



Postal address: 152 Dorp street  
Stellenbosch  
7600

M: +27 (0)72 480 5838  
E: [mark@archtownplanners.co.za](mailto:mark@archtownplanners.co.za)  
W: [www.archtownplanners.co.za](http://www.archtownplanners.co.za)

7 February 2024

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

**CONSENT USE APPLICATION FOR TOURS FACILITIES, TOURIST ACCOMMODATION AND PERMISSION FOR A WINE CELLAR ON FARM 1832, FRANSCHHOEK**

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

Application Property Address: **Farm 1832, Franschoek (Vigne d'Or)**  
Application Property Number: **Farm 1832 Pearl**  
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, [carlien@archtownplanners.co.za](mailto:carlien@archtownplanners.co.za))**  
Owner: **Skyline Investments (Pty) Ltd, [shirley@terrapaisable.com](mailto:shirley@terrapaisable.com)**  
Application Reference: **LU/TP 1P515/2023**

**Description of land development proposed:**

Application is made in terms of Section 15(2) (g) and (o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Farm No. 1832, Pearl Division:

- **a Consent Use for a tourist accommodation establishment ( 10 units consisting of 13 bedrooms)**
- **a Consent Use for a tourist facility (art gallery of 2450m<sup>2</sup>; restaurant of ± 11 0m<sup>2</sup>; wine tasting and sales facility of 2244m<sup>2</sup>; and wellness centre of 5540m<sup>2</sup>)**
- **a Permission required in terms of the zoning scheme to allow for agricultural industry (wine cellar) of 3380m<sup>2</sup>**

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/dl/online/documents/dl/online-notices/land-use-applications-and-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said Bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: [carlien@archtownplanners.co.za](mailto:carlien@archtownplanners.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **8 March 2024**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **072 480 5838** during normal office hours.

Yours faithfully

  
Monike Bolz

For Arch Tow Planners



Postal address: 152 Doris Street  
Stellenbosch  
7600

M: +27 (0)72 480 5838  
E: [marke@archtownplanners.co.za](mailto:marke@archtownplanners.co.za)  
V: [27724805838](tel:+27724805838)

7 Februarie 2024

#### KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geogte Mr./Me.

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikopplanning verwys:

**VERGUNNINGSGEBRUIK VIR TOERISTIE FASILITEIT EN AKKOMODASIE EN TOESTEMMING VIR 'N WYKLEIDER, PLAAS 1832, FRANSCHHOEK**

Adres van aansoek eiendom: **Vigne d'Or Plas, Plas 1832, Franschoek,**

Aansoek eiendom beskrywing: **Plas 1832, Franschoek**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, [carlien@archtownplanners.co.za](mailto:carlien@archtownplanners.co.za))**

Eienaar: **Skyline Investments (Pty) Ltd, [shirley@terrevalle.com](mailto:shirley@terrevalle.com)**

Aansoek Verwysing: **TP515/2023**

#### Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(g) and (o) van die Stellenbosch Munisipaliteit se Beplanningverordening (2023) ten einde voorstelling te maak vir die volgende:

- 'n vergunningsgebruik vir Toerisme Akkomodasie (10 eenhede met 'n totaal van 13 slaapkamers)
- 'n vergunningsgebruik vir Toeristie Fasiliteite (kunsгалery van 3450m<sup>2</sup>, restaurant van ± 11 0m<sup>2</sup>, wynproe en verkoopsarea van 3244m<sup>2</sup>; en 'n gesondheidsentrum van 3540m<sup>2</sup>)
- En toestemming in terme van die soneelingskema om toe te laat vir landbou nywerheid (wynkeider) van 2380m<sup>2</sup>

Kennis word hiermee gegee in terme van die voorafte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op

die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documentby/planning-notis-es-kan-d-use-application-ockvelisements.> Indien die webtuiste of tersadlike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of Besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersadlike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisele adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: [Marke.Bolz@archtownplanners.co.za](mailto:Marke.Bolz@archtownplanners.co.za). Deur 'n beswaar, kommentaar of versoë te ry, erken die persoon wat dit doen dat inligging aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet onthang word voor of op die laaste dag van die sluitings datum van **8 Maart 2024**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te danvoer wat na die sluitingsdatum onthang word.

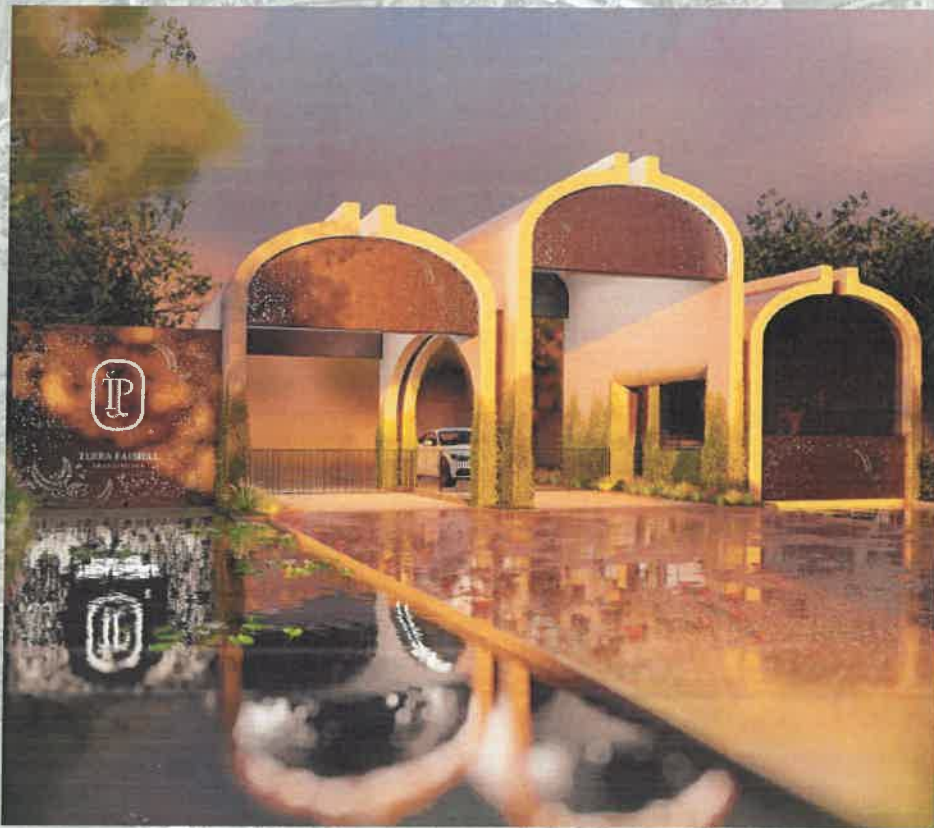
Indien daar enige navore op die aansoek of bovermelde veristes vir die lewer van kommentaar is, of indien dit nie moontlik is om gestrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorstelling gesoek is nie, kan die Aansoeker gesoek word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 480 5838** gedurende normale kantoor ure.

Die uwe

Marke Bolz

Vir Arch Town Planners (Pty) Ltd

**CONSENT USE APPLICATION FOR:  
TOURIST FACILITIES (WINE TAISTING FACILITY; ART  
GALLERY; RESTAURANT; WELLNESS CENTRE)  
TOURIST ACCOMODATION ESTABLISHMENT (10 SELF  
CATERING UNITS)  
AGRICULTURAL INDUSTRY (WINE CELLAR)  
FARM 1832 PAARL (VIGNE D'OR)**



**SEPTEMBER 2023  
SUBMITTED TO:  
Stellenbosch Municipality**

**PREPARED AND SUBMITTED BY: Renaldo Muller**



**Postal Address:** Bakkershuis  
152 Dorpstraat  
Stellenbosch, 7600  
**Email:** maïke@archtownplanners.co.za  
renaldo@archtownplanners.co.za  
**Website:** www.archtownplanners.co.za

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## ANNEXURES

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<b>ANNEXURE B:</b>	APPLICATION FORM
<b>ANNEXURE C:</b>	TITLE DEED
<b>ANNEXURE E:</b>	SITE DEVELOPMENT PLAN
<b>ANNEXURE E1-E13:</b>	FLOOR PLANS AND ELEVATIONS
<b>ANNEXURE F:</b>	PRE-APPLICATION
<b>ANNEXURE G:</b>	HERITAGE NID
<b>ANNEXURE H:</b>	CIVIL ENGINEERING SERVICES REPORT
<b>ANNEXURE I:</b>	ELECTRICAL ENGINEERING SERVICES REPORT

## 1. Introduction

### 1.1 Background information

Farm 1832 Paarl, hereafter referred to as the application site, is situated in the Stellenbosch Municipality northeast of Stellenbosch and northwest of the Franschhoek, on the Wemmershoek Road. The owner of the farm seeks to diversify the income on the farm by creating a high-end tourist destination that will serve the luxury market for tourist accommodation and tourist facilities. The owner also seeks to increase the agricultural activity on the farm through a wine cellar.

The application site has a recent permission approval to allow for a Spa of less than 250m<sup>2</sup>.

### 1.2 Planning Brief

In light of the above-mentioned background information, Arch Town Planners (Pty) Ltd has been appointed by the owner of Farm 1832, Paarl (hereafter referred to as the application site) to prepare and submit the required land use applications to the Stellenbosch Municipality to allow for a **tourist facility**, art gallery (450m<sup>2</sup>) and restaurant (110m<sup>2</sup>) (within a proposed new building), a wine tasting facility (244m<sup>2</sup>) (in the existing workshop) and wellness centre (540m<sup>2</sup>) (addition to spa / second dwelling); **tourist accommodation establishment** 10 self-catering units (13 bedrooms) coverage (660m<sup>2</sup>) (in a proposed new buildings); and **agricultural industry**, wine cellar (380m<sup>2</sup>) (in new building).

### 1.3 Application

Arch Town Planners hereby officially submits an application in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law (2023) to allow for the following on Farm 1832, Paarl.

- i) Consent for tourist accommodation establishment 10 units, 13 bedrooms coverage ±660m<sup>2</sup>.
- ii) Consent to allow for tourist facilities (art gallery ±450m<sup>2</sup>, restaurant ±110m<sup>2</sup>; wine tasting facility ±244m<sup>2</sup>; and wellness centre ±540m<sup>2</sup>)
- iii) Consent to allow for agricultural industry, wine cellar ±380m<sup>2</sup>.

This report serves as motivation for the above-mentioned application. The official application form is attached as **Annexure B**.



## 2. Property details

### 2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Farm 1832, Paarl	Skyline Investments (Pty) Ltd	±45.8ha	T60579/2021	None

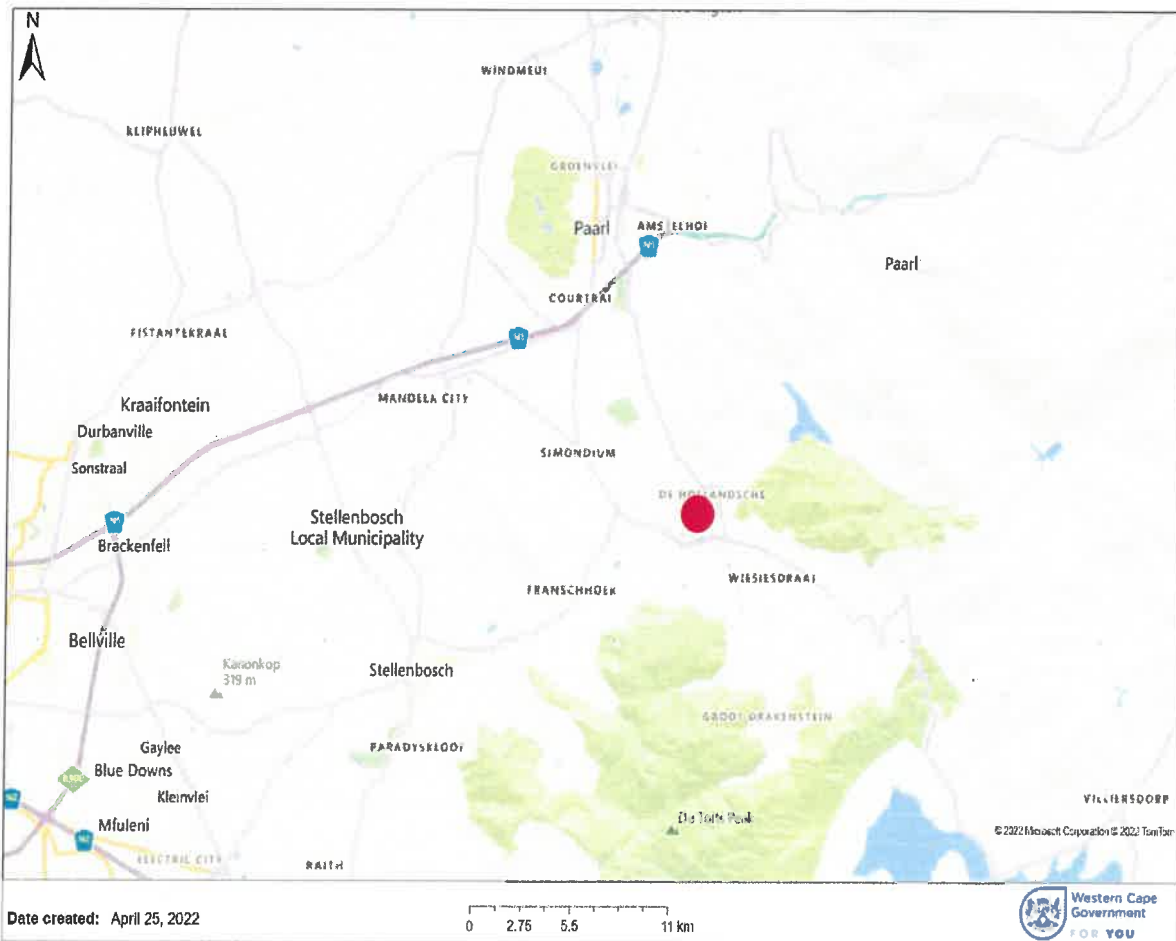
**Table 1: Property Details**

Please refer to **Annexure C** for a copy of the Title Deed.

### 2.2 Locality

The farm is situated between Stellenbosch, Paarl and Franschhoek, directly north of Wemmershoek, north of the R45 and directly west of the R301, which forms the eastern boundary of the farm. The farm takes direct access of the R301.

Please refer to Figures 1 – 3 below for the locality plans.



**Figure 1: Locality Plan Regional**

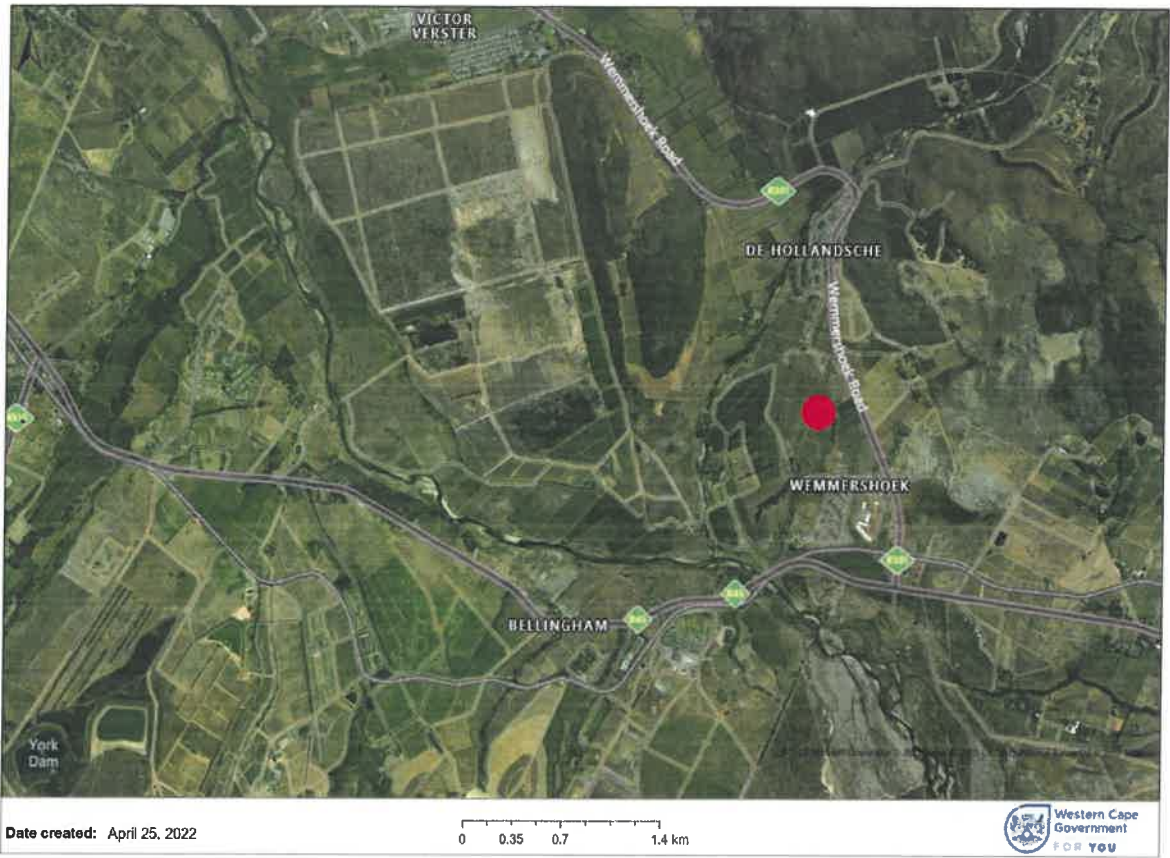


Figure 2: Locality Plan Local



Figure 3: Aerial view of Farm 1832

### 2.3 Physical characteristics, existing and surrounding land uses

The application site is an active farm and used for agricultural purposes, mainly olives, vines, and lemons, in line with the zoning of Agriculture and Rural. There are various existing structures on the farm the main dwelling, second dwelling/spa, two workers cottages and an agricultural building, farm workshop. The zoning of Farm is regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019. Refer to figure 4 the previous SDP for the location of the existing structures.

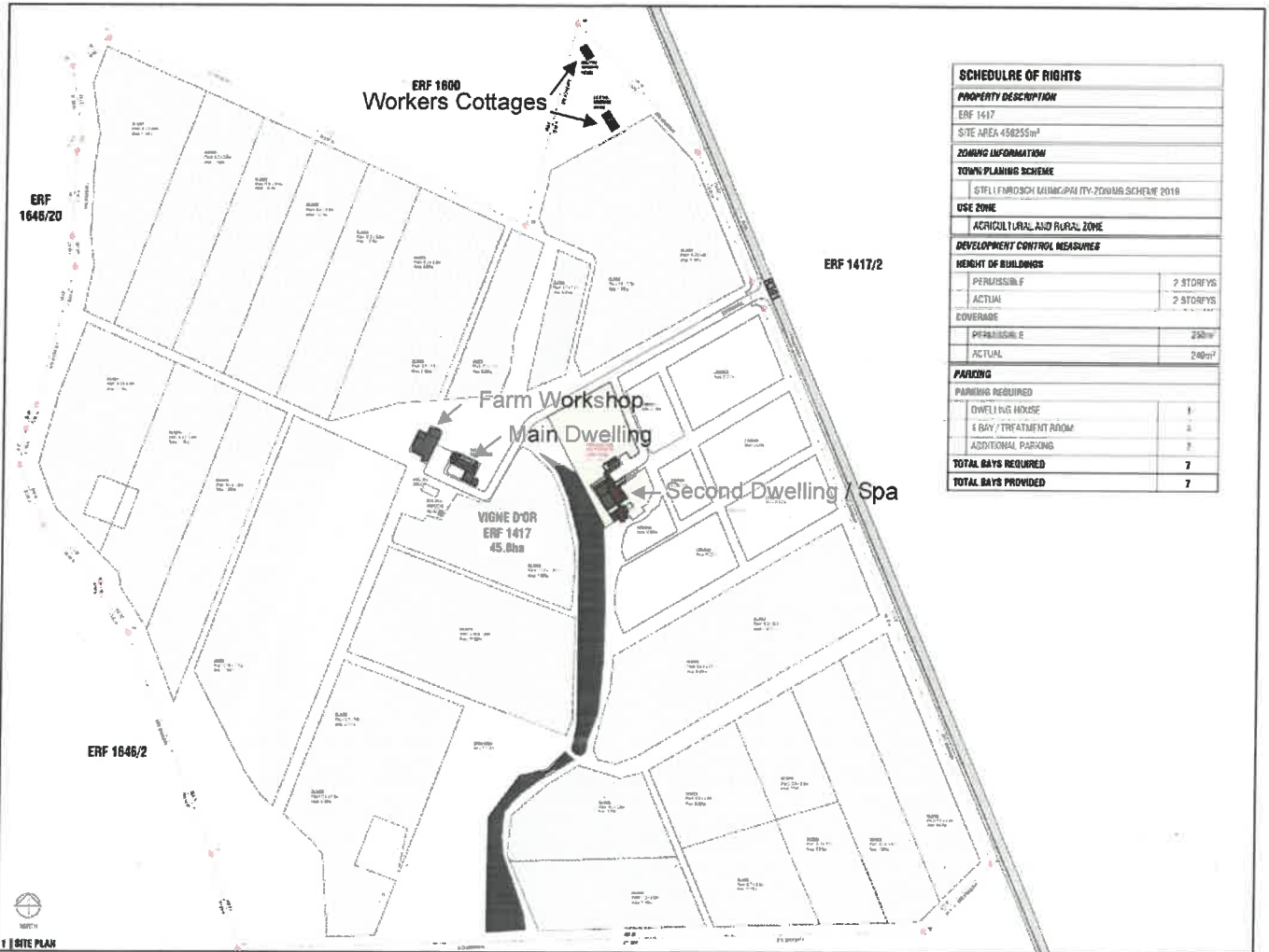


Figure 4: Previous SDP

Access to the application site is taken directly from the Wemmershoek Road on the southern boundary of the site. The figures below identify the position of the proposed new access gate and the 3 access points on the Wemmershoek Road.





Figure 5: Access

## 2.4 Current zoning

The application site is zoned Agriculture and Rural Zone. From a previous application it is identified that there are currently additional land use rights in place of the application site. These rights as confirmed by the zoning scheme include a permission for a spa of less than 250m<sup>2</sup> in the second dwelling.

Table 2 below lists all the Primary Uses (In terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019) allowed on the site. The land uses listed as Additional Uses and Consent Uses (including a tourist accommodation establishment and tourist facilities) require formal approval from the Stellenbosch Municipality.

Primary Uses	Additional Uses (not exceeding threshold and subject to technical approval)	Consent Uses (Application Required)
Agricultural building (≤2000m <sup>2</sup> )	Agricultural building (>2000m <sup>2</sup> )	Abattoir
Agriculture	Agricultural industry (<2000m <sup>2</sup> )	Additional dwelling units (max 4)
Dwelling house	Bed and breakfast establishment	Airfield
Forestry	Employee housing (exceeding one unit)	Airstrip
Natural environment		

Occasional use (one event / year) Private road Polytunnel ( $\leq 2000\text{m}^2$ ) Second dwelling Employee housing (one unit)	Guest house Home day care centre Home occupation practice Polytunnel ( $\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$ ) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	<b>Agricultural industry (<math>\geq 2000\text{m}^2</math>)</b> Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (> one event/year) Plant nursery Polytunnel ( $> 5000\text{m}^2$ ) Renewable energy structure Service trade <b>Tourist accommodation establishment</b> <b>Tourist facility (new buildings or exceeding threshold)</b> Any additional use exceeding the threshold set out in this chapter
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**Table 2 Permitted Land Uses**

As the combined total number of bedrooms to be used for tourist accommodation exceeds 7 bedrooms, it is classified as a Tourist Accommodation establishment, which with the proposed wine tasting, and gallery and wine cellar requires approval from the Stellenbosch Municipality for a Consent Use.

When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements as set out in Section 213 of the By-Law which are listed below:

- (1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.
- (2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farmland for agriculture.
- (3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.
- (4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, **tourist accommodation establishment and**

**tourist facilities** which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.

- (5) These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.
- (6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.
- (7) As far as possible, the consent uses should be undertaken from **existing buildings** on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.
- (8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.
- (9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.

#### **Definitions**

**Tourist Accommodation Establishment ;Toeriste-akkommodasie-onderneming)** means an enterprise which provides the accommodation for transient guests which exceeds the scale and extent of tourist dwelling unit or guest house, and which is also not a hotel with its ancillary public facilities, and:

- i) may have an informal, clustered layout which takes cognisance of the natural features of the site and where internal road standards do not necessarily comply with formal township standards;
- ii) may consist of **self-catering units**.
- iii) and where enabled by the Scheme, may include tourist facilities subject to the development parameters of the particular zone;
- iv) where the following land uses may only be undertaken only with the specific further consent use approval of the Municipality regardless of whether tourist accommodation or tourist facilities is a primary right in that zone or not:
  - a) additional facilities for day visitors;
  - b) wellness centres and meeting rooms which serve resident guests;
  - c) camping sites with ancillary facilities;
  - d) tented accommodation, tree houses, mobile accommodation or the use of any construction materials

and methodologies that are not ordinarily used;

**Tourist Facilities ;(Toerisme Fasiliteite)** describes land uses that provide facilities, amenities and activities, aimed at tourists and visitors, such as shops, markets, **restaurants** and places of entertainment (which may be licensed to sell alcohol), outdoor sport, conference facilities, place of assembly, **wellness centres** and/or open spaces, and may also include ancillary uses, limited industry only related to the manufacturing of clothing, food, beverages or making of craft items and/or art, a liquor store for the sale of alcoholic beverages for off-site consumption, provided that the alcoholic beverages are produced under license on the land unit, and examples include farm stalls, farm shops, farmers markets, farm deli, wine sales, **wine tasting facilities**, 4x4 or mountain bike trails, cycle and hiking trails, picnic facilities, function venues, brew-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie but excludes tourist accommodation, guest houses, bed-and-breakfast establishments and hotels.

**Agricultural industry (landbou nywerheid)** is an industry for the processing of fresh agricultural products, and where the agricultural industry activity is subservient to the dominant agricultural production on the land unit or farm, and may include ancillary buildings such as storage, a point of sale, tasting facilities, staff facilities and/or administrative offices and examples thereof include a winery, **wine cellar**, distillery, cheese making industry, cannery, juice factory or fruit ripening plant facility.

### 3. Development Proposal

#### 3.1 Proposed development

- The proposed development entails the construction of a new building that will include a **wine cellar**, **art gallery** and **restaurant** with a coverage of  $\pm 890\text{m}^2$  and a bulk of  $\pm 2015\text{m}^2$  consisting of a basement ground and first floor. The area used for the various uses are: art gallery  $\pm 450\text{m}^2$ , restaurant  $\pm 110\text{m}^2$  and wine cellar  $\pm 380\text{m}^2$ . Refer to **Annexure E5 – E9** and figures 6-8 below.

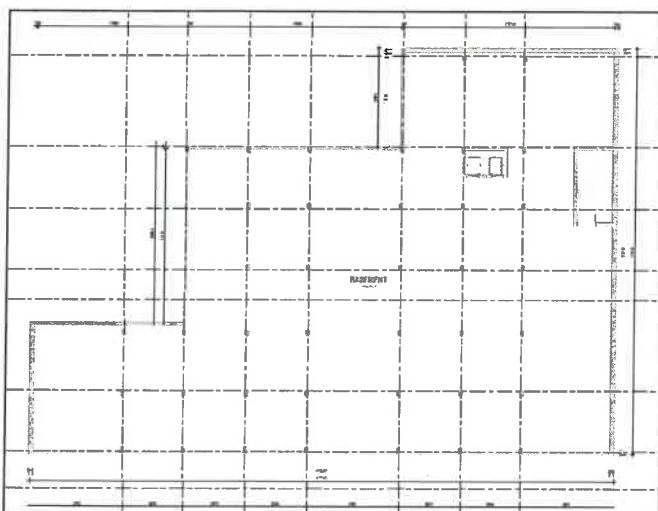


Figure 6: Proposed wine cellar, art gallery & restaurant (basement)

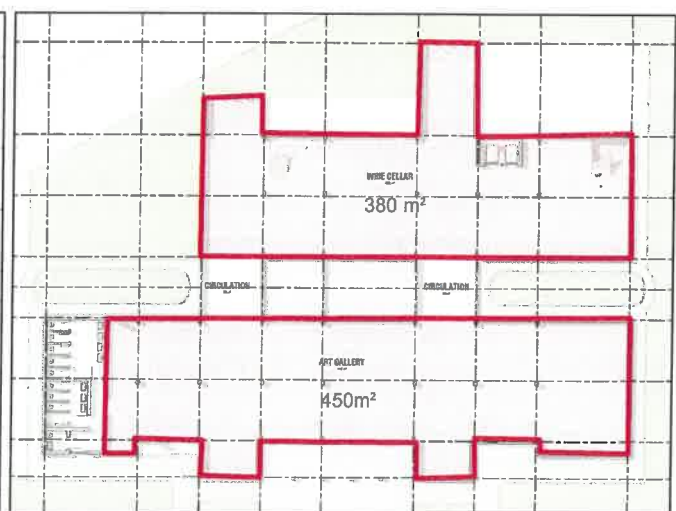


Figure 7: Proposed wine cellar, art gallery & restaurant (ground floor)



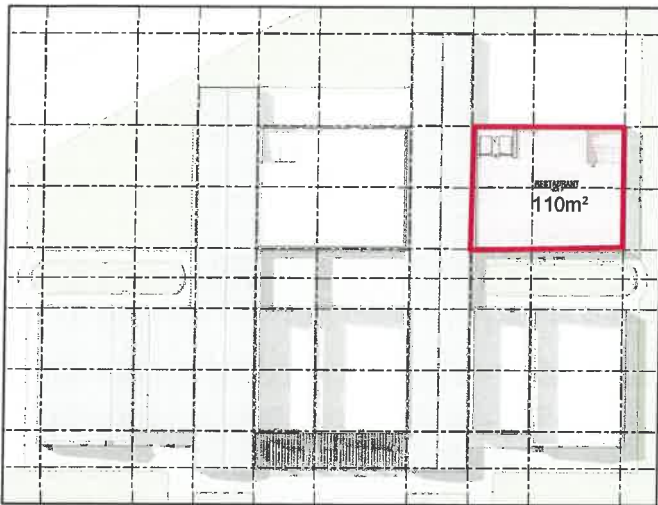


Figure 8: Proposed wine cellar, art gallery & restaurant (first floor)

- The proposed development entails the use of the existing farm workshop through internal alterations as a **wine tasting facility** with a coverage of  $\pm 224\text{m}^2$ .
- The proposed development entails the construction of 10 tourist accommodation units, 8 one-bedroom  $45\text{m}^2$  units 1 two-bedroom  $105\text{m}^2$  unit and 1 three-bedroom  $105\text{m}^2$  unit. With a coverage of  $\pm 660\text{m}^2$ . Refer to **Annexure E1 – E4** and an extract of the floor plan for the various types of units Figure 9-12 below.

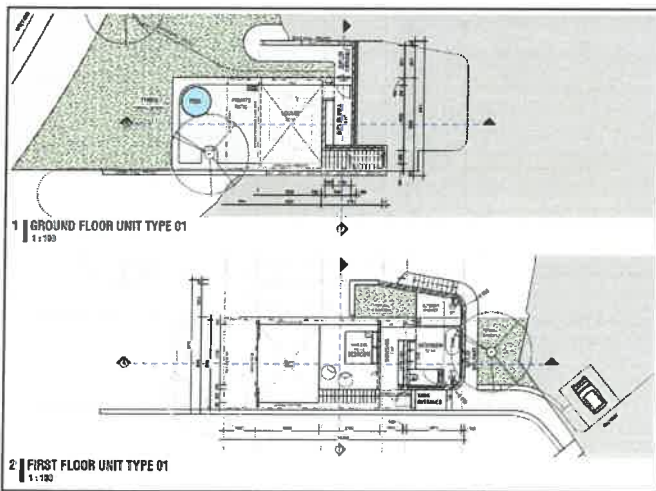


Figure 9: Proposed 1 bedroom tourist accommodation unit (type 01)

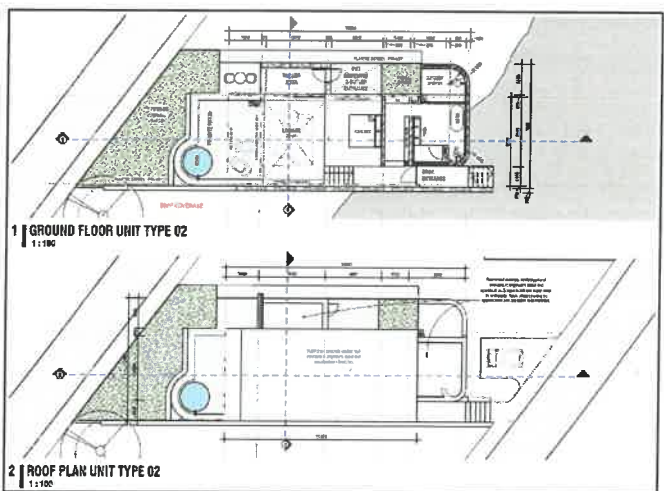


Figure 10: Proposed 1 bedroom tourist accommodation unit (type 02)

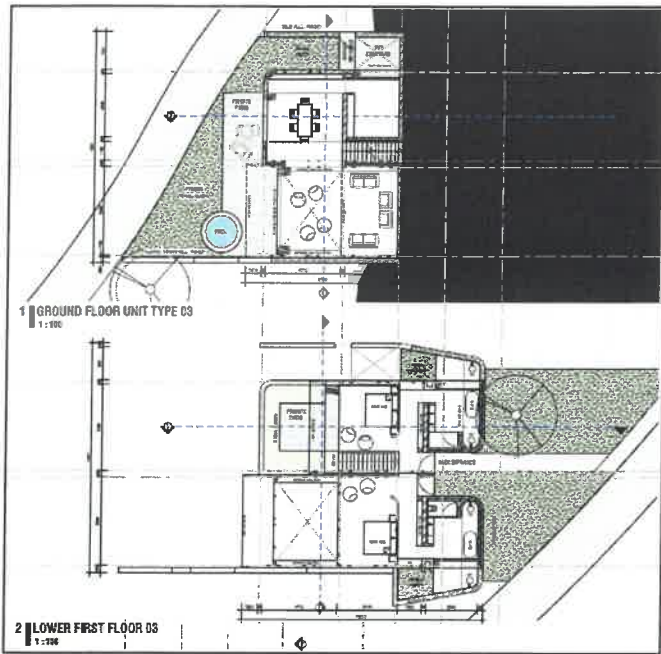


Figure 11: Proposed 2-bedroom tourist accommodation unit (type 03)

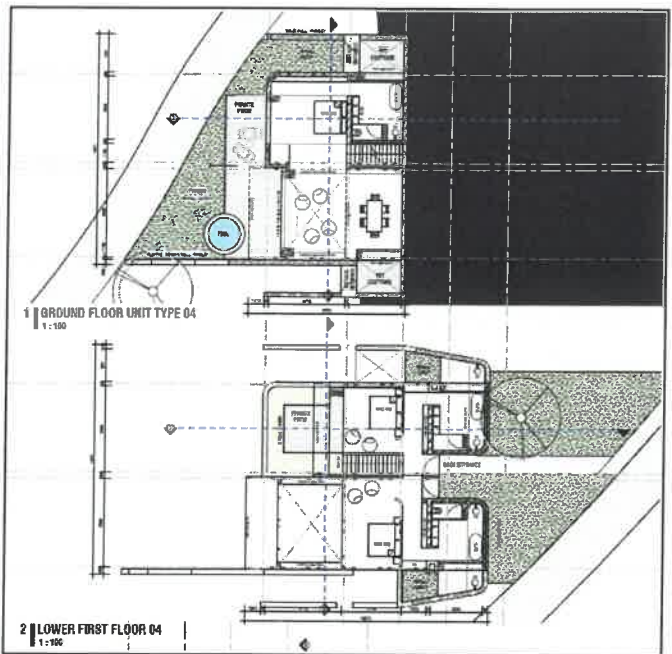


Figure 12: Proposed 3-bedroom tourist accommodation unit (type 04)

- The proposed development entails the extension of the spa / second dwelling to include a **wellness centre**. The spa was approved in the previous application and has current coverage of  $\pm 215\text{m}^2$  the extension seeks to add an additional coverage of  $\pm 380\text{m}^2$ . The total area of the proposed addition for both the ground and first floor is  $\pm 540\text{m}^2$ . Note the area circled by red and hatched green is the previously approved spa. Refer to Figure 13 and 14 below and **Annexure E10 – E13**

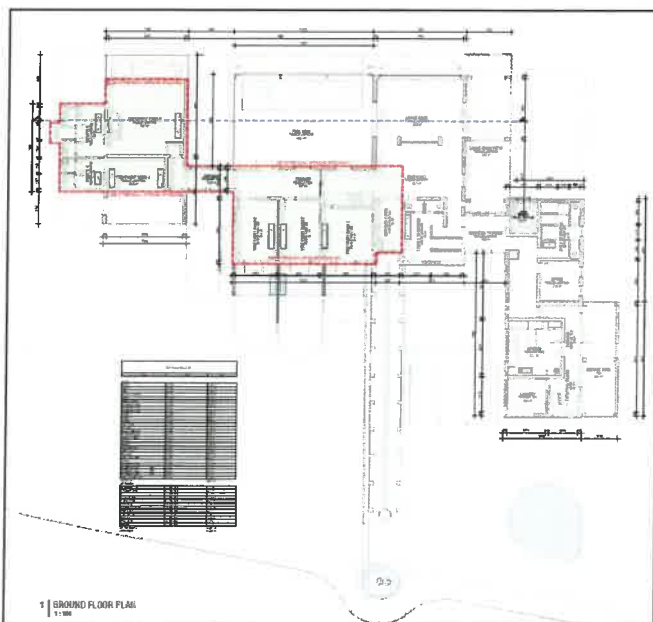


Figure 13: Proposed wellness centre (ground floor plan)

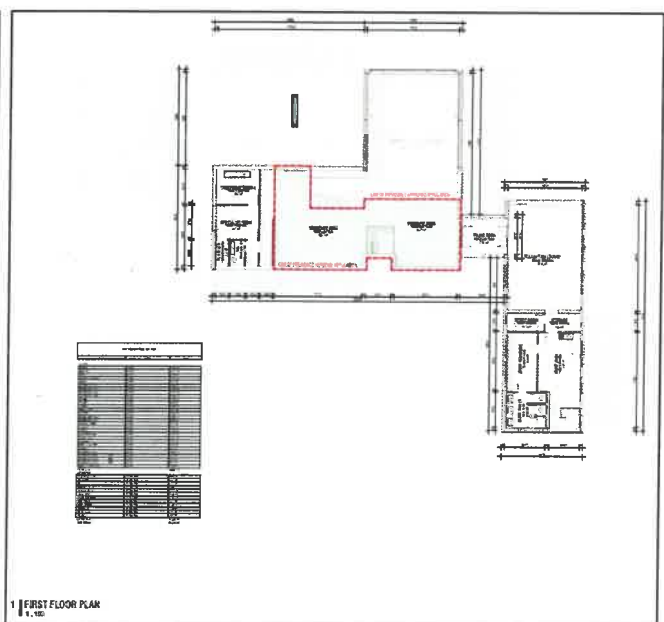


Figure 14: Proposed wellness centre (first floor plan)

- The proposed development also includes on the SDP the use of the main dwelling as a **reception and farm offices**. This is a primary right and does not require a formal application. And a new gate house.



Figure 15: Proposed reception.

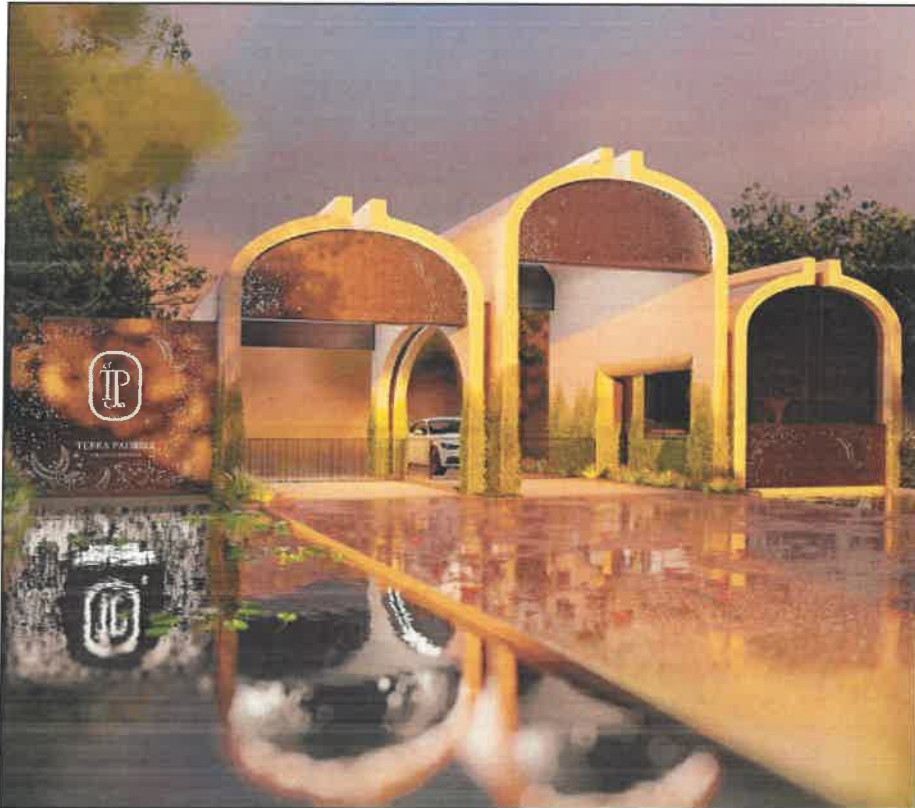


Figure 16: Gate House / Entrance

## **3.2 Services**

### **3.2.1 Civil Services**

A civil services report was prepared by H van Renssen and R du Plooy for inani (Pty) Ltd. The following section serves as a summary of the civil engineering services report included in the application as **Annexure H**.

#### **Existing Civil Services**

The farm has an existing municipal water connection for water supply to the farm and also uses a borehole for irrigation. Potable and irrigation water networks are available on the farm as separate networks. A dam is located in the south-western corner of the site. The dam water is also used for irrigation purposes.

#### **Sewerage**

The sewer effluent of the existing operations on the farm are treated in septic tanks at different locations on the farm. The sewer from the new structures will be collected via a gravity pipe system that will slope towards the lower end of the site. This proposed system will end in a conservancy tank that will be emptied by the municipal or a private service when required.

The development can potentially connect to the Wemmershoek Waste-Water Treatment Works (WWTW). The WWTW does currently not have spare capacity, but upgrades are being planned. The availability of additional capacity is roughly estimated for the end of 2024. The development intends to link into the WWTW once capacity becomes available but the possibility of re-use of water and the separation of grey water will be investigated for all water effluent on the farm. Further treatment of effluent for irrigation is also being investigated.

#### **Water Provision**

The bulk supply main is located in the R301 reserve on the eastern side of the road. The main provides potable water to the properties in the area. The supply authority is the City of Cape Town and the water allowance to the farm is 103 000 kilolitre per annum.

The farm connection main to the bulk main is a 150mm diameter asbestos cement pipe. The connection point and the meter are located on the northern end of the site. There is one registered borehole on the farm and possible further boreholes are planned. The borehole is located the lemon grove and has a yield of about 8 000 litres/hour and is mostly used for lemon tree irrigation.

#### **Roads and Access**

There are three access points to the Farm from the R301. Due to the small number of additional trips generated by the development, the existing entrances seems to be sufficient to accommodate the additional traffic. If required a Traffic Impact Statement will be prepared to address the additional traffic volumes. The existing roads on the farm are all gravel or sandy roads. Water is ponding on some of the roads after rain events. The access road at the southern entrance is very sandy and will need to be upgraded to become usable.



### **Stormwater**

The site generally slopes down to the south-western corner of the property where the farm dam is located. The geotechnical report indicates that the site is generally sandy and has good draining qualities. The existing stormwater handling on the farm is mostly informal and via surface flow and in open channels in some areas. Stormwater from the R301 main road is handled with open grassed channels on both sides of the road. Pipe culverts are installed at the three entrances to convey the stormwater across the entrances. The open channels run down stream in both directions and does not discharge onto the farm. The proposed roads on the farm will have a cross fall with edges flush to the surrounding areas to allow all stormwater to drain of the roads directly and not being accumulated. In areas where the roads will block the overland stormwater flow and may create ponding, piped road crossings will be provided.

### **Solid Waste**

All domestic solid waste is carted away on a weekly or two weekly basis, or when required. Other waste such as cuttings from pruning and other plant cuttings are shredded and re-used on the farm. Further waste reduction measures should be incorporated where possible to reduce the volume of waste. This could include the following:

- Recycling of glass, paper, plastics and other material
- Re-use of materials as far as possible
- Composting of organic and food waste

### **3.2.2 Electrical Services**

An electrical engineering services report was prepared by Darren Curry for Lyners (Pty) Ltd. The following section serves as a summary of the electrical engineering services report included in the application as **Annexure I**.

#### **Existing Electrical Services**

##### **Medium Voltage Services**

The development area falls under the electrical supply area of Stellenbosch Municipality and there is an existing, functional Stellenbosch Municipal medium voltage service network in the Farm and its surrounding area. The local network is fed on the 11kV Victor Vester line and comprises of the end-of-line pole-mounted transformer TRF Moddervlei (PTRF-729). The transformer has a 160kVA capacity and is supplied with a Gopher overhead line from TRF Lusthof (PTRF-730).

##### **Low Voltage Services**

TRF Moddervlei is currently solely responsible for supplying the existing Vigne d'Or farm via a private LV network. The current development is LV metered at the meter box underneath the transformer.

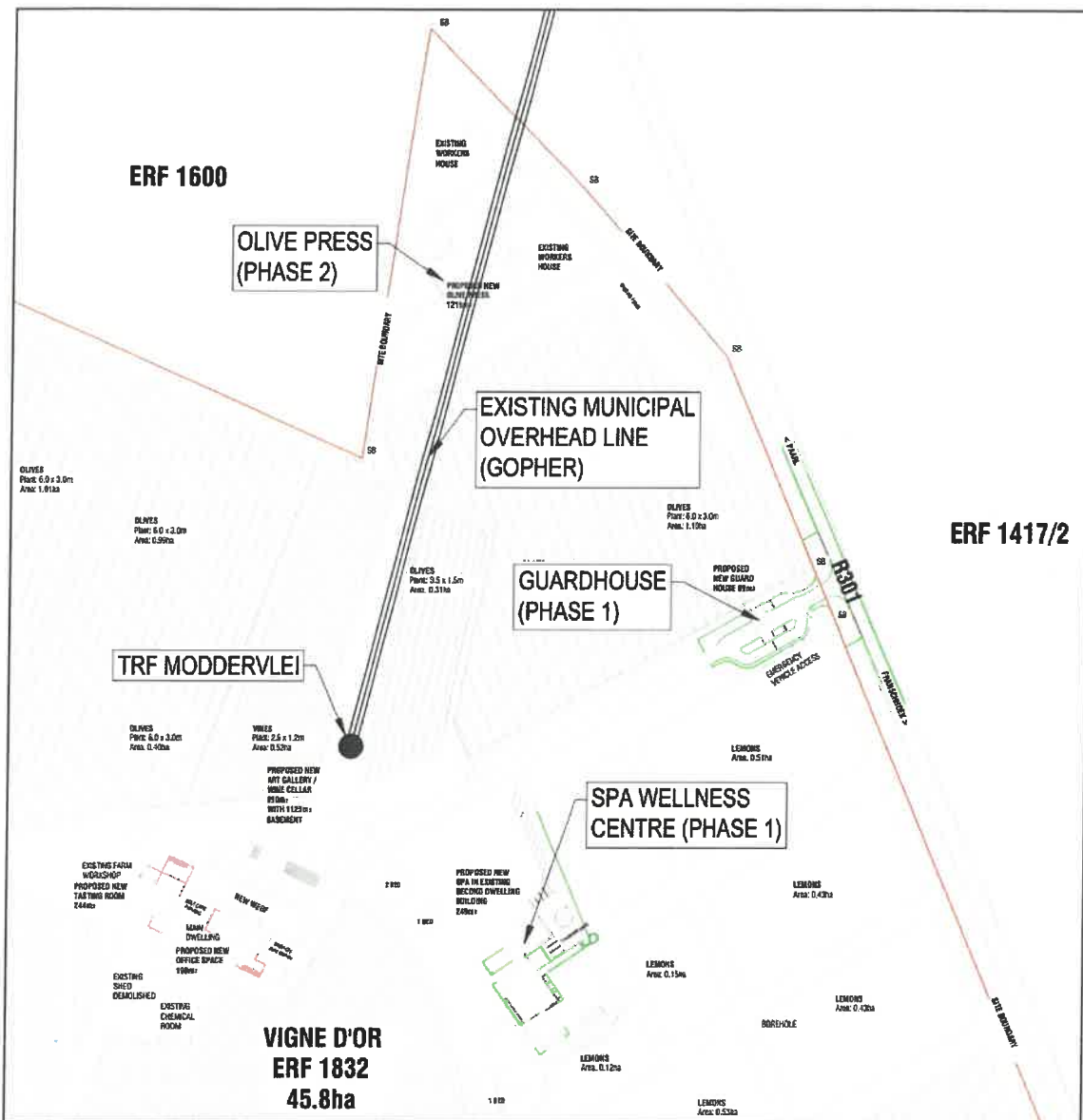


Figure 17: Approximate Position of Existing Municipal Overhead Line

There is additionally a 100kVA generator on site, situated nearby the main site DB. This is currently supplied via the 25mm<sup>2</sup> x 4C Cu "Manor House" feed (set to become the supply to the Spa Wellness Centre) to an exhibition / events kiosk. The generator itself holds the changeover panel.

### Proposed Electrical Services

#### Medium Voltage Services

Lyners proposes that the municipal point of supply (TFR Moddervlei) be upgraded to accommodate the entire final scheme development. This would require a 500kVA miniature substation to be installed to account for the 365kVA anticipated load. The existing point of supply position is in a centralised position to the entire development and is proposed to remain as such for the upgrade. Due to the 3.0m required clearance between the overhead lines and

buildings (Electrical Machinery Regulations), the current proposed position of the olive press (9.41m elevation) clashes with the existing municipal lines' 9m poles. Because of this, it is also proposed the overhead lines be substituted with an appropriately sized, municipal-specified underground cable routed from the nearest overhead pole external to the development along R301 Wemmershoek Road within Farm 1832's boundary and terminating in the proposed miniature substation.

The municipality will be wholly responsible for the procurement and installation of these external works (miniature substation, underground cable with terminations and drop-out fuses / overhead-to-underground terminations).

### Low Voltage Services

The low voltage network will remain a private network. The municipality is to provide a 600A circuit breaker inside the miniature substation set to 88% rated current (528A). The developer will provide a bulk metering kiosk for the housing of the municipal bulk meter as well as the private network circuit breaker as well as 2 x 185mm<sup>2</sup> cables between it and the miniature substation – the municipality will be responsible for the termination of these cables onto the miniature substation. The municipal metering of the development will henceforth continue to commence as LV metering.

The total estimated new load for the development is 365kVA;

The proposed cable routes are shown in Figure 18.

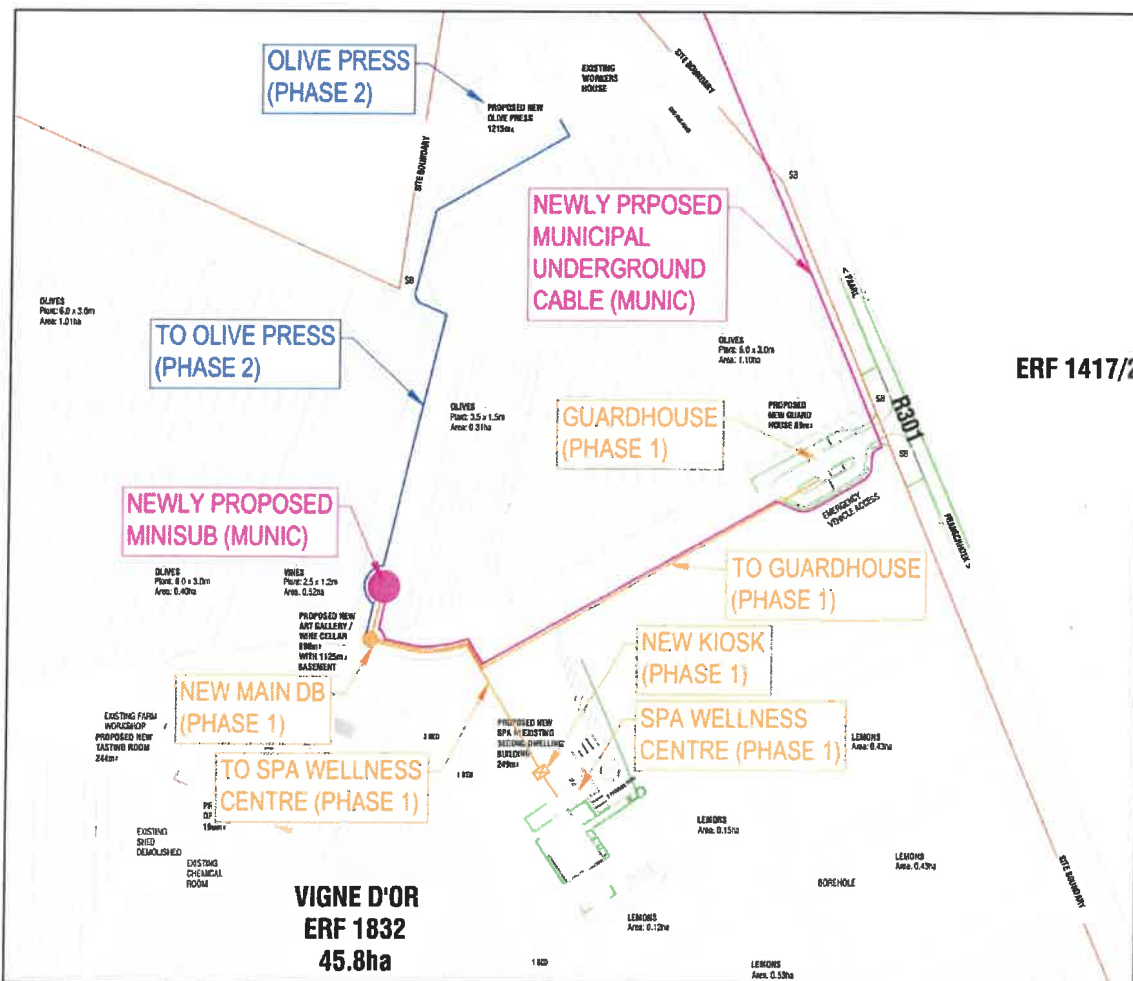


Figure 18: Proposed Cable Routes

The provision for backup power is set to be extended to the remaining phases of the development. The current generator is just large enough to supply the entirety of what is currently approved with the aid of a proposed solar backup solution. Solar panels are set to be mounted on the roof of the proposed Spa Wellness Centre – the remaining portion of the PV design is set to be handled by the PV contractor.

The existing cable from the generator will be extended directly into the Spa Wellness DB and a new cable to a new kiosk (in the same position as the existing) will be installed to account for future phases.

The current application is set to have its own backup solution – likely another combined generator / PV solution. The design is yet to commence however a suggested generator position is indicated in Figure 19.

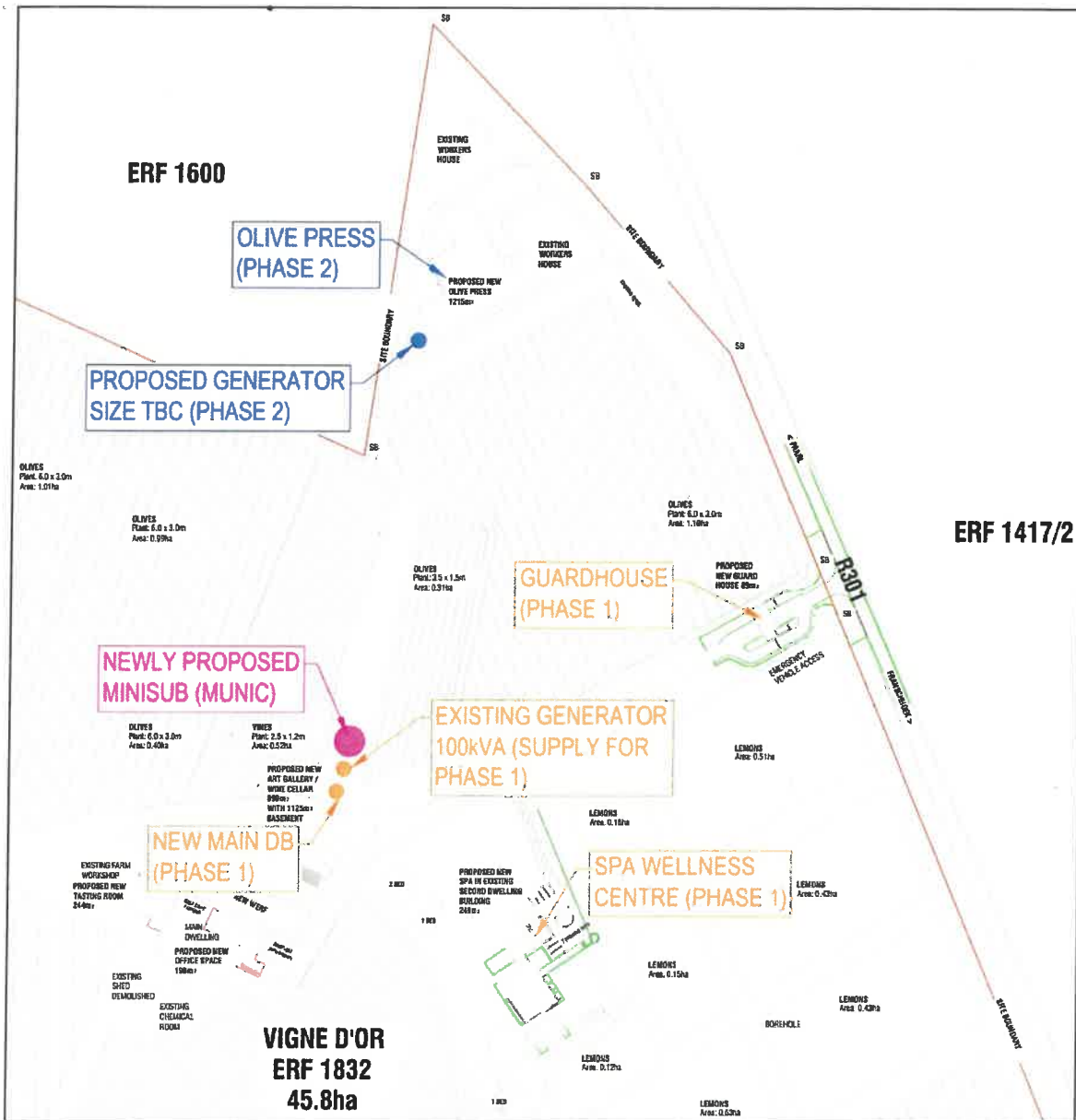


Figure 19: Existing and Proposed Generator Positions



### Area Lighting

While there is currently no area lighting for the development, a series of bollards or post top lights is expected to be proposed by the appointed landscape architect, to be installed for internal road and open area lighting to and around the Spa Wellness Centre and Olive Press.

### Proposed Electrical Services Summary

The municipal services portion of the project calls on the following:

- Removal of existing overhead line and end-of-line transformer
- Installation of new miniature substation
- Installation of underground medium voltage / 11 kV supply cables
- Termination of new underground cables to existing overhead line
- Installation of a bulk metering kiosk

The internal low voltage works for the project calls on the following:

- Procurement and installation of new site main distribution board
- Supply and installation of underground low voltage cables between private and municipal services
- Procurement and installation of new Spa Wellness Centre distribution board
- Supply and installation of underground low voltage cables to Spa Wellness Centre
- Procurement and installation of new Olive Press distribution board
- Supply and installation of underground low voltage cables to Olive Press

### 3.3 Heritage

A heritage NID was submitted in May 2023 and is attached as **Annexure G**.

## 4. Motivation

Section 65(1) of the By-law, sets out certain criteria which needs be met in consideration of an application by the decision- making authorities. In line with this section, Table 4, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(o) of the By-law.
b. Procedure followed in processing the application.	To be decided by the municipality.

<p>c. Desirability of land use</p>	<p>The approval of the application will not negatively affect the surrounding area, as motivated for below:</p> <ul style="list-style-type: none"> <li>• There is a specific focus on avoiding agricultural areas for the development and areas that will be used is currently unproductive areas of natural areas that has negligible agricultural potential.</li> <li>• There will therefore be no notable loss of agricultural/natural land on the farm.</li> <li>• New footprints will be focused to the existing werf area and the natural area between agricultural land. A large portion of the proposed development will be in existing buildings or will be an extension of and existing building using the current infrastructure to its full potential.</li> <li>• Although there will be new buildings, the scale of the proposed development will remain in keeping with the character of buildings on the land unit and the character of the area. It is considered that the proposed land use will be subservient to the primary use of bona fide agriculture or natural environment.</li> <li>• The proposed development wellness centre, restaurant, wine tasting gallery and tourist accommodation will create employment opportunities in the area.</li> <li>• The area is known as a popular tourist attraction in the Stellenbosch Municipal area. Numerous tourists visit the area and the need for tourist facilities and accommodation is on the rise. The development seeks to target the high end tourist market thus focusing on a different section of the market than most current wine farms in the area.</li> <li>• The various tourist uses will be mutually beneficial and guests to the tourist facilities will predominantly be guests at the tourist accommodation units, although day visitors will also be accommodated.</li> <li>• The natural beauty of the site combined by the beauty of the rural character of the farm and surrounding area will create disability from customers.</li> <li>• The proposed development will enable the protection of agricultural land. Through diversification of income.</li> </ul>
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	<ul style="list-style-type: none"> <li>The proposed development is a generally accepted land use on agricultural land. And the zoning scheme does allow for the proposed development through a consent use application.</li> </ul>
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants' response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.
h. Impact on municipal engineering services.	Refer to section 3.
i. The IDP and SDF	<p>Stellenbosch Municipality MSDF is used to guide land use decisions in both the short and long term. The section below indicates how the proposed land use will comply with these proposals:</p> <ul style="list-style-type: none"> <li>The proposed development will not result in the loss of agricultural land or will not negatively affect the scenic character of the area.</li> <li>The proposed development will attract tourists to the area to the benefit of the wider community.</li> <li>The proposed development will enable the protection of agricultural land through diversification of income.</li> <li>The proposed development will make optimal use of existing services.</li> </ul>
j. IDP and SDF of district Municipality.	In line with this applicable plan and framework.
k. IDP and SDF of local Municipality	Discussed and addressed under i and j, above.
l. Applicable structure plans	N/A
m. Applicable policies for decision making	Aligned.
n. Provincial spatial development framework	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF which all promotes additional uses on Agricultural land to provide additional income. Thus, the application is in line with the provincial SDF.

o. Regional spatial development framework.	N/A
p. National policies, norms and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. Chapter VI of the Land Use Planning Act	<p><b><u>Spatial Justice:</u></b> Aligned. The proposed development will attract tourists to the area which will help with local economic growth.</p> <p><b><u>Spatial Sustainability:</u></b> Aligned. The proposed land use will have most of the additional development on non-agricultural land and focused in and around the werf area and the natural area between agricultural plots. It does not result in urban sprawl.</p> <p><b><u>Efficiency:</u></b> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of land.</p> <p><b><u>Good Administration:</u></b> The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p><b><u>Spatial Resilience:</u></b> Through the approval of this application, there will be no negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>
s. Applicable provisions of the zoning scheme	<p>The purpose of Agriculture and Rural zone is to make provision for:</p> <p>The protection and preservation of agricultural land, rural landscapes, and biodiversity.</p> <ul style="list-style-type: none"> <li>• The development seeks to protect the agricultural activity by focusing on tourism on the property and in doing so reducing the financial pressure to sell or subdivide the farm. The tourism on the farm is also dependent of the rural character of the area and thus protecting the agriculture on the farm is in the best interest of the developer.</li> </ul> <p>Use of land for purposes of bona fide agricultural production or conservation.</p> <ul style="list-style-type: none"> <li>• The application includes the construction of a wine cellar, and a recent application also included a olive press emphasising the intention of the owner to continue the use of the farm as an agricultural entity. The additional uses are used to diversify the income of the farm.</li> </ul> <p>Buildings and structures which may be erected for reasonable and normal agricultural purposes.</p> <ul style="list-style-type: none"> <li>• The wine cellar is in a building constructed for agricultural purposes.</li> </ul> <p>a Limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or <b>tourism</b> which has the objective of creating variety, ensuring sustainability, and providing diversified income to landowners, without adversely impacting on the primary use of the land unit for agricultural purposes.</p>



	<ul style="list-style-type: none"> <li>• The zoning scheme allows for the ancillary use of the farm for tourism with the objective of sustainability and diversification of income without adversely impacting the primary use.</li> </ul> <p>As discussed, the proposed development is in line with the provisions of the Zoning Scheme.</p>
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**Table 3** Assessment of Application in terms of Section 65 of the By-law

## 5. Conclusion

In light of the above information, Council is respectfully requested to favourably consider the application for the following:

- i) Consent for tourist accommodation establishment 10 units, 13 bedrooms coverage ±660m<sup>2</sup>.
- ii) Consent to allow for tourist facilities (art gallery ±450m<sup>2</sup>, restaurant ±110m<sup>2</sup>; wine tasting facility ±244m<sup>2</sup>; and wellness centre ±540m<sup>2</sup>)
- iii) Consent to allow for agricultural industry, wine cellar ±380m<sup>2</sup>.

Report compiled by:

Renaldo Muller



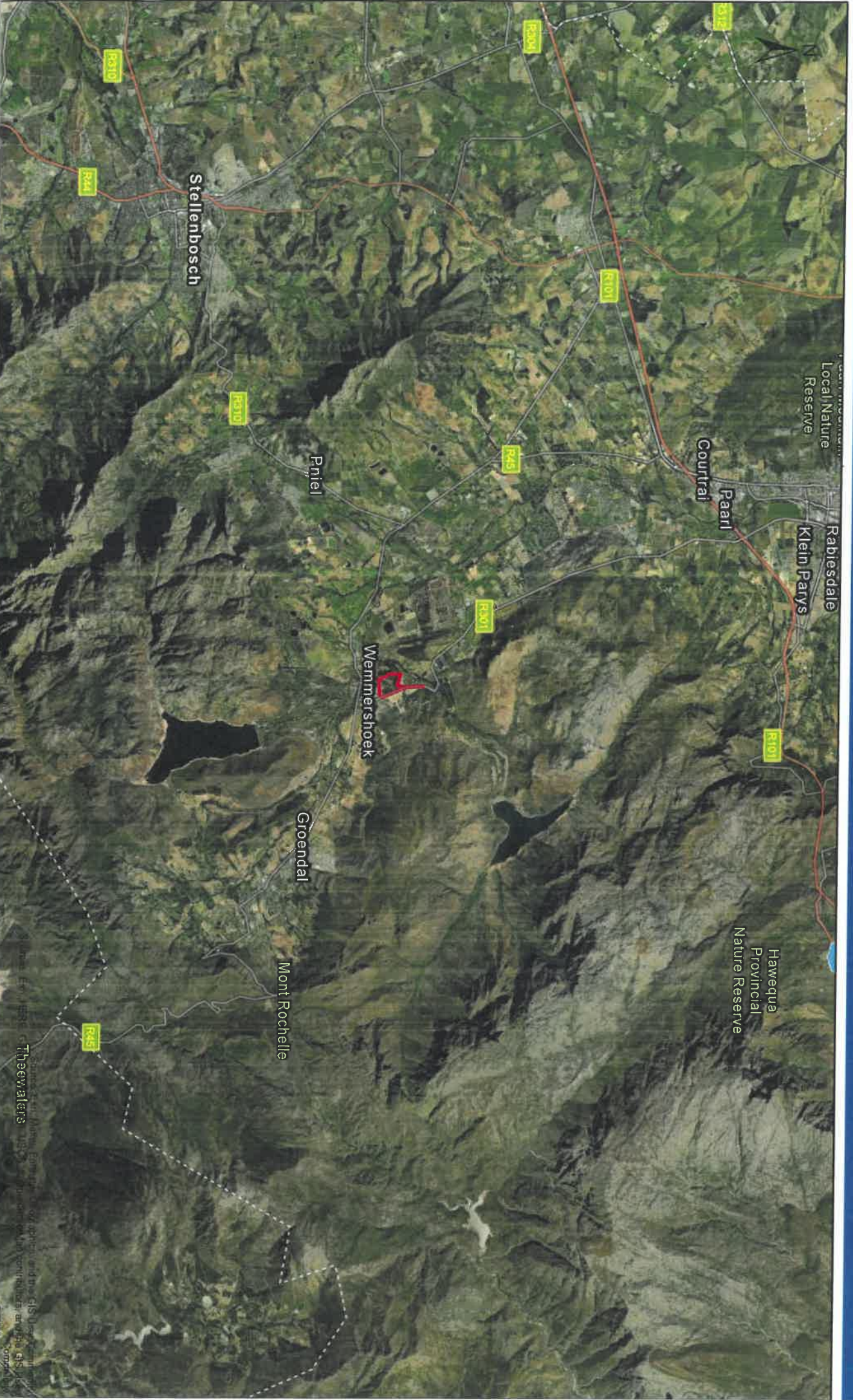
Report reviewed by:

Marika Bolz (Pr. Plan A/060/2008)



For Arch Town Planners (Pty) Ltd  
September 2023

# Farm 1832 Locality Plan



Date created: 2023/09/22







1 SITE PLAN NEW  
1:1000

ERF 1646/20

ERF 1600

ERF 1417/2

VIGNE D'OR  
ERF 1832  
45.8ha

SCHEDULE OF RIGHTS	
<b>PROPERTY DESCRIPTION</b>	ERF 1832 SITE AREA 458255m <sup>2</sup>
<b>ZONING INFORMATION</b>	STELLENBOSCH MUNICIPALITY-ZONING SCHEME 2019
<b>TOWN PLANNING SCHEME</b>	AGRICULTURAL AND RURAL ZONE
<b>USE ZONE</b>	
<b>DEVELOPMENT CONTROL MEASURES</b>	
<b>HEIGHT OF BUILDINGS</b>	PERMISSIBLE 2 STOREYS ACTUAL 2 STOREYS
<b>COVERAGE</b>	
<b>EXISTING BUILDINGS</b>	PERMISSIBLE 860m <sup>2</sup> ACTUAL 250m <sup>2</sup>
<b>MAIN DWELLING</b>	PERMISSIBLE 250m <sup>2</sup> ACTUAL 410m <sup>2</sup>
<b>SECOND DWELLING</b>	PERMISSIBLE 410m <sup>2</sup> ACTUAL 200m <sup>2</sup>
<b>FARM WORKER UNITS</b>	PERMISSIBLE 200m <sup>2</sup> ACTUAL 1980m <sup>2</sup>
<b>APPROVED BUILDINGS (PHASE 1)</b>	PERMISSIBLE 1980m <sup>2</sup> ACTUAL 249m <sup>2</sup>
<b>SPA WELLNESS CENTRE</b>	PERMISSIBLE 249m <sup>2</sup> ACTUAL 1215m <sup>2</sup>
<b>OLIVE PRESS</b>	PERMISSIBLE 1215m <sup>2</sup> ACTUAL 90m <sup>2</sup>
<b>GUARDHOUSE</b>	PERMISSIBLE 90m <sup>2</sup> ACTUAL BULK
<b>PROPOSED NEW BUILDINGS (PHASE 2)</b>	PERMISSIBLE BULK ACTUAL 890m <sup>2</sup>
<b>NEW GALLERY/ WINE CELLAR</b>	PERMISSIBLE 2015m <sup>2</sup> ACTUAL 190m <sup>2</sup>
<b>NEW OFFICES/ RECEPTION BUILDING</b>	PERMISSIBLE 190m <sup>2</sup> ACTUAL 244m <sup>2</sup>
<b>NEW TASTING ROOM</b>	PERMISSIBLE 244m <sup>2</sup> ACTUAL 1000m <sup>2</sup>
<b>ONE BEDROOM UNITS - 45m<sup>2</sup> PER UNIT</b>	PERMISSIBLE 450m <sup>2</sup> ACTUAL 105m <sup>2</sup>
<b>TWO BEDROOM UNITS - 105m<sup>2</sup> PER UNIT</b>	PERMISSIBLE 1050m <sup>2</sup> ACTUAL 210m <sup>2</sup>
<b>THREE BEDROOM UNITS - 105m<sup>2</sup> PER UNIT</b>	PERMISSIBLE 2100m <sup>2</sup> ACTUAL 210m <sup>2</sup>
<b>TOTAL PHASE 2 PROPOSED</b>	PERMISSIBLE 1984m <sup>2</sup> ACTUAL 3859m <sup>2</sup>
<b>PARKING</b>	
<b>PARKING REQUIRED</b>	
<b>SECOND DWELLING BUILDING</b>	1
<b>1 BAY / TREATMENT ROOM</b>	6
<b>ADDITIONAL PARKING</b>	2
<b>TOTAL BAYS REQUIRED</b>	9
<b>TOTAL BAYS PROVIDED</b>	11
<b>PARKING (PHASE 2)</b>	
<b>LUXURY UNITS (1 PER UNIT)</b>	10
<b>ART GALLERY @ 1/100</b>	8.9
<b>OFFICE @ 4/100</b>	7.5
<b>TASTING ROOM @ 4/100</b>	9.8
<b>TOTAL BAYS REQUIRED</b>	40.3
<b>TOTAL BAYS PROVIDED</b>	41

<b>TITLE</b>	<b>PROJECT</b>	<b>CLIENT</b>	<b>KEY PLAN</b>	<b>REVISIONS</b>	<b>GENERAL</b>
1 SITE PLAN NEW	VIGNE D'OR	Boogertm			
1:1000	FRANSCHHOEK				

**FRANSCHHOEK**  
SITEL: 1:1000 AS

**Boogertm**  
iPartners

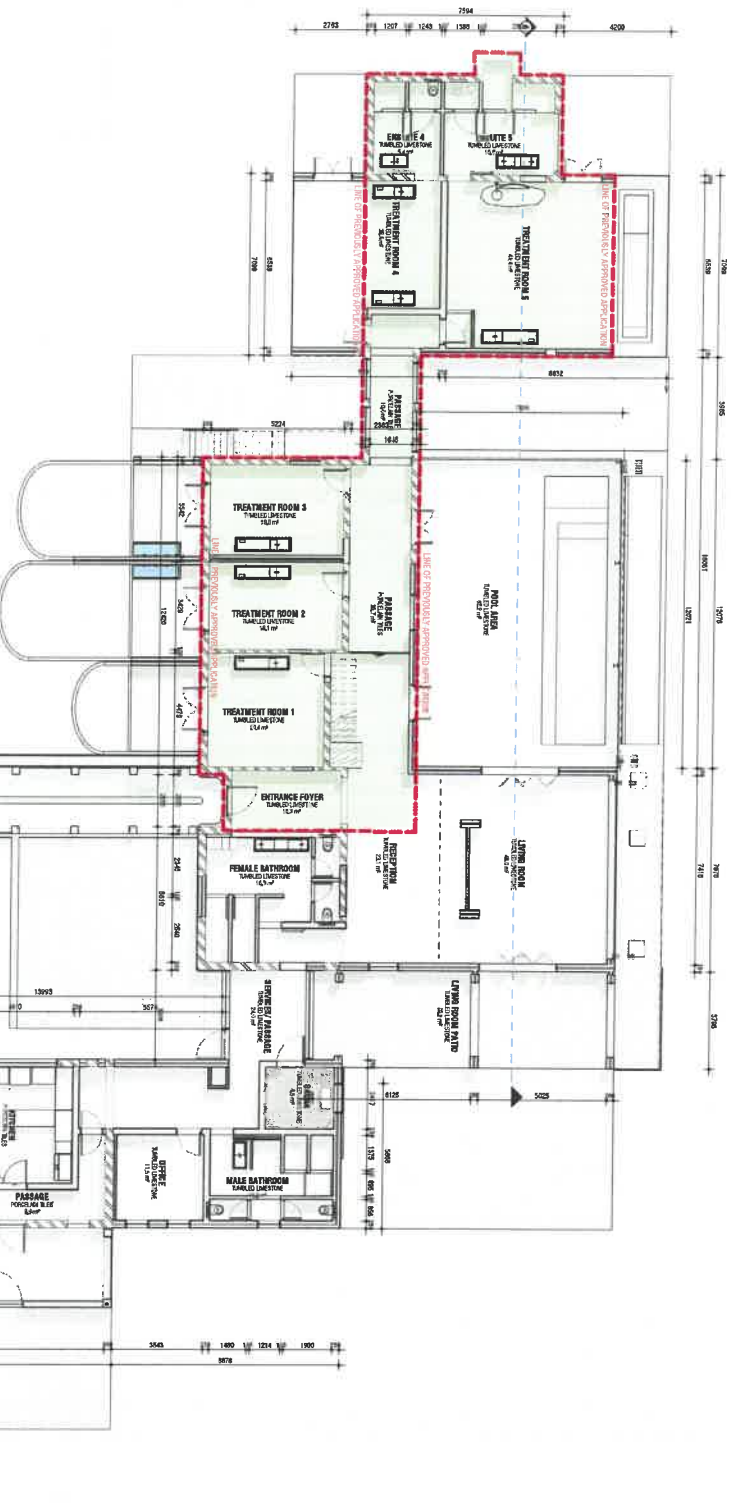
VIGNE D'OR  
VIGNE D'OR  
VIGNE D'OR  
VIGNE D'OR



# 1 | GROUND FLOOR PLAN

1 : 100

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CEILING	1500	M <sup>2</sup>	
2	FLOORING	1500	M <sup>2</sup>	
3	WALLS	1500	M <sup>2</sup>	
4	DOORS	1500	M <sup>2</sup>	
5	WINDOWS	1500	M <sup>2</sup>	
6	STAIRS	1500	M <sup>2</sup>	
7	BATHROOMS	1500	M <sup>2</sup>	
8	LABORATORY	1500	M <sup>2</sup>	
9	RECEPTION	1500	M <sup>2</sup>	
10	LABORATORY	1500	M <sup>2</sup>	
11	LABORATORY	1500	M <sup>2</sup>	
12	LABORATORY	1500	M <sup>2</sup>	
13	LABORATORY	1500	M <sup>2</sup>	
14	LABORATORY	1500	M <sup>2</sup>	
15	LABORATORY	1500	M <sup>2</sup>	
16	LABORATORY	1500	M <sup>2</sup>	
17	LABORATORY	1500	M <sup>2</sup>	
18	LABORATORY	1500	M <sup>2</sup>	
19	LABORATORY	1500	M <sup>2</sup>	
20	LABORATORY	1500	M <sup>2</sup>	

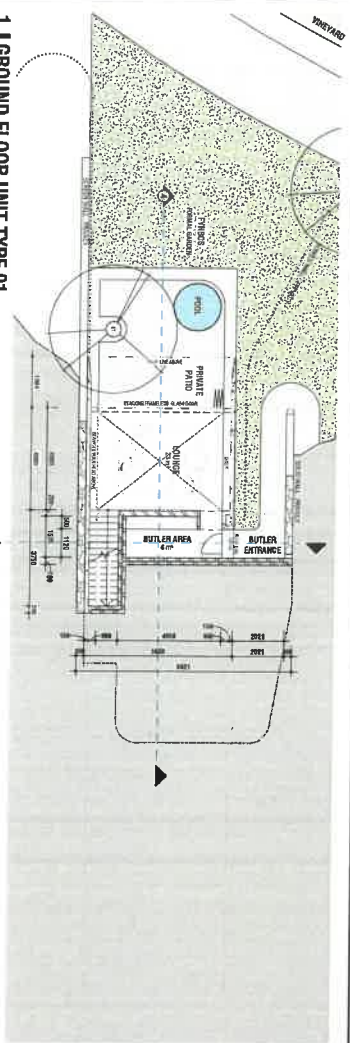


**NOTES:**

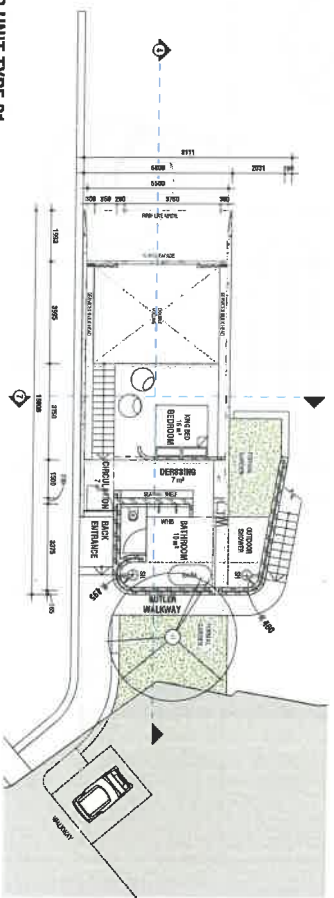
- **GROUND FLOOR SURFACE BED:**  
Selected approved floor floor on 250mm screed on 250mm 133 mesh reinforced concrete surface bed on 250 micron US9 Green Hydraulic slating with sealed laps on 25mm sand bed on selected sand compacted in layers not exceeding 150mm a in accordance with Engineer's details and specifications.
- **SUSPENDED SLABS:**  
Engineer approved precast concrete flooring system with 50mm mesh reinforced screed as "SOLO" flooring laid and installed in accordance with manufacturer and prepared for tiling specification.
- **DRIP:**  
PVC/Drip edge to soffits, sills and eaves where concrete passes over down slope of structure.
- **WATERPROOFING:**  
Torch on stepped DPC to cavity walls at sills, surface bed, windows and sills. Provide a min distance of 150mm between lip of stepped DPC.
- **CONCRETE WORKS:**  
All foundations, columns, beams and links to Engineer's details and specification.
- **WATER CONSERVATION:**  
- All bathroom taps to be installed with Aerators to save water.  
- All hot water outlets are to be low water usage dual flush toilets.  
- Laundry equipment and dishwasher for the kitchen are water efficient makes.  
- Water saving devices to be installed in the different functions of the clubhouse - i.e. the kitchen, spa, laundry and toilet.  
- The water quality is currently being tested in the water ground level and is intended to be used for landscaping.
- **GLAZING/WINDOWS/SLOPPROFFITS:**  
All glazing to windows & doors in excess of 15mm or less than 500mm above FFL to be safety glazed in accordance with SANS 10137 & SANS 10400 PART 11
- **CEILING:**  
Selected approved ceiling boards when required as gypsum Plyboard fixed in accordance with manufacturers specifications to 3850mm branding at 450mm max centers both prepared for slitting and underlaid to beams and all prepared for slitting and priming to paint manufacturers specification.
- **FLOORING:**  
Under path, headroom - selected approved 18mm Isoboard thermal insulation or equally approved (i.e. 0.08 w/(m.k)) as per national SA assessment by specialist consultant.
- **ROOF:**  
Selected approved corrugated concealed fix profiled metal roof sheeting.  
- All roof sheeting to be installed in accordance with manufacturers specifications to 3850mm branding at 450mm max centers both prepared for slitting and underlaid to beams and all prepared for slitting and priming to paint manufacturers specification.  
- All truss, flashing and finishing pieces to match and be installed in accordance with manufacturer's specifications to be carried up hold and over fire concrete field boards prepared for painting fixed to roof structure for selected pattern approved stainless gutter system as water tight aluminium 75x100 with matching 75mm/90 or equal approved.
- **PUMP:**  
Pump to be installed in accordance with manufacturer's specifications to be carried up hold and over fire concrete field boards prepared for painting fixed to roof structure for selected pattern approved stainless gutter system as water tight aluminium 75x100 with matching 75mm/90 or equal approved.

TITLE	PROJECT	CLIENT	REVISION	GENERAL								
3DP PLAN - GROUND FLOOR	FRANSCHHOEK WELLNESS CENTRE VIBRE DOOR RBM ERH-1417 VIBRE DOOR	Terre Paisible FRANSCHHOEK Boogertom Partners	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>REVISION</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	REVISION	DESCRIPTION					<p>1. All work is to be done in accordance with the National Building Regulations and Building Standards Act No. 103 of 1977 (as amended) and all applicable by-laws and regulations.</p> <p>2. The drawings are to be read in conjunction with the Bill of Materials and Specifications.</p> <p>3. The drawings are to be read in conjunction with the Bill of Materials and Specifications.</p> <p>4. The drawings are to be read in conjunction with the Bill of Materials and Specifications.</p> <p>5. The drawings are to be read in conjunction with the Bill of Materials and Specifications.</p> <p>6. The drawings are to be read in conjunction with the Bill of Materials and Specifications.</p> <p>7. The drawings are to be read in conjunction with the Bill of Materials and Specifications.</p> <p>8. The drawings are to be read in conjunction with the Bill of Materials and Specifications.</p> <p>9. The drawings are to be read in conjunction with the Bill of Materials and Specifications.</p> <p>10. The drawings are to be read in conjunction with the Bill of Materials and Specifications.</p>
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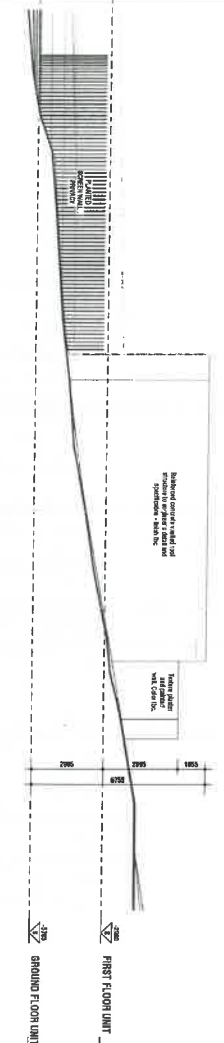




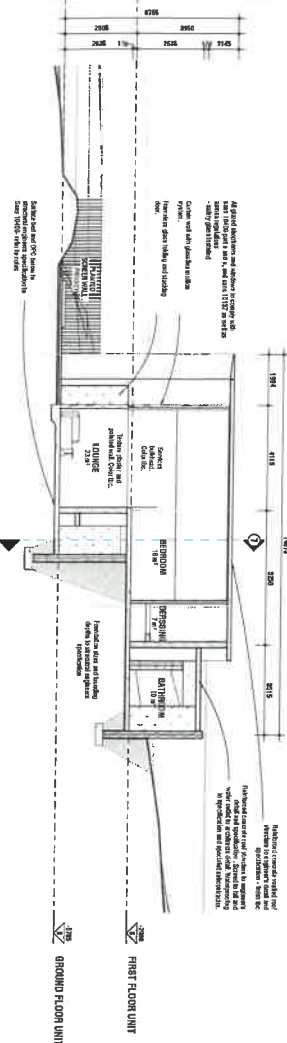
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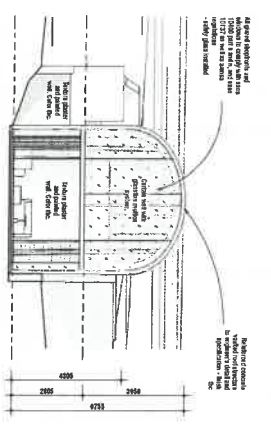
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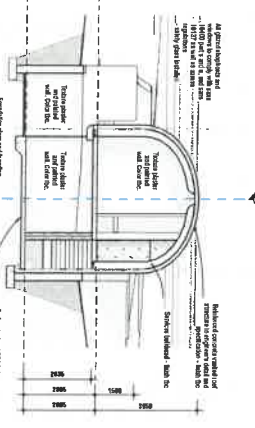
3 | SOUTH ELEVATION . UNIT TYPE 01  
1 : 100



4 | SECTION AA . UNIT TYPE 01  
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5 | WEST ELEVATION . UNIT TYPE 01  
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7 | SECTION BB . UNIT TYPE 01  
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NO.	DATE	DESCRIPTION
1	2023/01/01	ISSUED FOR PERMIT
2	2023/01/15	REVISED PER PERMIT COMMENTS
3	2023/02/01	REVISED PER CLIENT COMMENTS
4	2023/02/15	REVISED PER CLIENT COMMENTS
5	2023/03/01	REVISED PER CLIENT COMMENTS
6	2023/03/15	REVISED PER CLIENT COMMENTS
7	2023/04/01	REVISED PER CLIENT COMMENTS
8	2023/04/15	REVISED PER CLIENT COMMENTS
9	2023/05/01	REVISED PER CLIENT COMMENTS
10	2023/05/15	REVISED PER CLIENT COMMENTS

NO.	DATE	DESCRIPTION
1	2023/01/01	ISSUED FOR PERMIT
2	2023/01/15	REVISED PER PERMIT COMMENTS
3	2023/02/01	REVISED PER CLIENT COMMENTS
4	2023/02/15	REVISED PER CLIENT COMMENTS
5	2023/03/01	REVISED PER CLIENT COMMENTS
6	2023/03/15	REVISED PER CLIENT COMMENTS
7	2023/04/01	REVISED PER CLIENT COMMENTS
8	2023/04/15	REVISED PER CLIENT COMMENTS
9	2023/05/01	REVISED PER CLIENT COMMENTS
10	2023/05/15	REVISED PER CLIENT COMMENTS

**CLIENT**

**REVISION**

**GENERAL**

1. SECTION LINE MARKER: 010  
2. SECTION LINE MARKER: 010  
3. SECTION LINE MARKER: 010  
4. SECTION LINE MARKER: 010  
5. SECTION LINE MARKER: 010  
6. SECTION LINE MARKER: 010  
7. SECTION LINE MARKER: 010  
8. SECTION LINE MARKER: 010  
9. SECTION LINE MARKER: 010  
10. SECTION LINE MARKER: 010

**TITLE**

**PROJECT**

**CLIENT**

**REVISION**

**GENERAL**

**Boogertm Partners**

REM-ER-1832  
VIGNE D'OR  
VIGNE D'OR  
VIGNE D'OR  
FRANSCHHOEK

UNIT TYPE 01  
SCALE: 1:100 @ A1  
AR 1850  
A

DRAFT