

EXECUTIVE SUMMARY

APPLICATION FOR CONSENT USE AND DEPARTURE: PORTION 837 OF FARM NO. 510 BLAAUWKLIP, STELLENBOSCH

The purpose of the application is to allow the operation of the Specialized Experience Centre and Bike Park on the property.

In particular, application is made for the following:

- a) In terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 for a consent use to permit a tourist facility (Specialized Experience Centre with operational offices, workshops, fleet storage and service area, and also a farm gym and Bike Park/Pump track) in and around existing buildings on the property.
- b) In terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 for a permanent departure to exceed the maximum permissible height for a tourist facility from 1 to 2 storeys.

1 LOCATION AND CONTEXT

The property is situated approximately 4km south of the center of Stellenbosch between Stellenbosch town and Jamestown. The farm borders on the Blaauwklip River to the south and opposite the River, the La Clémence Retirement Village. The property is located immediately adjacent to the R44 (Strand Road) from where access is obtained directly from the signalized Technopark intersection on the R44.

The property comprises some 33.3864ha. Together with neighbouring landholdings which is also owned by Blaauwklippen, more than 50ha is under vineyards.

Most of the buildings and infrastructure is concentrated in the center of the property. These buildings include the manor house, Jonkershuis, restaurant, farm shop and deli, tasting room, wine cellars, storage buildings and offices.

The Estate currently has a wide range of venues and facilities which contributes to the lifestyle and health destination moniker. These include the following:



17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: info@dmp.co.za • website: www.dmp.co.za

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MArch, CIA
SW vd Merwe, Pr Sci Nat, NHD (Nature Conservation) SACNASP • JMH Lockay, Pr S Arch, T MArch • PJ Niemann, Pr Arch, B Arch (UFS) MArch, CIA
Associate Landscape Architect: WJ Tjmens, Ing (NED) FILASA

The Cathedral:	A custom-designed glass structure that can comfortably host up to 200 guests with a dance floor. The Cathedral offers complete exclusivity, magnificent views of the farm surroundings with Stellenbosch Mountain as a backdrop, and a one-of-a-kind experience.
Manor House Terrace:	The perfect setting for an intimate occasion, with as historic sense of place and an exclusive sense of space. The ideal venue for groups of up to 40 people.
Manor House Lawn:	The extensive garden in front of our Manor House with views over the Blaauwklippen Valley is a tranquil setting for an informal cocktail party of up-to 80 guests.
The Greenhouse:	An avenue of giant Ficus trees perfectly edges this informal event space that can be transform into a one-of-a-kind celebration. Ideal for cocktails or dinner parties of up to 250 people.
Blaauwklippen Family Market:	The market is held every Saturday and Sunday. The Market is a popular Winelands destination with an array of food, arts and crafts, live music, a monthly antiques fair and the estate's child-friendly facilities and activities. The market has a strong seasonal focus and a strong emphasis on local, organic and sustainable food, produce and goods.
Kamers/MAKERS:	For the last 4 years, Blaauwklippen has also hosted the KAMERS/Makers market. Billed as South Africa's favourite 'up'-market, the event accommodates over 160 of the finest artisan Makers. The event supports local artisans and offers everything from handcrafted decor and fashion to artisan food and wine.

In addition to the above, the recently-added Specialized Experience Centre and Bike Park features an outdoor Velosolutions Pump Track and kiddies play area with a cycling track and a jungle gym. The Experience Centre also includes a Farm Gym and a separate section for the offices of the farm owner, ATM, on the first floor of the building. The Specialized Experience Centre and Bike Park and associated services is the contents of this application.



Figure 1: The Specialized Experience Centre and Bike Park. The Farm Gym is to the right.

2 SITE DESCRIPTION AND EXTENT OF PREVIOUS APPROVALS

The property is described in the relevant title deeds as Portion 837 of the Farm Blaauw Klip No. 510, Municipality and Division Stellenbosch, Western Cape Province and is 36.436ha in extent. Blaauwklippen farm comprises several other landholdings. This application is however only applicable to the latter portion.

The underlying zoning of the property is *Agriculture and Rural Zone*. Over the years, portions of the farm have been rezoned for a specific purpose. The applicable zonings and consent uses that have been approved over the years are described below:

	DATE APPROVED	LAND USE PLANNING APPROVAL
a)	6 November 2001	Approval granted for a consent use for tourist facilities in order to operate a restaurant (400m ²) from the manor house.
b)	26 February 2002	Approval granted for a consent use to extend an existing tourist facility: Restaurant and Wine Tasting facility to ±380m ² and ±420m ² , respectively.
c)	8 September 2003	Approval granted for the rezoning of a portion (1164m ²) of Farm 510 from Agricultural Zone I to Agricultural Zone II in order to make provision for extension of the existing wine cellar.
d)	6 April 2005	Approval granted for the rezoning of a portion (±420m ²) of Farm 510 from Agricultural Zone I to Residential Zone V with a Consent Use for a Place of Assembly (Function facility).
e)	06 April 2005	Approval granted for the rezoning of a portion (±481m ²) of Farm 510 from Agricultural Zone I to Agricultural Zone II, to make provision for extensions to the wine cellar.
f)	2014	Approval granted for a temporary departure in order to use a portion (±216m ²) of Farm 510 for educational purposes (temporary crèche and aftercare structures) at the labourer's cottages.

It is to be noted that an application for rezoning, consent use and temporary departures on the subject property are current being considered by the Municipality (Case ID: LU/6861). It is the intention of said application to correct the base zone and the permanent uses of the property. This application follows on said application as it endeavours to further expand on the tourist facilities offered on the Estate.

3 DESCRIPTION OF ACTIVITY

Blaauwklippen has positioned itself as one of the premier lifestyle and health destinations in the Stellenbosch area and a destination of international recognition. In support of this goal, Blaauwklippen endeavoured to attract more local and international clientele in the leisure industry.

The outbreak of the Covid-19 pandemic wreaked havoc on the global leisure industry. Blaauwklippen was not spared as the impact of lockdown restrictions on work productivity and

outcomes severely hampered operations on the farm. It was therefore decided to establish the Specialized Experience Centre and Bike Park during this period, whilst there was a complete absence of international tourists, to enable Blaauwklippen to attract local visitors to the farm.

The goal of the Specialized Experience Centre and Bike Park is to connect riders with the brand's culture and products through an unfiltered world-class demonstration experience in an authentic environment, in this case, the world-famous roads and trails around Stellenbosch.

The Specialized Experience Centre is accommodated in a refurbished workshop/dispatch and agricultural vehicles storage shed whilst the Bike Park had been developed on a portion of fallow land north of the aforementioned shed. The new facility includes the Specialized offices, workshops and storage, farm gym, and office of the landowner.

It was originally proposed that the original workshop/dispatch and motor storage be converted for this new purpose. However, the existing structure was not structurally sound to accommodate the proposed conversion, hence, the buildings were refurbished to accommodate the land uses on almost the same footprint and height.

The total coverage of the new facility is 1557m². In comparison, the total coverage of the original building was in the order of 1345m². The refurbished building comprises a total floor area of 2261.2m² and gross leasable area (GLA) of 2013.8m².

3.1 SPECIALIZED EXPERIENCE CENTRE

Stellenbosch is known worldwide for its cycling culture, magnificent trails and roads lined with vineyards and oak trees. It is for this reason that Specialized moved its offices in Stellenbosch town to the 'heart' of the Stellenbosch trails.

The Specialized Experience Centre is strategically located within 900m of the Specialized-Stellenbosch Brand Store at the Paradyskloof convenience centre.

Nestled in the vineyards on the historic Blaauwklippen Wine Estate, and flanked by the Helderberg and Stellenbosch mountain ranges, the Specialized Experience Centre is ideally positioned to give riders a taste of the best Stellenbosch has to offer.

The Specialized Stellenbosch Experience Centre offers riders a range of experience options to suit every need and budget. From fully inclusive bespoke guided tours to day rentals.

The Experience Centre building accommodates a range of uses in support of its operations. The building houses the operational offices, workshops, fleet storage areas and service areas. The Experience Centre, excluding the Farm Gym, currently comprises approximately 1800m² and has a GLA of 1405m².

3.2 FARM GYM

A state-of-the-art gym completes the wellness ecosystem that Specialized have evolved. The gym offers personal training and custom programming sessions, small group training and in-house biokinetic services.

The Farm Gym comprises approximately 305m² and has a GLA of 511m², which includes the outdoor training area.

3.3 BIKE PARK

The Specialized Experience Centre facility also features a Velosolutions Pump track – the perfect playground for experienced riders and flow skateboarders to carve, or for riders new to the sport to find their feet on a smooth, predictable track. The track is 299m long, with a 72m jump line.

The Bike Park is complimented with a kiddie's track and playground that adjoins the pump track. The kiddies track and playground provide numerous jungle gyms intertwined by the kiddies track whilst shaded seating is available for moms and dads to watch over their kids.

The Velosolutions Pump track comprises some 2774m² whilst the kiddies play area a track comprises a total area of 1534m².

4 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- a) Section 213(2) of the Zoning Scheme By-Law states that 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. The Specialized Experience Centre and Bike Park complies with this parameter as it is established within existing buildings and on fallow land.
- b) The scale of the individual buildings used for the consent use is in keeping with the character of buildings on the land unit and the character of the area.
- c) As required in terms of Section 213(5), the primary use of the land unit will remain bona fide agriculture and the Experience Centre and Bike Park will remain subservient to the primary land use activities on the property.
- d) There are no restrictive conditions listed in the respective title deed that would prohibit the nature of this application.
- e) The Stellenbosch Spatial Development Framework (SDF) recognises the importance of the tourism industry and calls for the protection and expansion of tourism assets. The SDF also recognises the importance of the agricultural sector especially in relation to supporting tourism and employment.
- f) The consent use will also contribute to creating employment opportunities and minimise the poverty gap.
- g) The farm has proven that the land uses can be accommodated on site without it negatively impacting on surrounding properties.

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: Strand Road (R44), Stellenbosch
Application Property Number: Farm No. 510/837, Stellenbosch
Applicant: Jacques Volschenk / Dennis Moss Partnership
PO Box 371, Stellenbosch, 7599
Tel. 021 887 0124; Fax. 021 886 5393
Email: jacques@dmp.co.za
Owner: Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd.
Strand Road (R44), Stellenbosch
Tel. 084 245 1733
Email: grethe@blaauwklippen.com
Application Reference: LU/15735
Application Type: Application for consent use and permanent departure

Detailed description of land use or development proposal, including its intent and purpose:

Application has been made in terms of section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a consent use to permit a tourist facility (Specialized Experience Centre with operational offices, workshop, fleet storage and service area, also a farm gym and a Bike Park/Pump track for experienced riders and flow skateboarders) on a portion of Farm No. 510/837, Stellenbosch.

Application is also made in terms of section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a permanent departure to exceed the maximum permissible height for a tourist facility from 1 to 2 storeys.

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law 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/planning/documents/planning-notice/land-use-applications-advertisements>.



If the website or documents cannot be accessed, an electronic copy of the application can 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 By-Law with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - o Indicate the facts and circumstances that explain the comments;
 - o Where relevant demonstrate the undesirable effect that the application will have if approved;
 - o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Dennis Moss Partnership (Att.: Jacques Volschenk; jacques@dmp.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 **22 October 2023**.

It should be noted that the Municipality, in terms of Section 50(5) of the said By-Law, 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 (082 821 6365/021 887 0124) during normal office hours.

Yours faithfully

JL VOLSCHENK

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK AAN GEÏNTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: Strandpad (R44), Stellenbosch
Aansoek eiendom beskrywing: Plaas No. 510/837, Stellenbosch
Aansoeker: Jacques Volschenk / Dennis Moss Vennootskap
Posbus 371, Stellenbosch, 7599
Tel. 021 887 0124; Faks. 021 886 5393
Epos. jacques@dmp.co.za
Eienaar: Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd.
Strandpad (R44), Stellenbosch
Tel. 084 245 1733
Epos. grethe@blaauwklippen.com
Aansoek Verwysing: LU/15735
Tipe Aansoek: Vergunningsgebruik-aansoek en permanente afwyking

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen ingevolge artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 vir 'n vergunningsgebruik om 'n toeristefasiliteit toe te laat ('Specialized Experience Centre' met operasionele kantore, werkswinkel, vlootberging en diens area, asook 'n plaasgimnasium en 'n fietspark/pomp-baan vir ervare ryers en skaatsplankryers) op 'n gedeelte van Plaas No. 510/837, Stellenbosch.

Daar word ook aansoek gedoen ingevolge artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 vir 'n permanente afwyking om die maksimum toelaatbare hoogte vir 'n toeristefasiliteit van 1 tot 2 verdiepings te oorskry.

Kennis word hiermee gegee in terme van die voorskrifte van Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:



<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan 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 tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - o Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - o Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - o Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - o Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Dennis Moss Partnership (Aandag: Jacques Volschenk; jacques@dmp.co.za). Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

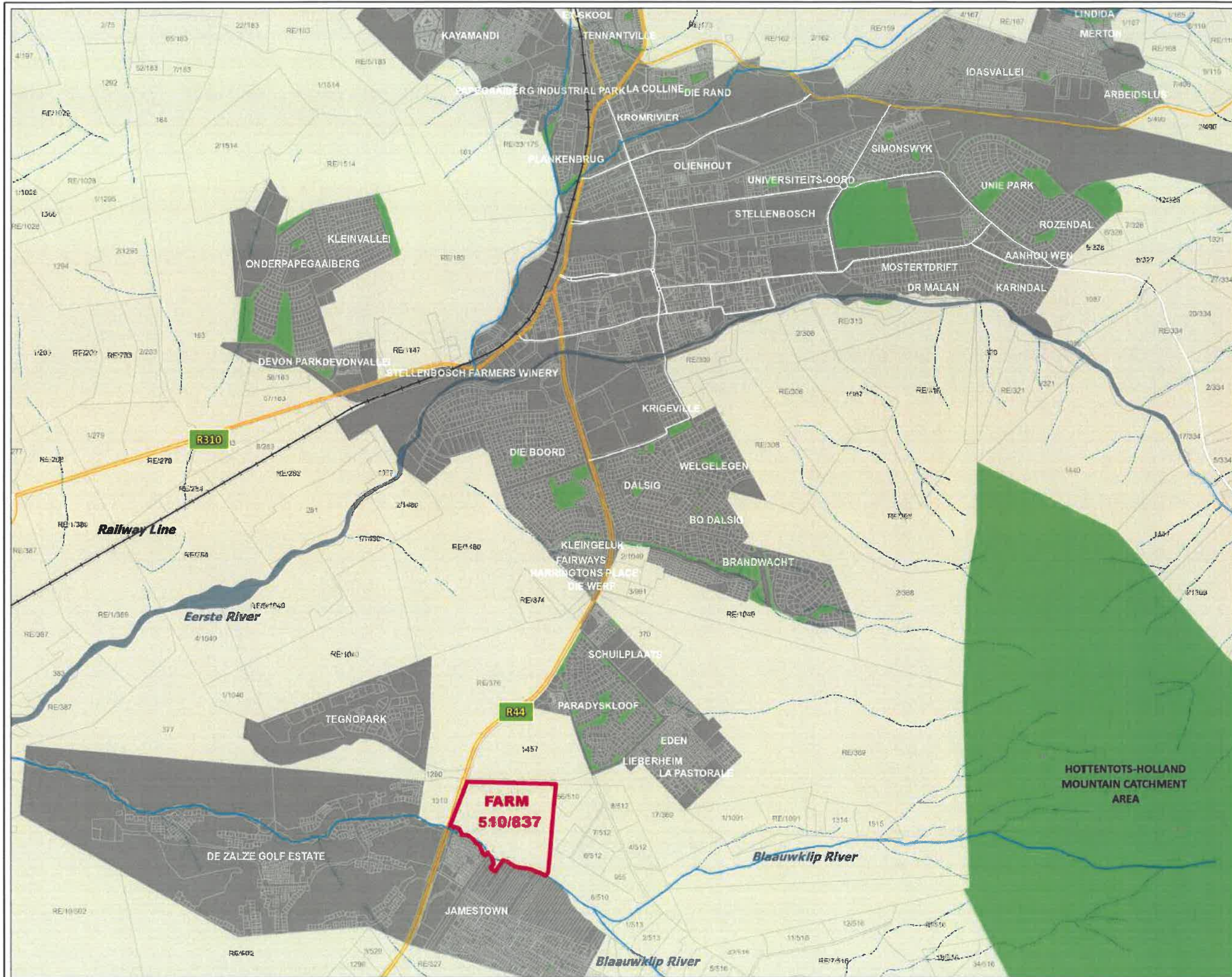
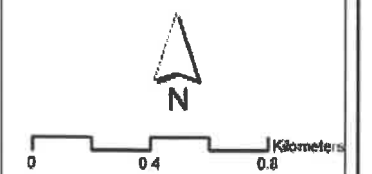
Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **22 Oktober 2023**.

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 aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (082 821 6365/021 887 0124) gedurende normale kantoorure.

Die uwe

JL VOLSCHENK



This drawing and the information contained therein is the property of Dennis Moss Partnership and must not be copied or disclosed to a third party without their written consent.



BLAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH PTY (LTD)

TEMPORARY DEPARTURE

REGIONAL CONTEXT

PROJECT NO	Y41 00	SCALE	1:25 000
DRAWING NO	/	DATE	05/10/2016
REV NO	/	BY	GDK

FOR APPROVAL



This drawing and the information contained thereon is the property of Zone Land Solutions and must not be copied or disclosed to a third party without their written consent.



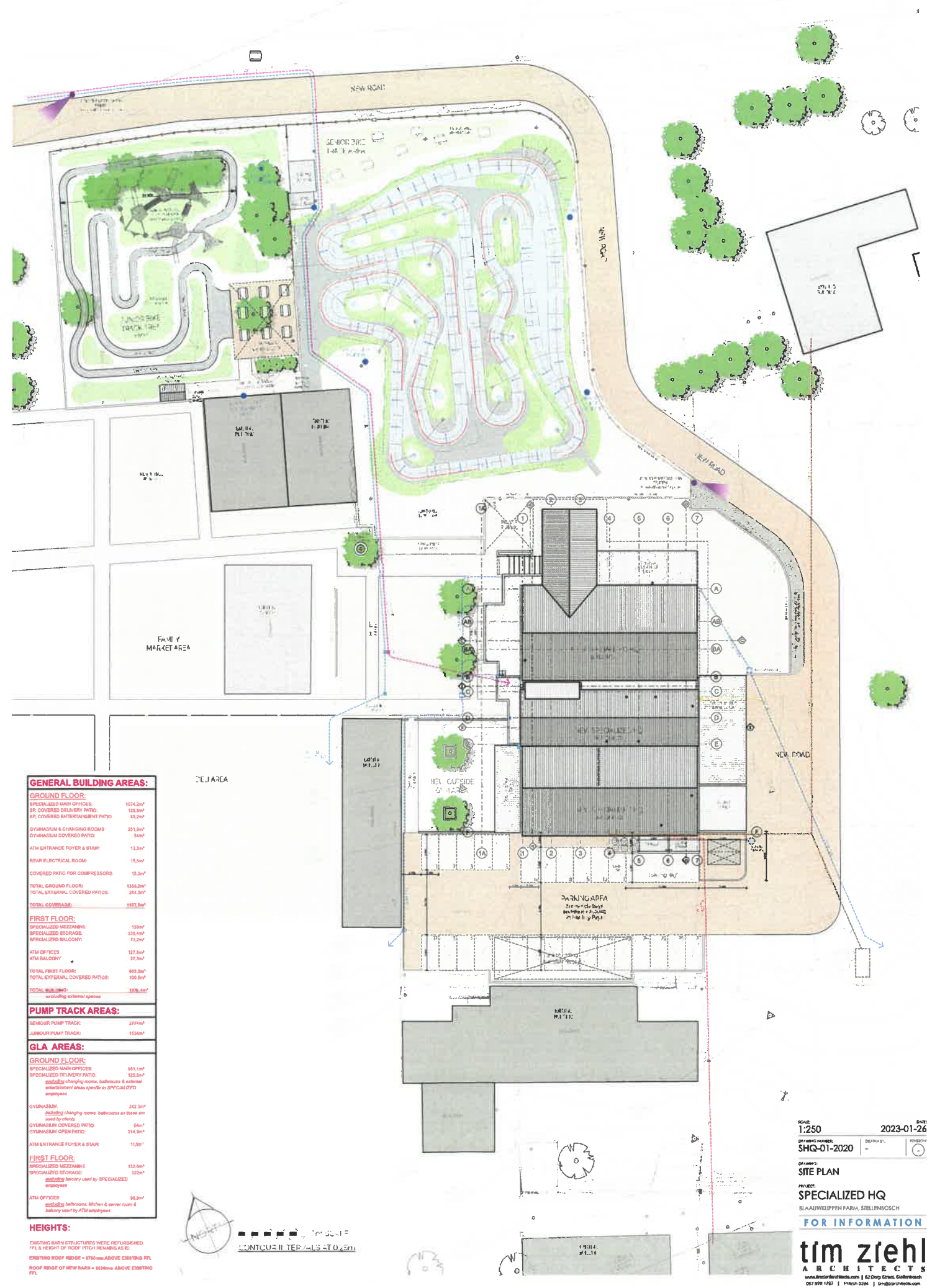
CLIENT
BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH PTY (LTD)

PROJECT
**LAND USE PLANNING APPLICATIONS
FARM 510 PORTION 837, BLAAUWKLIPPEN,
STELLENBOSCH**

DRAWING
LOCALITY PLAN

PROJECT NO. 54186	DATE 20-10-2016	SCALE 1:10000
DRAWING NO. 1	DRAWN BY JLV	CHECKED BY GDK

FOR DISCUSSION



GENERAL BUILDING AREAS:	
GROUND FLOOR:	
SPECIALIZED MAIN OFFICES	1074.2m²
SP. COVERED DELIVERY PATIO	135.8m²
SP. COVERED ENTERTAINMENT PATIO	30.2m²
GYMNASIUM & CHANGING ROOMS	251.3m²
GYMNASIUM COVERED PATIO	54m²
ATM ENTRANCE FOYER & STAIR	11.3m²
REAR ELECTRICAL ROOM	15.5m²
COVERED PATIO FOR COMPRESSORS	15.3m²
TOTAL GROUND FLOOR	1355.2m²
TOTAL EXTERNAL COVERED PATIOS	254.3m²
TOTAL COVERAGE	1609.5m²
FIRST FLOOR:	
SPECIALIZED MEZZANINE	139m²
SPECIALIZED STORAGE	536.4m²
SPECIALIZED BALCONY	71.2m²
ATM OFFICE	127.8m²
ATM BALCONY	27.3m²
TOTAL FIRST FLOOR	601.2m²
TOTAL EXTERNAL COVERED PATIOS	100.5m²
TOTAL BUILDING	1916.4m²
including external spaces	
PUMP TRACK AREAS:	
REAR PUMP TRACK	2774m²
JUNIOR PUMP TRACK	1534m²
GLA AREAS:	
GROUND FLOOR:	
SPECIALIZED MAIN OFFICES	101.1m²
SPECIALIZED DELIVERY PATIO	135.8m²
including changing rooms, bathrooms & external entertainment areas specific to SPECIALIZED employees	
GYMNASIUM	242.3m²
including changing rooms, bathrooms as well as areas used by clients	
GYMNASIUM COVERED PATIO	54m²
GYMNASIUM OPEN PATIO	214.8m²
ATM ENTRANCE FOYER & STAIR	11.0m²
FIRST FLOOR:	
SPECIALIZED MEZZANINE	133.6m²
SPECIALIZED STORAGE	532m²
including balcony used by SPECIALIZED employees	
ATM OFFICE	86.3m²
including bathrooms, kitchen & server room & balcony used by ATM employees	
HEIGHTS:	
EXISTING BARN STRUCTURES WERE REFURBISHED TO FULL HEIGHT OF ROOF (PITCH REMAINS AS IS)	
EXISTING ROOF RIDGE = 6760mm ABOVE EXISTING PFL	
ROOF RIDGE OF NEW BARN = 6930mm ABOVE EXISTING PFL	

SCALE: 1:250
DATE: 2023-01-26
DRAWING NUMBER: SHQ-01-2020
DESIGNED BY: [Signature]
REVIEWED BY: [Signature]
PROJECT: SPECIALIZED HQ
BLAUWOLFFEN FABRIK, STELLINGEN
FOR INFORMATION
tim zrehl
ARCHITECTS
www.timzrehl.com | 42 Drey Str., Gießen
067 978 1757 | March 2024 | info@timzrehl.com

EXISTING BUILDING

EXISTING WALL

EXISTING BUILDING

NEW ENTRANCE WALKWAY

NEW BRICK PAVED APRON

NEW SLED TRACK

NOTE: Sled track to be built to meet current standards and specifications.

OUTSIDE EXERCISE AREA

AREA: 214.9 m²

NOTE: Gymnasium to have 25mm Gym mats (Turf) in Dark Green supplied and fitted by Gym Sports

COVERED EXERCISE AREA

AREA: 94.9 m²

GYMNASIUM BY THIRD PARTY

AREA: 160.9 m²

NOTE: Gymnasium to have 25mm Gym mats (Turf) in Dark Green supplied and fitted by Gym Sports

NOTE: In High level windows along this wall - refer to Massing floor plans for position

Existing low wall to be demolished

Rainwater collection lines on suitable solid base. Pipes & provision to be detailed

DOCUMENT VARIATIONS REGISTER:

REV DATE DESCRIPTION FOR INFORMATION

GENERAL BUILDING AREAS:

GROUND FLOOR:	
SPECIALIZED MAIN OFFICES:	1074.2m ²
SP. COVERED DELIVERY PATIO:	125.8m ²
SP. COVERED ENTERTAINMENT PATIO:	59.2m ²
GYMNASIUM & CHANGING ROOMS:	251.9m ²
GYMNASIUM COVERED PATIO:	54m ²
ATM ENTRANCE FOYER & STAIR:	13.3m ²
REAR ELECTRICAL ROOM:	15.8m ²
COVERED PATIO FOR COMPRESSORS:	15.3m ²
TOTAL GROUND FLOOR:	1355.2m ²
TOTAL EXTERNAL COVERED PATIOS:	264.3m ²
TOTAL COVERAGE:	1619.5m ²

FIRST FLOOR:	
SPECIALIZED MEZZANINE:	139m ²
SPECIALIZED STORAGE:	336.4m ²
SPECIALIZED BALCONY:	73.2m ²
ATM OFFICES:	127.8m ²
ATM BALCONY:	27.3m ²
TOTAL FIRST FLOOR:	603.2m ²
TOTAL EXTERNAL COVERED PATIOS:	100.5m ²
TOTAL BUILDING:	1876.4m ²
excluding external spaces	

PUMP TRACK AREAS:

SENIOR PUMP TRACK:	2774m ²
JUNIOR PUMP TRACK:	1534m ²

GLA AREAS:

GROUND FLOOR:	
SPECIALIZED MAIN OFFICES:	951.1m ²
SPECIALIZED DELIVERY PATIO:	125.8m ²
excluding changing rooms, bathrooms & external entertainment areas specific to SPECIALIZED employees	
GYMNASIUM:	242.3m ²
including changing rooms, bathrooms as these are used by clients	
GYMNASIUM COVERED PATIO:	54m ²
GYMNASIUM OPEN PATIO:	214.9m ²
ATM ENTRANCE FOYER & STAIR:	11.8m ²
FIRST FLOOR:	
SPECIALIZED MEZZANINE:	132.6m ²
SPECIALIZED STORAGE:	322m ²
excluding balcony used by SPECIALIZED employees	
ATM OFFICES:	96.3m ²
excluding bathrooms, kitchen & server room & balcony used by ATM employees	

HEIGHTS:

EXISTING BARN STRUCTURES WERE REFURBISHED. FFL & HEIGHT OF ROOF PITCH REMAINS AS IS:

EXISTING ROOF RIDGE = 6760mm ABOVE EXISTING FFL

ROOF RIDGE OF NEW BARN = 8026mm ABOVE EXISTING FFL

ARCHITECT'S SIGNATURE:

CLIENT'S SIGNATURE:

SCALE: 1:100 DATE: 2023-01-26

DRAWING NUMBER: SHQ-01-2020 DRAWN BY: REVISION: 1

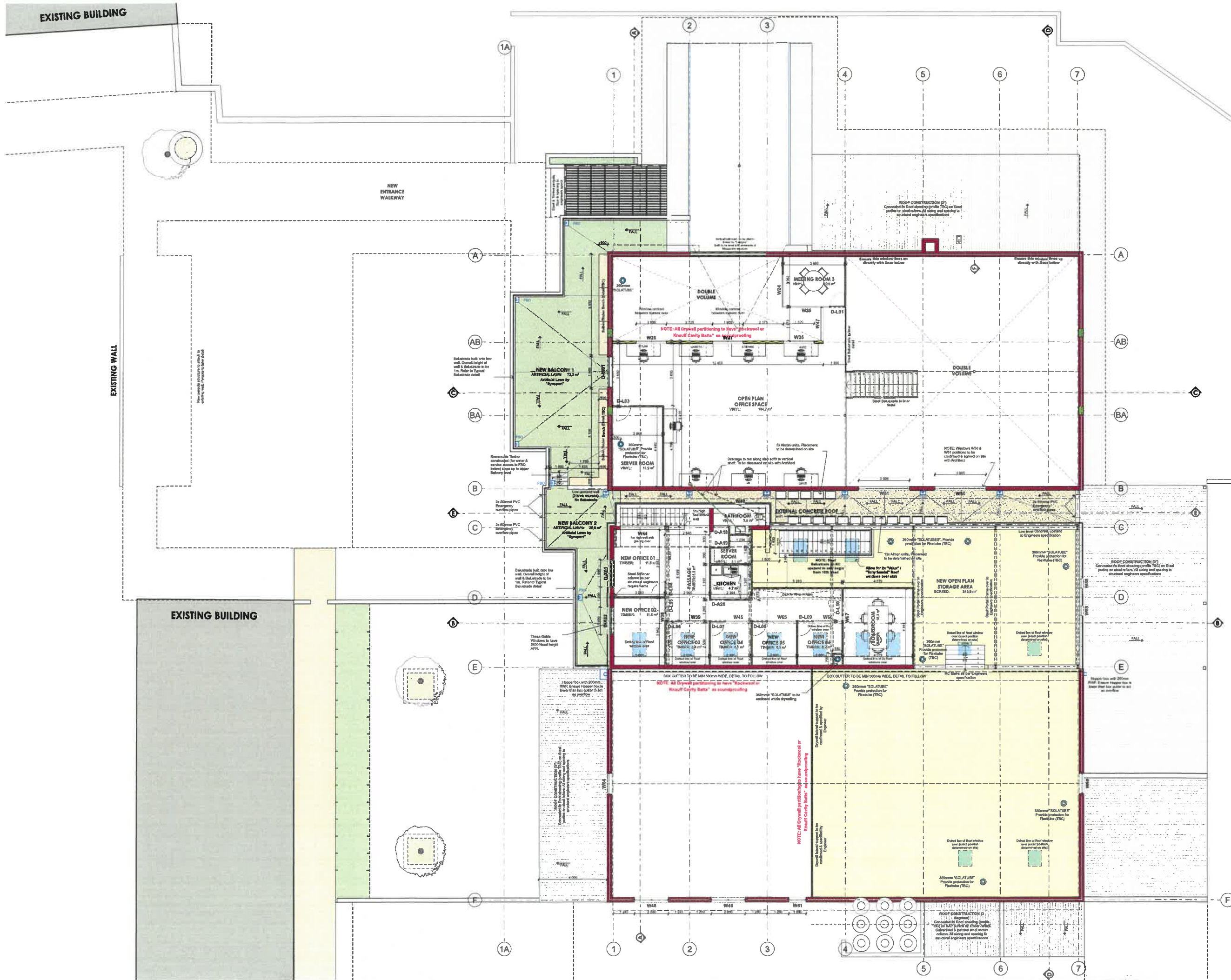
DRAWING: GROUND FLOOR PLAN

PROJECT: SPECIALIZED HQ

BLAAUWKIPPEN FARM, STELLENBOSCH

FOR INFORMATION

tim ziehl
ARCHITECTS
www.timziehlarchitects.com | 52 Dorp Street, Stellenbosch
082 928 1292 | P: Arch 5394 | tim@timziehlarchitects.com



DOCUMENT VARIATIONS REGISTER:		
REV	DATE	DISCREPANCY FOR INFORMATION
1	2023-01-26	FOR INFORMATION

GENERAL BUILDING AREAS:	
GROUND FLOOR:	
SPECIALIZED MAIN OFFICES:	1074,2m²
SP. COVERED DELIVERY PATIO:	126,8m²
SP. COVERED ENTERTAINMENT PATIO:	69,2m²
GYMNASIUM & CHANGING ROOMS:	
GYMNASIUM COVERED PATIO:	251,9m²
ATM ENTRANCE FOYER & STAIR:	13,3m²
REAR ELECTRICAL ROOM:	15,8m²
COVERED PATIO FOR COMPRESSORS:	15,3m²
TOTAL GROUND FLOOR:	1355,2m²
TOTAL EXTERNAL COVERED PATIOS:	294,3m²
TOTAL COVERAGE:	1657,5m²
FIRST FLOOR:	
SPECIALIZED MEZZANINE:	139m²
SPECIALIZED STORAGE:	336,4m²
SPECIALIZED BALCONY:	73,2m²
ATM OFFICES:	127,8m²
ATM BALCONY:	27,3m²
TOTAL FIRST FLOOR:	603,7m²
TOTAL EXTERNAL COVERED PATIOS:	100,5m²
TOTAL BUILDING:	1876,4m²
<i>excluding external spaces</i>	
PUMP TRACK AREAS:	
SENIOR PUMP TRACK:	2774m²
JUNIOR PUMP TRACK:	1534m²
GLA AREAS:	
GROUND FLOOR:	
SPECIALIZED MAIN OFFICES:	951,1m²
SPECIALIZED DELIVERY PATIO:	126,8m²
<i>excluding changing rooms, bathrooms & external entertainment areas specific to SPECIALIZED employees</i>	
GYMNASIUM:	242,3m²
<i>including changing rooms, bathrooms as these are used by clients</i>	
GYMNASIUM COVERED PATIO:	54m²
GYMNASIUM OPEN PATIO:	214,9m²
ATM ENTRANCE FOYER & STAIR:	11,9m²
FIRST FLOOR:	
SPECIALIZED MEZZANINE:	132,9m²
SPECIALIZED STORAGE:	322m²
<i>excluding balcony used by SPECIALIZED employees</i>	
ATM OFFICES:	96,3m²
<i>excluding bathrooms, kitchen & server room & balcony used by ATM employees</i>	

HEIGHTS:

EXISTING BARN STRUCTURES WERE REFURISHED.
FPL & HEIGHT OF ROOF PITCH REMAINS AS IS:

EXISTING ROOF RIDGE = 6760mm ABOVE EXISTING FFL

ROOF RIDGE OF NEW BARN = 8026mm ABOVE EXISTING FFL

ARCHITECT'S SIGNATURE: _____

CLIENT'S SIGNATURE: _____

SCALE: 1:100 DATE: 2023-01-26

DRAWING NUMBER: SHQ-01-2020 DRAWN BY: - REVISION: -

DRAWING: MEZZANINE & 1ST FLOOR PLAN

PROJECT: SPECIALIZED HQ

BLAAUWKIPPEN FARM, STELLENBOSCH

FOR INFORMATION

tīm ziehl
ARCHITECTS

www.timziehlarchitects.com | 52 Dorp Street, Stellenbosch
082 828 1292 | PArch 5394 | tim@timziehlarchitects.com

DOCUMENT VARIATIONS REGISTER:		
REV	DATE	DESCRIPTION
-	2023-01-26	FOR INFORMATION

GENERAL BUILDING AREAS:

GROUND FLOOR:	
SPECIALIZED MAIN OFFICES:	1074,2m²
SP. COVERED DELIVERY PATIO:	125,8m²
SP. COVERED ENTERTAINMENT PATIO:	89,2m²
GYMNASIUM & CHANGING ROOMS:	251,8m²
GYMNASIUM COVERED PATIO:	54m²
ATM ENTRANCE FOYER & STAIR:	13,3m²
REAR ELECTRICAL ROOM:	15,8m²
COVERED PATIO FOR COMPRESSORS:	15,3m²
TOTAL GROUND FLOOR:	1555,2m²
TOTAL EXTERNAL COVERED PATIOS:	284,3m²
TOTAL COVERAGE:	1557,5m²

FIRST FLOOR:	
SPECIALIZED MEZZANINE:	139m²
SPECIALIZED STORAGE:	336,4m²
SPECIALIZED BALCONY:	73,2m²
ATM OFFICES:	127,8m²
ATM BALCONY:	27,3m²
TOTAL FIRST FLOOR:	683,3m²
TOTAL EXTERNAL COVERED PATIOS:	100,5m²
TOTAL BUILDING:	1876,4m²
<i>excluding external spaces</i>	

PUMP TRACK AREAS:

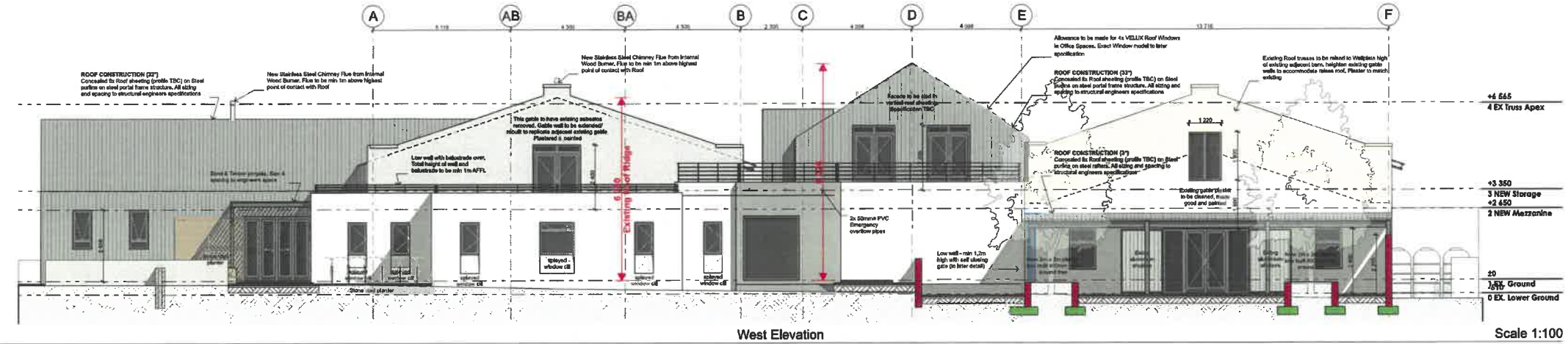
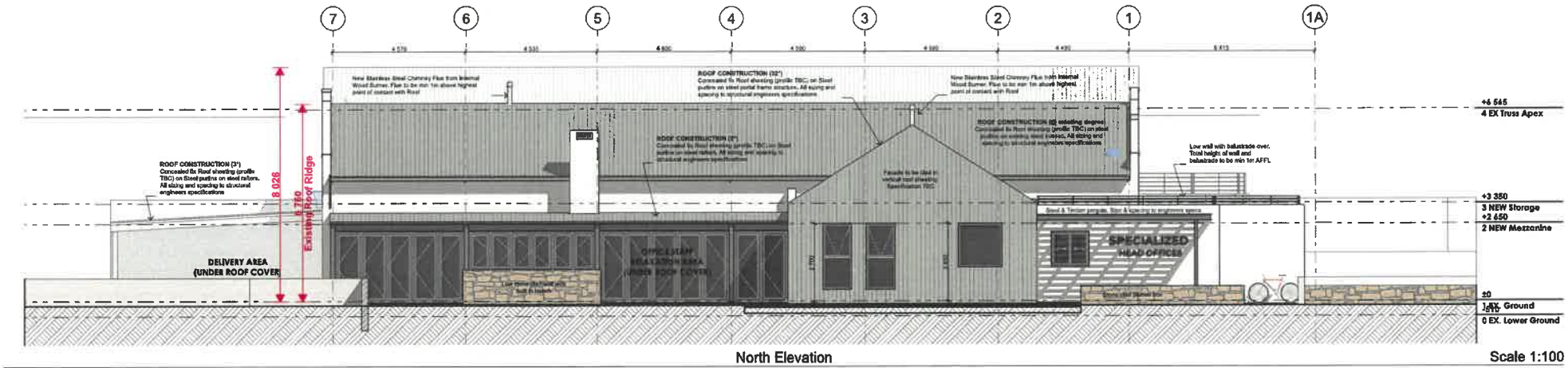
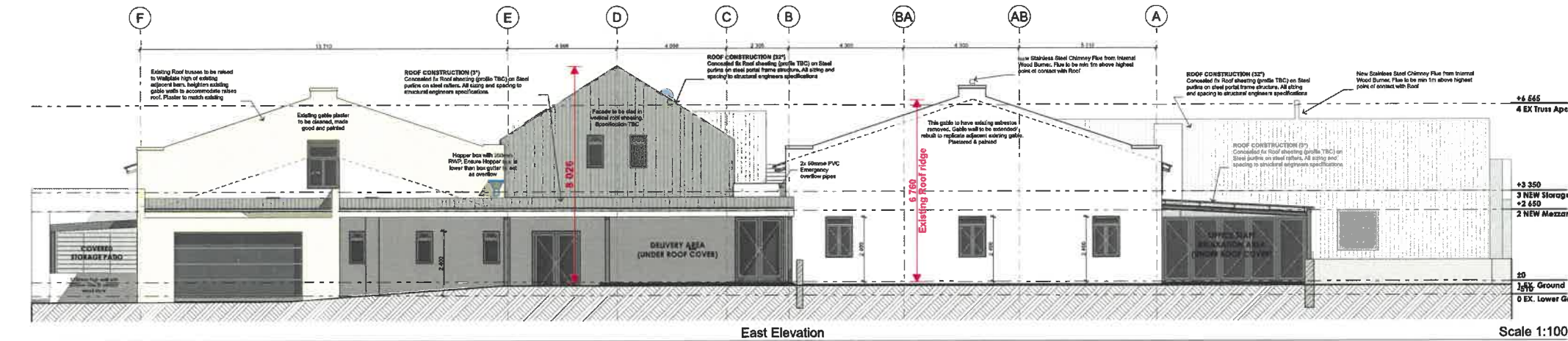
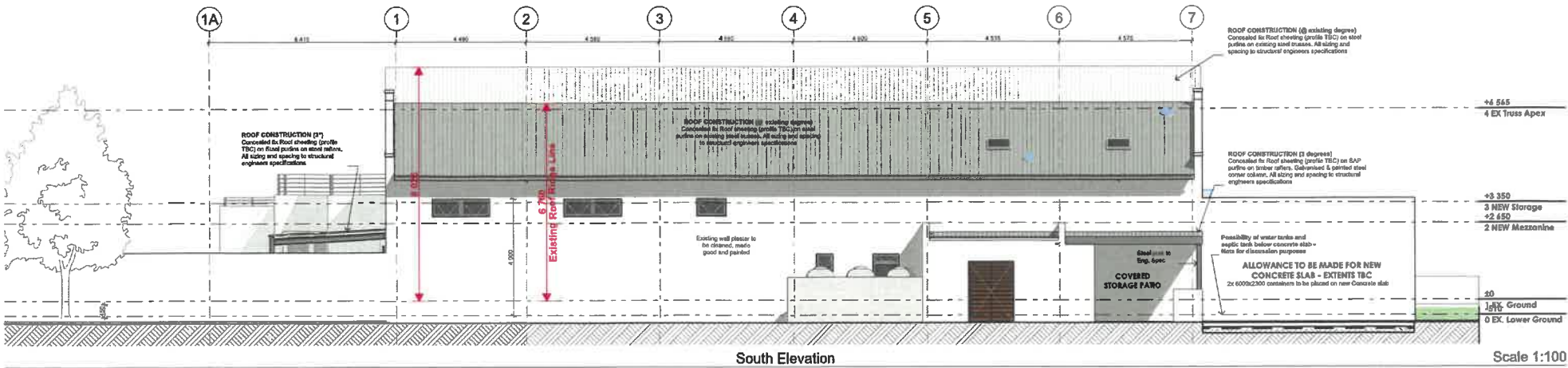
SENIOR PUMP TRACK:	2774m²
JUNIOR PUMP TRACK:	1534m²

GLA AREAS:

GROUND FLOOR:	
SPECIALIZED MAIN OFFICES:	951,1m²
SPECIALIZED DELIVERY PATIO:	125,8m²
<i>excluding changing rooms, bathrooms & external entertainment areas specific to SPECIALIZED employees</i>	
GYMNASIUM:	242,3m²
<i>including changing rooms, bathrooms as these are used by clients</i>	
GYMNASIUM COVERED PATIO:	54m²
GYMNASIUM OPEN PATIO:	214,9m²
ATM ENTRANCE FOYER & STAIR:	11,9m²
FIRST FLOOR:	
SPECIALIZED MEZZANINE:	132,8m²
SPECIALIZED STORAGE:	322m²
<i>excluding balcony used by SPECIALIZED employees</i>	
ATM OFFICES:	96,9m²
<i>excluding bathrooms, kitchen & server room & balcony used by ATM employees</i>	

HEIGHTS:

EXISTING BARN STRUCTURES WERE REFURBISHED. FFL & HEIGHT OF ROOF PITCH REMAINS AS IS:
EXISTING ROOF RIDGE = 6780mm ABOVE EXISTING FFL
ROOF RIDGE OF NEW BARN = 8026mm ABOVE EXISTING FFL



ARCHITECT'S SIGNATURE:

CLIENT'S SIGNATURE:

SCALE: 1:100 DATE: 2023-01-26

DRAWING NUMBER: SHQ-01-2020 DRAWN BY: REVISION: -

DRAWING: ELEVATIONS

PROJECT: SPECIALIZED HQ
BLAAUWKIPPEN FARM, STELLENBOSCH

FOR INFORMATION

tīm ziehl
ARCHITECTS
www.timziehlarchitects.com | 52 Dorp Street, Stellenbosch
082 928 1292 | P:Arch 5394 | tim@tzarchitects.com