**NOTICE OF LAND DEVELOPMENT APPLICATION**

Affected person's Name

Affected persons Physical Address

Affected person's Title:

**CONSENT USE, PERMISSION IN TERMS OF SCENIC ROUTE OVERLAY ZONE & PERMISSION IN TERMS OF RESTRICTIVE TITLE DEED CONDITIONS APPLICATION: FARM NUMBER 1537 STELLENBOSCH DIVISION**

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

Application Property Address: Audacia Farm, R44, Stellenbosch.

Application Property Number: Remainder Farm No 1537, Stellenbosch Division.

Applicant: Peter Mons, Town Planning Consultant, Contact Number: 082 826 4000. Email: petergm@fibresky.co.za

Owner: Audacia Wines (Pty) Ltd. C/o Trevor Strydom, Contact Number: 082 800 0044, Email: trevor@audacia.co.za

Application Reference: LU 19007/TP 1160/2025

Description of land development proposal:

Application is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) on Remainder Farm No 1537 Stellenbosch Division for:

1. Consent Use in terms of Section 15. (2) (o) of the said Bylaw for tourist facilities in order to facilitate the following:
   (a) Utilizing the existing second dwelling as a restaurant.
   (b) Constructing of a new building replacing a cottage as a wine tasting and sales facility.
2. Permission in terms of Section 15. (2) (g) of the said Bylaw in order to permit the proposed restaurant and wine tasting/sales facility within 200m of the rural scenic route overlay zone.
3. An application for permission in terms of restrictive title deed conditions (Clause: E (3 and 4) of Title Deed No T46410/2015, to permit the proposed uses.

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/planning/documents/planning-notices/land-use-applications-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

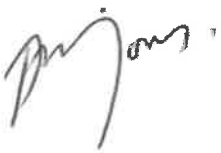
comment in the application, may be submitted to the Applicant by electronic mail as follows: Peter Mons, Email: petergm@fibresky.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **21 July 2025.**

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 082 826 4000 during normal office hours.

Yours faithfully



**PETER MONS**
**19 June 2025**

**KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK**

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

**VERGUNNINGSGEBRUIK, TOESTEMMING IN TERME VAN VAN DIE LANDELIKE SKILDERAGTIGE ROETE-OORLEGSONE & TOESTEMMING IN TERME VAN BEPERKENDE TITELAKTEVOORWAARDES AANSOEK: PLAAS NOMMER 1537 STELLENBOSCH AFDELING**

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

Adres van aansoek eiendom: Audacia Plaas, R44, Stellenbosch

Aansoek eiendom beskrywing: Restant Plaas Nommer 1537 Stellenbosch Afdeling

Aansoeker: Peter Mons – Konsultant Stadsbeplanner. - Kontak nommer: 082 826 4000. E-pos: petergm@fibresky.co.za

Eienaar: Audacia Wines (Pty) Ltd. P/a Trevor Strydom, Kontak nommer: 082 800 0044, Epos: trevor@audacia.co.za

Aansoek Verwysing: LU 19007/TP 1160/2025

**Besonderhede van die grondgebruiksaansoek:**
Aansoek word gedoen in terme van Artikel 15(2) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning (2023) op Restant Plaas Nommer 1537 Stellenbosch Afdeling vir:

1. Aansoek word gedoen vir 'n vergunningsgebruik in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning (2023) ten einde voorsienning te maak vir toeriste fasiliteite, ten einde die volgende te fasiliteer:
   (a) Die gebruik van die bestaande tweede woning as 'n restaurant.
   (b) Konstruksie van 'n nuwe gebou wat 'n kothuis vervang as as 'n wynproe- en verkoopsfasiliteit.
2. Toestemming in terme van Artikel 15(2)(g) van die genoemde verordering ten einde die voorgestelde nuwe restaurand en wynproe- en verkoopsfasiliteit, toe te laat binne 200m van die landelike skilderagtige roete-oorlegsone.
3. 'n Aansoek vir toestemming in terme van beperkende titelaktevoorwaardes (Klousule: E (3 en 4) van Titel Akte Nommer T46410/2015, om die voorgestelde gebruike toe te laat.

Kennis word hiermee gegee in terme van die voorskrifte 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 tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik 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 tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese 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: Peter Mons, epos: petergm@fibresky.co.za. Deur 'n beswaar, kommentaar of vertoë 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 sluitings datum van **21 Julie 2025.**

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 082 826 4000 gedurende normale kantoor ure.

Die uwe,



PETER MONS
19 Junie 2025

Peter G. Mons
Pr. Pln - A/116/2009
Professional Town
Planning Consultant

PLANNING FOR PROSPERITY

## Executive Summary

**Application for a Consent Use, Permission in term of a Restrictive Condition and Permission in Terms of Section 15.2.(G) relating to Scenic Routes – Audacia Farm No 1537 Stellenbosch Division.**

The property has operated as a Wine Estate since 1930. After a protracted application process approval was granted in May 2015 for a consent use right to convert and utilize an existing dwelling and cottage located adjacent to the R44 highway, as a restaurant and wine tasting/sales facility respectively.

On 26 May 2020 municipal approval was granted to amend a 2015 condition of approval to allow for the construction of a new building to replace the existing cottage building

On 12 October 2021 the Municipality approved Building Plans, reflecting the conversion of one of the existing dwellings as a restaurant and erection of a new building as a wine tasting/sales facility as per the 2020 approved amendment.

Due to the Covid pandemic and other factors the owner did not proceed with construction timeously, with the result that the previous consent use rights and the building plan approval lapsed.

In essence the purpose of the application is to achieve the reinstatement of the Consent Use as approval to utilize an existing building as a restaurant and to construct a new building as a wine tasting/sales facility. It is noteworthy that the proposal does not deviate in any respect whatsoever from that which previously met with municipal approval.

In brief, the approval granted in May 2015 as subsequently amended in May 2020, made provision for the upgrading of the one building as a **restaurant** consisting of the current structure of 174m², additions of 27m² and a covered stoep of 150m² resulting in a footprint of 351m² which together with the covered stoeps made provision for the seating for a maximum of ±86 patrons.

The approved **wine tasting/sales facility** consists of a new building containing a wine store, toilet facilities, kitchen, wine bar, a wine tasting area, a lounge, an area with an open fireplace and a pizza kitchen. The combined area measures

234m². This area will be enclosed by a covered stoep measuring 109m² with the total number of seats being approximately 120. There will also be two open timber decks all at ground floor level. The building will also contain a private wine tasting mezzanine space of 95m² catering for Audacia's select retail / group wine tasting seated at a table with a maximum of 14 seats as well as a small view deck. Provision is also made for wheelchair ramps. The combined footprint of the buildings will be 694 m² and the total floor area 789 m².

Provision is made for 7 parking bays together with 2 disable bays to the north of the restaurant building while the area south of the dam will contain a further 50 parking bays as well as 1 bus bay.

Access to the site is obtained via an existing servitude road over Farm No 537 to the south.

**A second aspect of the application entails permission required due to the fact that the property falls within the 200m setback along an identified scenic route.**

Audacia is located of Main Road (R44) which is an identified tourist scenic route in terms of the Stellenbosch Zoning Scheme By-law, 2023.

The property is adjacent to the Rural Scenic Route, RSR6, Strand Road R44. In terms of Section 256. 1. (a) and (e) of the By-law, the addition of any new buildings and structures, and parking lots and access roads, may not commence without the Municipality's approval in terms of the scheme.

It is acknowledged that the development in question lies within the 200m setback line set by the overlay zone rules. There are however mitigating factors which will ensure that the development (new building, access road and parking) is not in conflict with the purpose of the zone.

It is concluded that the proposed development will not conflict with the purpose of the scenic route overlay zone and can be approved.

**A third component of the application entails the granting of permission in terms of a restrictive Title Deed condition.**

In terms of restrictive conditions in the Title Deed, the written approval of the controlling authority as defined in terms of Act Number 21 of 1940, is required for *a place of business* to be conducted on the land and for a building to be constructed within 96.46m from the Stellenbosch-Somerset West Main Road. The municipality is empowered to act as the controlling authority in terms of section 46(6) of Spatial Planning and Land Use Management Act 2013 and accordingly their approval is sought.

It was confirmed that the desired additional land use rights do not require Environmental Authorization in terms of the relevant regulations.

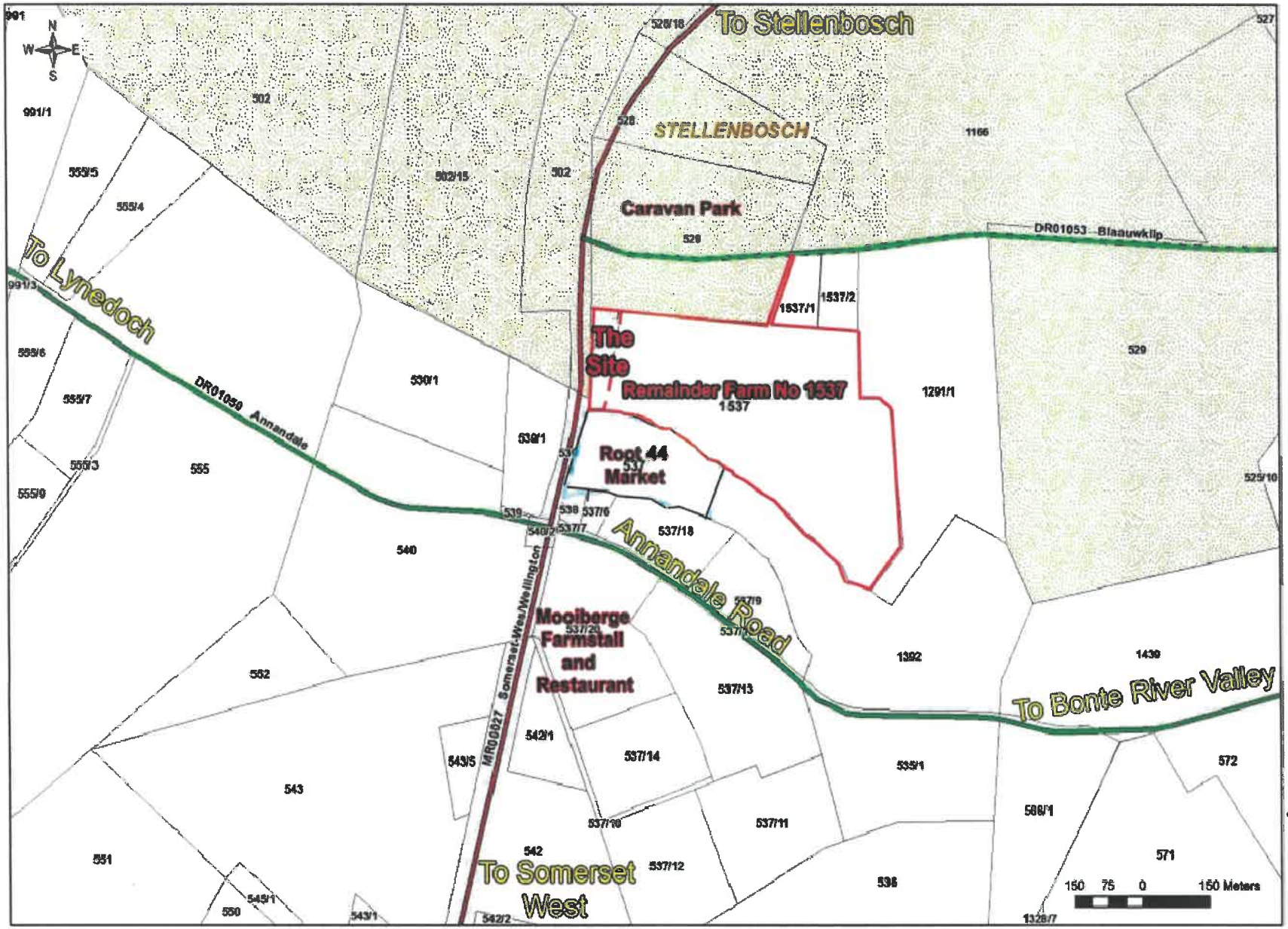
The project in its original format was supported by **Heritage Western Cape,** who have subsequently reaffirmed this decision.

The road authority for the R44, the **Provincial Department of Transport and Public Work**, previously supported the application and an updated letter has been requested from the department.

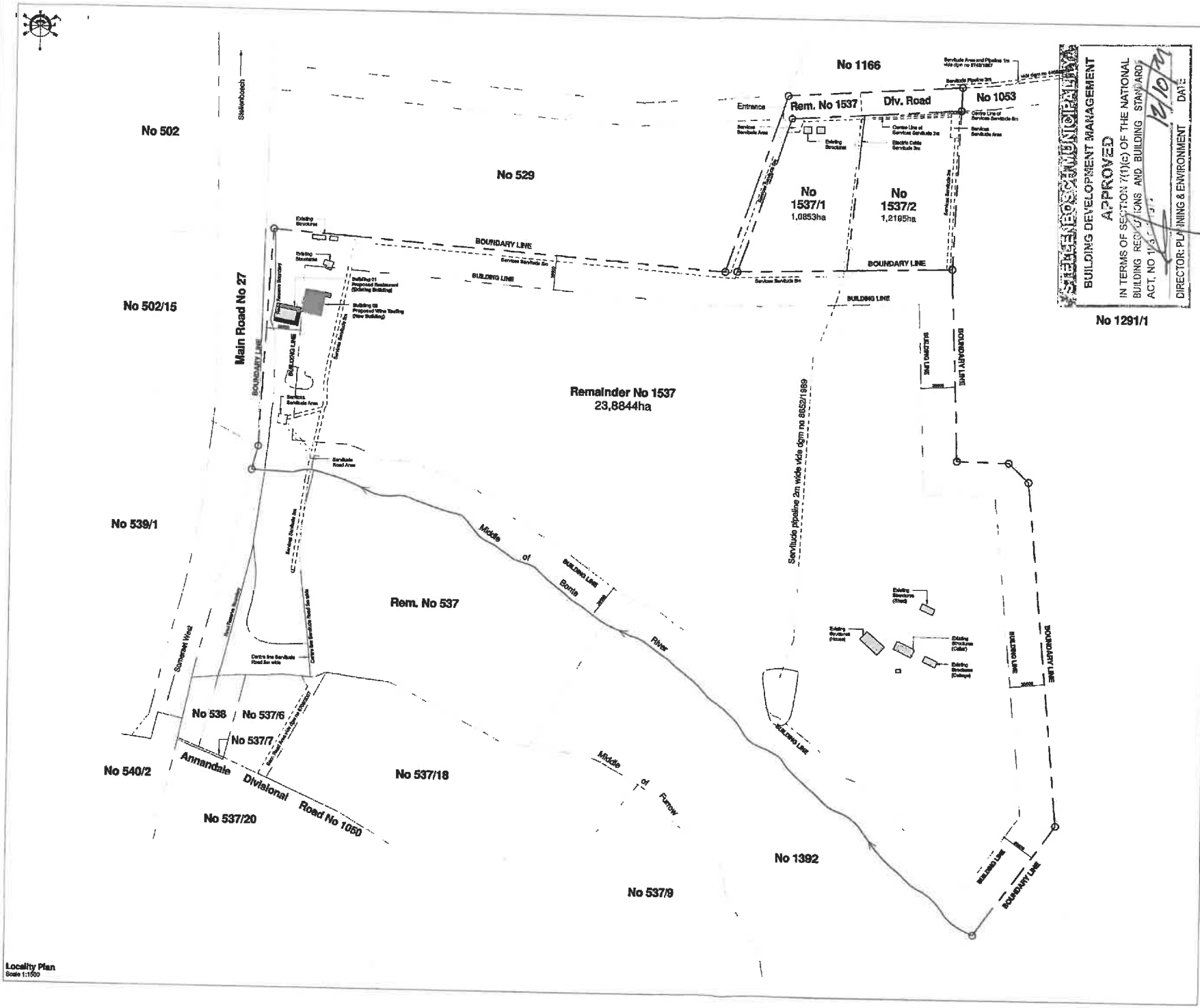
To summarise, the proposal was previously thoroughly assessed, found not lacking desirability and was approved. It is respectfully submitted that there is no rational basis for finding differently. There will be no significant disadvantages flowing from the proposed uses to warrant refusal of the application. The proposed use will create permanent additional job opportunities that will make a positive contribution to social upliftment and will promote local economic development.

June 2025.

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Locality Plan




BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 7(1)(c) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
DIRECTOR: PLANNING & ENVIRONMENT DATE 12/10/21


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**DEVELOPMENT DATA:**

| | |
|---|---|
| Site Area: | 23,8844 Ha |
| **Building 01 - Proposed Additions & Alterations:** | |
| - Restaurant (Existing Building) | 174.00 sqm |
| - New Additions (Kitchen Extensions) | 27.00 sqm |
| Total | 201.00 sqm |
| - Covered Stoep | 150.00 sqm |
| **Building 02 - Proposed Buildings:** | |
| Ground: | |
| - Wine Tasting | 234.00 sqm |
| Total | 234.00 sqm |
| - Covered Stoep | 108.00 sqm |
| First: | |
| - Mezzanine | 95.00 sqm |
| Total | 95.00 sqm |
| Grand Total for Proposed Buildings Incl. Cov. Stoep & Existing Building | 788.00 sqm |
| Coverage for Proposed Buildings Incl. Cov. Stoep & Existing Building | 684.00 sqm |

Building Lines:
- Building lines: 30 metres

**ZONING REGULATIONS:**
Zoning: Agricultural
Parking: 1 gross parking space for every 25 sqm of gross leasable shop.
Parking required: 779.00 sqm / 25 sqm = 32 parking

**BUILDING CLASSIFICATION: (SANS 10400 – Part A)**
Occupancy - A1 - Entertainment and Public Assembly
Population - Number of fixed seats or 1 person per sqm if there are no fixed seats.


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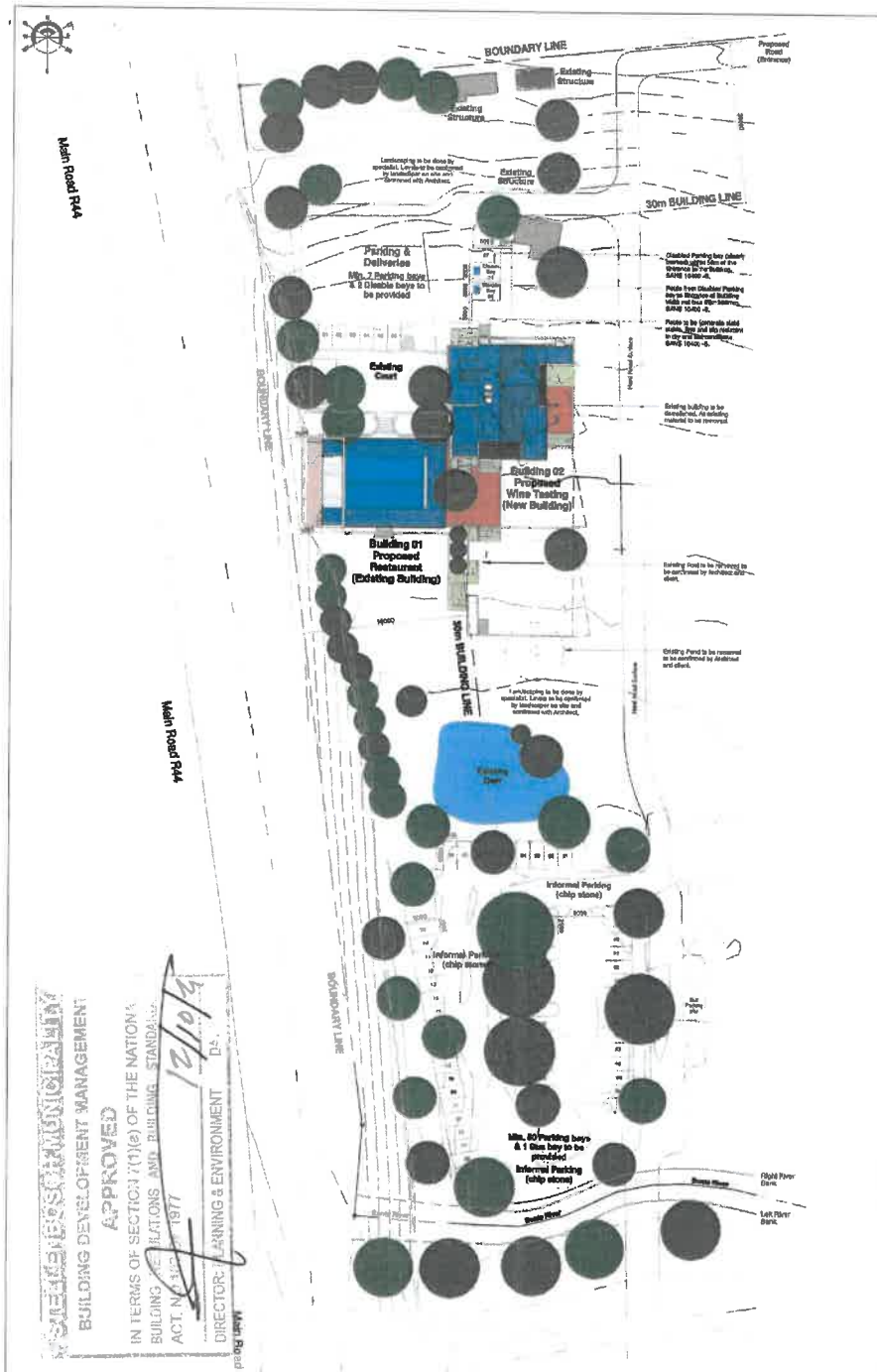

BP / 19 / 1495

Project description
**Proposed New Restaurant & Wine Tasting on The Remainder and Ptns 1 and 2 of the Farm Audacia Estate, No 1537 Stellenbosch**

Sheet description
**Locality Plan**

| | |
|---|---|
| Scale | as indicated |
| Drawn by | owdw |
| Architect Signature | |
| Client Signature | |

| Project number | Sheet number | Project status |
|---|---|---|
| 19-07 | 19-07-00 | Council |




**Site Development Plan**
Scale 1:450


MEDICINES CONTROL COUNCIL
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL
BUILDING REGULATIONS AND BUILDING STANDARDS
ACT NO. 103 OF 1977
DIRECTOR: PLANNING & ENVIRONMENT


## CONSTRUCTION NOTES

**Colour & Finishes Scheme (to be confirmed by Architect)**

**Section 1 - Restaurant (Additions & Alterations to existing building)**

| | |
|---|---|
| Roof: | (samples to be approved by Architect) |
| • Corrugate | Construction Metal Roof Sheeting - to be confirmed by Architect |
| • Fascia: | To match roof colour - to be confirmed by Architect |
| • Gutter: | To match roof colour - to be confirmed by Architect |
| • Downpipes: | To match roof colour - to be confirmed by Architect |
| Walls: | (samples to be approved by Architect) |
| • External paint: | to be confirmed by Architect |
| Door & Windows: | (samples to be approved by Architect) |
| • Door: | Timber - to be confirmed by Architect |
| • Windows: | Timber - to be confirmed by Architect |

**Section 2 - Proposed Wine Tasting**

| | |
|---|---|
| Roof: | (samples to be approved by Architect) |
| • Covering: | Chromadek Metal Roof Sheeting - to be confirmed by Architect |
| • Fascia: | To match roof colour - to be confirmed by Architect |
| • Gutter: | To match roof colour - to be confirmed by Architect |
| • Downpipes: | To match roof colour - to be confirmed by Architect |
| Walls: | (samples to be approved by Architect) |
| • External paint: | to be confirmed by Architect |
| Door & Windows: | (samples to be approved by Architect) |
| • Door: | Hardwood - to be confirmed by Architect |
| • Windows: | Aluminium - to be confirmed by Architect |
| External Finishes: | (samples to be approved by Architect) |
| • Paving: | to be confirmed by Architect |
| • Deck: | Timber Hardwood - All timber Deck to be confirmed by Architect |
| • Timber infill & Features: | Timber (Hardwood) - All timber Deck to be confirmed by Architect |

**LEVELS AND CONSTRUCTION:**
The Contractor to confirm all boundary pegs and all levels at levels before construction commences. The building to be laid out and erected in the position and to the levels as indicated on site. General - All top soil must be removed from the area on to build upon. All grading and leveling of ground will be done by qualified civil contractor. All levels and dimensions to be checked on site prior to commencement of any building work or ordering of building material. Read figured dimensions in preference to scaling. All work to comply with SANS 10400.

**GENERAL:**
The design of the proposed project complies with the requirements of SANS 10400 - The Application of the National Building Regulation, as well as national design by other specialists that satisfies the requirements of the National Building regulations and building standards act no.103 of 1977 (as amended).

**GENERAL EXCAVATIONS AND FOUNDATIONS**
All excavations to be inspected by Engineer, Architect or Agent.
A competent person, Assistant Engineer, will design, specify and certify parts H, J, K, L and M, Pools/ steel beams as per Engineers design and detail.

**CONSTRUCTION (SANS 10400 - Part C)**
Minimum ceiling height to be 2.40m. Minimum Habitat Room size to be 6.0m²

**PUBLIC SAFETY (SANS 10400 - Part B)**
Construction Site:
Any floor/area higher than 1.00m above adjacent ground or floor level must be provided with a balustrade or wall. Balusters or wall may not be less than 1.00m high, must not have openings that will permit the passage of a 100mm diameter ball.

**PAINT:**
Paving 1:12 fall for disabled use, floor finish to be non-slip and to be confirmed by Architect.

**FENCING:**
Paving to be 1m (as specified by Architect) to be laid on a levelled sand bed with min. 1 degree fall (driveway ramp built at max fall of 1:12) to nearest gully channel and submerged by stone paver channel.

**SITE CONSTRUCTION (SANS 10400 - Part D)**
**EARTHWORKS (CUT & FILL)**
Before any foundation is laid the area to be covered by any building shall be properly cleared of vegetable matter, tree stumps, timber and other rubbish deposits, debris or refuse and any material contaminated with sewer water.
Any building that is situated on a site where water will drain naturally towards it, drainage shall be provided to direct such water away from such site or building to a stormwater drain or to a piped of it by some such approved manner. Sanitary facilities must be provided by the owner and his architects for use by any personnel employed for the work to be done.

**EXCAVATIONS (SANS 10400 - Part G)**
Where any intermediate material in a building is sorted and or is to be excavated on any one such such excavation may impair the safety or stability of any property or a public. The owner of such site shall give adequate prior notice to adjacent owners to warn that the safety and stability of such property or persons is endangered. While any excavation remains open, and during the making of any foundations within it, the excavation shall be overlooked in a safe condition by the owner or person carrying out the excavation.

**FOUNDATIONS (SANS 10400 - Part H)**
Foundation mass concrete to be 1:3:6 nominal mix having a compressive strength of 20MPa at 28 days, consisting of ordinary Portland cement, sand and 19mm stone hardtype, for load-bearing walls. Foundation walls to be filled with concrete up to floor level. Minimum requirement load bearing walls min. 600/250mm and non load bearing walls minimum 450 x 225mm.

30mm brickcourse perlasses on bricklaid at footing/steel wall bottom formwalls and reinforced (Floor insulation, refer to RA-notes).

Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1.5m to be in accordance with structural Engineers details and specifications. Provide min. 100x100x300mm concrete bulkings to all freestanding columns.
• A competent person is required to design and inspect the thickness of sub-surface slabs that might be required to prevent the passage of moisture into the interior of the building footprint.
• Service trenches to be 1500mm away from building when possible.

**FLOOR CONSTRUCTION (SANS 10400 - Part J)**
**GENERAL NOTES**
• The floor of any laundry, kitchen, shower/bath, bathroom or room containing a toilet pan or urinal shall be water-resistant.
• Any concrete floor slab supported on ground or filling must be constructed so that any moisture present is prevented from penetrating the concrete floor slab.

**GROUND STOREY (surface bed) (Building 1 & Building 2)**
Floor finish as specified on plans (in dining room/ screed on 100mm concrete slab (grade 25 or higher) 250 blinder (1:5:6 grade) waterproofing membrane - jointed with D.P.C. 50mm Cem-fine sand bed on well compacted fill.
Fill from outside material compacted in layers to be MOD.A.S.S.H.T.O. Timber stairings according to Architects specifications screwed to walls at 600mm C-C max. Brick paving on stabilized sub-base with edge restraint.
Finished floor level to be min. 150mm above natural ground fall.

**FIRST STOREY (suspended floor) (Building 2)**
Suspended timber floor from floor as per Architect specifications), floor joist (50x225mm @ 450mm c/c (use 4.5, L table 1), nail-wall and skin 19mm and bearing. The timber bearing shall comply with requirements for SANS 082-CT1 Class A, S.A. Pine (grade) or Meranti or per specialist design, specifications and details and confirmed by Architect.

**WALLS (SANS - Part H)**
**WALL CONSTRUCTION (Building 1 & Building 2)**
Basement: Clay work cavity walls. The interior and external skin shall be tied together with bricky ties at 3 / 2.5 sqm intervals. The cavity must be no less than 50mm wide and clean at any spread. Cavity to be filled with concrete between foundations and ground floor DPC and 3 brick courses below wall plate. Weepholes at floor level at 450mm centre and 75mm above ground. Internal plastered and painted, External: Smooth plastered and painted. No vertical lines may be higher than 6.0m measured externally from ground level, vertically below it.
Any load transmitted more than 600mm in length must be strengthened or supported by a wall, a wall stiffener or a brick column, backwall to cavity as per clients request. (Specify brick-bond, refer to RA-notes).

**WALL CONSTRUCTION (SIDE WALL CLADDING (Building 2)**
Lean to roof Commercial European single length metal sheeting (profile as per Architects specifications), to match main roof/cladding in finish and profile. Side wall cladding sheeting with aluminium over purlin insulation and cladding. It is recommended that the side wall cladding sheeting with aluminium over purlin insulation should be laid by an approved contractor in strict accordance with manufacturers specifications.
Miscellaneous flats, flyest element purlins or 76x50mm SA Lead nails steel painted items. Manufacturers to supply and install all relevant flashings. Purlin at transverse side wall cladding to be confirmed by Architect. All to Engineer design and detail. Side wall cladding sheets with insulation as per specifications. (Wall insulation, refer to RA-notes).

**WALL CONSTRUCTION (DRY WALL CONSTRUCTION (Building 2)**
Install Lafarge Gypsum drywall partitioning system (to be confirmed by client) with an all-new stainless steel frame system and insulation material bearing terms of 100mm. Lafarge Gyproc steel studs fixed at 600mm centres to Lafarge galvanized steel track. Lafarge Plasterboard in single lengths to suit height, butt jointed and screwed to steel studding with 25mm drywall screws at maximum 250mm centers. Joints and screw dimples are to be taped and finished with Lafarge Jointing Compound and prepared for painting or wallpapering. Plasterboard and specifications by specialist and confirmed by Architect. (Wall insulation, refer to RA-notes).

**CONCRETE/SCREED (Building 2)**
Screened concrete to be laid in 1 part cement, 4 parts sand and 8 parts 19mm gravel slump. A concrete strength of 15 mpa on day 28 is required. Floors screed must be min. 1 part cement, 3.5 parts fine and 5 parts sand, fixed to plaster must be clean with no vegetable material for roots, etc.

**ROOF CONSTRUCTION (SANS 10400 - Part L)**
**ROOF - Building 1 - Restaurant - Clear Ceiling**
Gables to roof structure, purlins, single length metal roofsheeting (profile as per Architects specifications) (SANS 10400-L.2.2)Table C), at 3 deg fall on 76 x 50mm purlin @ 1200mm c/c max. on elevation. 600 roof insulation laid per suppliers specifications on perforated galvanized timber trusses at 750mm c/c on 114/38mm roofplate c/c - 4.5mm thick, to manufacturers specification. Trusses at 1st floor down with hanger connected steel hip bolt at 450mm 900x3 bits (relevant @ manufacturer to be engaged in dps. Trusses designed to be positioned where applicable. Details of roof construction to be supplied by roof sheeting and roofsheeting.
(See insulation consumption, refer to RA-notes).

**ROOF - Building 2 - Restaurant - Covered Stoep**
Lean to roof structure, pergola single length metal roofsheeting (profile as per Architect specifications) (SANS 10400-L.2.2)Table C), at 3 deg fall on 76 x 50mm purlin @ 1200mm c/c max. on elevation. 600 roof insulation laid per suppliers specifications on perforated galvanized timber trusses at 750mm c/c on 114/38mm roofplate c/c - 4.5mm thick, to manufacturers specification. Trusses at 1st floor down with hanger connected steel hip bolt at 450mm 900x3 bits (relevant @ manufacturer to be engaged in dps. Trusses designed to be positioned where applicable. Details of roof construction to be supplied by roof sheeting and roofsheeting.
(See insulation consumption, refer to RA-notes).

**ROOF - Building 2 - Wine Tasting - Main Roof Structure**
Gables to roof structure, pergola single length metal roofsheeting (profile as per Architects specifications) (SANS 10400-L.2.2)Table C), at 3 deg fall on 76x76 SA timber bolted purlins on 50x225mm exposed timber rafters @ 600mm c/c. Steel with 50x50x3mm timber beam with perimeter timber ledger, supported with 76x76mm Saligo Timber posts at centers shown on plan and fixed to wall with galvanized steel bolts, brackets and rivelets. To be confirmed by Architect.

**ROOF - Building 2 - Wine Tasting - Main Roof Structure**
Chromadek Gutters shall be fully supported continuously (profile as per Architects specifications) (SANS 10400-L.2.2)Table C), at 3 deg fall on 76x76 SA timber bolted purlins on 50x225mm exposed timber rafters @ 600mm c/c. Steel with 50x50x3mm timber beam with perimeter timber ledger, supported with 76x76mm Saligo Timber posts at centers shown on plan and fixed to wall with galvanized steel bolts, brackets and rivelets. To be confirmed by Architect.

**ROOF - Roof plan 1 - Wine Tasting & Secondary Roof Structure**
Lean to roof structure, pergola single length metal roofsheeting (profile as per Architects specifications) (SANS 10400-L.2.2)Table C), at 3 deg fall on 76 x 50mm purlin @ 1200mm c/c max. on elevation. 600 roof insulation laid per suppliers specifications on perforated galvanized timber trusses at 750mm c/c on 114/38mm roofplate c/c - 4.5mm thick, to manufacturers specification. Trusses at 1st floor down with hanger connected steel hip bolt at 450mm 900x3 bits (relevant @ manufacturer to be engaged in dps. Trusses designed to be positioned where applicable. Details of roof construction to be supplied by roof sheeting and roofsheeting.
(See insulation consumption, refer to RA-notes).

**ROOF - Building 2 - Wine Tasting - Covered Stoep**
Lean to roof structure, pergola single length metal roofsheeting (profile as per Architects specifications) (SANS 10400-L.2.2)Table C), at 3 deg fall on 76 x 50mm purlin @ 1200mm c/c max. on elevation. 600 roof insulation laid per suppliers specifications on perforated galvanized timber trusses at 750mm c/c on 114/38mm roofplate c/c - 4.5mm thick, to manufacturers specification. Trusses at 1st floor down with hanger connected steel hip bolt at 450mm 900x3 bits (relevant @ manufacturer to be engaged in dps. Trusses designed to be positioned where applicable. Details of roof construction to be supplied by roof sheeting and roofsheeting.
(See insulation consumption, refer to RA-notes).

**WATER PROOFING**
Apply SIKALASTIC 1 torch-on membrane on concrete primed with SIKLATEX®. After minimum 8 weeks of curing, apply reflective coat of SIKALASTIC® bitumen-based aluminium paint. All of the above to be according to manufacturer's specification (MOD). All waterproofing specifications to be confirmed and approved by specialist contractor

**CEILING CONSTRUCTION (SANS 10400 - Part L)**
**Building 1 - Existing Building Ceiling Board**
Existing ceiling board to be cleaned and repaired where needed and replaced if needed. Skimmed and painted 4.5mm fibre board ceiling & underneath beam on elevation on 50 x 50 SA timber at max. 450mm c/c on to be confirmed by Architect.

**Building 1 - New Building Additions Ceiling Board**
Skimmed and painted 4.5mm fibre board ceiling on elevation on 50 x 25 brandering at max. 450mm c/c. Curves to be / specification, to be confirmed by Architect.

**Building 1 - New Covered Stoep Ceiling Board**
Skimmed ceiling board layed between exposed rafters, final color and specification as per Architect design. Curves to be / specification, to be confirmed by Architect.

**Building 2 - Ceiling Board & Ceiling Board Following**
Skimmed and painted 4.5mm fibre board ceiling & underneath beam on elevation on 38 x 38 brandering at max. 450mm c/c. Curves to be / specification.
Insulation insulation over ceiling boards/ceiling. (Roof insulation, refer to RA-notes)

**Building 2 - New Covered Stoep Ceiling Board**
Insulated ceiling board. Final color and specification as per Architect design. Curves to be / specification, to be confirmed by Architect.

**Building 2 - New Covered Stoep Ceiling Board**
Insulated ceiling board layed between exposed rafters, final color and specification as per Architect design. Curves to be / specification, to be confirmed by Architect.

**DOORS AND WINDOWS**
**Building 1:** Existing and Proposed doors and windows to be Timber by Architects specification. Proposed doors to be solid timber doors with panels, in timber frames. Door profile to Architects specification. See door and windows schedule for sizes and specifications.

**Building 2:** External doors and windows to be powder coated aluminium by Architects specification. Internal doors to be solid timber doors with panels, in timber frames. Door profile to Architects specification. See door and windows schedule for sizes and specifications.

**LINTELS:**
Prestressed precast concrete lintels with 230mm min. bearing on both sides, for plastered and painted walls. Reference as follows:
1.1m - 2.0m = 4 layers of brickforce
2.0m - 3.0m = 5
3.0m - 5.1m = 6
R/C beams above openings sizes shall 3.000mm according to Structural Engineers specifications.

**SILLS:**
Brick sill at min. 5 degree angle, plastered and painted

**DPC (SABS / SA ZERO): (SANS 10400 - Part H)**
Standard one layer DPC (one Bituguard, except where noted) close to all glass panels below 300mm above GFL and sand's height from 1 200mm apart. Doors and sidelights shall be placed with safety glazing. Glass types according to Fenestration Standards (Specifications, refer to RA-notes)

**INTERNAL WORKS: (SANS 10400, part M)**
Stairwell design, material and detailing by specialist, rise head height at 2150mm. Finish of stairs to Architects specification. Design of stairs to be finished between Architect and Specialist.
Floor to floor - Refer to sections or Engineers drawings.
Risers - 180mm (max)
Treads - 250mm
Width - Refer to plans for final dimensions.
Refer to plans for specific dimensions for each stairs or staircase.

**BALUSTRADES (SANS 10400, part M)**
Balustrade to be Stainless steel/clip on with Stainless steel handrail to be max. 1000mm high. Openings not to be more than 100mm. To be confirmed by Architect.

**Balcony:**
Balustrade to be safety rail/ steel railing with steel handrail to be max. 1000mm high. Openings not to be more than 100mm. To be confirmed by Architect.

**LIGHT and VENTILATION (SANS 10400 - Part O)**
The total area of any opening(s) for natural light shall be not less than 10% of the area of any room and for natural ventilation no less than 5% of the same area. Enclosed inside areas to exclusively confirm to outside air.

**EXTERNAL LIGHT FITTINGS**
All external light fittings to be approved by Architect & Client. Installation to be overseen by qualified Electrician.

**DRAINAGE (SANS 10400, part P)**
Internal UPVC drainpipes connected to conservancy tank as min 1:20 and max 1:3 fall as indicated on site and joined floor plans. Invert level to be min 450mm. Finishing Pipe to every bend and 40m, every 25.0m. Each drainage to be provided with 450mm dia. manhole. Drainage System to be confirmed on site and type provided by specialist/plumbing. Drainage fixtures to be underground or deep seal P-trap provided (where applicable). Drainage to be covered in 20mm concrete surround when considered necessary. Drainage from under the building, the whole pipes on outside of building, all pipework to be concealed. Bed Ash inlets to be used.

Manhole 01 grease trap - NB ST 76/4 & Manhole 02 grease trap - NB ST 76/4. Final specification for grease trap and manhole to be designed and specified by specialist.
• The trap has to be positioned as close as possible to the source.
• The trap has to be installed where it can be safely and easily maintained.

**SANITATION SCHEDULE (SANS 10400, part Q)**
Proposed Restaurant "Open" pattern (profile to be confirmed by Architect, fixed in the 4 30mm timber bases, at toilet area with timber screen. 10mm Stainless Aluminium clean pipes. Bowl to made with clean pipe size. Refer to plan for clean pipe locations.

**STORMWATER (SANS 10400, part R)**
• Rain Harvesting system to be re-used in bath -up with 150mm dia. pipe connected to trap in building residential.
• Stormwater connecting from the roof, piping or area in the immediate vicinity of a building shall not cause damage to the building fabric, structure or structural elements.
• connected in a manner that is not inconvenience on the property.
• Rainwater disposal shall not result in the undermining of foundations due to erosion or flooding and must drain away from the building under the action of gravity and shall not accumulate against or in close proximity to an external wall.

**FACILITIES FOR DISABLED PERSONS (SANS 10400, part S)**
• Disabled Toilet facilities to be provided for the use by the disabled in the Building, SANS 10400 -S.
• Route from Disabled Parking bay to Entrance of Building which not less than 900mm.
SANS 10400 -S.
• Route to be concrete slab stable, firm and slip resistant in dry and wet conditions, SANS 10400 -S.
• Disabled toilet, basin, shower, door opening sizeand and door to have 900 clear opening.

**DOMESTIC (SANS 10400, part V)**
Refer to the Domestic Planning with Libra sheet ready to be built from bedroom, plaster and painted walls. Bathroom walls to be fitted with stainless steel gauze mesh reservoirs. 3 flue cheer, 20cm sleeve, refer to SANS 10400 S. RA-notes)
Improved steel flue Chimney departing size 1.00m above roof. All chimneys must be fitted with stainless steel gauze mesh reservoirs & flue cheer.
(Flue sleeve, refer to SANS 10400 S. RA-notes)

**PIPED OVERHEAD HEATED WATER (SANS 10400, part V)**
1. Pipes and heater, heater gather with flue cheer, for Specialists design. Pipes to be laid walls and beds to be confirmed by Architect.
2. Combustion source, unit type to be confirmed by Architect and Specialist.

**TIMBER DECKS**
Timber decks with sub structure, design, detailing and manufacturing to specialist. Type timber and finish to Architects specification. Floor deck timber timber deck to be laid with fall to Pathway.

**STEEL / TIMBER ROOFING**
Steel roofing sheets to be manufactured by specialist, with standard timber "shiplat" beams @ 600 c/c with concealed fixings, to specialists design and detail.

**ACCESS WALL**
Timber grey painted cladding to be done by specialist. Type stone and area to be confirmed by Architect.

**ENERGY EFFICIENCY REQUIREMENTS**
R-Value - measurement of thermal resistance of a material which is the effectiveness of the material to resist the flow of heat, i.e. the thermal resistance (m²K/W) of a component calculated by dividing its thickness by its thermal conductivity.
C-value - Thermal capacity (kJ/m²K) of a material, which is the ability to store heat energy, and is the differential product of specific heat capacity (kJ/kg.K), density (kg/m³) and thickness (m).
U-value - Thermal transmittance (W/m².K) of the composite element including the air spaces and associated surface resistances
NOTE 1 — The U-value addresses the ability of a material to conduct heat, with the R-value measures the ability to resist heat flow (higher the R-value, the greater the amount of heat that can pass through that material). A lower value would mean a better insulator.
NOTE 2 — The U-value is measured under IMPACT 110 test conditions but varies with environmental conditions to which the element is exposed (such as temperature, wind velocity and indoor air movement).
SHGC - Solar heat gain coefficient) — measure of the amount of solar radiation (heat) passing through the glazing. NOTE — SHGC is expressed as a number between 0.0 and 1.0 the lower the SHGC, the more the heat gain.
Thermal capacity - ability of a material to store heat energy NOTE — Thermal capacity is measured as a C-value; the higher the C-value the greater the heat storing capability.
Thermal resistance - resistance to heat flow/air across a material
NOTE — Thermal resistance is measured as an R-value; the higher the R- value, the better the ability of the material to resist heat flow.

**SPECIFICATIONS AND CARE GUIDE**
**Requirements for buildings with reduced environmental content**
The all buildings (all) of essential vertical glazing in each storey of a non occupancy unit, public space other associated space shall be considered separately. The openings combinations and solar heat gain (SHGC) of the glazing in each storey shall not exceed the values obtained by multiplying the net floor area associated with the glazing walls with the coefficients, CU for conductance and CSHGC for solar heat gain.

**Constant for Zone A**
Conductance CU = 1.4
SHGC CSHGC = 0.13

**APPROVED GLAZING VALUES**
(A to U1) + (M to U2) = ....
A = area of each glazing element
U = U-value of each glazing element

The U-values and SHGC values, in accordance with above table shall be used unless these values are exceed by the product manufacturers as verified in accordance with ASTM C 1199 and ISO 10292 for U-values, and given in NFRC 100 for SHGC values. A building unit, including the glazing it contains, shall be considered to have a totally glazed if it faces any direction in the North orientation. The orientation of other walls, including the glazing they contain, shall be determined in a similar way.

**SHADING (SANS 10400 - Part XA)**
Where shading is used, the building shall
a) have a permanent feature such as a verandah, balcony, fixed canopy, eaves or shading fixed which is constructed exclusively on brick piers or the glazing for the same projection distance, P or
b) provides the maximum shading with reveal or other
building element.
c) have an external shading device, such as a shutter, blind, vertical or horizontal building screen with timber, textures or slats, which
1) is capable of reducing at least 80% of summer solar radiation, and
2) if it is movable, is easily operated either manually, mechanically or electronically by the building occupants. For glazing which is oriented to the, it's value is 2 shall be halved.

**WALLS CONSTRUCTION**
**Exterior Walls (Cavity Walls)**
Cavity walls shall consist of two leaves of light weight extruded polystyrene 150 K closed cell insulation board (R-VALUE 1.05) of 50+/- thickness and 600 mm width with tongue and groove / butt-ended joints fixed to the full of both cavity wall by butt to steel members.
Galvanized mild steel flat bars 75x 5mm fixed to the internal leaf at centers 24 000 mm centres along top and bottom stops. Alternative 4.5-coated tie bases towards to the insulation.

**CEILING**
Install 150mm thick bonfire non-combustible light weight "Isotile" insulation material (R-VALUE 3.26) between and over rafters / roof trusses by placing in a completed roof & ceiling system. Installation mainly in accordance with the manufacturer's detail and specification.

**ROOFING**
Install light non-combustible Refrigtek "Corrugated Tongue Board" (R-VALUE 1.05) and gauge or for wear and tear. Seal edges with duct tape. Apply 4 mm insulation as the covering and water proof and breathable all weather roof under apron. Install in accordance with manufacturer's detail and specification.

**THERMAL CONDUCTIVITY OF INSULATION:**
The Thermal Conductivity K value of mm insulated is 0.004 Watts °C, and the spot value at 20°C (Relative Humidity is 0.00) Watts °C. No term (life and spot insulation's value of 0.04 Watts °C the long term design" value, and this is the value we recommended used when performing heat flow calculations for building elements using insulated materials.

As insulated offers different R values at product, the thermal resistance, or R-value, is calculated by dividing the thickness of the insulated material by the long term design k-value, to achieve the following table:

Table 9.1 Thermal Resistance of Insulated Insulboard Thickness R - Value
25 mm 0.833
38 mm 1.909
50 mm 2.000
76 mm 3.333
89 mm 2.667

**EXTERNAL WALLS (SANS 10400, part N)**
Masonry walls shall be constructed from clay bricks (Pressed of 100 bars. To comply, a minimum 24-mix at 1.0 mass to be achieved by means of insulation in the cavity only.

Non-masonry walls shall achieve the minimum CR-value of 100 hours. To comply, a minimum R-value as 1.3 shall be achieved by means of insulation in the cavity only.
Attached buildings such as garages, glasshouses, solariums or pool enclosures to the main building shall

a) have an external fabric that achieves the required level of thermal performance of that building. It to be separated from the main building with construction having the required level of thermal performance for the building, or
c) not compromise the performance of the main building.
In addition, an attached building can only be exempted from the requirement if it does not contain habitable spaces.

**WALL ASSEMBLY 1: (Brick wall)**

| Description | Hours | Resistant |
|---|---|---|
| Minimum total R-value required | 100 | 0.360 |
| Construction from R-value | | |
| Cavity (masonry wall | 68 | 0.360 |
| SANS 10400 – XA - (4.3.2 c – The cavity and grouted cavity walls, provided the vertical air movement is limited) | | 1.004 |
| Insulation material (50mm thick Isoboard) | | 1.200 |
| Total insulation provided | | 1.200 |

**WALL ASSEMBLY 2: (Cladding wall)**

| Description | Hours | Resistant |
|---|---|---|
| Minimum total R-value required | 100 | 1.9 |
| Construction from R-value | | |
| Cladding material + (metal) | 100 | 0.024 |
| Thermal Performance of Isoboard (100 mm) | | 2.400 |
| Aluminium Foil Laminate | | 0.759 |
| Gypsum board (12mm) | | |
| Total insulation provided | | 3.183 |

**FLOOR SABS & ZERO ASSEMBLY**
**Floor Insulation**
4.3.2.1 Buildings with a floor area of less than 500m², with a concrete slab-on-floor, shall have insulation installed around the vertical edge of its perimeter which shall

a) have an R-value of not less than 1.0,
b) cover attention in order to retain its thermal insulation properties, and
c) be continuous from the adjacent insulated ground floor
1) to a depth of not less than 250mm, or
2) for the full depth of the vertical edge of the exposed slab-on-floor.

4.3.2.2 Where timber floor bearing system is installed, the lower shall be installed underneath the slab with insulation that has a minimum R-value of not less than 1.0.

4.3.2.3 A component that shall is part of a building's envelope which shall have insulation the over wall to thermal properties under which accidents and be installed
a) with a partially or completely enclosed exterior perimeter, and shall achieve a total R-value of 1.0, and
b) with an in-slab in liner heating system, and shall be tracked around the vertical edge of its perimeter and underneath the slab with insulation having a minimum R-value of not less than 1.0.

**Insulation Provided**
Underneath total R-value required 1.200

**Construction from R-value**
Concrete slab on ground
In slab heating provided
Perimeter floor insulation provided (50mm (Min Isoboard) 1.200
Total insulation provided 3.200

**ROOF INSULATION ASSEMBLY:**
**Thermal Insulation:**
NOTE 1: Insulation required to be 90mm dia or ground down light fixtures and 150mm clear around vents, extractor fans and flue pipes.
NOTE 2: Insulation material to overlap 50mm over purlins
NOTE 3: A vapour barrier should be used under metal roof sheeting for condensation.
NOTE 4: Installers should be according to the TIASA installation guide or manufacturer's recommendations

**Roof Trusses - Roof Roofing**
(Building 1 – Restaurant – Secondary Additions
(Building 2 – Wine Tasting – Secondary Roof Structure

**Required R-value - (SANS 10400, part L)**
Minimum total R-value required 3.700
Duration of heat flow UP

**Construction from R-value**
Roof covering material – (metal) 0.000
SANS 10400 – XA (vent cavities) – Table 9 0.160
Ceiling board 0.089
Insulation material (require 3.36 total) 3.360
125mm Rondo Fibre Glass blanket - Roof Batt (100%) (over ceiling construction) 3.360
Aluminium Foil Laminate 0.000
Timber roof sheeting 0.160
Total R-value provided 4.369

**Roof Trusses - Roof Roofing**
(Building 2 – Wine Tasting – Main Roof Structure

**Required R-value - (SANS 10400, part L)**
Minimum total R-value required 3.700
Duration of heat flow UP

**Construction from R-value**
Roof covering material – (metal) 0.000
SANS 10400 – XA (vent cavities) – Table 9 0.160
Insulation material (require 3.36 total) 4.000
Thermal Performance of Isoboard (75mm) 2.000
(Layed between battens)
Thermal Performance of Isoboard (25mm) 1.000
(Fixed between purlin) trend)
Aluminium Foil Laminate 0.759
(under roof sheeting)
Total insulation provided 4.369

**SOLAR HEATING / SOLAR GEYSER: (Geyser to be positioned by client)**
Install solar geyser, specified by manufacturer. Proposed position of solar panel indicated on plan. Apply plan insulation on the incoming cold water pipes and hot water to all outgoing hot water pipes. Insure in accordance with manufacturer's detail and specification.

A consumer of 50% by volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes. (SANS 204:2011 - 4.5.2.1)

Usually the collector is installed outside your house / building (on a north facing roof at an angle), to assist in heating the water in the storage tank for thermal siphon instead of using electricity all the time to heat your water, and thus saving the owner money as no hot water electricity bill.


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## DEVELOPMENT DATA

| | |
|---|---|
| Site Area: | 23.5644 Ha |
| **Building 01 - Proposed Additions & Alterations:** | |
| - Restaurant (Existing Building) | 174.00 sqm |
| - New Additions (Kitchen Extensions) | 27.00 sqm |
| Total | 201.00 sqm |
| - Covered Stoep | 160.00 sqm |
| **Building 02 - Proposed Building:** | |
| Ground: | |
| - Wine Tasting | 234.00 sqm |
| Total | 234.00 sqm |
| - Covered Stoep | 108.00 sqm |
| First: | |
| - Mezzanine | 95.00 sqm |
| Total | 95.00 sqm |
| Grand Total for Proposed Buildings Incl. Cov. Stoep & Existing Building | 789.00 sqm |
| Coverage for Proposed Buildings Incl. Cov. Stoep & Existing Building | 894.00 sqm |

Building Lines:
- Building lines: 30 metres

**ZONING REGULATIONS:**
Zoning: Agriculture
Parking: 1 gross parking space for every 25 sqm of gross leasable area.
Parking required: 779.00 sqm / 25 sqm = 32 parking

**BUILDING CLASSIFICATION: (SANS 10400 – Part A)**
Occupancy - A1 - Entertainment and Public Assembly
Population - Number of fixed seats or 1 person per sqm if there are no fixed seats.

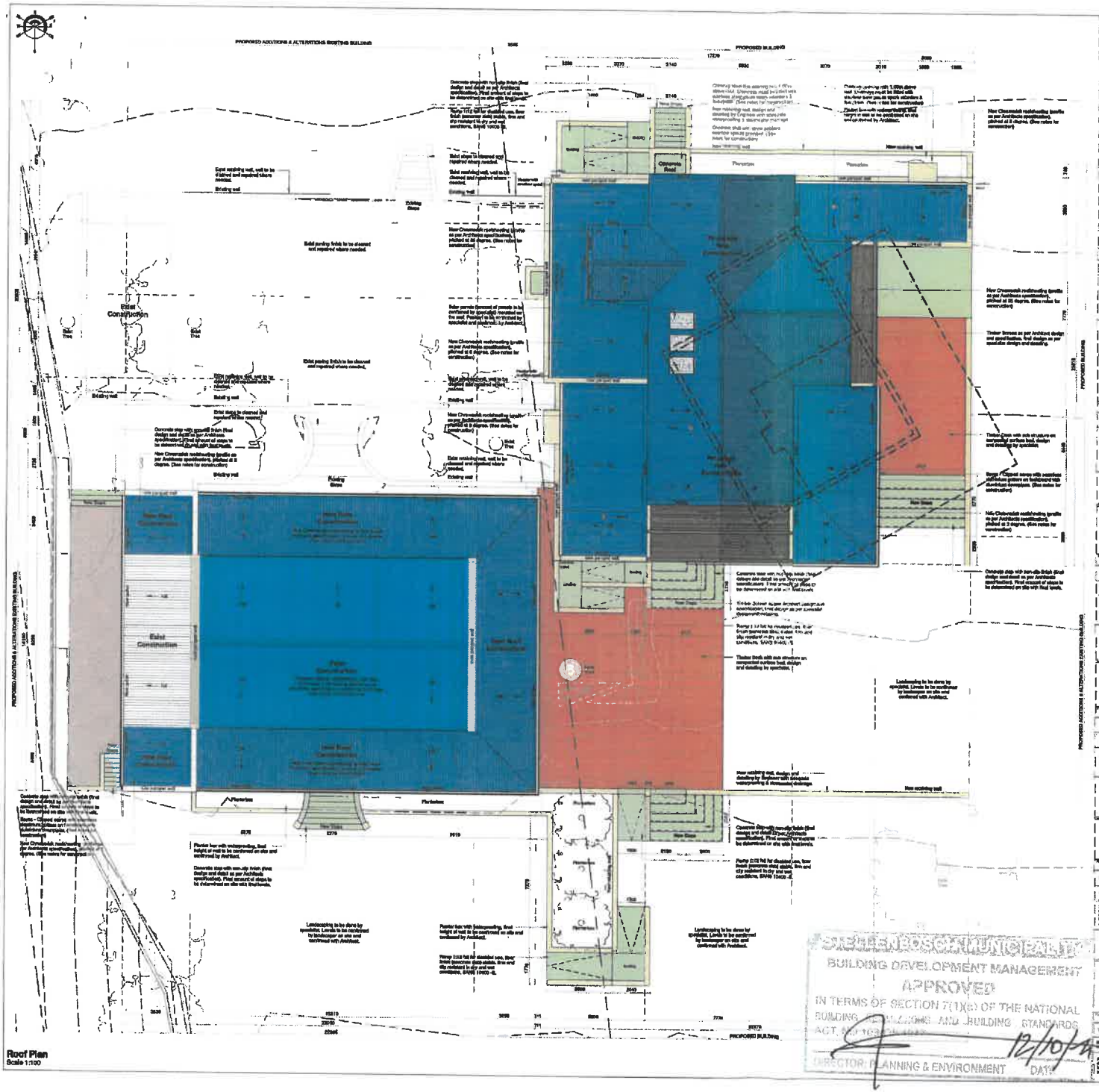

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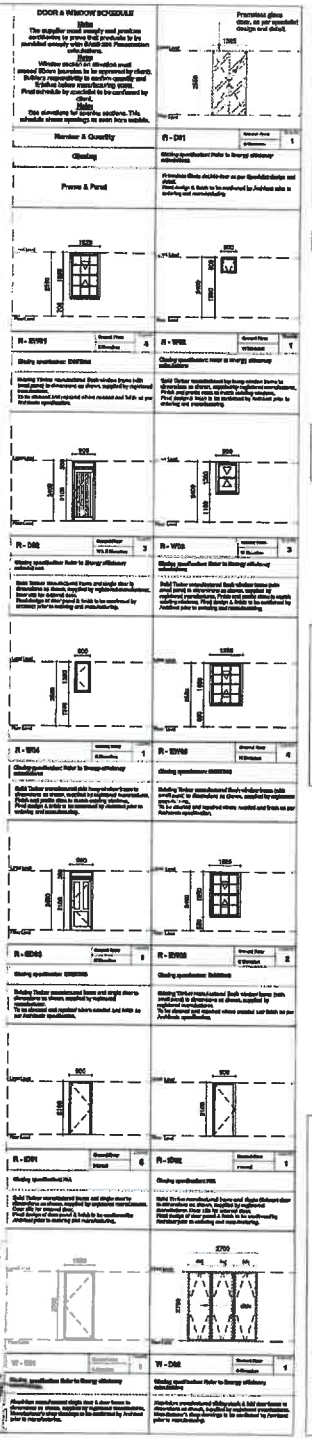
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Project description
**Proposed New Restaurant & Wine Tasting on The Remainder and Ptns 1 and 2 of the Farm Audacia Estate, No 1537 Stellenbosch**

Sheet description
**SDP & Construction Notes**

| | |
|---|---|
| Scale | as indicated |
| Drawn by | cvdw |
| Architect Signature | |
| Client Signature | |
| Project number 19-07 | Sheet number 19-07-01 |
| Project status Council | |




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**DEVELOPMENT DATA:**

| | |
|---|---|
| Site Area: | 23,8844 Ha |
| **Building 01 - Proposed Additions & Alterations:** | |
| - Restaurant (Existing Building) | 174.00 sqm |
| - New Additions (Kitchen Extensions) | 27.00 sqm |
| Total | 201.00 sqm |
| - Covered Stoep | 189.00 sqm |
| **Building 02 - Proposed Buildings:** | |
| Ground: | |
| - Wine Tasting | 234.00 sqm |
| Total | 234.00 sqm |
| - Covered Stoep | 189.00 sqm |
| First: | |
| - Mezzanine | 95.00 sqm |
| Total | 95.00 sqm |
| Grand Total for Proposed Buildings incl. Cov. Stoep & Existing Building | 796.00 sqm |
| Coverage for Proposed Buildings incl. Cov. Stoep & Existing Building | 524.00 sqm |

Building Lines:
- Building lines: 30 metres

**ZONING REGULATIONS:**
Zoning: Agriculture
Parking: 1 gross parking space for every 25 sqm of gross leasable shop.
Parking required: 776.00 sqm / 25 sqm = 32 parkings

**BUILDING CLASSIFICATION:** (SANS 10400 – Part A)
Occupancy - A1 - Entertainment and Public Assembly
Population - Number of fixed seats or 1 person per sqm if there are no fixed seats.

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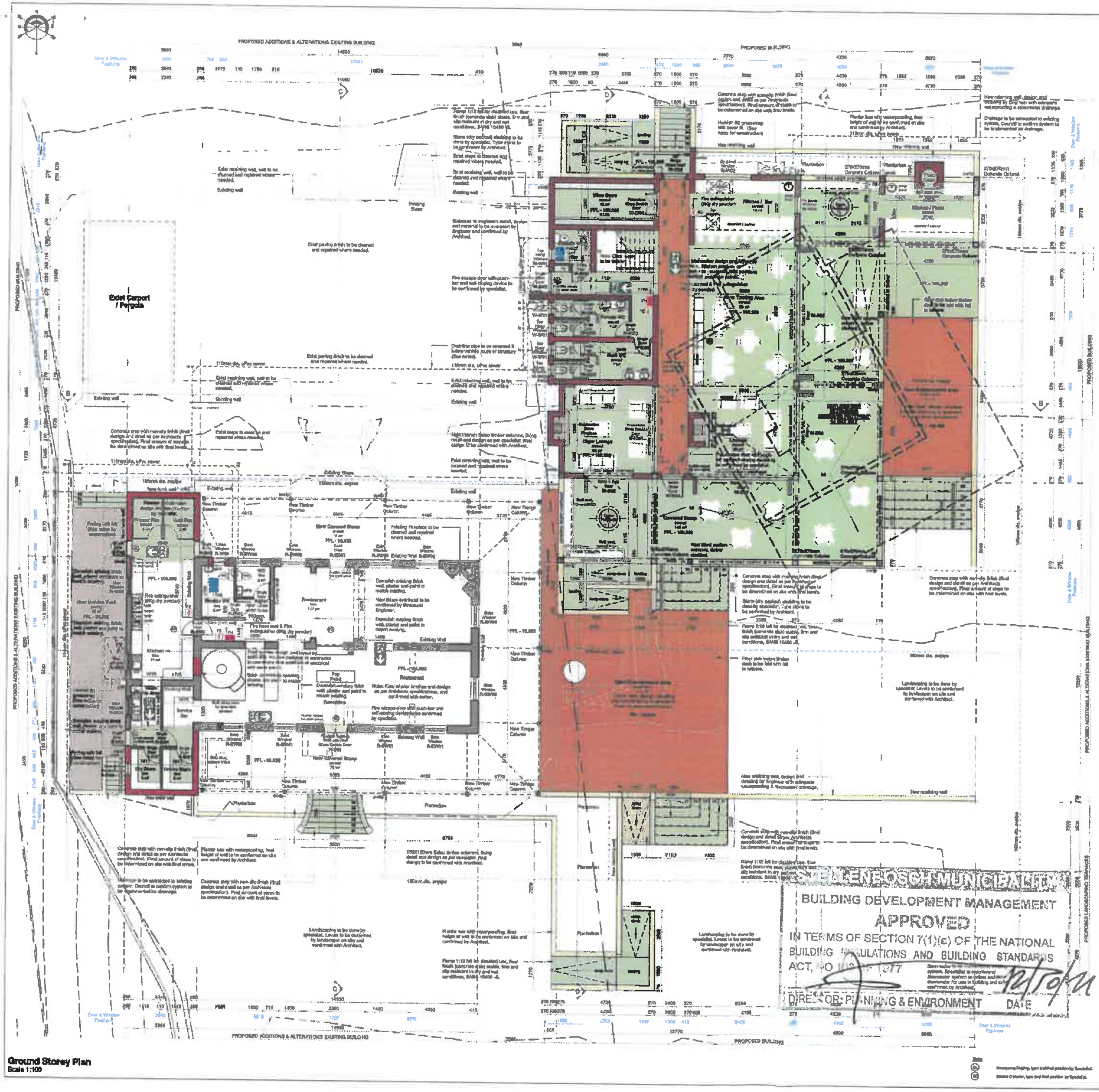
Project description
**Proposed New Restaurant & Wine Tasting on The Remainder and Ptns 1 and 2 of the Farm Audacia Estate, No 1537 Stellenbosch**

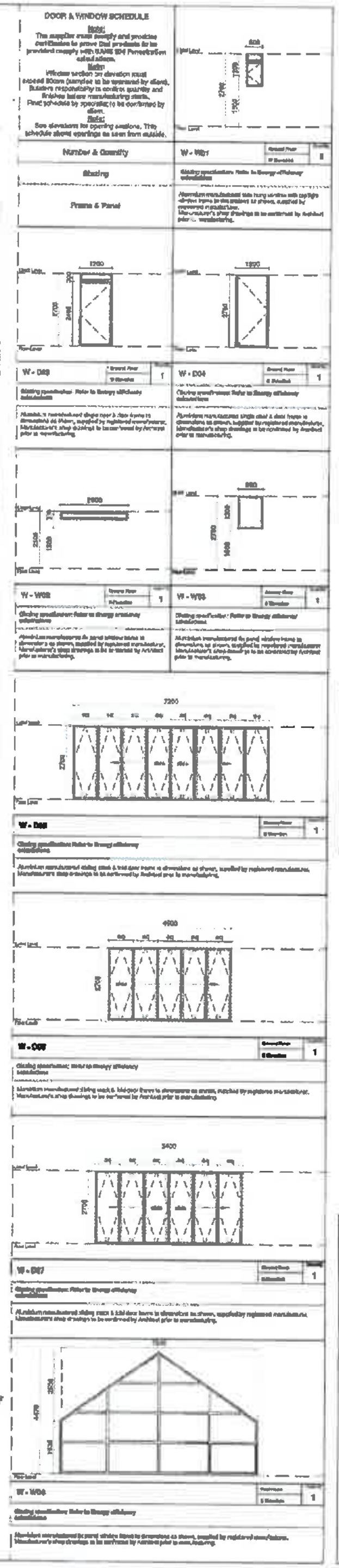
Sheet description
**Roof Plan & Fenestration Schedule**

| | |
|---|---|
| Scale | as indicated |
| Drawn by | cvdw |
| Architect Signature | |
| Client Signature | |

| Project number | Sheet number | Project status |
|---|---|---|
| 19-07 | 19-07-02 | Council |

STELLENBOSCH MUNICIPALITY
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
DIRECTOR: PLANNING & ENVIRONMENT
DATE 12/10/14




STELLENBOSCH MUNICIPALITY
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 7(1)(c) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
DIRECTOR: PLANNING & ENVIRONMENT DATE

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**DEVELOPMENT DATA:**

| | |
|---|---|
| Site Area: | 23.8644 Ha |
| **Building 01 - Proposed Additions & Alterations:** | |
| - Restaurant (Existing Building) | 174.00 sqm |
| - New Additions (Kitchen Extensions) | 27.00 sqm |
| Total | 201.00 sqm |
| - Covered Stoep | 150.00 sqm |
| **Building 02 - Proposed Buildings:** | |
| Ground: | |
| - Wine Tasting | 234.00 sqm |
| Total | 234.00 sqm |
| - Covered Stoep | 109.00 sqm |
| First: | |
| - Mezzanine | 95.00 sqm |
| Total | 95.00 sqm |
| Grand Total for Proposed Buildings Incl. Cov. Stoep & Existing Building | 789.00 sqm |
| Coverage for Proposed Buildings Incl. Cov. Stoep & Existing Building | 694.00 sqm |

Building Lines:
- Building lines: 30 metres

ZONING REGULATIONS:
Zoning: Agricultural
Parking: 1 gross parking space for every 25 sqm of gross leasable shop.
Parking required: 779.00 sqm / 25 sqm = 32 parking

BUILDING CLASSIFICATION: (SANS 10400 – Part A)
Occupancy - A1 - Entertainment and Public Assembly
Population - Number of fixed seats or 1 person per sqm if there are no fixed seats.

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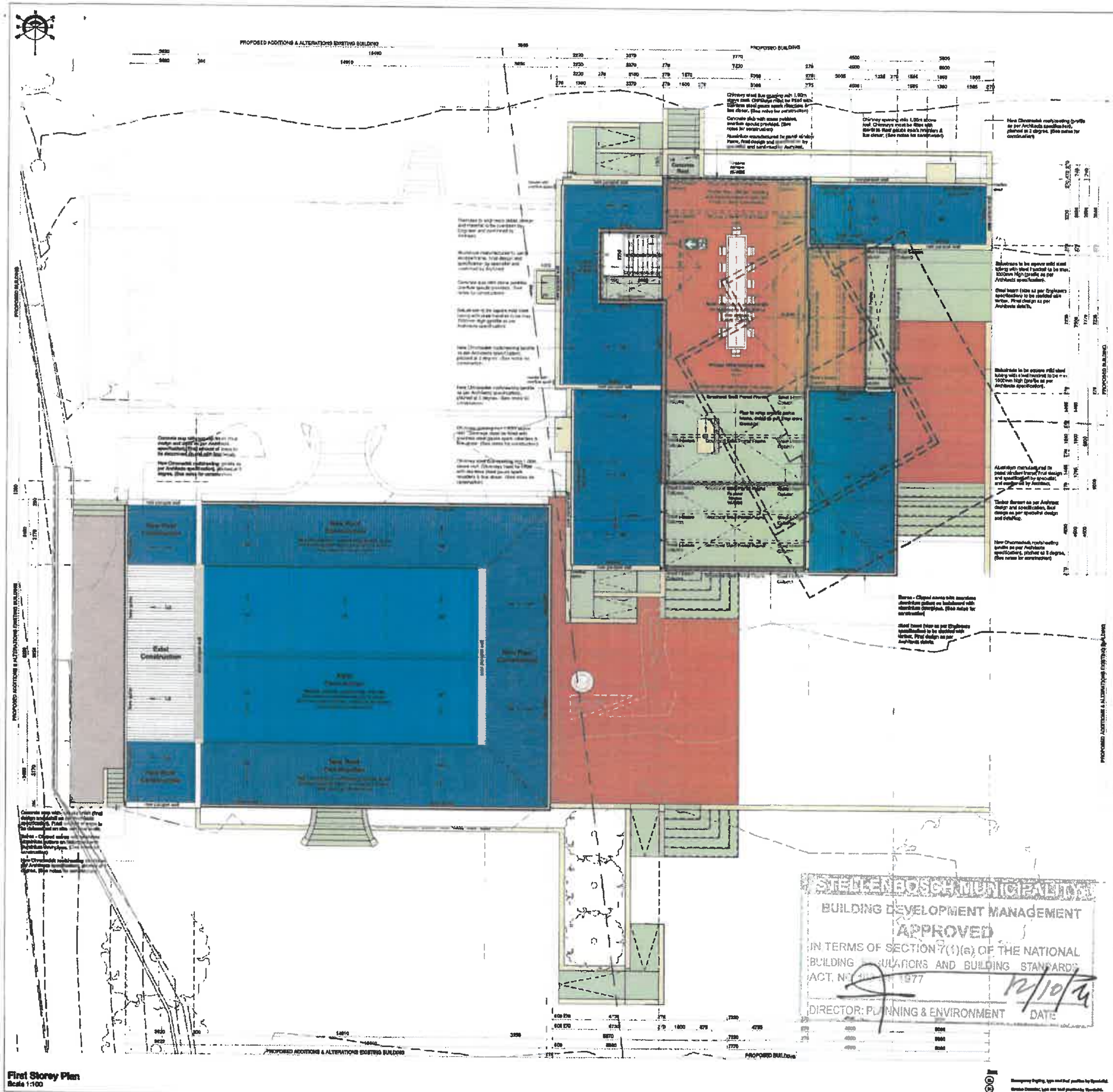
BP/19/1495

Project description
**Proposed New Restaurant & Wine Tasting on The Remainder and Ptns 1 and 2 of the Farm Audacia Estate, No 1537 Stellenbosch**

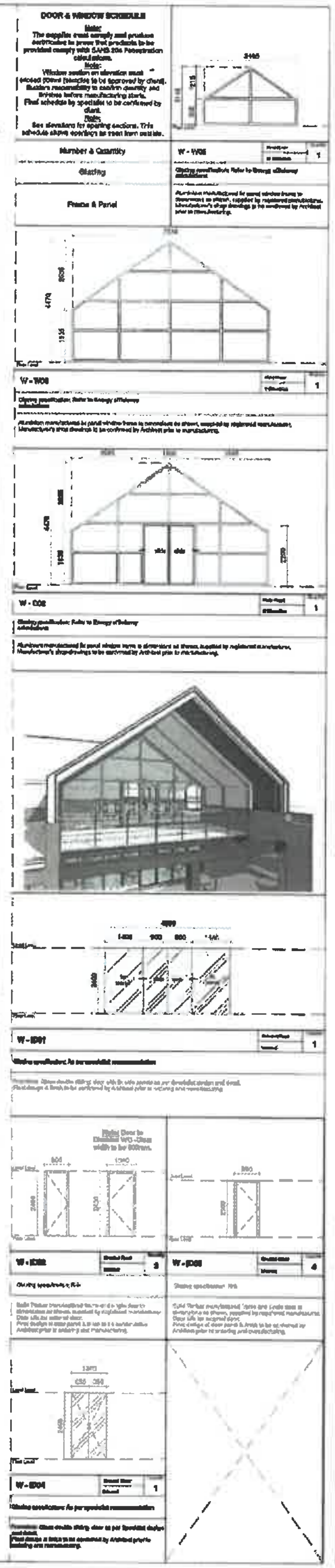
Sheet description
**Ground Storey Plan & Fenestration Schedule**

| | |
|---|---|
| Scale | as indicated |
| Drawn by | cvdw |
| Architect Signature | |
| Client Signature | |

| Project number | Sheet number | Project status |
|---|---|---|
| 19-07 | 19-07-03 | Council |




First Storey Plan
Scale 1:100




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**DEVELOPMENT DATA:**

| | |
|---|---|
| Site Area: | 23,8544 Ha |
| **Building 01 - Proposed Additions & Alterations:** | |
| - Restaurant (Existing Building) | 174.00 sqm |
| - New Additions (Kitchen Extensions) | 27.00 sqm |
| Total | 201.00 sqm |
| - Covered Stoep | 150.00 sqm |
| **Building 02 - Proposed Buildings:** | |
| Ground: | |
| - Wine Tasting | 234.00 sqm |
| Total | 234.00 sqm |
| - Covered Stoep | 108.00 sqm |
| First: | |
| - Mezzanine | 95.00 sqm |
| Total | 95.00 sqm |
| Grand Total for Proposed Buildings Incl. Cov. Stoep & Existing Building | 7[illegible].00 sqm |
| Coverage for Proposed Buildings Incl. Cov. Stoep & Existing Building | 6[illegible].00 sqm |

**Building Lines:**
- Building lines: 30 metres

**ZONING REGULATIONS:**
Zoning: Agricultural
Parking: 1 gross parking space for every 25 sqm of gross leasable shop.
Parking required: 779.00 sqm / 25 sqm = 32 parking

**BUILDING CLASSIFICATION:** (SANS 10400 – Part A)
Occupancy - A1 - Entertainment and Public Assembly
Population - Number of fixed seats or 1 person per sqm if there are no fixed seats.

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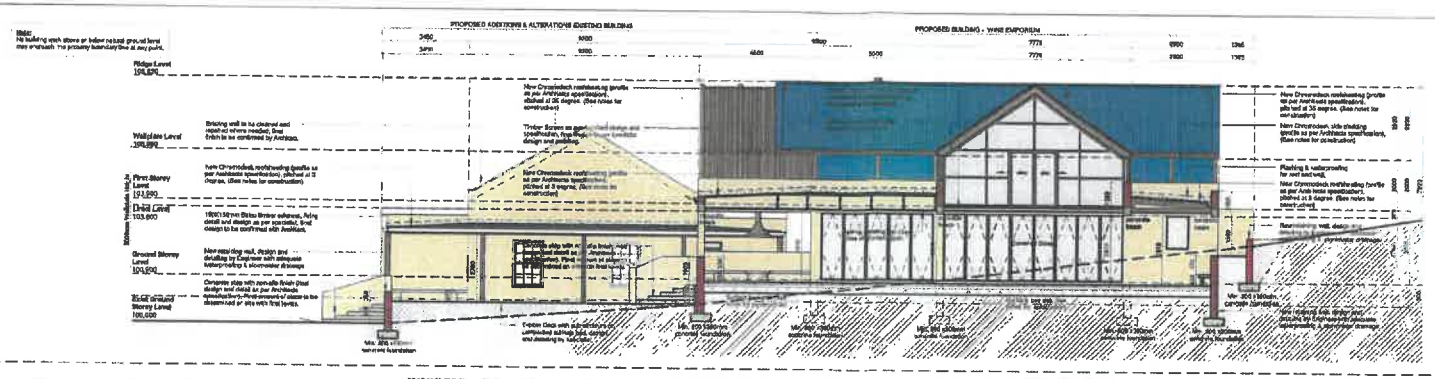
BP/19/14

Project description
**Proposed New Restaurant & Wine Tasting on The Remainder and Ptns 1 and 2 of the Farm Audacia Estate, No 1537 Stellenbosch**

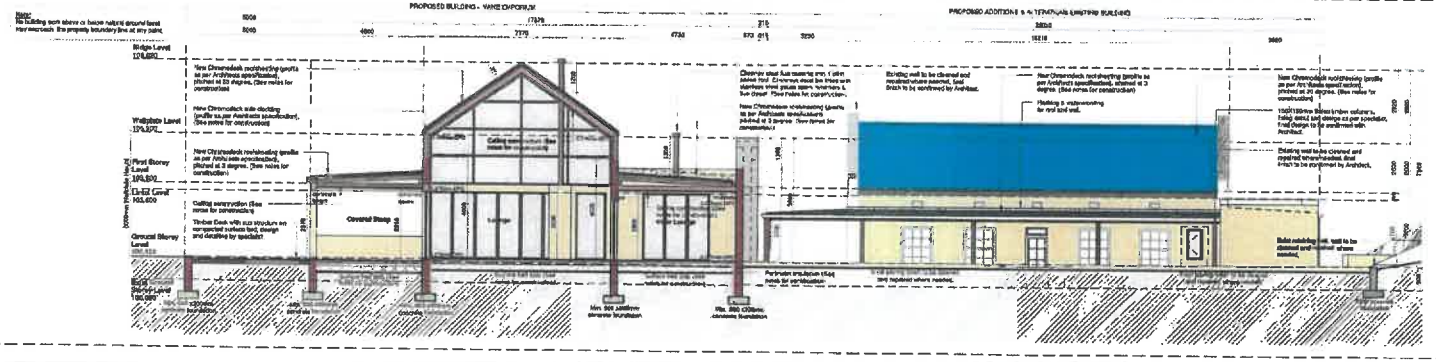
Sheet description
**First Storey Plan & Fenestration Schedule**

| | |
|---|---|
| Scale | as indicated |
| Drawn by | cvdw |
| Architect Signature | |
| Client Signature | |

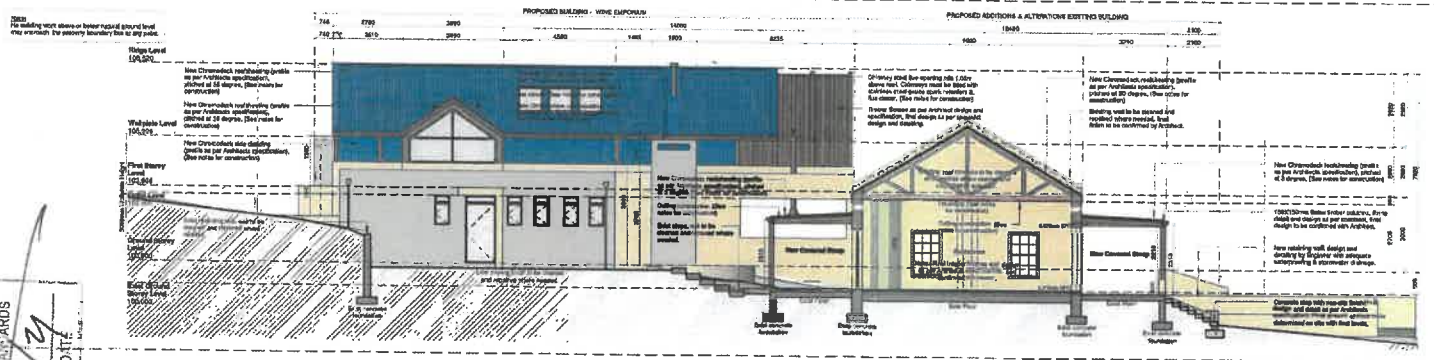
| Project number | Sheet number | Project status |
|---|---|---|
| 19-07 | 19-07-04 | Council |



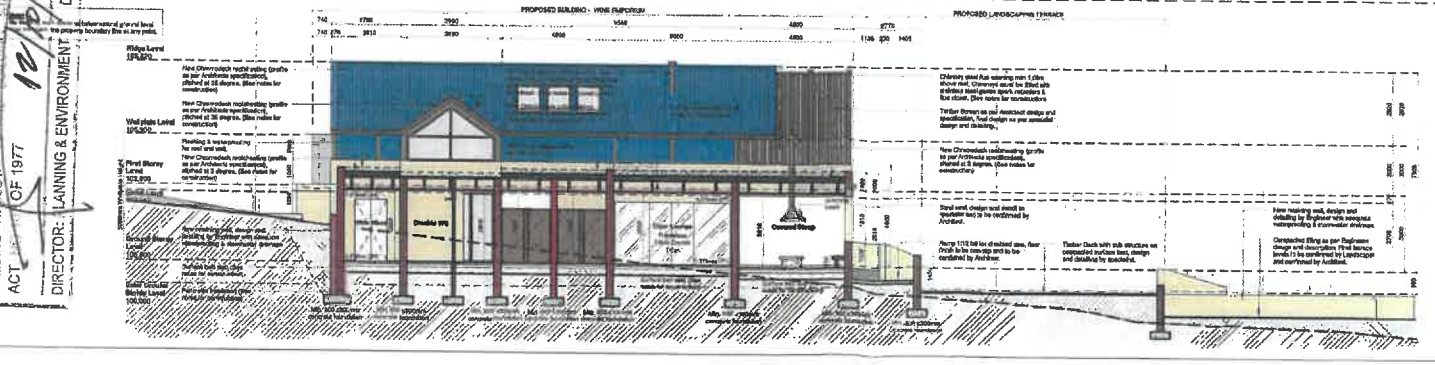

**Section A-A**
Scale 1:100




**Section B-B**
Scale 1:100




**Section C-C**
Scale 1:100




**Section D-D**
Scale 1:100


STELLENBOSCH MUNICIPALITY
IN TERMS OF 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT OF 1977
DIRECTOR: PLANNING & ENVIRONMENT
DATE 19/12/2019



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**DEVELOPMENT DATA:**

| | |
|---|---|
| Site Area: | 23.8844 Ha |
| **Building 01 - Proposed Additions & Alterations:** | |
| - Restaurant (Existing Building) | 174.00 sqm |
| - New Additions (Kitchen Extensions) | 27.00 sqm |
| Total | 201.00 sqm |
| - Covered Stoep | 180.00 sqm |
| **Building 02 - Proposed Buildings:** | |
| Ground: | |
| - Wine Tasting | 234.00 sqm |
| Total | 234.00 sqm |
| - Covered Stoep | 108.00 sqm |
| First: | |
| - Mezzanine | 96.00 sqm |
| Total | 96.00 sqm |
| Grand Total for Proposed Buildings incl. Cov. Stoep & Existing Building | 738.00 sqm |
| Coverage for Proposed Buildings incl. Cov. Stoep & Existing Building | 894.00 sqm |

**Building Lines:**
- Building lines: 30 metres

**ZONING REGULATIONS:**
Zoning: Agricultural
Parking: 1 gross parking space for every 25 sqm of gross leasable shop.
Parking required: 779.00 sqm / 25 sqm = 32 parking

**BUILDING CLASSIFICATION:** (SANS 10400 – Part A)
Occupancy - A1 - Entertainment and Public Assembly
Population - Number of fixed seats or 1 person per sqm if there are no fixed seats.


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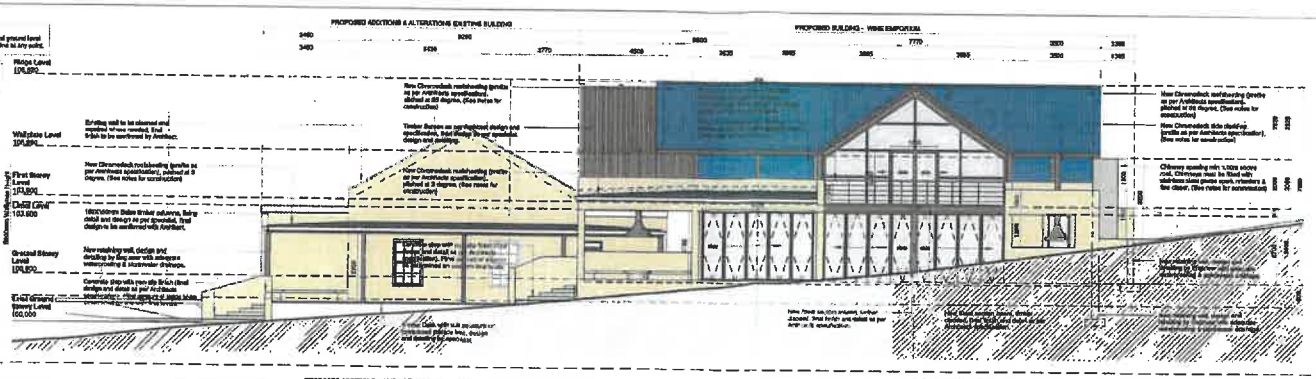

BP/19/1495

Project description
**Proposed New Restaurant & Wine Tasting on The Remainder and Ptns 1 and 2 of the Farm Audacia Estate, No 1537 Stellenbosch**

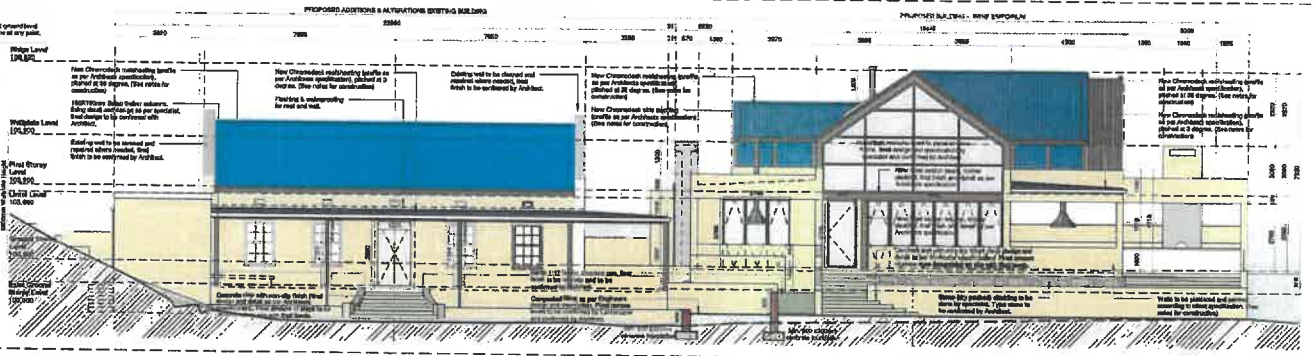
Sheet description
**Sections**

| | |
|---|---|
| Scale | as indicated |
| Drawn by | avdw |
| Architect Signature | |
| Client Signature | |

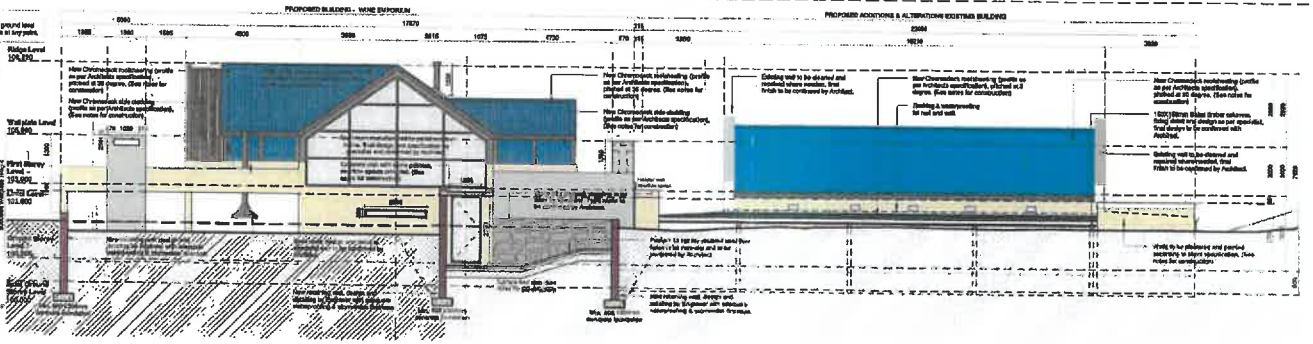
| Project number | Sheet number | Project status |
|---|---|---|
| 19-07 | 19-07-05 | Council |



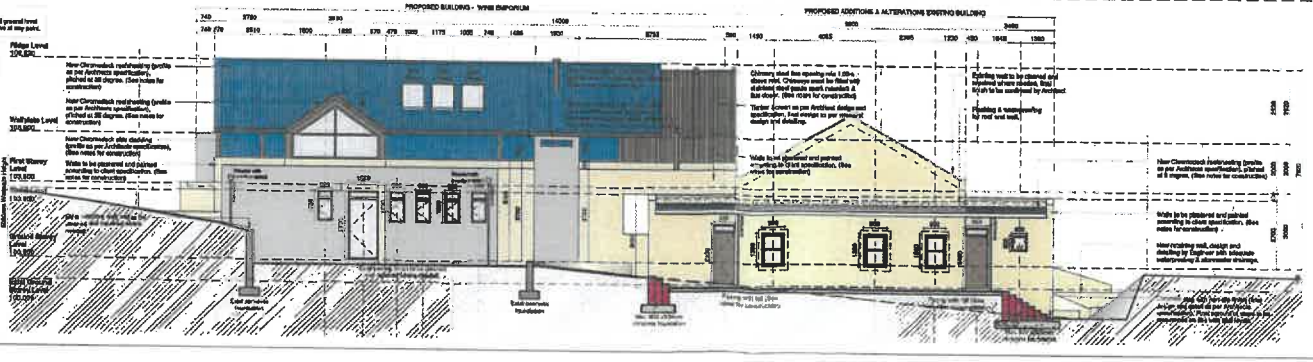
East Elevation
Scale 1:100



North Elevation
Scale 1:100



South Elevation
Scale 1:100



West Elevation
Scale 1:100

STELLENBOSCH MUNICIPALITY
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 4(1) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
DIRECTOR: PLANNING & ENVIRONMENT
Date: 2/10/19

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DEVELOPMENT DATA

| | |
|---|---|
| Site Area: | 23,8644 Ha |
| **Building 01 - Proposed Additions & Alterations:** | |
| - Restaurant (Existing Building) | 174.00 sqm |
| - New Additions (Kitchen Extensions) | 27.00 sqm |
| Total | 201.00 sqm |
| - Covered Stoep | 180.00 sqm |
| **Building 02 - Proposed Buildings:** | |
| Ground: | |
| - Wine Tasting | 234.00 sqm |
| Total | 234.00 sqm |
| - Covered Stoep | 109.00 sqm |
| First: | |
| - Mezzanine | 95.00 sqm |
| Total | 95.00 sqm |
| Grand Total for Proposed Buildings Incl. Cov. Stoep & Existing Building | 780.00 sqm |
| Coverage for Proposed Buildings Incl. Cov. Stoep & Existing Building | 684.00 sqm |

Building Lines:
- Building lines: 30 metres

ZONING REGULATIONS:
Zoning: Agricultural
Parking: 1 gross parking space for every 25 sqm of gross leasable shop.
Parking required: 780,00 sqm / 25 sqm = 33 parking

BUILDING CLASSIFICATION: (SANS 10400 – Part A)
Occupancy - A1 - Entertainment and Public Assembly
Population - Number of fixed seats or 1 person per sqm if there are no fixed seats.

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BP/19/149

Project description
**Proposed New Restaurant & Wine Tasting on The Remainder and Ptns 1 and 2 of the Farm Audacia Estate, No 1537 Stellenbosch**

Sheet description
**Elevations**

| | |
|---|---|
| Scale | as indicated |
| Drawn by | cvdw |
| Architect Signature | |
| Client Signature | |

| Project number | Sheet number | Project status |
|---|---|---|
| 19-07 | 19-07-06 | Council |