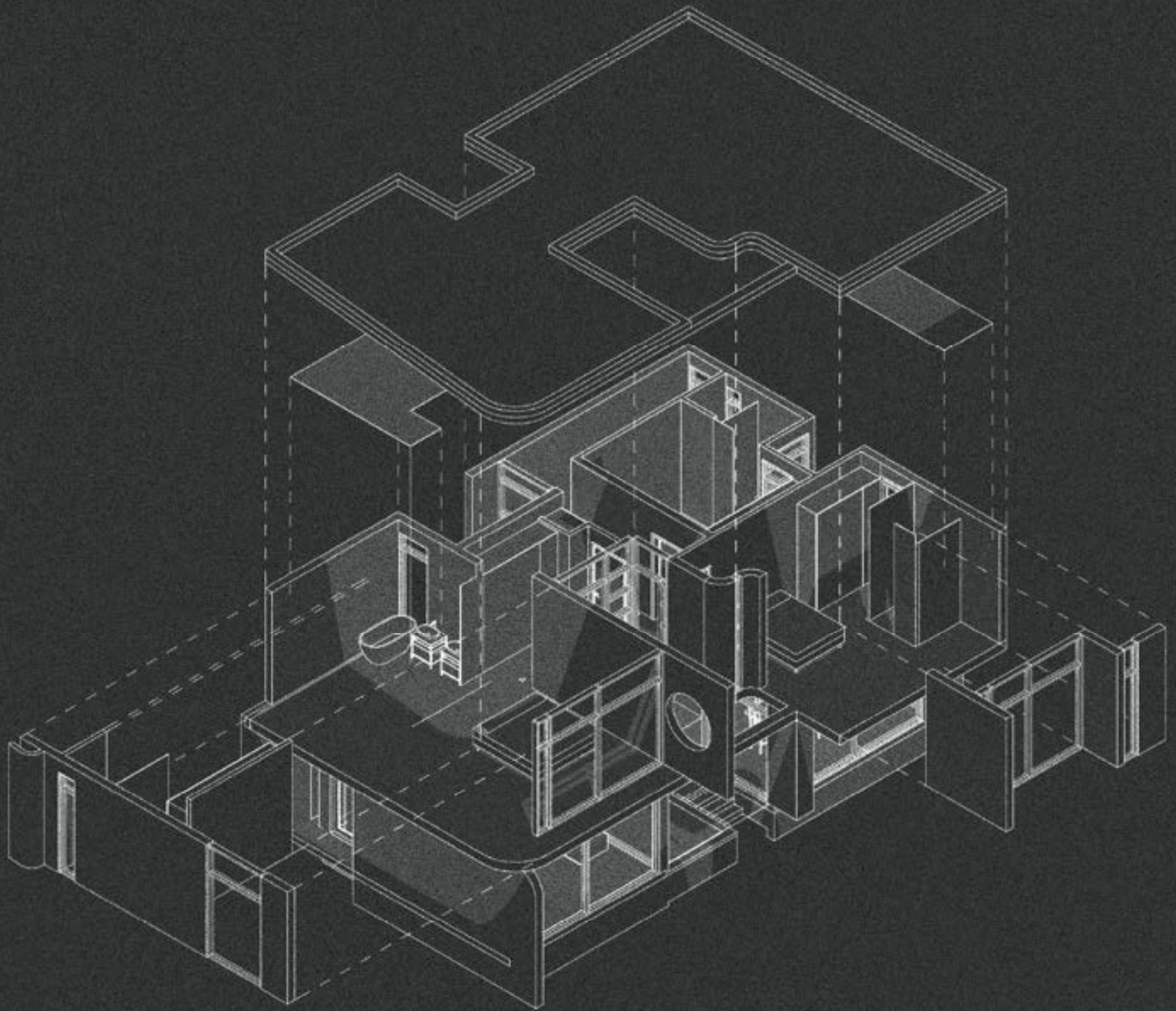
P R E V I O U S L I N E S

V I E W S
T O W A R D S
S A N F O R D
S T R E E T .

M A S S



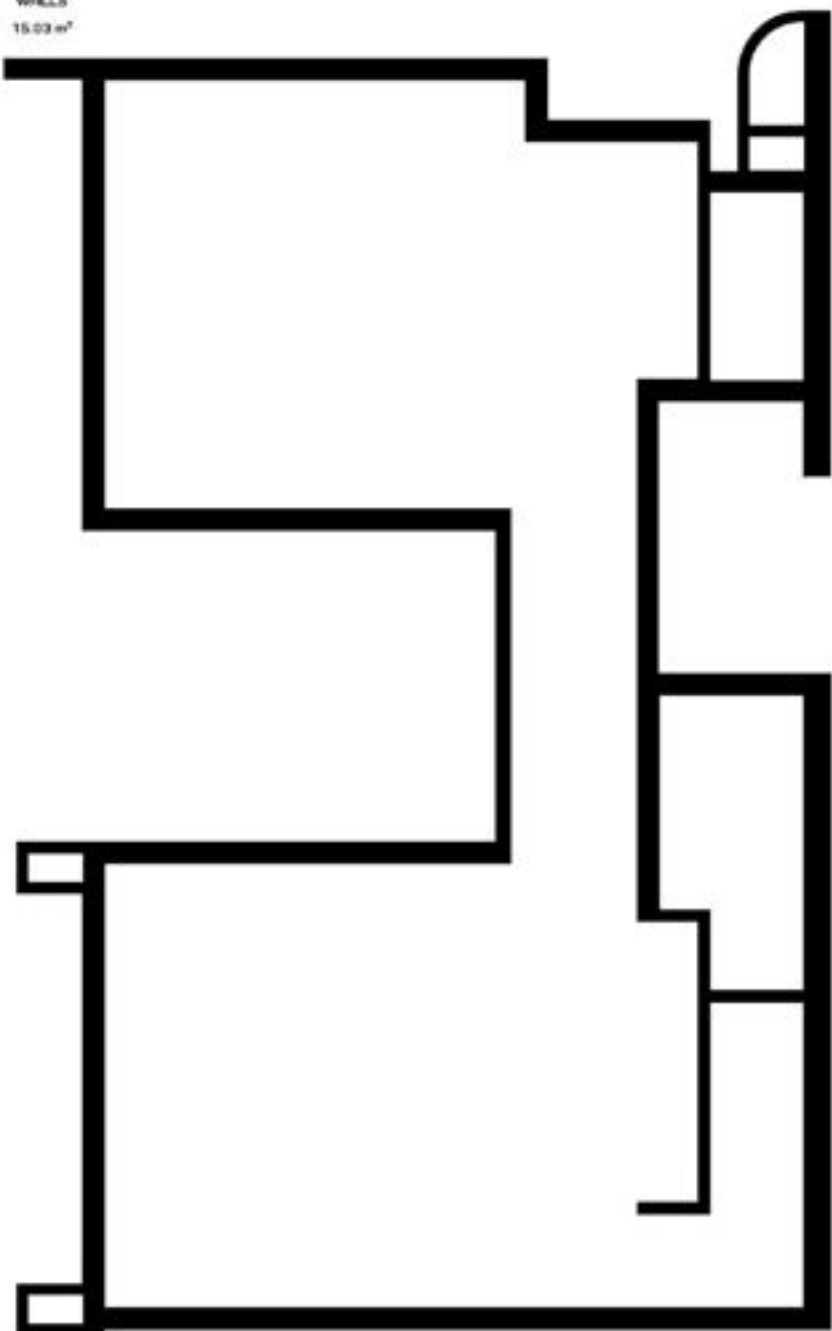
UNIT A



UNIT A



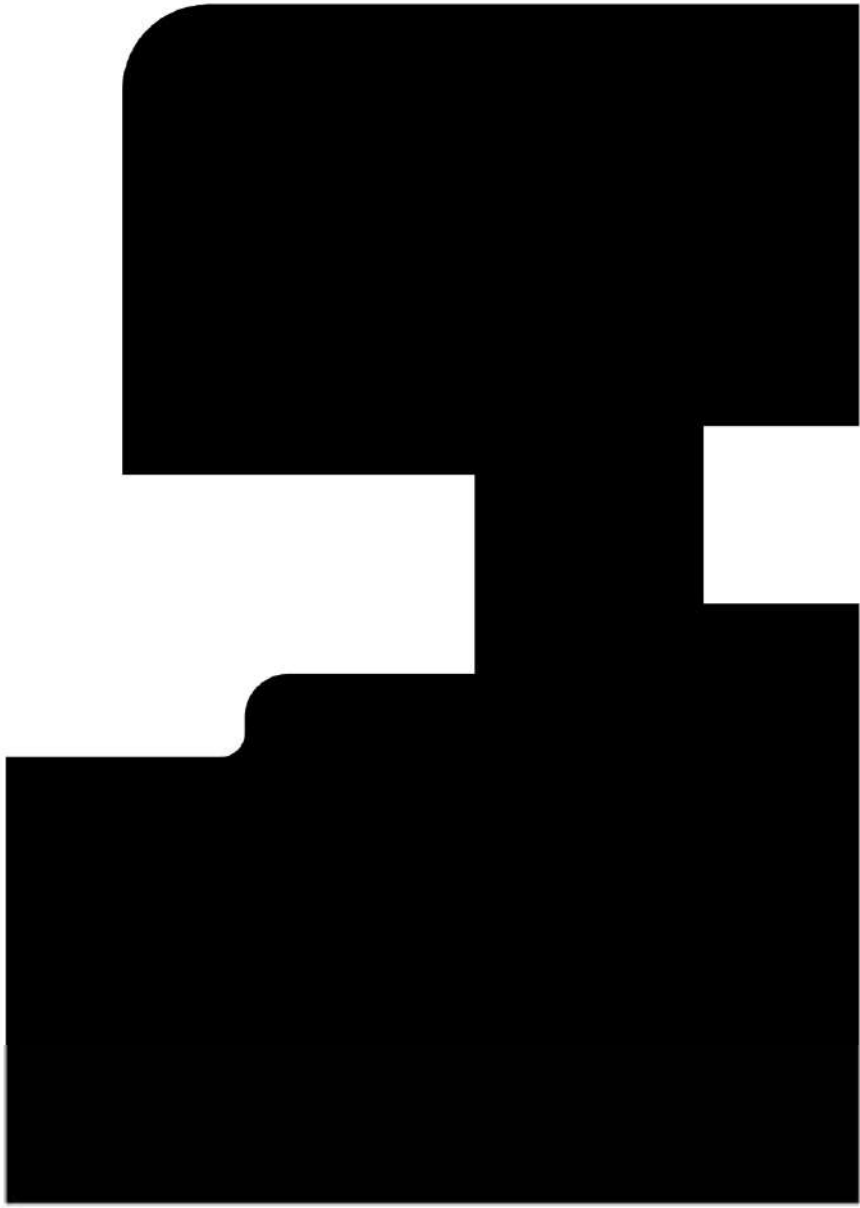
WALLS
15.03 m²



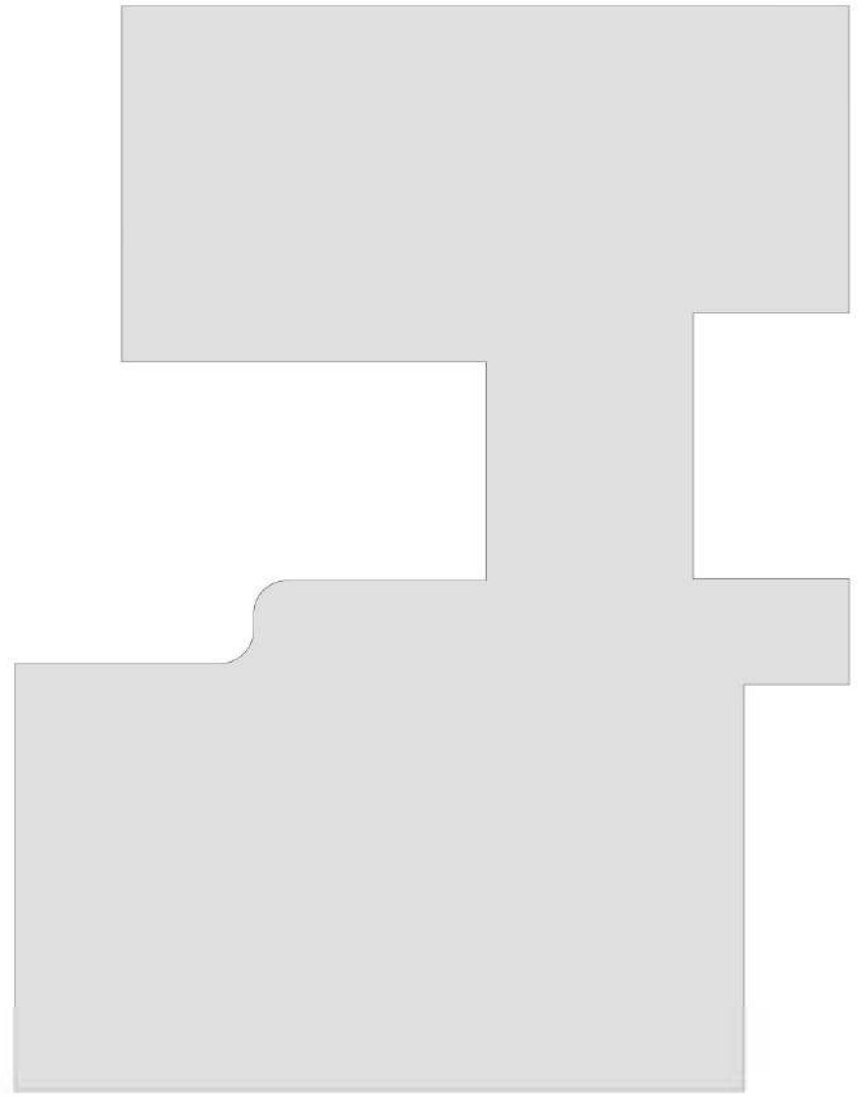
UNIT A



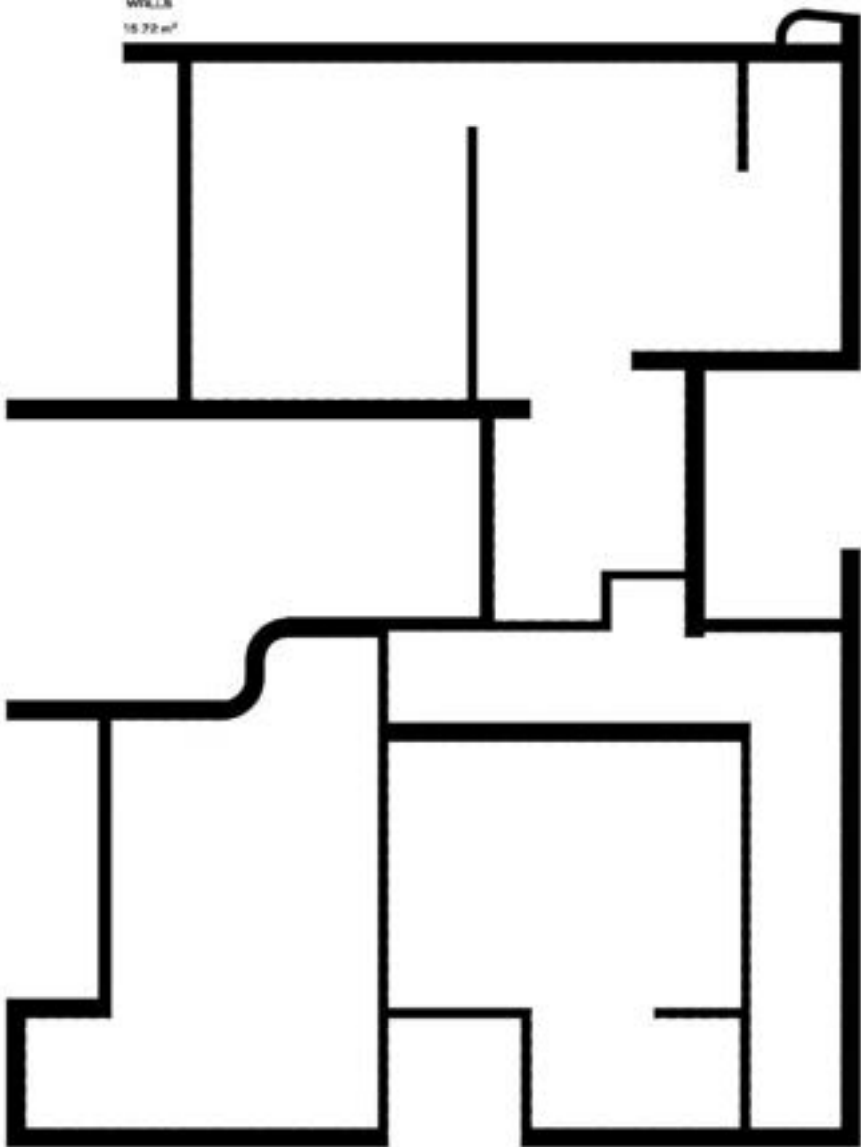
COVERAGE
112.79 m²



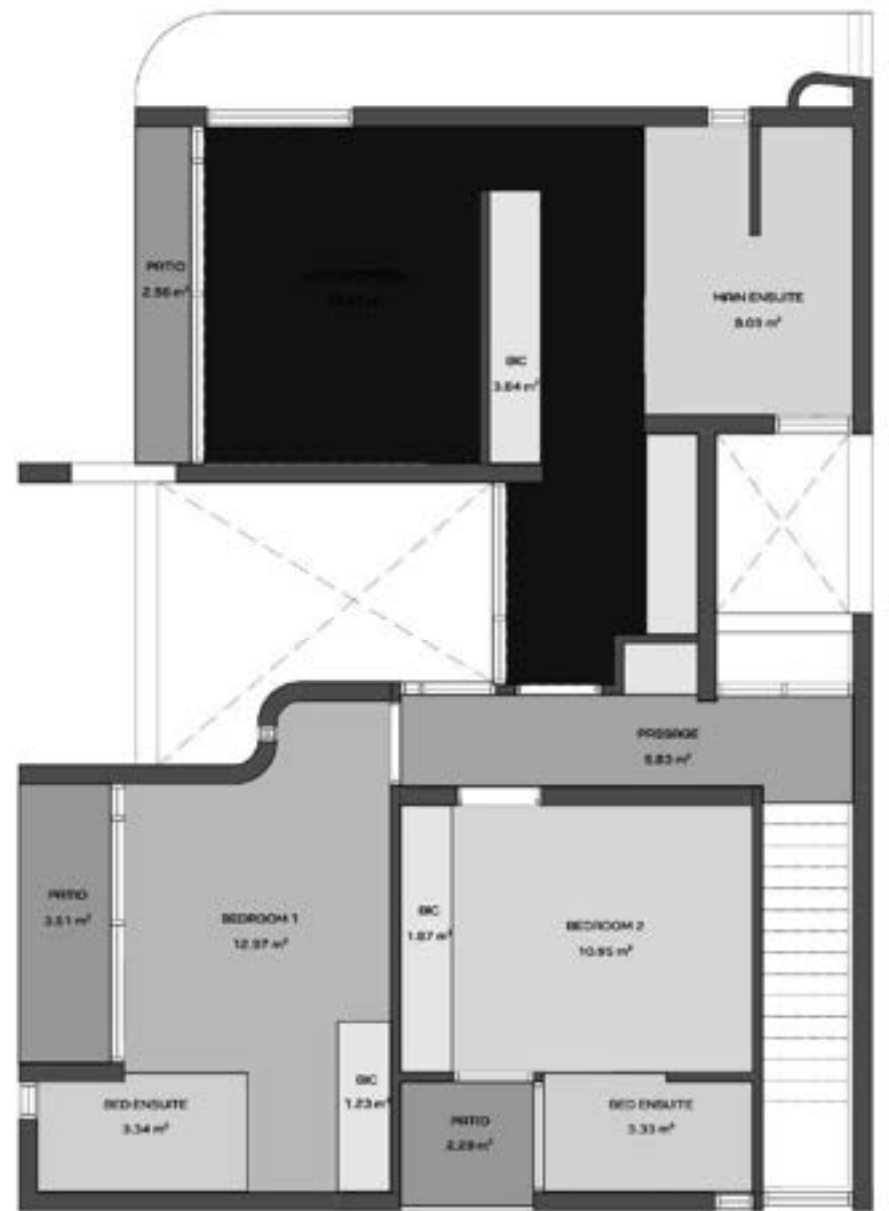
FAR FIRST
90.29 m²

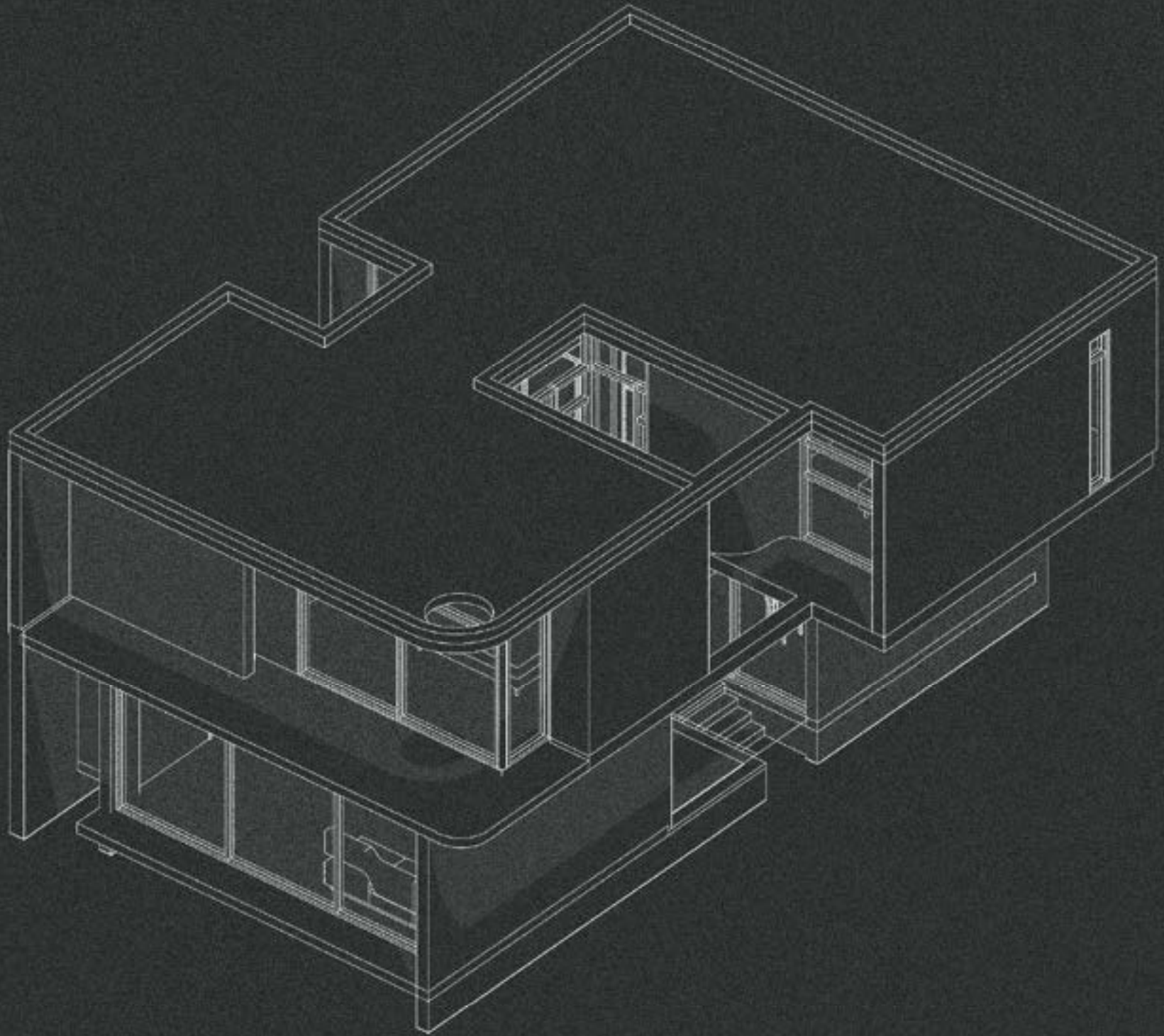


WALLS
15.72 m²

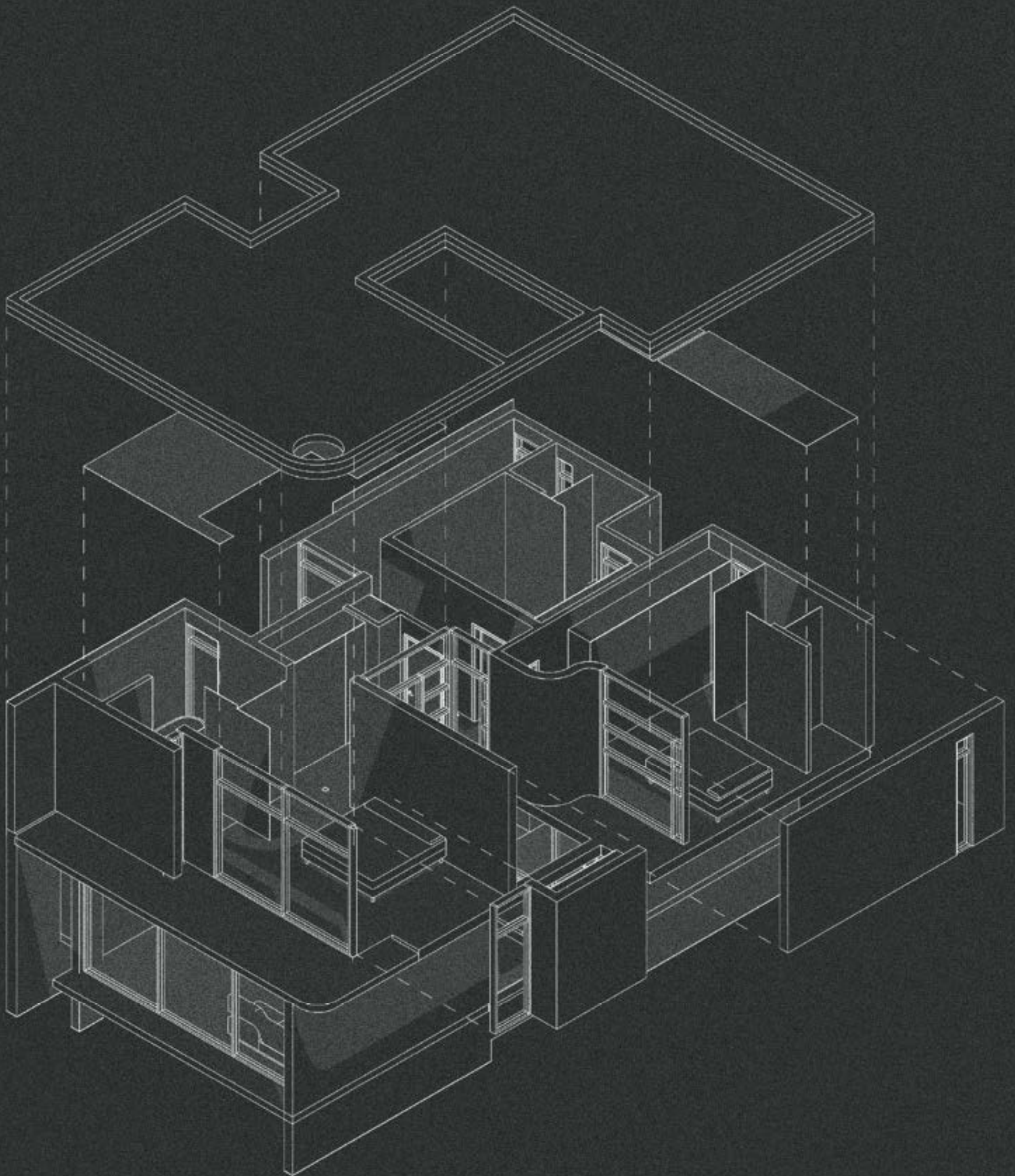


UNIT A



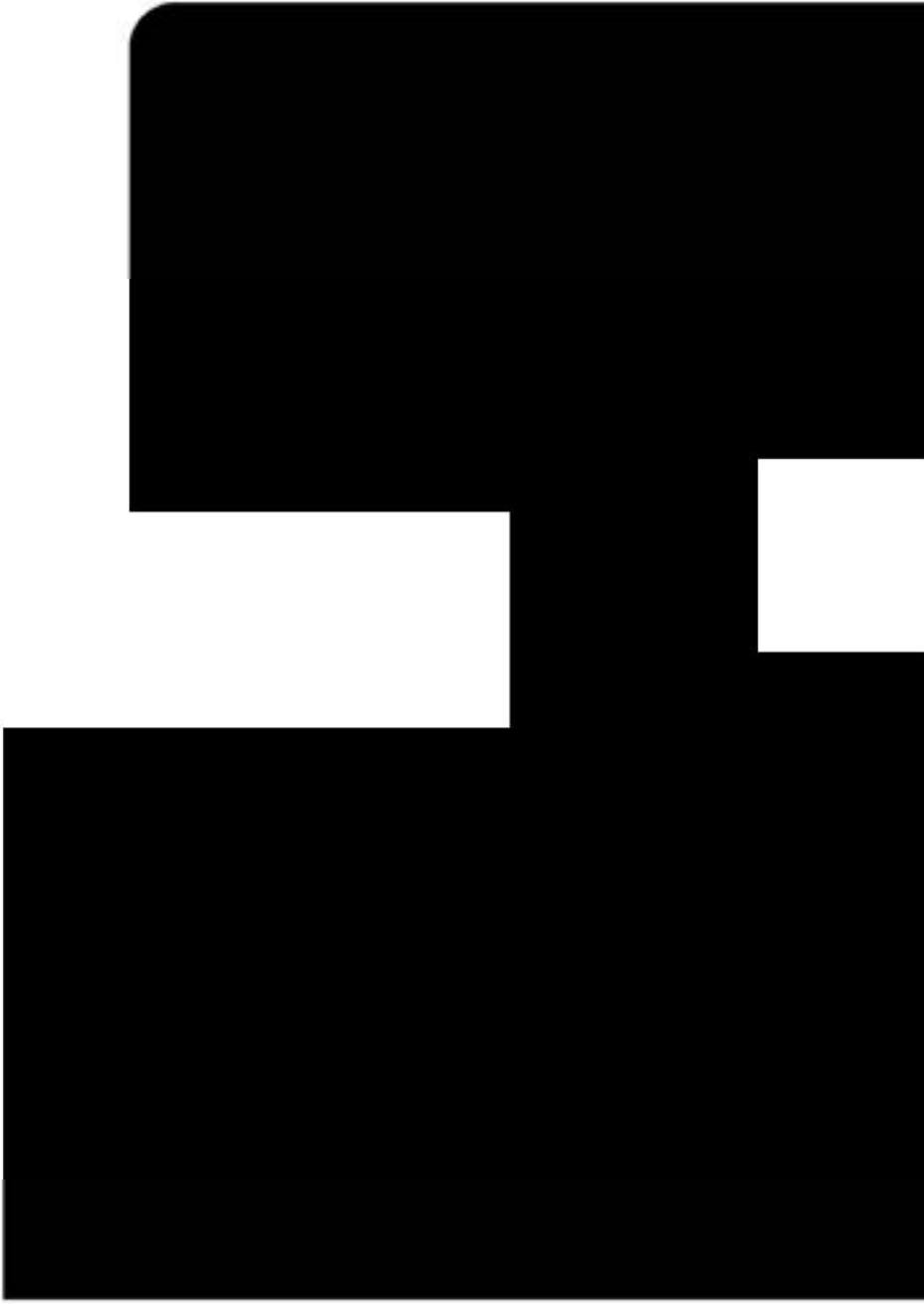


UNIT B



UNIT B

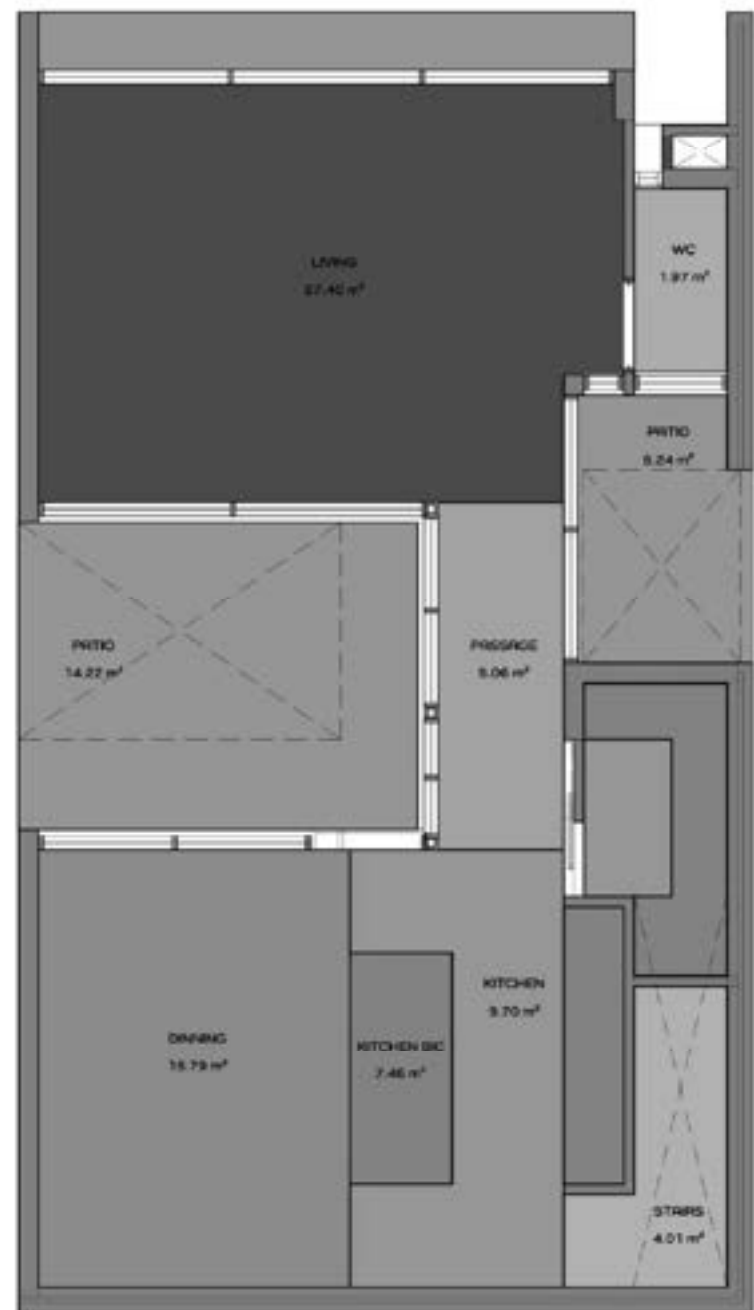
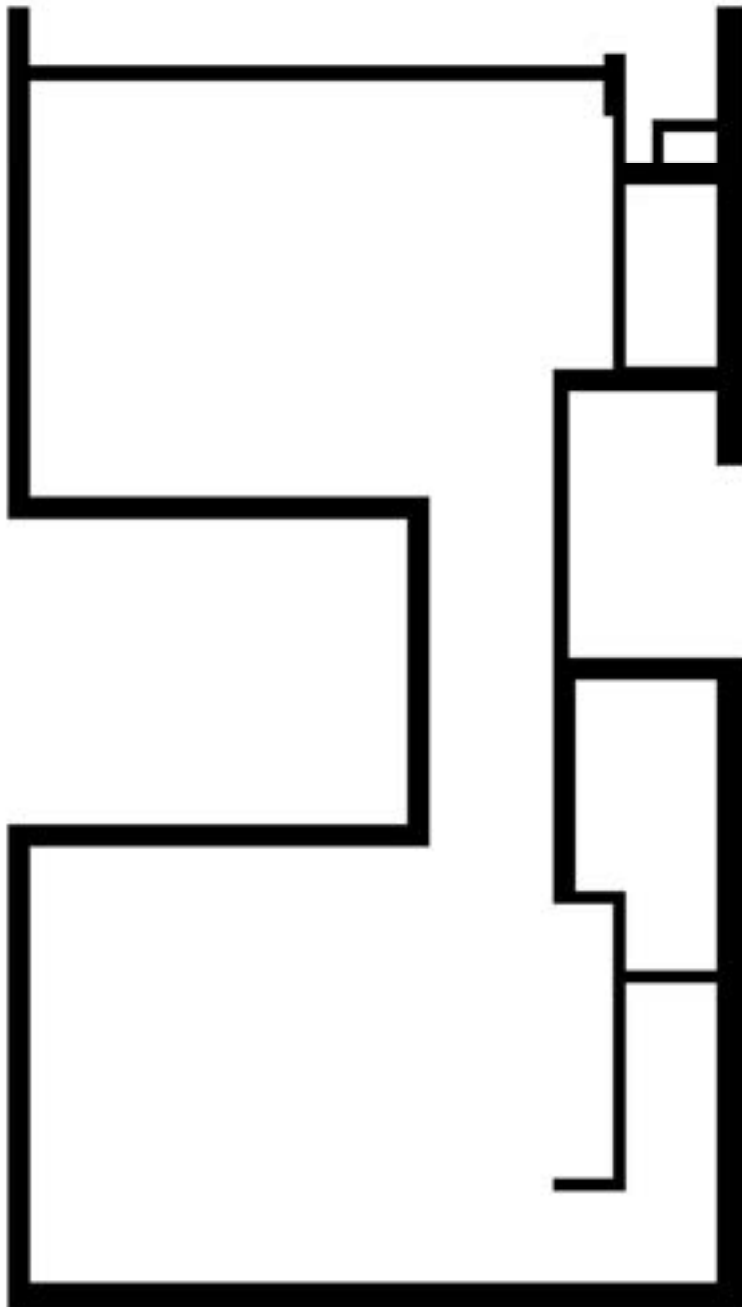
COVERGE
118.70 m²



FIRE GROUND FLOOR
78.45 m²

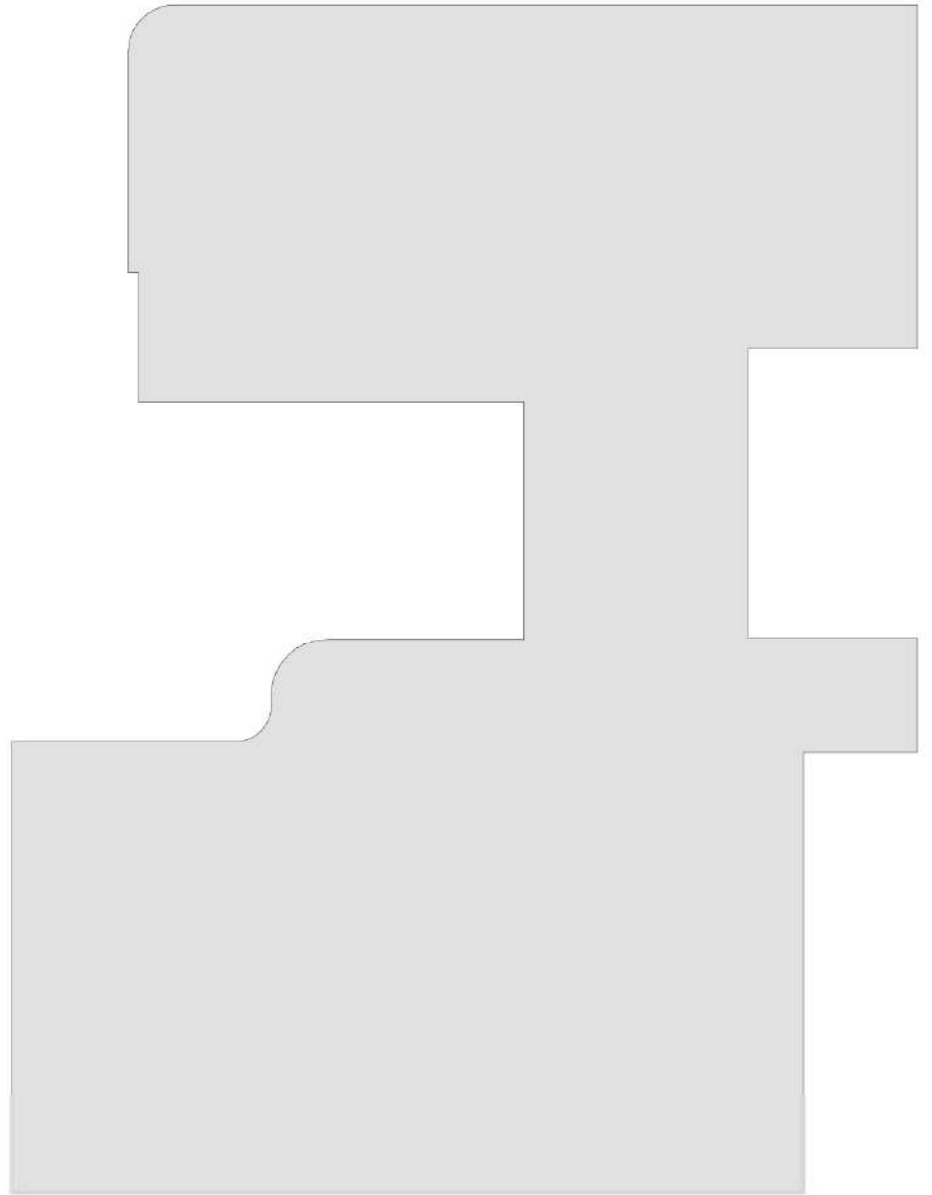


WALLS
14.51 m²

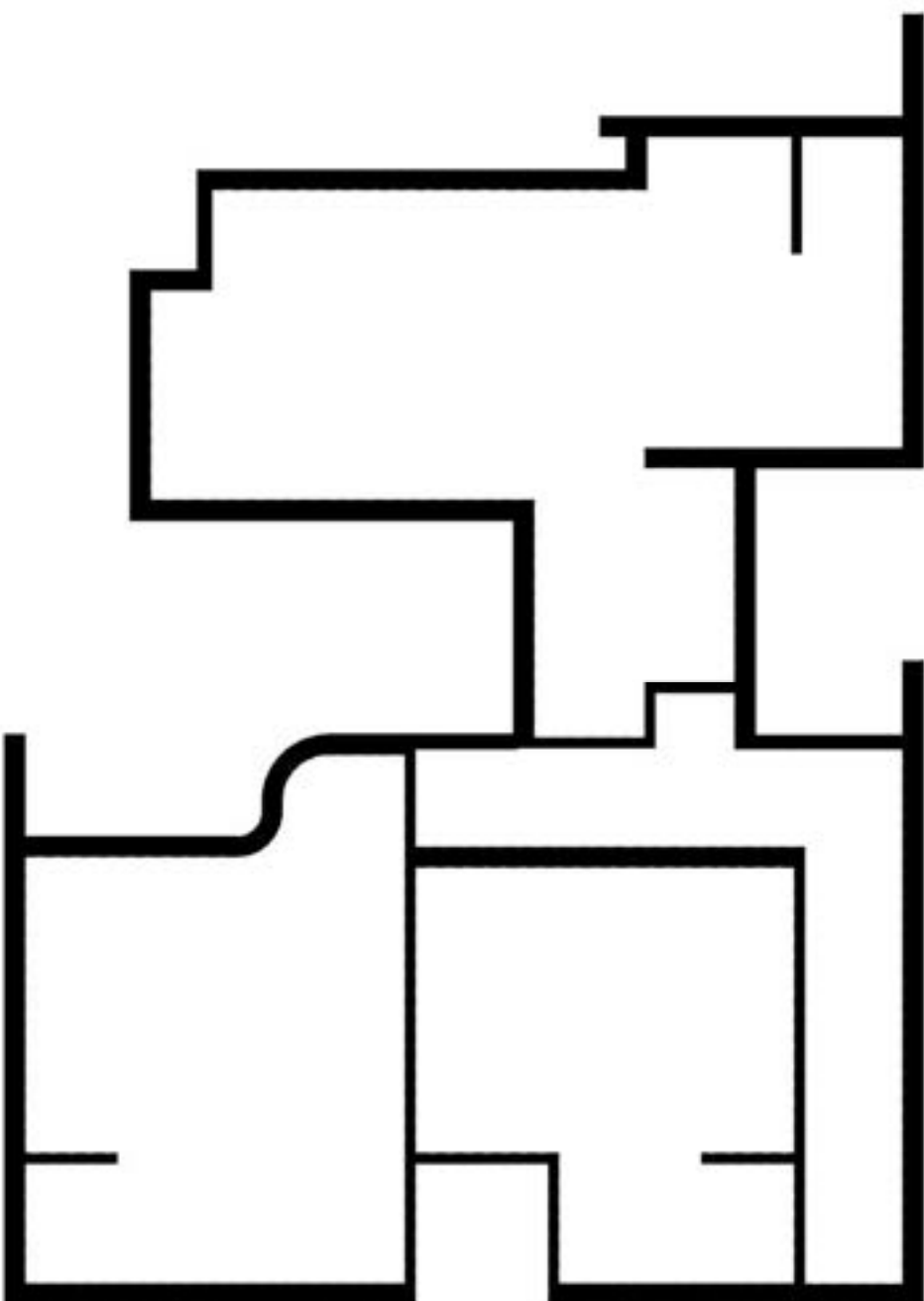


UNIT B

FAR FIRST FLOOR
90.57 m²



WALLS
15.95 m²



UNIT B

**ALL CONCEPT
PLANS ON
ZONING
PACK .**

THIS INCLUDES:

SITE LAYOUT

UNIT TYPES

UNIT SIZES

INTERIOR LAYOUTS

**3D DIAGRAMS SHOWCASING HEIGHTS AND
MASSING IN SCALE**



Remainder of ERF 966

NEW TREES

ERF 968

Sanford Street

Remainder of Portion 01 of ERF 967

Portion 03 of ERF 967



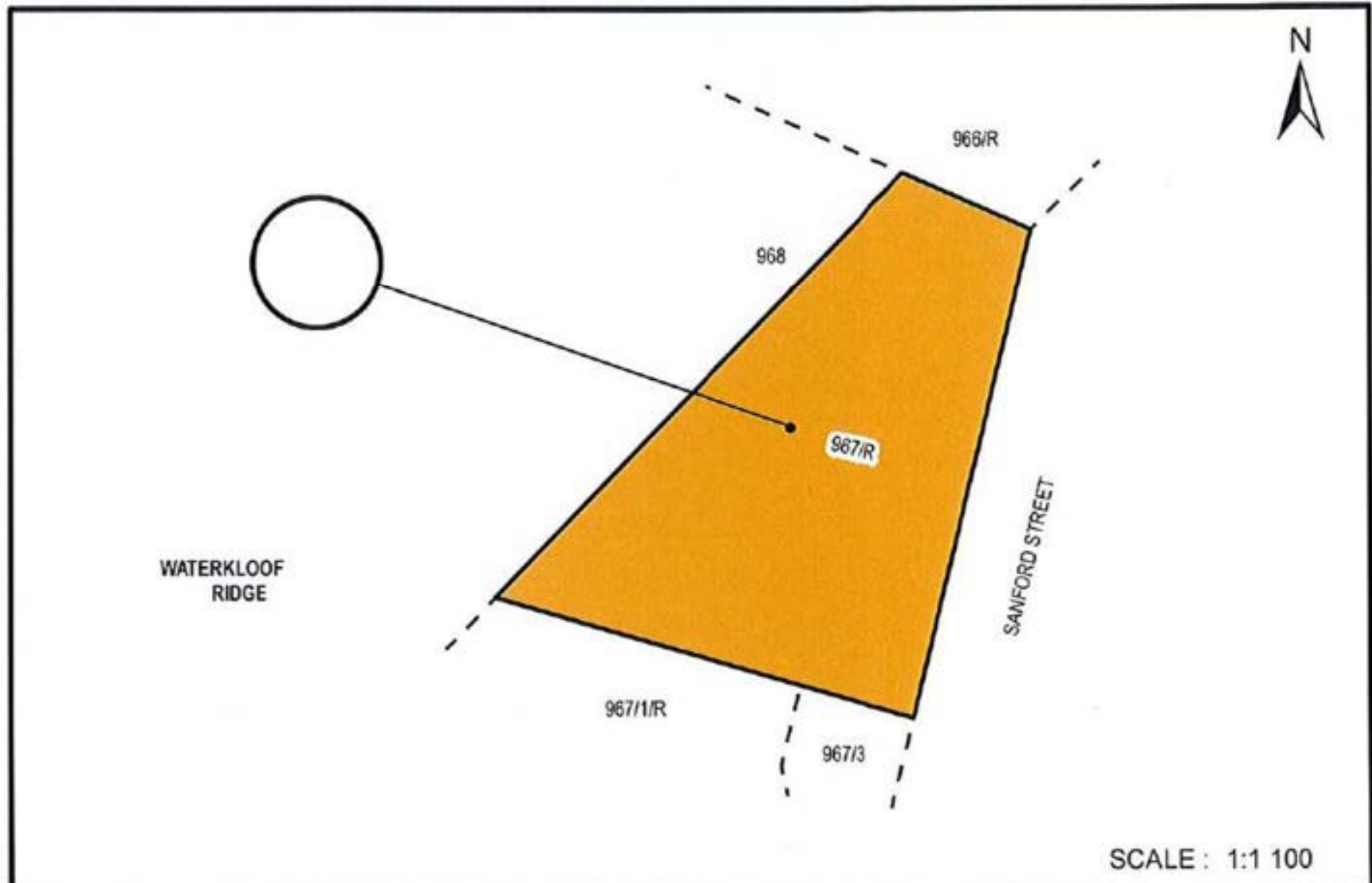
SITE DEVELOPMENT PLAN
Scale 1:200

TSHWANE

LAND USE SCHEME

2024

PROPERTY DESCRIPTION: REMAINDER OF PROPERTY 967, WATERKLOOF RIDGE



SCALE : 1:1 100

USE ZONE

REFERENCE

GENERAL



RESIDENTIAL 3



REFERENCE TO ANNEXURE L

AMENDMENT SCHEME 120 TL

TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)
AMENDMENT SCHEME: 7417 T
Incorporated into the Tshwane Land Use Scheme, 2024
in terms of Clause 4(4)

APPROVED



OFFICIAL USE

Until and unless this block is officially stamped and signed,
the Land Use Rights may not be exercised

TSHWANE

LAND USE SCHEME

2024

PROPERTY DESCRIPTION: REMAINDER OF PROPERTY 967, WATERKLOOF RIDGE

1	Use Zone number	3
2	Use Zone	RESIDENTIAL 3
3	Uses permitted	Duplex Dwellings and Dwelling Units.
4	Uses with Consent Use	Institution Parking Site Place of Instruction Place of Public Worship Apartment Building Retirement Centre Social Hall Sports and Recreation Ground Wall of Remembrance in conjunction with a Place of Public Worship
5	Uses not permitted	Table B, Column (5)
6	Definitions	(1) For the purposes of this Scheme Gross Floor Area (GFA) means the area of a Building which is determined by multiplying the area of the Property by the FAR, provided that certain areas may be deducted from the permitted Gross Floor Area to determine the Net Floor Area as provided for in Schedule 7. (2) All other uses: Clause 5.
7	Density	25 Dwelling Units per hectare (Maximum of 7 Dwelling Units on the property)
8	Floor Area Ratio	0.4
9	Height	2 storeys (10 meters)
10	Coverage	35%
11	Parking requirements	(1) Demarcated parking spaces (minimum size of 2.5 X 5,0 metre per parking space) with a permanent dust-free surface, together with the necessary manoeuvring

AMENDMENT SCHEME: TL
TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)
AMENDMENT SCHEME: 7417 T
incorporated into the Tshwane Land Use Scheme, 2024
in terms of Clause 4(4)

APPROVED



OFFICIAL USE

Until and unless this block is officially stamped and signed, the Land Use Rights may not be exercised

TSHWANE

LAND USE SCHEME

2024

PROPERTY DESCRIPTION: REMAINDER OF PROPERTY 967, WATERKLOOF RIDGE

		<p>space, shall be provided and maintained on the property as follows:</p> <p>(1.1) One covered and paved parking space for each Dwelling-unit with two habitable rooms or less.</p> <p>(1.2) One covered and paved and one paved parking spaces for each Dwelling-unit with three habitable rooms or more.</p> <p>(1.3) One paved parking space per three Dwelling-units for visitors.</p> <p>(2) The parking layout shall be to the satisfaction of the Municipality.</p> <p>(3) One endemic tree shall be provided for every two open parking bays.</p> <p>(4) The parking layout shall be as per the Standard Construction Details and Design Standards for Roads and Stormwater Drainage Infrastructure, to the satisfaction of the Municipality.</p>
12	Street Building Lines	<p>(1) Guardhouse and carports: 0 metre</p> <p>(2) Other: 7 metre.</p>
13	Side Building Lines and Rear Building Lines	Clause 12, Table A
14	Children's playground	Clause 14(11)
15	Paving of traffic areas	All parts of the Property upon which motor vehicles are allowed to move or park shall be provided with a permanent dust free surface, which shall be maintained, to the satisfaction of the Municipality.

AMENDMENT SCHEME: TL
 TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)
 AMENDMENT SCHEME: 7417 T
 Incorporated into the Tshwane Land Use Scheme, 2024
 in terms of Clause 4(4)

APPROVED



OFFICIAL USE

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TSHWANE

LAND USE SCHEME

2024

PROPERTY DESCRIPTION: REMAINDER OF PROPERTY 967, WATERKLOOF RIDGE

16	Access to the Property	<p>(1) Entrances to and exits from the property shall be sited, constructed, and maintained to the satisfaction of the Municipality.</p> <p>(2) Access shall be provided to the satisfaction of the City of Tshwane Metropolitan Municipality as per the Standard Construction Details and Design Standards for Roads and Stormwater Drainage Infrastructure.</p>
17	Loading and off-loading facilities	<p>(1) All loading activities shall take place on site.</p> <p>(2) Loading areas shall be provided on the property, according to Clause 29, and to the satisfaction of the Municipality.</p>
18	Physical Barrier and screen wall	<p>(1) A permanent non-removable physical barrier (2,5 m high), which restricts pedestrian- and vehicle movement, shall be erected and maintained on all street boundaries of the property (approved entrances and exits excluded) to the satisfaction of the Municipality.</p> <p>(2) A non-transparent screen wall with a minimum height of 3,0 m shall be erected on the property boundaries adjacent to residential erven prior to the development taking place. In addition, a privacy screen of 0,595 m in height, consisting of timber slats, shall be affixed on top of said 3,0 m boundary wall resulting in a combined boundary height of 3,595 metre. The materials, design, height and finish of the screen wall shall be to the satisfaction of the Municipality.</p>
19	Health measures	Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.

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TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)
AMENDMENT SCHEME: 7417 T
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 in terms of Clause 4(4)

APPROVED



OFFICIAL USE

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TSHWANE

LAND USE SCHEME

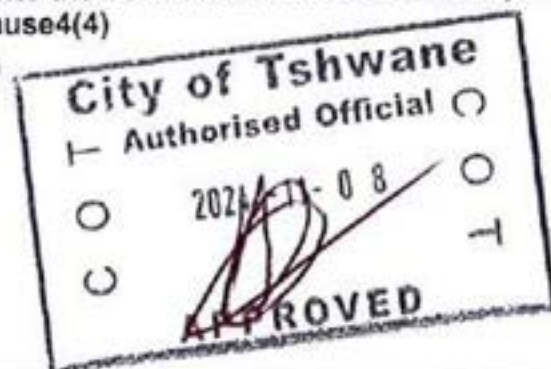
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20	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the property without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
21	Site Development Plan and Landscape Development Plan	<p>(1) In addition to Clause 31 of the Scheme a Site Development Plan and a Landscape Development Plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</p> <p>(2) In addition to Clause 31 of the Scheme, special attention shall be given to the following elements such as, privacy of adjacent residential Properties (overlooking, balconies and open passages), solar access to adjacent structures situated to the south (overshadowing), road reserve development (pedestrian walkways) and exterior finishes.</p> <p>(3) The approved Site Development Plan may only be amended with the Permission of the Municipality and no building plan which does not comply with the conditions as set out in the approved Site Development Plan, shall be approved by the Municipality.</p> <p>(4) The Site Development Plan shall include Engineering Drawings with details regarding access, parking layout, water provision, sewer provision and stormwater drainage, to the satisfaction of the Municipality.</p>
22	Geological conditions	An engineer shall be appointed before the approval of building plans, who must design, specify and supervise structural measures for the foundations of structures, according to the soil

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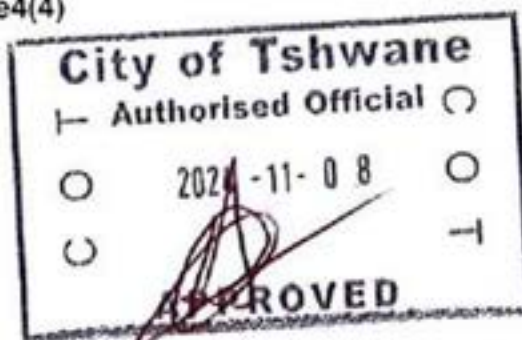
		conditions prevalent on site. On completion of the structures, he must certify that all his specifications have been met.
23	Open Space	Open Space shall be provided in accordance with the provisions of Section 47 of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024).

24 General conditions:

- (1) Each Duplex Dwelling or Dwelling Unit shall have direct access to its own private adjoining outdoor living area, which area may be a patio on the ground floor or the upper floors in accordance with the approved Site Development Plan.
- (2) The portion of the Property between the Building(s) and the Street Boundary, which is not used for traffic purposes, shall be laid out and maintained as a garden, within a reasonable time, at the Owner's cost and to the satisfaction of the Municipality. Should the Owner fail to comply herewith, the Municipality is entitled to execute the work at the Owner's cost.
- (3) An individual Duplex Dwelling or Dwelling Unit which is linked to another Duplex Dwelling or Dwelling Unit and ancillary Outbuildings shall not be occupied before the relevant Building of which the Duplex Dwelling or Dwelling Unit forms part, is completed, provided that the Municipality may, in exceptional cases, grant permission to occupy such Duplex Dwelling or Dwelling Unit.
- (4) Duplex Dwellings or Dwelling Units may not be transferred before the whole development or the phase on the Property has been completed, to the satisfaction of the Municipality.
- (5) The Municipality shall not approve any building plan which does not comply with the approved Site Development Plan.
- (6) When the premises are used for any other purpose than the purpose shown on the approved plans or for a purpose which causes a change in the class of occupancy, amended plans must be submitted to the Local Authority for approval in accordance with the provisions of regulation A2 of the national building regulations and to the satisfaction of the Municipality.

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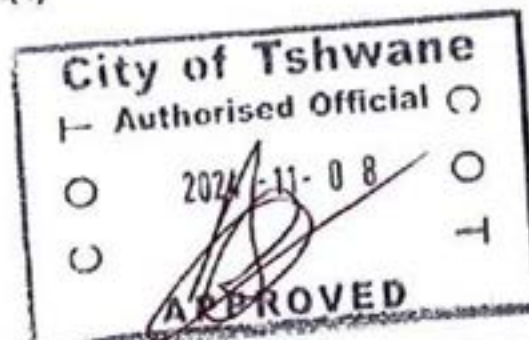
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- (7) Any future structures/buildings being erected on the above-mentioned premises, must conform to the provisions of the National Building Regulations.
- (8) Fire hydrants that conform with the National Building Regulations, shall be provided by the developer.
- (9) No encroachment over any servitudes shall be allowed.
- (10) Subject to the provision of the relevant legislation but notwithstanding any other provision contained herein, the Municipality may approve the subdivision of the Property, where such subdivision corresponds with the subdivision proposals shown on the approved Site Development Plan applicable to the Property(g) The provisions of Clause 14(11) are applicable.
- (11) The control of stormwater shall meet the requirements of the Municipality.
- (12) All refuse areas shall be enclosed and screened off with a non-transparent screen wall. Refuse areas shall be placed as far as possible away from any residential property.
- (13) A surfaced pedestrian walkway along the frontage of the property boundary shall be provided. The sidewalk shall be 1.8m wide along the length of the property boundary, to the satisfaction of the Municipality.
- (14) In addition to the above conditions, the Land and Buildings thereon are further subject to the general provisions of the Tshwane Land Use Scheme, 2024.

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