NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR CONSENT USE: FARM 90/20, STELLENBOSCH DIVISION

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

Application Property Address: 20 Bloomberg Drive, Stellenbosch
Application Property Number: Portion 20 of Farm 90, Stellenbosch Division
Applicant: André Roux, ARoux Town Planning, andre@arouxplanning.co.za
Owner: Kap Vino CC, info@kapvino.co.za
Application Reference: LU/18897 (TP1175/2025)

Description of land development proposal:

- Application is 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 accommodation establishment with a total of seven (7) guest accommodation units (10 bedrooms) on Farm No. 90/20, Stellenbosch Division.

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: André Roux, ARoux Town Planning, andre@arouxplanning.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 **7 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 021 180 3171 during normal office hours.

Yours faithfully

André Roux (Aroux Town Planning)

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK VIR TOESTEMMINGSGEBRUIK: PLAAS 90/20, STELLENBOSCH AFDELING

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

Adres van aansoek eiendom: 20 Bloomberg Drive, Stellenbosch
Aansoek eiendom beskrywing: Gedeelte 20 van Plaas 90, Stellenbosch Afdeling
Aansoeker: André Roux, Aroux Town Planning, andre@arouxplanning.co.za
Eienaar: Kap Vino CC, info@kapvino.co.za
Aansoek Verwysing: LU/18897 (TP1175/2025)

Besonderhede van die grondgebruiksaansoek:

- Aansoek word ingevolge Artikel **15(2)(o)** van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, gedoen vir 'n **Toestemmingsgebruik** om 'n toeriste-akkommodasie-onderneming met 'n totaal van sewe (7) gaste-akkommodasie-eenhede (10 slaapkamers) op Plaas Nr. 90/20, Stellenbosch-afdeling, 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: André Roux, Aroux Town Planning, andre@arouxplanning.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.

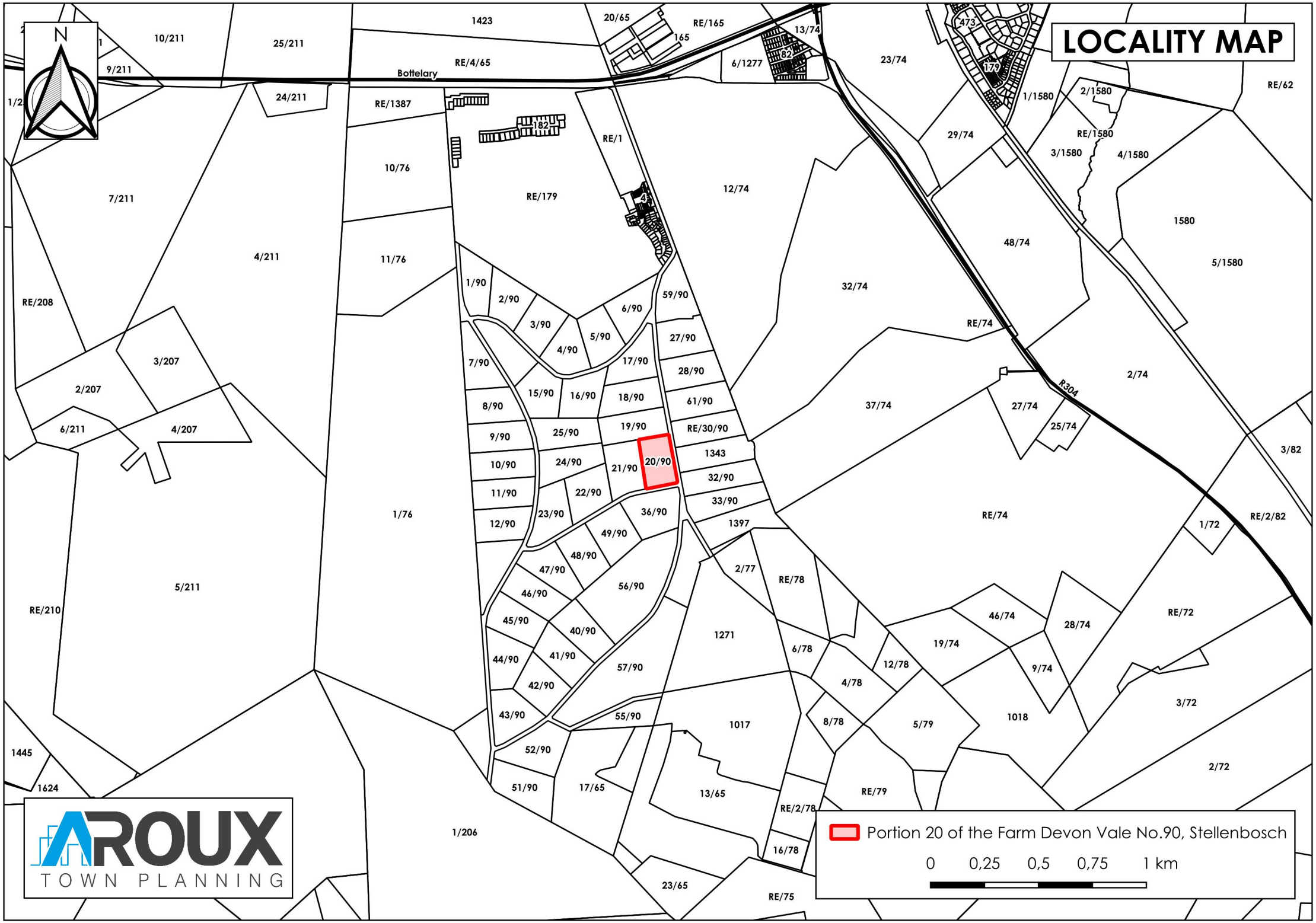
Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **7 Julie 2025.**

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 021 180 3171 gedurende normale kantoor ure.

Die uwe

André Roux (Aroux Town Planning)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AROUX
TOWN PLANNING

PORTION 20 OF THE FARM DEVON VALE NO.90, STELLENBOSCH DIVISION

APPLICATION FOR COUNCIL'S CONSENT (TOURIST ACCOMMODATION ESTABLISHMENT)

SUBMITTED TO THE STELLENBOSCH MUNICIPALITY

ON BEHALF OF KAP VINO ESTATE CC

MAY 2025

(Revision 2)

AROUX TOWN PLANNING

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1.0 INTRODUCTION

1.1 PROPERTY AND APPLICATION DETAILS

Table 1 below provides a summary of the property and application details (the land use application form is attached as **Annexure A**):

Table 1 – Property and Application Details	
Applicant	ARoux Town Planning
Property Description	Portion 20 of the Farm Devon Vale No.90, Stellenbosch
Property Address	20 Blumberg Drive, Stellenbosch
Registered Owner	Kap Vino Estate CC
Property Extent	3,3281 ha
Municipality	Stellenbosch Municipality
Current Zoning	Agriculture & Rural Zone (with consent for a tourist facility)
Current Land Use	Agriculture (vineyards), restaurant and wine tasting facility, guest accommodation cottages (4 units)
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law (2019)
Title Deeds	T94448/1998 (registered on 6 October 1988)
Title Deed Restrictions	None (removal of restrictive title deed conditions approved in 2021)
Proposed Development / Land Use	The conversion of existing buildings to accommodate guest accommodation, i.e. a tourist accommodation establishment, with a total of 7 guest accommodation units (10 bedrooms).
Application Components	Council's Consent for a Tourist Accommodation Establishment
Subject to PHRA / SAHRA	No
Subject to NEMA	No
Policy Compliant	Yes

The Application

Application is hereby made for **Council's Consent** to permit a tourist accommodation establishment on **Portion 20 of the Farm Devon Vale No.90, Stellenbosch Division** in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law (2023), read with Section 201(1) of the Stellenbosch Municipality Zoning Scheme By-Law (2019.

The application is made by **ARoux Town Planning** on behalf of **Kap Vino Estate CC** who is the registered property owner. A power of attorney and resolution are attached as **Annexure B**.

1.2 BACKGROUND

Portion 20 of the Farm Devon Vale No. 90, Stellenbosch (hereinafter referred to as *"the property"*) is located in the Devon Valley smallholdings area, northwest of Stellenbosch. Also known as *Kunjani Wines*, the property measures approximately 3.33 hectares in extent and comprises a main dwelling (occupied by the owners), an outbuilding with a guest accommodation unit, a residential building with 3 guest accommodation units, and a tourist facility building

accommodating the *Kunjani Wines Restaurant* (refer to **Figure 1***)*. Most of the property is however under vineyard cultivation.

Between 2016 and 2025, a series of land use approvals were granted by the Stellenbosch Municipality to permit a wine tasting facility and restaurant on the property. These approvals included the removal of restrictive title deed conditions and Council's Consent for a Tourist Facility. The most recent approval in 2025 involved amendments to conditions related to the restaurant.

Figure 1 -The existing Kunjani Wines restaurant building

In light of the operational intensity and personal toll of running the restaurant, the owners have opted to discontinue the existing restaurant and wine tasting facility.

In response to the growing demand for tourist accommodation, and to support the continued economic viability of the farm, it is proposed to repurpose the existing restaurant building to create three additional guest accommodation units. These will be provided in addition to the four guest units already present on the property (it must be noted that, although the zoning scheme permits up to four tourist dwelling units within existing buildings as an "additional use right," formal technical approval from the Municipality has not yet been obtained for the existing units. As a result, these units are currently considered unauthorized). The proposal will therefore result in a total of seven (7) guest accommodation units on the property, all accommodated within existing structures. Only minor internal alterations are required, and no new buildings are proposed.

The property is zoned Agriculture and Rural Zone in terms of the Stellenbosch Municipality Zoning Scheme By-Law (2019). In this zoning, "tourist dwelling units" are permitted as an additional use right, limited to a maximum of four units per property. Where more than four units are proposed, the use is classified as a "tourist accommodation establishment", which requires Council's Consent. Accordingly, application is hereby made to the Stellenbosch Municipality for Council's Consent to permit a Tourist Accommodation Establishment on the property.

ARoux Town Planning has been appointed by the owners to prepare and submit the required land use application. This motivation report, together with the accompanying annexures, sets out the

details of the proposal and provides all relevant information to assist the decision-making authority in evaluating the application.

1.3 STATUTORY INFORMATION OF THE PROPERTY

1.3.1 Property Ownership and Registration

The property is formally registered as Portion 20 of the Farm Devon Vale No.90, Stellenbosch Division, and is owned by Kap Vino Estate CC, as confirmed in title deed with number T94448/1998 (registered on 6 October 1998 – refer to **Annexure C**).

The property's title deed does not contain restrictive conditions that may hinder the proposal. An application for the removal of restrictive title deed conditions which limited the use of the property for agricultural and residential purposes only was approved as part of the 2022 land use approval and has been deleted from the title deed.

1.3.2 Servitudes

There are no servitudes registered on the property. Refer to the General Plan attached as **Annexure D**.

1.3.3 Zoning

The Property is zoned Agriculture and Rural Zone in terms of the Stellenbosch Municipality Zoning Scheme By-Law (2019). Council's Consent has also been granted for a tourist facility to permit a restaurant on the property. Copies of the previous land use approvals, including the consent for the restaurant are attached as **Annexure E**.

2.0 CONTEXTUAL ANALYSIS & SITE DESCRIPTION

2.1 LOCALITY

The property is located approximately 12km north-west of Stellenbosch. The property forms part of the Devon Vale Smallholding Area, to the south of the Devonvale Golf and Wine Estate, and gains access from Blumberg Drive (refer to **Figure 1**).

A Locality Map is attached as **Annexure F**.

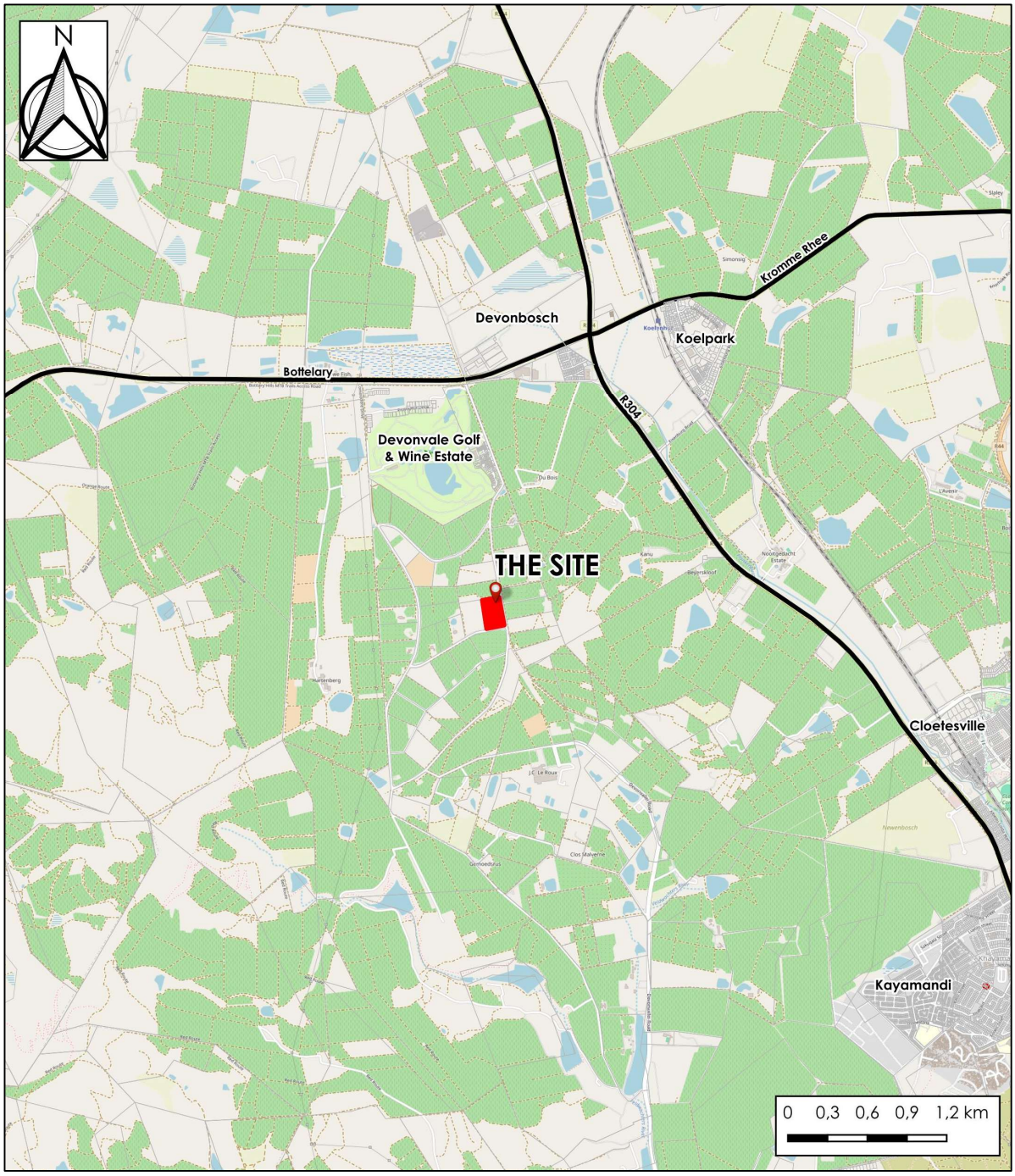


Figure 2 – Regional Context

2.2 CHARACTER OF THE AREA

The Devon Vale area consist of agricultural smallholdings, with property sizes ranging between 3ha and 8ha in size. Most of these properties contain vineyards or olive orchards. Many smallholding properties also contain tourist facilities such as guest houses, wine tasting facilities, restaurants, etc.

All properties within the Devon Vale smallholding area are zoned Agricultural & Rural Zone, with many properties also having additional land use rights in the form of departures and consent uses, mostly for tourist facilities and accommodation (refer to **Figure 3**).

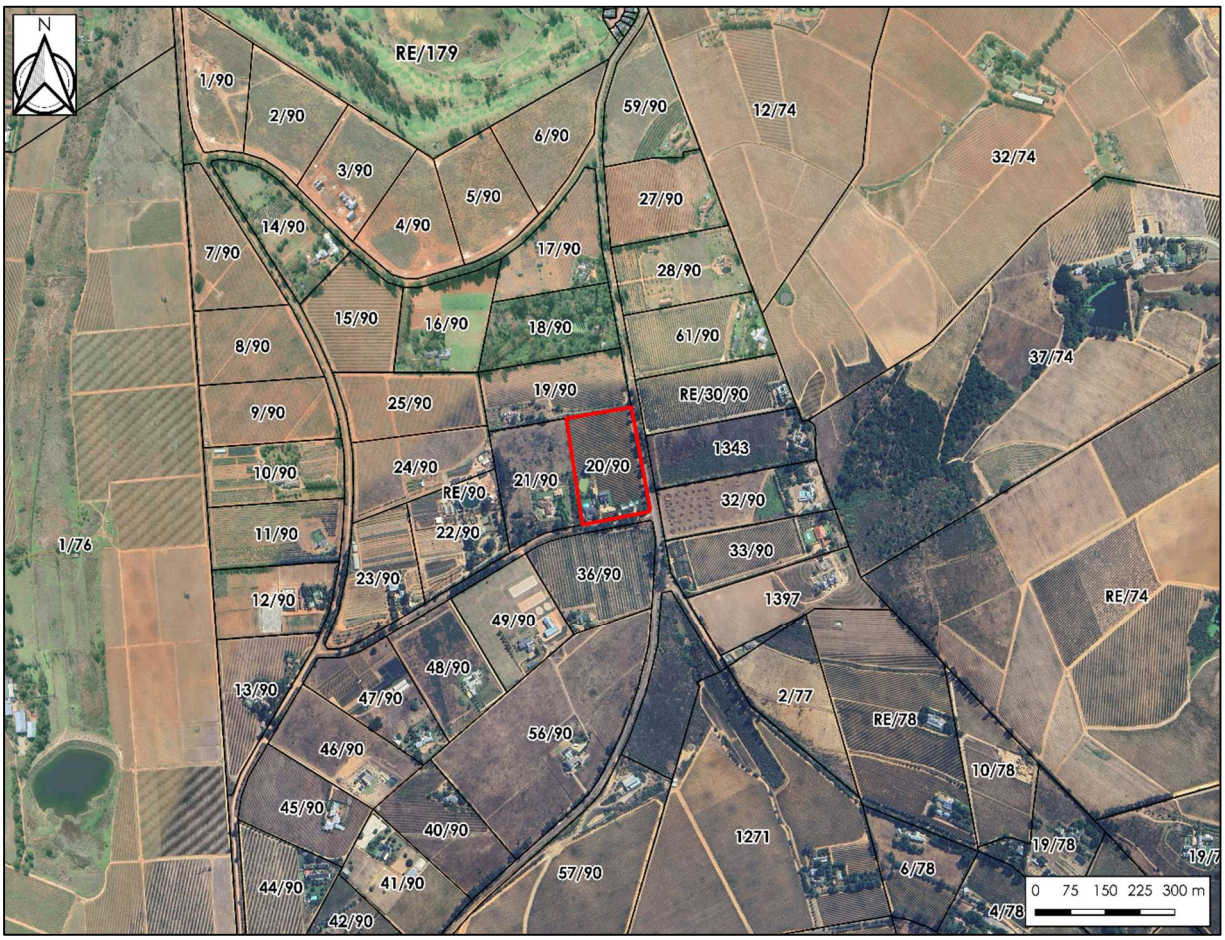


Figure 3 – Local Context

2.3 PROPERTY DESCRIPTION

The property has a total extent of 3,33 ha. Access is obtained from Blumberg Drive on the southern boundary.

All structures are situated on the southern portion of the property. This includes the main dwelling house with associated outbuildings adjacent to the western boundary (including a guest unit), the main restaurant building adjacent to the dwelling house and the residential building to the east of the restaurant, accommodating three existing guest accommodation units. Space for on-site parking is provided in front of the restaurant building. The remaining property area is covered by vineyards (refer to **Figure 4**).

Figure 4 – Aerial Image of the Property (existing)

3.0 THE PROPOSAL

3.1 THE PROPOSED TOURIST ACCOMODATION ESTABLISHMENT

The proposal involves the closure of the existing wine tasting facility and restaurant, and the conversion of the existing restaurant building to accommodate tourist accommodation units, as part of a tourist accommodation establishment. The four existing tourist accommodation units will also be regularised as part of the tourist accommodation establishment.

As previously mentioned, the property currently accommodates four guest accommodation units, namely the three units in the residential building east of the main restaurant building, and a guest unit within the outbuilding adjacent to the main dwelling house that was converted to function as guest accommodation.

The proposed conversion of the existing restaurant building to tourist accommodation, and the regularisation of the existing tourist accommodation units, will result in the establishment of a tourist accommodation establishment with a total of **seven (7)** guest accommodation units.

A Site Development Plan is attached as **Annexure G** and depicts the proposed tourist accommodation establishment, which include the following (also refer to **Figure 5**):

- The conversion of the existing restaurant building to accommodate three tourist accommodation units (**Units 1 – 3**). This includes two units on ground floor and a third unit on the first floor. Note that the existing wine storage area on the ground floor will be retained for the storage of wine produced for the farm. Wine tasting will however not be provided for.

- The three existing tourist accommodation units to the east of the existing restaurant building, which is being retained (**Units 4 – 6**).

- The existing guest accommodation unit in the outbuilding adjacent to the main dwelling house, which is being retained (**Unit 7**).

Combined, the seven tourist accommodation units provide for a total of 10 guest bedrooms.

It is important to note that all tourist accommodation units will be established within existing buildings, with only minor internal alterations where required. No additional structures are proposed.

All units are entirely self-catering. Provision is however made for the serving of breakfasts on the balcony area of the existing restaurant building. A small kitchen area will be retained for the preparation of breakfasts to guests of the tourist accommodation units only.

The main dwelling house will remain the residence of the property owners, who will also manage the guest accommodation units. The existing vineyards on the property will also be retained.

3.2 ACCESS AND PARKING

The existing site access off Blumberg Drive and the on-site circulation area will be retained.

Provision is made for 16 parking bays in a parking area in front of the existing restaurant building. An additional three parking bays is provided adjacent to the residential building containing units 4 – 6. Two parking bays are also proposed adjacent to the main dwelling house, for Unit 7. The two existing parking bays for the main dwelling house is retained. A total of 23 parking bays are therefore provided for the tourist accommodation units.

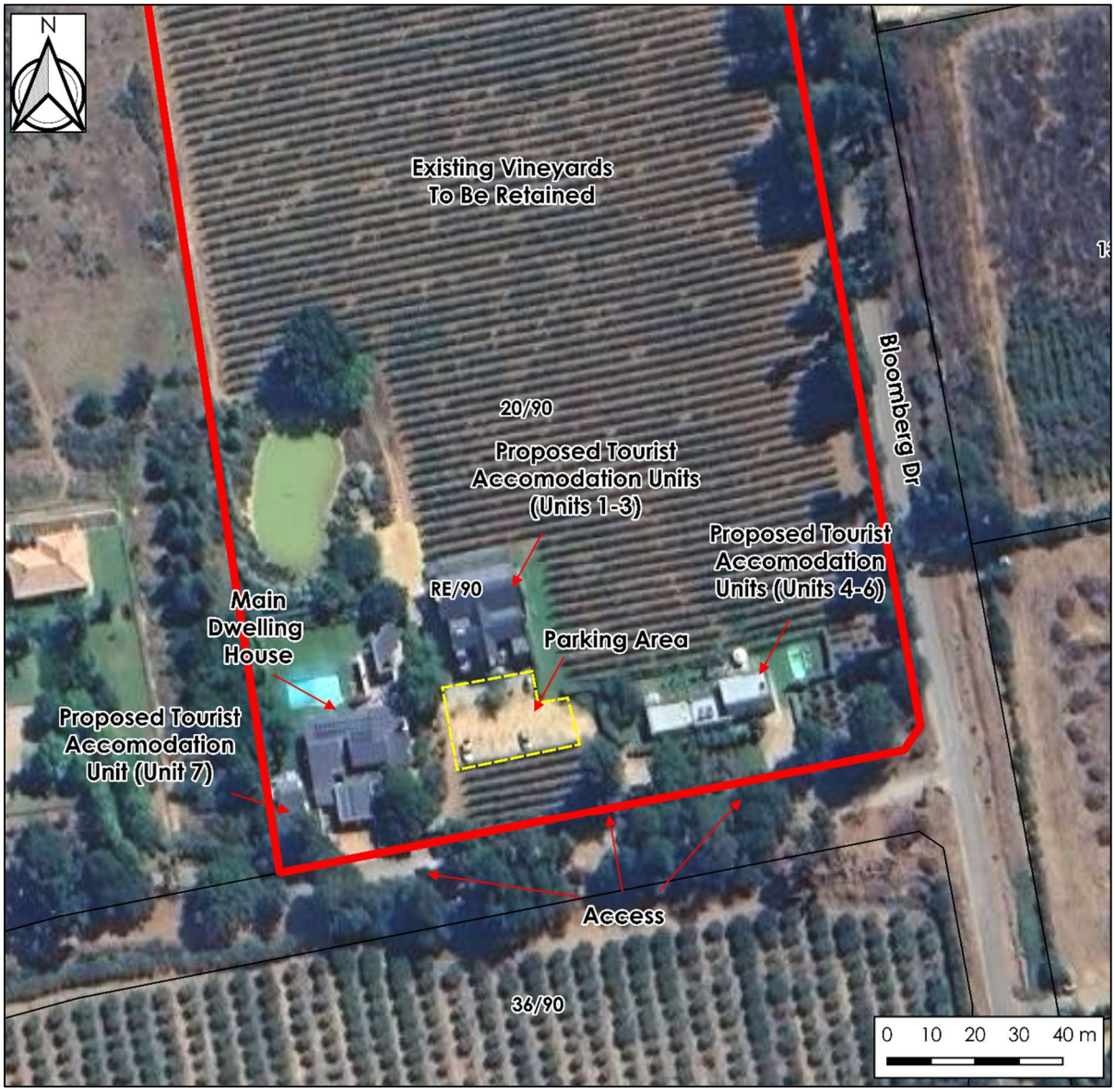


Figure 5 – Proposed Site Plan

4.0 MOTIVATION

Section 65 of the Stellenbosch Municipality Land Use Planning By-Law (2015) stipulates that the Municipality must have regard to a set of prescribed criteria when it considers a land use application. The following sections are an assessment of the application in terms of said criteria and serves as the motivation for the approval of this application.

4.1 COMPLIANCE WITH ZONING REGULATONS

4.1.1 Land Use Classification

The following forms of tourist accommodation land uses are permitted in the Agricultural and Rural Zone:

- **Additional Uses:**
  - Bed and breakfast establishment
  - Guest house
  - Tourist dwelling units

- **Consent Uses:**
  - Tourist accommodation establishment

The Stellenbosch Municipality Zoning Scheme By-Law's definitions for both a "**bed and breakfast establishment**" and "**guest house**" refers to the use of furnished rooms in a dwelling house or second dwelling for the accommodation of transient guests. The proposed tourist accommodation units each consist of separate dwelling units and not rooms that are made available separately. The establishment can therefore not be classified as a "bed and breakfast establishment" or "guest house".

"**Tourist dwelling units**" is defined as "*the use of a furnished dwelling house and/or second dwelling and/or a dwelling unit in flats, where the entire dwelling unit is rented out for the accommodation of transient guests and where accommodation is only provided on a self catering basis, provided that if more than 4 dwelling units on the same property are rented out by the same owner or proprietor as an enterprise it is deemed to be a tourist accommodation establishment*". The proposed establishment consists of more than 4 units (7 in total) and therefor exceeds the threshold of "tourist dwelling units".

A "**tourist accommodation establishment"** is defined as "*an enterprise which provides the accommodation for transient guests which exceeds the scale and extent of tourist dwelling unit or guest house, and which is also not a hotel with its ancillary public facilities, and:*

i) may have an informal, clustered layout which takes cognisance of the natural features of the site and where internal road standards do not necessarily comply with formal township standards;
ii) may consist of self-catering units;
iii) and where enabled by the Scheme, may include tourist facilities subject to the development parameters of the particular zone;
iv) where the following land uses may only be undertaken only with the specific further consent use approval of the Municipality regardless of whether tourist accommodation or tourist facilities is a primary right in that zone or not:

a) additional facilities for day visitors;
b) wellness centres and meeting rooms which serve resident guests;
c) camping sites with ancillary facilities;
d) tented accommodation, tree houses, mobile accommodation or the use of any construction materials and methodologies that are not ordinarily used;

The proposed tourist accommodation units provide accommodation for transient guests, exceeds the scale and extent of tourist dwelling units and a guest house, is not a hotel with ancillary public facilities and consist of self-catering units. It therefore conforms with the definition of a "tourist accommodation establishment", which is permitted in this zoning with Council's Consent.

4.1.2 The Provisions for Tourist Accommodation Establishment

Table 2 below provides a summary of the zoning provisions applicable to a Tourist Accommodation Establishment as a consent use in the Agriculture and Rural Zone, and the proposal's compliance with these provisions, as contained in Section 213 of the Stellenbosch Municipality Zoning Scheme By-Law.

Table 2 – Zoning Scheme Provisions for Tourist Accommodation Establishment as a consent use the in Agricultural & Rural Zone

Section No.	Summary of Provision	Compliance
213(1)	The Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.	A site development plan is submitted with this application, detailing the layout and scale and is in accordance with Section 216 of the Zoning Scheme By-law.
213(2)	The Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture.	The proposal does not involve the conversion of productive agricultural land for non-agricultural purposes. The existing vineyards on the farm are retained, with the property's dominant use still being agriculture.
213(3)	The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.	The proposed tourist accommodation will be housed within existing structures only, ensuring that the scale and character of the buildings remain consistent with the surrounding rural landscape.
213(4)	A consent use for a tourist accommodation establishment may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.	The farm's dominant use will remain as agriculture as all existing vineyards will be retained. The proposed tourist accommodation is therefore subservient to the primary use of the farm (agriculture), with these units providing an additional income stream, thereby ensuring that the farm is economically viable.
213(5)	The consent use may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.	The farm is actively used for agriculture, with existing vineyards being maintained for winemaking purposes. The proposed tourist accommodation will remain subservient to the primary agricultural use of the land.

213(6)	If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.	Agricultural activities will continue on the property, ensuring that rezoning is not required.
213(7)	As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.	The proposed tourist accommodation will be established within existing buildings. Minor internal and external alterations will be made to accommodate the new use, in line with municipal requirements.
213(8)	New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.	No new buildings are proposed.
213(9)	The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm's site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.	The site development plan indicates the total floor area and coverage of the proposed tourist accommodation.

It is therefore evident that the proposed tourist accommodation establishment is fully compliant with the provisions of the Zoning Scheme By-Law.

4.1.3 Building Development Parameters

The Zoning Scheme By-Law does not provide specific building development parameters for a tourist accommodation establishment. However, as no new structures are proposed with all accommodation to be provided within existing buildings, subject to minor alterations, all buildings on the property will remain compliant with the general building line, height and coverage restrictions.

4.1.4 Parking

According to Section 33 of the Stellenbosch Municipality Zoning Scheme By-Law, off-street parking for a tourist accommodation establishment must be provided "*to the Municipality's satisfaction – between 0,7 bays per bedroom and 1 bay per self-catering unit*". Two additional parking bays must also be provided for the existing main dwelling house.

The property's parking requirement is therefore calculated as follows:

- **Tourist accommodation establishment**:
  0,7 bays per bedroom (10 bedrooms) / 1 bay per self-catering unit (7 units) = **7 bays**
- **Dwelling house**:
  Two bays per dwelling house with more 2 or more bedrooms = **2 bays**

- **Total off-street bays required = 9 bays**

A total of 23 parking bays are provided on the property. This provision complies with the minimum parking requirement, with 14 bays in surplus.

4.2 CONSISTENCY WITH PLANNING LEGISLATION (SPLUMA & LUPA)

In terms of Section 7 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and Section 59 of the Western Cape Land Use Planning Act, 2014 (LUPA), land development applications must promote the core development principles. The proposed tourist accommodation establishment complies with these principles as follows:

- **Spatial Justice:** The proposed conversion of existing buildings into guest accommodation supports spatial justice by promoting more inclusive and equitable use of land in the Devon Valley area. The proposed land use facilitates rural economic diversification, which can provide new local employment and service opportunities for surrounding communities, including historically disadvantaged groups. The repurposing of existing infrastructure avoids exclusive or underutilised land use patterns and contributes to a more balanced rural economy.

- **Spatial Sustainability:** The proposal aligns with the principle of spatial sustainability by utilising existing structures on an already-developed portion of the property. No additional buildings or land disturbance are proposed, thereby protecting the remaining agricultural land and vineyard operations. This approach minimises the ecological footprint and supports the long-term productive use of agricultural land. The conversion to guest accommodation also diversifies income streams for the landowners, which contributes to the long-term viability and sustainability of rural landholdings.

- **Efficiency:** The development promotes efficient land use through the adaptive re-use of existing buildings. By making use of existing services, infrastructure, and structures, the proposal avoids unnecessary capital investment and reduces the demand on municipal resources. The consolidation of activities within a defined footprint also limits spatial sprawl and makes optimal use of the property's development potential.

- **Spatial Resilience:** The establishment of guest accommodation enhances the spatial resilience of the property and local area by diversifying land use and economic activity. With the planned closure of the restaurant and wine tasting facility, the proposal allows the property to remain economically active and adaptable to changing circumstances and market conditions, thereby contributing to the resilience of the local rural economy.

- **Good Administration:** The application process will be undertaken in accordance with the procedural requirements of SPLUMA and LUPA, and in collaboration with the applicant. All necessary supporting information is submitted to enable transparent and informed decision-making by the Municipality. The proposal reflects the landowners' intent to formalise land use rights in line with the applicable planning frameworks and statutory requirements.

4.3 CONSISTENCY WITH SPATIAL DEVELOPMENT FRAMEWORKS AND PLANNING POLICIES

4.3.1 Western Cape Provincial Spatial Development Framework (PSDF)

The PSDF's policy framework covers Provincial spatial planning's three interrelated themes, namely (1) Sustainable use of the Western Cape's spatial assets, (2) Opening-up opportunities in the Provincial space-economy, and (3) Developing integrated and sustainable settlements. The proposed land use relates to these themes in the following manners:

- ***Sustainable Use of Spatial Assets:*** The PSDF recognises that the Western Cape as a world class tourism destination, given the attraction and authenticity of rural landscapes of scenic, cultural and natural splendour and emphasises that the Province's biodiversity and agricultural resources should be protected.

  The proposed guest accommodation facilities support the existing tourism industry of the Stellenbosch region. The proposed guest accommodation will be established within existing tourist facility and accommodation buildings and will not compromise existing agricultural operations.

- ***Opening-up opportunities in Space-economy:*** According to the PSDF, compatible and sustainable activities (i.e. activities that are appropriate in a rural context, generate positive socio-economic returns and do not compromise the environment or ability of the municipality to deliver its mandate) and of an appropriate scale and form can be accommodated outside of the urban edge.

  The proposed guest accommodation remains within the surrounding rural context and complements the existing wine and agri-tourism industry. By repurposing an existing facility, the proposal supports positive socio-economic return by promoting rural tourism and creating local employment opportunities.

- ***Developing Integrated and Sustainable Settlements:*** The PSDF promotes the use of heritage resources to enhance the character of the area, stimulate urban regeneration, encourage investment and create tourism opportunities while ensuring that interventions in these heritage contexts are consistent with local building and landscape typologies, scale, massing and form.

  The proposed guest accommodation is accommodated within existing structures, which thus preserves the built environment and contributes to the area's rural and agricultural heritage. The conversion of the facility into tourist accommodation creates new opportunities for visitors to experience the area's heritage, landscape, and local economy.

It is evident from the above that the proposed tourist accommodation establishment will enhance the local tourism industry and contribute positively to the local space-economy without impacting negatively on agricultural activities or biodiversity. The proposal is therefore aligned with the policies of the PSDF.

4.3.2 Western Cape Land Use Planning Guidelines – Rural Areas

The Western Cape Land Use Planning Guidelines for Rural Areas ("Rural Areas Guideline") was prepared in 2019 and supports the roll-out of the implementation of the PSDF and its call to open up opportunities in the rural space-economy.

According to the Rural Areas Guideline, development in the rural area should not:

- Have a significant negative impact on biodiversity, ecological system services or the coastal environment;
- Lead to the loss or alienation of agricultural land or has a cumulative impact there upon;
- Compromise existing or potential farming activities;
- Compromise the current and future possible use of mineral resources;
- Be inconsistent with the cultural and scenic landscape within which it is situated;
- Lead to inefficient service delivery or unjustifiable extensions to the municipality's reticulation networks;
- Impose real costs or risks to the municipality delivering on their mandate; and
- Infringe on the authenticity of the rural landscape.

Tourist Accommodation

Given the Western Cape's unique rural communities and landscapes, tourism offers exciting prospects to diversify and strengthen the rural economy. Accordingly, the WCG approach to Rural Accommodation, is to facilitate the provision of a variety of short-term tourism accommodation across the rural landscape, that is in keeping with the local character.

The following implementation guidelines are provided for tourist accommodation:

- Large scale tourist accommodation should preferably be provided in or close to urban areas.
- Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the spatial planning category.
- Tourist accommodation in the rural landscape should be clustered in visually discreet nodes.
- Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate should be accommodated.
- Tourist accommodation in the rural landscape should cater exclusively for the temporary accommodation for in transit visitors.
- Units in resorts should primarily be allowed to facilitate access to the conservation areas, coastal resources or leisure facilities of the Province on the basis of temporary or short term accommodation.
- The form and scale of tourist accommodation should reinforce rural landscape qualities. Information on the architectural design must be provided, for the purposes of heritage and visual assessments.
- Buildings should include appropriate buffers, landscaping and screening to reduce their visual impact on the rural landscape.
- The cumulative effect of all ancillary and non-agricultural land uses should not detract from the rural character of the landscape and the primary agricultural activities.
- Tourist accommodation should preferably make use of existing buildings or new buildings on disturbed footprints, and these should take the natural and heritage significance of the site into consideration.

- Tourist accommodation facilities where appropriate, should be located within or peripheral to the farmstead. Their buildings should complement the farm's vernacular.
- It should be recognized that surrounding farming activities (e.g. noise, odour, and spray drift) may impact negatively on on-farm tourist accommodation.
- The establishment of all types of accommodation in rural areas must avoid negative impacts on river systems and should therefore not be permitted below the 1:100 flood line or within 100m of a riverbank.
- Land development proposals must avoid negative impacts on coastal resources and be responsive towards coastal risk zones.
- Whilst it is preferable that they be located within the farmstead, dispersed rental units should be adjacent to existing farm roads, in visually unobtrusive locations, and be self-sufficient in terms of servicing (i.e.no extension of infrastructure networks to remote locations).
- Additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units; 175m^2 maximum floor area including garaging and building height of 1 storey (6,5m measured from natural ground level to the highest point of a building).
- Additional dwelling units should not be alienated, whether by individual erven, sectional title, share block or by any other means.
- Camp sites of multiple free standing or linked structures of a temporary nature may include motorhomes, caravans and tents, but excludes mobile homes and are conventionally seen as being part of resort developments, but can also be permitted on agricultural land, dependant on scale.
- Camping establishments should be restricted to a low impact scale and intensity in keeping with the context of the area and its surrounding character. Permanent tents are regarded to be additional dwelling units.
- Tourist accommodation should be located appropriately, avoiding high risk areas (e.g. fire, flooding, coastal processes) and conflict with productive farming areas.
- Development applications should include a locality plan to indicate how it contributes to the clustering of nodal areas.
- A site development plan must be submitted to the municipality for consideration.

The proposed tourist accommodation establishment complies with the Rural Areas Guideline's implementation guidelines for tourist accommodation, as:

- The proposed tourist accommodation establishment consists of 7 units only. This is considered a small-scale tourist accommodation establishment which is deemed acceptable in rural areas.
- The tourist accommodation establishment will cater exclusively for the temporary accommodation for transient guests.
- The guest accommodation units will be established within existing buildings on the property and will therefore not impact on the rural landscape qualities of the surrounding environment.
- The tourist accommodation establishment does not result in a negative impact on natural resources. The proposed units are situated in an area that is already disturbed.
- The tourist accommodation establishment is not in conflict with the existing agricultural activities.

However, the Rural Areas Guideline stipulate that additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units. The property is approximately 3ha in size and therefore only one additional dwelling unit is permitted. Although the proposed tourist accommodation establishment consist of tourist dwelling units only (for temporary

accommodation on short-term basis), these units are still deemed as dwelling units. The number of units being provided is more than permitted by the Rural Areas Guideline and is therefore considered to be a deviation of these guidelines.

The above deviation is motivated in terms of site-specific circumstances in Section 4.3.4 of this report.

4.3.3 Stellenbosch Municipality Spatial Development Framework (SSDF)

The Stellenbosch Municipality Spatial Development Framework (SSDF), approved by Council in 2023, identifies seven key principles for spatial development and management within the municipality, namely:

1. Maintain and grow natural assets;
2. Respect and grow our cultural heritage;
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity;
4. Clarify and respect the different roles and functions of settlements;
5. Clarify and respect the roles and functions of different elements of movement structure;
6. Ensure balanced, sustainable communities;
7. Focus collective energy on critical lead projects;

This application supports the above principles in the following ways:

- "**Maintain and grow natural assets**": The proposed tourist accommodation establishment supports compatible and sustainable rural activities outside the urban edge as these activities are deemed appropriate in a rural context, generate positive socio-economic returns and does not compromise the environment or agricultural sustainability.

- "**Respect and grow our cultural heritage**": The proposed accommodation does not impede on the local environment's cultural landscape assets. The proposed units will be accommodated within existing buildings and includes only minor internal and external additions.

- "**Clarify and respect the different roles and functions of settlements**": Stellenbosch is identified as a centre for tourism and culture with limited growth potential. The proposal supports the tourism function of this settlement.

According to the Overall Stellenbosch Framework Plan, the property is situated within an area designated as "Agriculture" and within a "low value agriculture landscape" (refer to **Figure 6**).

The SSDF highlights the importance of nature and agricultural areas in providing essential ecological and economic services. In designated agricultural zones, associated building structures are permitted, along with dwelling units that support rural tourism and ancillary rural activities aimed at diversifying farm income.

The proposed tourist accommodation establishment will contribute to economic diversification through rural tourism while preserving the agricultural and ecological integrity of the land. By utilizing existing infrastructure, the proposed establishment will maintain the agricultural landscape, ensuring that the rural character of the area remains intact. The proposal is therefore aligned with the key principles of the SSDF and the spatial proposals for Stellenbosch as a whole.

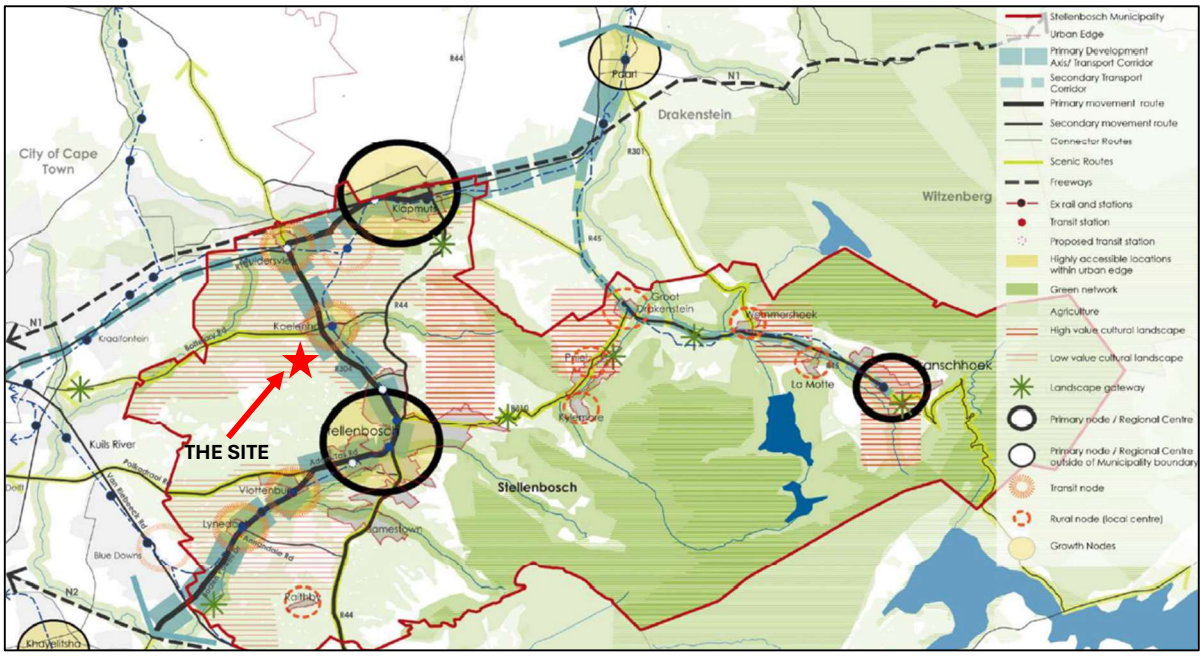


Figure 6 - The Stellenbosch Spatial Development Framework Plan

Rural Accommodation

The SDF includes the following guidelines for tourist accommodation:

- Recognising the prospects of tourism to diversify and strengthen the rural economy, the provision of a variety of short-term tourism accommodation across the rural landscape that is in keeping with the local character is supported.

- Large scale tourist accommodation should preferably be provided in or adjacent to existing towns and rural settlements. Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC.

- Tourist accommodation situated outside of the urban edge should be clustered in visually discreet nodes, preferably make use of existing buildings or new buildings on disturbed footprints, located within or peripheral to the farmstead, reinforce rural landscape qualities, and cater exclusively for the temporary accommodation for in transit visitors.

- Whilst it is preferable that they be located within the farmstead, dispersed rental units should be on existing farm roads, in visually unobtrusive locations, and be self-sufficient in terms of servicing.

- Additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units; 175m^2 maximum floor area including garaging and building height of 1 storey (6,5m).

- Additional dwelling units should be non-alienable, whether individual erf, sectional title, share block or other.

The proposed tourist accommodation establishment largely complies with the above guidelines for tourist accommodation as it is established within existing buildings, small-scale, visually discreet and short-term self-servicing in nature. However, as with the PSDF Rural Areas Guideline, additional dwelling units are restricted to 1 unit per 10ha, to a maximum of five units.

As the proposed establishment consists of 7 units, it is considered to be inconsistent with this aspect of the guidelines.

4.3.4 Motivation for Deviation from PSDF and Stellenbosch SDF

As outlined above, the proposed tourist accommodation establishment is largely aligned with the PSDF and Stellenbosch SDF as it supports the tourism industry, is established within existing non-agricultural buildings, is small-scale in size and is appropriately located. However, both SDF's limit dwelling units on rural properties to one unit per 10 ha, to a maximum of five units. Since the proposed tourist accommodation units are classified as dwelling units, and the property is only 3ha in size, the provision of seven accommodation units does not align with this guideline.

The following is provided as motivation for deviation of the PSDF and Stellenbosch SDF in terms of site-specific circumstances:

- The property currently has land use rights for a tourist facility, which includes a wine-tasting facility and a restaurant, following the approval of Council's consent applications. The property is therefore an established tourist facility and destination. The proposed guest accommodation facility ensures that an existing tourist facility is converted in use, but will still support the local tourism industry without affecting existing agricultural operations.

- Compared to the existing tourist facility, the proposed guest accommodation will have a lesser impact on the environment and surrounding properties in terms of traffic and noise.

- The proposal ensures that existing buildings are repurposed and does not involve any additional structures. It will therefore not result in any additional visual impact or in existing agricultural land or natural area to be lost. It will be established in an area that has already been disturbed.

- Although the total number of dwelling units exceeds the maximum provision, the establishment is still considered to be small-scale with minimal impact on the surrounding environment.

4.4 DESIRABILITY OF THE PROPOSED LAND USE

The proposed tourist accommodation establishment is deemed desirable for the following reasons:

4.4.1 Socio-Economic Impact

The establishment will enhance local tourism by attracting visitors who contribute to the rural economy through their support of nearby wineries, restaurants, and businesses. Additionally, it will create employment opportunities in hospitality services, housekeeping, and maintenance. As a result, the proposal will have a positive impact on both the local economy and the broader community.

4.4.2 Compatibility with Surrounding Land Uses

The proposed tourist accommodation establishment is compatible with the surrounding land uses as the surrounding area is well known for its concentration of wine farms, restaurants, and

tourist accommodation facilities. The proposal aligns with the existing rural tourism character of the area and complements the broader tourism offering by providing additional overnight accommodation in close proximity to nearby attractions. As a low-impact, small-scale use within existing buildings, the proposed land use fits comfortably into this setting and reinforces the area's role without detracting from the agricultural function of the area.

4.4.3 Agricultural Impact

The proposal does not involve the conversion of productive agricultural land for non-agricultural purposes, as the existing vineyards on the property will be retained. It is also important to note that many farms, particularly those with vineyards, often include function venues, guest accommodation, and other tourist facilities. These uses are widely recognized as complementary to agricultural operations, providing additional income streams that enhance the financial viability of farms without negatively impacting their primary agricultural activities.

4.4.4 Traffic Impact

Due to the previously approved wine-tasting facility and restaurant, a total of 23 parking bays are available for the proposed tourist accommodation establishment. This exceeds the required number of parking bays, ensuring sufficient on-site parking. Furthermore, the proposal will not generate additional traffic impact. Instead, it will likely result in a reduction in traffic compared to the current land uses, as a restaurant typically attract more frequent visitors than a tourist accommodation establishment.

4.4.5 Environmental Impact

The property does not fall within a critical biodiversity area. The tourist accommodation establishment will in any event be established within existing buildings, with only minor alterations required to accommodate the conversion of the buildings into guest accommodation. As a result, the proposal will not have a significant environmental impact, as it makes use of existing infrastructure with minimal alterations to the site. The proposal will therefore not have any impact on sensitive environmental resources.

4.4.6 Heritage Impact

As only existing buildings will be utilised, the proposal will not affect the landscape character of the area. The property itself is not of heritage significance and does not contain any proclaimed heritage elements. The proposed land use will not have an impact on any heritage resources.

4.5 IMPACT ON MUNICIPAL ENGINEERING SERVICES

The tourist accommodation establishment will utilize the existing services on the property, ensuring no additional strain on existing infrastructure. The demand for services will likely be lower compared to the existing tourist facility land uses. With sufficient capacity available, the proposed accommodation can be easily accommodated without requiring any upgrades or additional service connections.

4.6 IMPACT ON EXISTING RIGHTS

The proposed tourist accommodation establishment will not have any impact on the existing rights of surrounding property owners, due to the following:

- Noise levels will be reduced, as guest accommodation typically results in less noise than restaurants.
- Traffic will decrease as vehicular trips are less frequent.
- The reduction in operational intensity will create a more peaceful, low-impact use of the property, preserving the rural ambiance.
- No additional infrastructure demands will be placed on municipal services, ensuring no negative impact on surrounding properties.
- The proposal will not accommodate any activities that will impact on the surrounding property owners' rights to use and enjoy their properties.
- The property's title deed does not contain restrictive conditions that are being contravened and that will affect the surrounding owners' rights.

5.0 CONCLUSION & RECOMMENDATION

It has been demonstrated that the proposed tourist accommodation establishment is desirable and positively contributes to the local tourism industry, with no negative impact on the surrounding environment or landscape. The following is highlighted in conclusion:

- The proposal involves the conversion of an existing restaurant building to accommodate guest accommodation units. Combined with the existing guest units on the property, the proposed establishment will have a total of 7 self-catering guest accommodation units, providing for a total of 10 bedrooms. All units will be established within existing buildings, with only minor alterations being required to accommodate the new units.

- The proposal aligns with SPLUMA and LUPA's development principles by sustainably reusing existing buildings, supporting rural tourism, and protecting agricultural land.

- The proposal is largely aligned with the policies and strategies of the Western Cape PSDF and the Stellenbosch SDF. While the number of tourist dwelling units exceed the guidelines in these documents, the deviation is justified due to site-specific circumstances. The establishment remains small-scale, reuses existing buildings, and has no additional environmental or visual impact. It continues to support tourism without affecting agriculture.

- The proposal complies with the Zoning Scheme By-Law's provisions for a tourist accommodation establishment as a consent in the Agriculture and Rural Zone.

- The proposed tourist accommodation establishment supports the local tourism industry and will create a number of employment opportunities, thereby positively impacting the local economy and supporting economic growth.

- The proposal is compatible with the area's rural tourism character, with many properties in the surrounding area containing existing guest accommodation facilities. It fits well within the existing landscape as a low-impact, small-scale use, without affecting the surrounding agricultural setting.

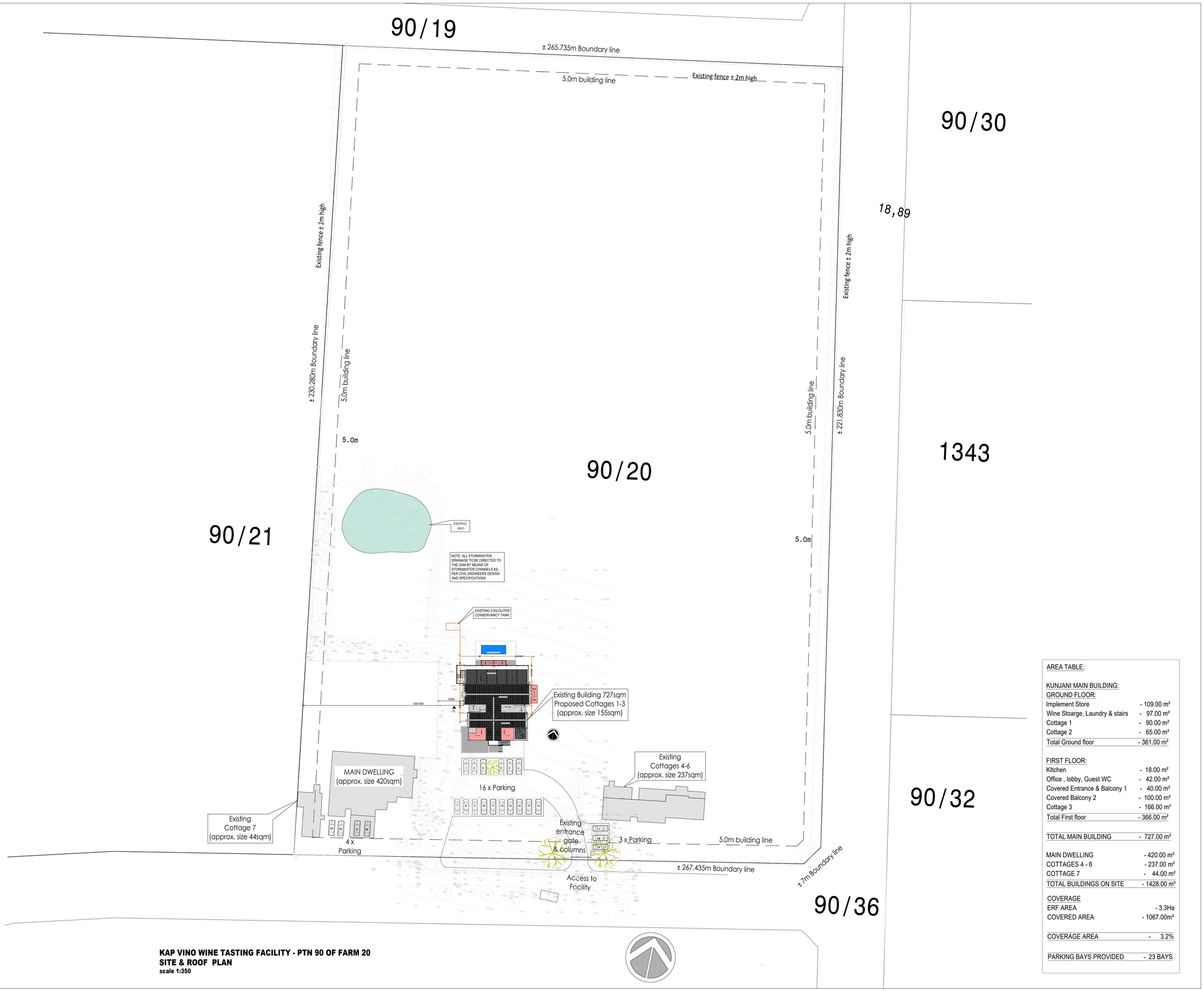
- The proposal will have no impact on existing agricultural operations, as existing vineyards will be retained and no productive land will be lost. The guest accommodation will provide an additional income stream for the property, thereby increasing its economic viability. The farm's dominant use will however remain agricultural.

- The proposal will have a positive traffic impact as guest accommodation generally generates fewer vehicular trips than restaurants.

- Adequate parking is provided on-site, with 14 surplus bays.

- As the accommodation units are within existing buildings, there will be no visual or environmental impact. The proposal does not affect the area's landscape character or heritage.

ARoux Town Planning recommends approval of this application for Council's Consent to permit a tourist accommodation establishment on Portion 20 of the Farm Devon Vale No. 90, Stellenbosch, based on the above merits.



KAP VINO WINE TASTING FACILITY - PTN 90 OF FARM 20
SITE & ROOF PLAN
scale 1:350

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements od SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to have safety glass.
6. All safety glazing panels to be etched with glazing marking and this is to be visible al all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of building is to encroach the build line.
9. All materials to be installed strictly in accordance with manufacturers specifications.

AREA TABLE:

KUNJANI MAIN BUILDING:	
GROUND FLOOR:	
Implement Store	- 109.00 m²
Wine Stoarge, Laundry & stairs	- 97.00 m²
Cottage 1	- 90.00 m²
Cottage 2	- 65.00 m²
Total Ground floor	- 361.00 m²
FIRST FLOOR:	
Kitchen	- 18.00 m²
Office , lobby, Guest WC	- 42.00 m²
Covered Entrance & Balcony 1	- 40.00 m²
Covered Balcony 2	- 100.00 m²
Cottage 3	- 166.00 m²
Total First floor	- 366.00 m²
TOTAL MAIN BUILDING	- 727.00 m²
MAIN DWELLING	- 420.00 m²
COTTAGES 4 - 6	- 237.00 m²
COTTAGE 7	- 44.00 m²
TOTAL BUILDINGS ON SITE	- 1428.00 m²
COVERAGE	
ERF AREA	- 3.3Ha
COVERED AREA	- 1067.00m²
COVERAGE AREA	- 3.2%
PARKING BAYS PROVIDED	- 23 BAYS

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ARCHITECTURAL DESIGNS/BUILDING PLANS

CLIENT:
PIA WATERMEYER

PROJECT TITLE:
PROPOSED ALTERATIONS TO EXISTING WINE TASTING FACILITY KUNJANI WINES
PTN 90 OF FARM 20

DRAWING TITLE:
SITE PLAN

PROJECT No.: JA 1525	SCALE: 1:350 ON A0	
DRAWING No.: 100	DATE: 17.04.2025	
REV.: -	DRAWN: RDC	CHECKED: RDC

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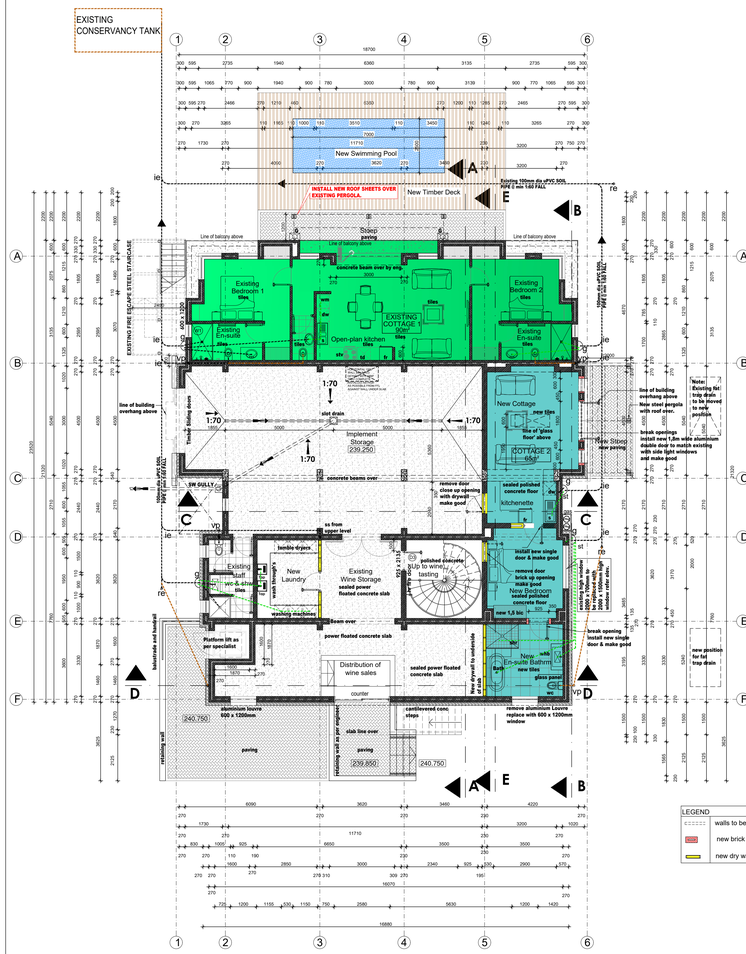
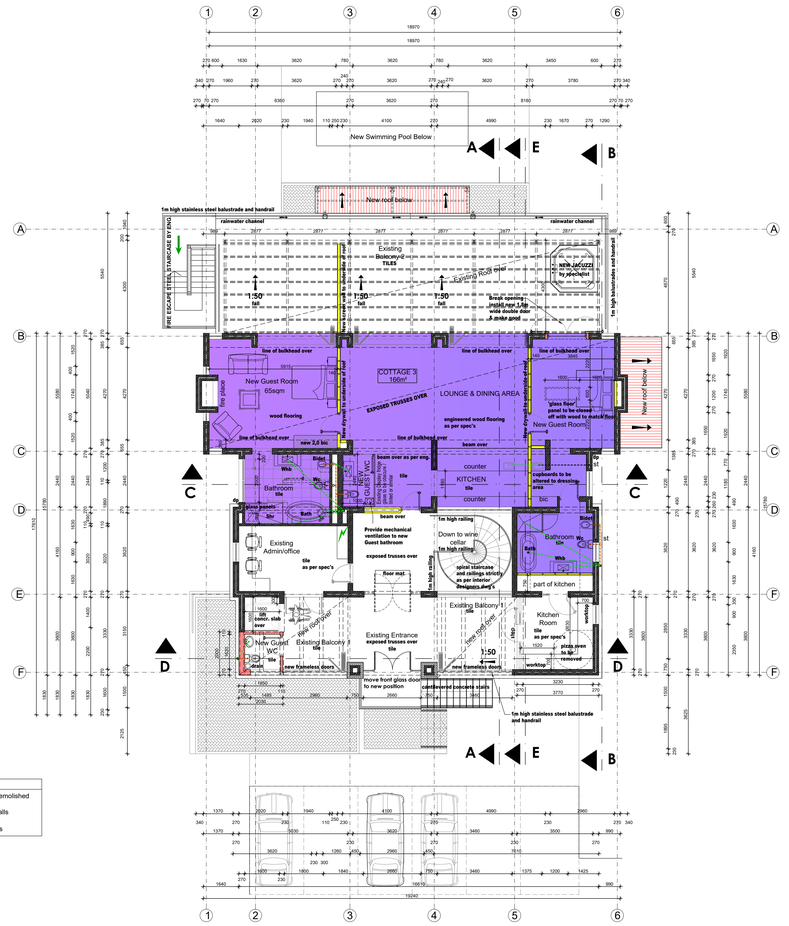


KAP VINO WINE TASTING FACILITY - PTN 90 OF FARM 20
LOWER GROUND FLOOR PLAN
scale 1:100



KAP VINO WINE TASTING FACILITY - PTN 90 OF FARM 20
GROUND FLOOR PLAN
scale 1:100

KAP VINO WINE TASTING FACILITY - PTN 90 OF FARM 20
ROOF PLAN
scale 1:100

CONSTRUCTION AREAS:

GROUND FLOOR:

Implement Store	- 109.00 m²
Wine Stoarge, Laundry & stairs	- 97.00 m²
Cottage 1	- 90.00 m²
Cottage 2	- 65.00 m²
Total Ground floor	- 361.00 m²

FIRST FLOOR:

Kitchen	- 18.00 m²
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Covered Entrance & Balcony 1	- 40.00 m²
Covered Balcony 2	- 100.00 m²
Cottage 3	- 166.00 m²
Total First floor	- 366.00 m²

TOTAL COVERED AREAS - 727.00 m²

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ARCHITECTURAL DESIGNS/BUILDING PLANS

CLIENT:
PIA WATERMEYER

PROJECT TITLE:
PROPOSED ALTERATIONS TO EXISTING WINE TASTING FACILITY KUNJANI WINES
PTN 90 OF FARM 20

DRAWING TITLE:
FLOOR PLANS

PROJECT No.: JA 1525		SCALE: 1:100	
DRAWING No.: 200		DATE: 17.04.2025	
REV.: -		DRAWN: RDC	CHECKED: RDC

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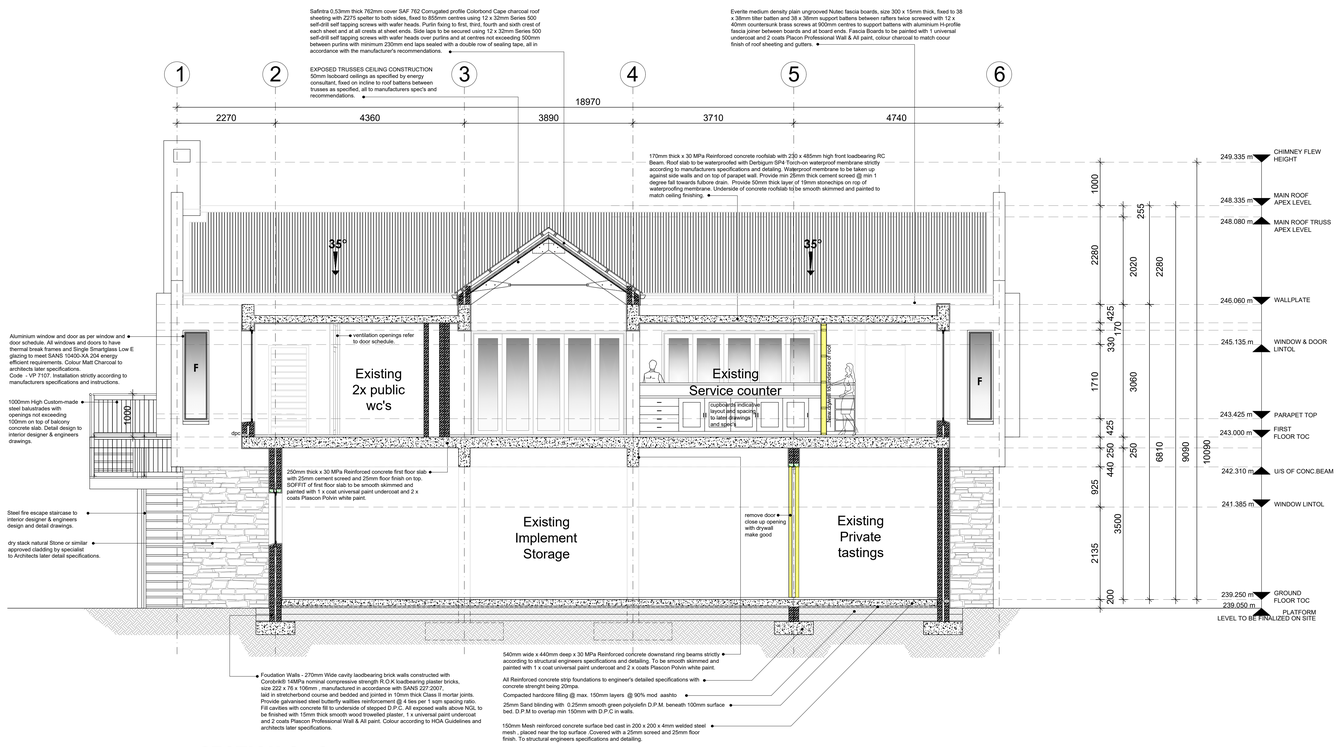
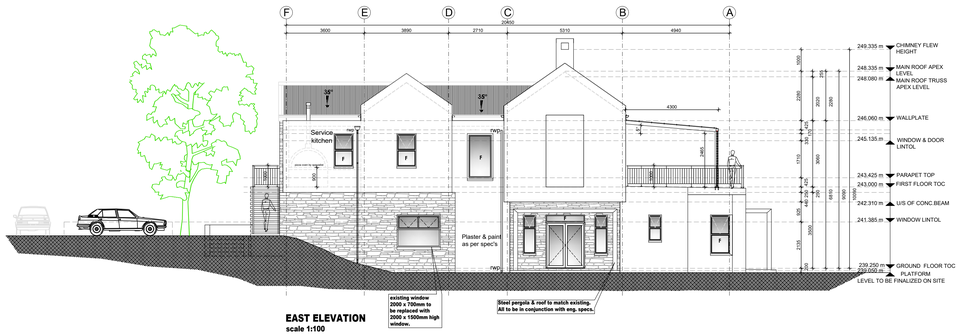
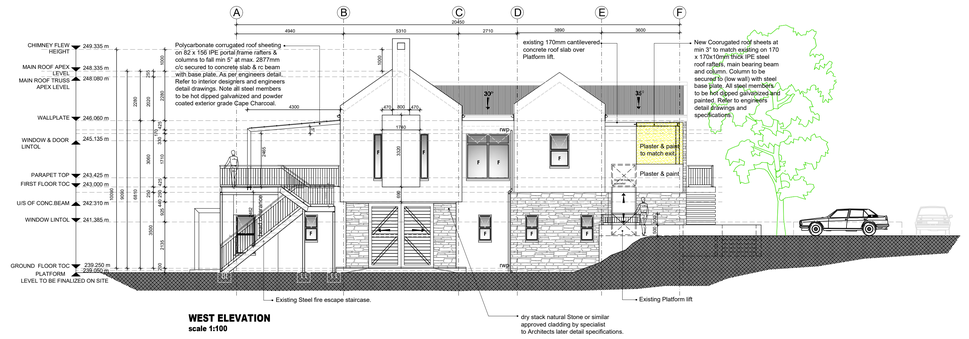


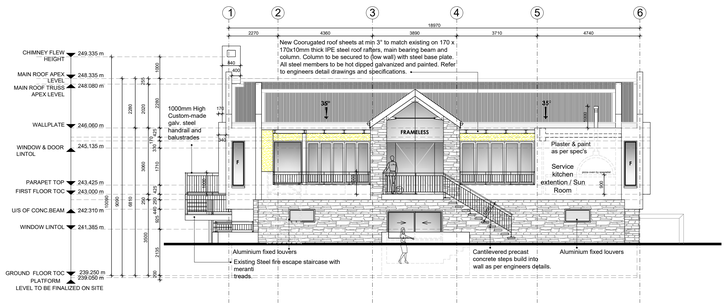
SECTION C - C
scale 1:50



EAST ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100



SOUTH ELEVATION
scale 1:100

NORTH ELEVATION
scale 1:100

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RDC designs CC
ARCHITECTURAL DESIGNS/BUILDING PLANS

CLIENT:
PIA WATERMEYER

PROJECT TITLE:
PROPOSED ALTERATIONS TO EXISTING WINE TASTING FACILITY KUNJANI WINES
PTN 90 OF FARM 20

DRAWING TITLE:
SECTIONS & ELEVATIONS KUNJANI WINES MAIN BUILDING

PROJECT No.:	SCALE:	
JA 1525	1:100	
DRAWING No.:	DATE:	
300	17.04.2025	
REV.:	DRAWN:	CHECKED:
09	RDC	RDC

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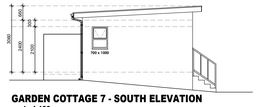
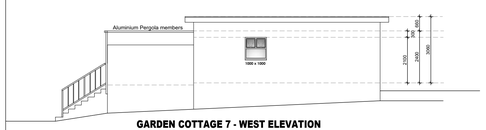
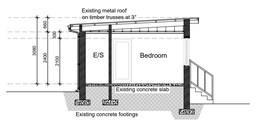
GARDEN COTTAGE 7 - EAST ELEVATION
scale 1:100



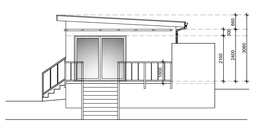
GARDEN COTTAGE 7 - SOUTH ELEVATION
scale 1:100



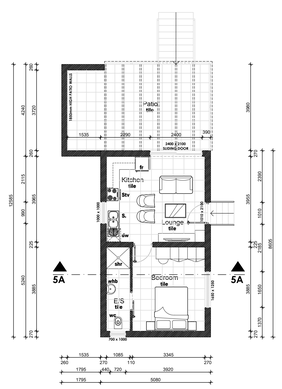
GARDEN COTTAGE 7 - WEST ELEVATION
scale 1:100



GARDEN COTTAGE 7 - SECTION 5A
scale 1:100



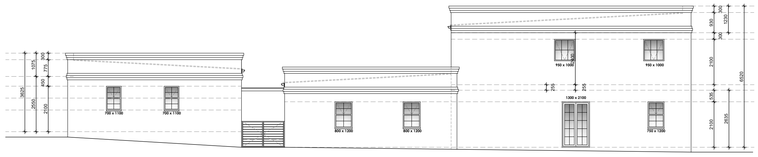
GARDEN COTTAGE 7 - SOUTH ELEVATION
scale 1:100



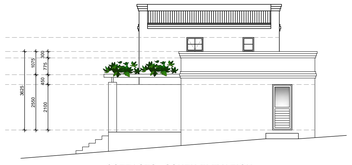
KUNJANI WINES - PTN 90 OF FARM 20
GARDEN COTTAGE 7 - GROUND FLOOR PLAN
COTTAGE = 44m² PERGOLA PATIO = 28m² - TOTAL = 72m²
scale 1:100

COTTAGES - EAST ELEVATION
scale 1:100

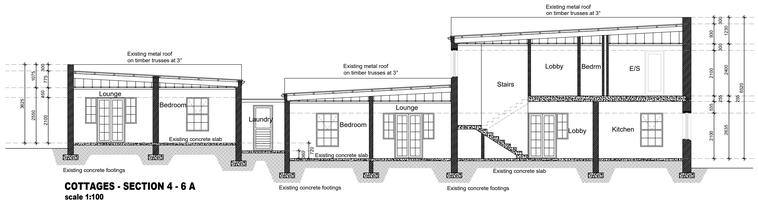
COTTAGES - NORTH ELEVATION
scale 1:100



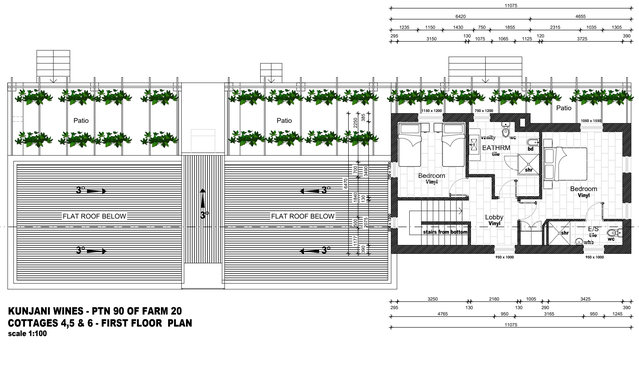
COTTAGES - SOUTH ELEVATION
scale 1:100



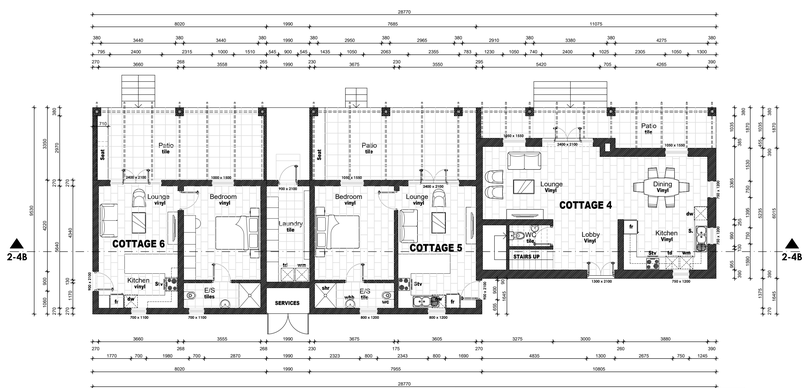
COTTAGES - SOUTH ELEVATION
scale 1:100



COTTAGES - SECTION 4 - 6 A
scale 1:100



KUNJANI WINES - PTN 90 OF FARM 20
COTTAGES 4,5 & 6 - FIRST FLOOR PLAN
scale 1:100



KUNJANI WINES - PTN 90 OF FARM 20
COTTAGES 4,5 & 6 - GROUND FLOOR PLAN
scale 1:100

COTTAGE 4 GROUND FLOOR = 70m² PERGOLA PATIO = 18m²
COTTAGE 4 FIRST FLOOR = 70m² - TOTAL COTTAGE 4 = 158m²

COTTAGE 5 = 48m² PERGOLA PATIO = 26m²
TOTAL COTTAGE 5 = 74m²

COTTAGE 6 = 49m² PERGOLA PATIO = 27m²
TOTAL COTTAGE 6 = 76m²

LAUNDRY = 10m²
TOTAL BUILDING = 318m²

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements od SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to have safety glass.
6. All safety glazing panels to be etched with glazing marking and this is to be visible al all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of building is to encroach the build line.
9. All materials to be installed strictly in accordance with manufacturers specifications.

RDC designs CC
ARCHITECTURAL DESIGNS/BUILDING PLANS

CLIENT:
PIA WATERMEYER

PROJECT TITLE:
PROPOSED ALTERATIONS TO EXISTING WINE TASTING FACILITY KAP VINO ESTATE PTN 90 OF FARM 20

DRAWING TITLE:
FLOOR PLANS
SECTIONS
ELEVATIONS
COTTAGES 4,5,6 & 7

PROJECT No.:	SCALE:	
JA 1525	1:100	
DRAWING No.:	DATE:	
201	05.03.2025	
REV.	DRAWN:	CHECKED:
-	RDC	RDC

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