**MONKSCOWL ESTATE | TP1597/2026**

DRAFT FOR MUNICIPAL WEBSITE / ADVANCE NOTIFICATION

# NOTICE OF LAND DEVELOPMENT APPLICATION

## APPLICATION FOR CONSENT USE: FARM 525/5, STELLENBOSCH DIVISION

| | |
|---|---|
| **Affected recipient** | Not individually addressed — generic copy for municipal website publication |
| **Property address** | Monkscowl Estate, Annandale Road, Stellenbosch |
| **Property description** | Farm 525/5, Stellenbosch Division |
| **Applicant** | Melinda du Preez \| melinda@monkscowl.co.za \| 076 600 5300 |
| **Owner** | Monkscowl Estate (Pty) Ltd \| melinda@monkscowl.co.za \| 076 600 5300 |
| **Application reference** | TP1597/2026 |

**Description of land development proposal:**

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 for consent use to permit a tourist accommodation establishment consisting of an existing dwelling unit converted into four (4) self-catering guest units on Farm No. 525/5, Stellenbosch Division.

Notice is hereby given in terms of the provisions of the said By-law that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website during the public participation process at: 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 By-law. Written comments must include the application reference, the name, contact details and physical address of the person submitting the comments, reasons for the comments and the person's interest in the application. Comments may be submitted by email to Melinda du Preez at melinda@monkscowl.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and the Applicant.

**Planned date of publication / service: Monday, 23 November 2026**

**Proposed closing date for comments: Friday, 22 January 2027**

This closing date provides 30 counted days, excluding the day of service and the municipal recess period of 12 December 2026 to 10 January 2027. It is subject to the notices being served on 23 November 2026.

The Municipality may refuse to accept comments received after the closing date. For enquiries or assistance in accessing the application or submitting written comments, contact Melinda du Preez at melinda@monkscowl.co.za or 076 600 5300 during normal office hours.

Yours faithfully,
Melinda du Preez
For Monkscowl Estate (Pty) Ltd

**MONKSCOWL ESTATE | TP1597/2026**

KONSEP VIR MUNISIPALE WEBWERF / VOORAFKENNISGEWING

# KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

## AANSOEK OM VERGUNNINGSGEBRUIK: PLAAS 525/5, STELLENBOSCH-AFDELING

| | |
|---|---|
| **Geaffekteerde ontvanger** | Nie persoonlik geadresseer nie — algemene afskrif vir publikasie op die munisipale webwerf |
| **Adres van aansoekeiendom** | Monkscowl Estate, Annandaleweg, Stellenbosch |
| **Eiendomsbeskrywing** | Plaas 525/5, Stellenbosch-afdeling |
| **Aansoeker** | Melinda du Preez \| melinda@monkscowl.co.za \| 076 600 5300 |
| **Eienaar** | Monkscowl Estate (Edms.) Bpk. \| melinda@monkscowl.co.za \| 076 600 5300 |
| **Aansoekverwysing** | TP1597/2026 |

**Beskrywing van die grondontwikkelingsvoorstel:**

Aansoek word ingevolge artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning, 2023, gedoen om vergunningsgebruik vir ’n toeristeverblyfonderneming toe te laat, bestaande uit ’n bestaande wooneenheid wat in vier (4) selfsorggasteenhede omskep is, op Plaas 525/5, Stellenbosch-afdeling.

Kennis word hiermee ingevolge die genoemde verordening gegee dat bogenoemde aansoek by die Stellenbosch Munisipaliteit vir oorweging ingedien is. Die aansoek is gedurende die openbaredeelnameproses op die munisipaliteit se beplanningsportaal ter insae beskikbaar by: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webwerf of dokumente nie toeganklik is nie, kan ’n elektroniese afskrif van die aansoek by die Aansoeker aangevra word.

U word uitgenooi om ingevolge artikel 50 van die verordening kommentaar en/of besware oor die aansoek in te dien. Skriftelike kommentaar moet die aansoekverwysing, die persoon se naam, kontakbesonderhede en fisiese adres, redes vir die kommentaar en die persoon se belang by die aansoek bevat. Kommentaar kan per e-pos aan Melinda du Preez by melinda@monkscowl.co.za gestuur word. Deur ’n beswaar, kommentaar of vertoë in te dien, erken die persoon dat die inligting aan die publiek en die Aansoeker beskikbaar gestel kan word.

**Beplande datum van publikasie / betekening: Maandag 23 November 2026**

**Voorgestelde sluitingsdatum vir kommentaar: Vrydag 22 Januarie 2027**

Die sluitingsdatum maak voorsiening vir 30 getelde dae, met uitsluiting van die dag van betekening en die munisipale resestydperk van 12 Desember 2026 tot 10 Januarie 2027. Dit is onderhewig daaraan dat kennisgewings op 23 November 2026 beteken word.

Die Munisipaliteit kan kommentaar wat ná die sluitingsdatum ontvang word, weier. Vir navrae of hulp met die verkryging van die aansoek of indiening van skriftelike kommentaar, kontak Melinda du Preez by melinda@monkscowl.co.za of 076 600 5300 gedurende gewone kantoorure.

Die uwe,
Melinda du Preez
Namens Monkscowl Estate (Edms.) Bpk.

# EXECUTIVE SUMMARY

**TPAMS application:** TP1597/2026 | **Property:** Farm 525/5, Stellenbosch Division

**Estate:** Monkscowl Estate, Annandale Road, Stellenbosch

**Summary updated:** 20 November 2026 | **Planning motivation dated:** 30 September 2026

### Background and purpose of the application

An application for consent use for three additional dwellings and an additional use to use the self-contained units as tourist dwelling units (for short-term rentals) was initially submitted. At the Municipality's request, the application was amended as follows:

**Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 for consent use to permit a tourist accommodation establishment consisting of an existing dwelling unit converted into four (4) self-catering guest units on Farm No. 525/5, Stellenbosch Division.**

The application concerns the internal conversion of the existing main dwelling building into four self-contained units for short-term tourist accommodation.

### Nature and scale of the proposal

The four units are accommodated within the existing main dwelling building. No subdivision, new freestanding residential structures, additional building footprint or extension of the existing built form is proposed. The application does not propose the conversion of the separate farm employee cottage.

### Planning context and justification

The property is approximately 4.4 ha, with active vineyard cultivation, and is located among established wine tourism destinations. The proposal aims to diversify farm income through tourism while reusing existing buildings and infrastructure and retaining the agricultural and rural character of the property.

The amended report assesses the proposal against SPLUMA development principles, Section 65 of the Stellenbosch Municipal Land Use Planning By-law, and the site-specific circumstances advanced under Section 22 of SPLUMA to justify a departure from the Municipal Spatial Development Framework dwelling limitations.

### Documents included

This cover summary is followed by the original 12-page amended planning motivation report dated 30 September 2026, reproduced without amendment to the initial application type described above. Apart from the application type, the motivation and proposal remain applicable to the consent use application now applied for. The report is the authoritative source for the full application scope and supporting planning arguments, subject to the amended application description set out in this summary.

*Updated in accordance with municipal correspondence dated 19 November 2026. The attached professional planning motivation remains unchanged.*

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FIRST FLOOR
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OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Our Reference: 4194-P
Your Reference: TP1597/2026

30 September 2026

Director: Planning and Economic Development
Stellenbosch Municipality
Town House
**7600 STELLENBOSCH**

**Attention: Mr. Gerrit Goosen**

Sir

**RE: MONKSCOWL ESTATE: LAND USE PLANNING MOTIVATION REPORT FOR THE LAND USE PLANNING APPLICATIONS ON PORTION 5 OF THE FARM NO. 525, DIVISION OF STELLENBOSCH**

## 1. PLANNING BRIEF

We refer to the Monkscowl Estate's land use planning application on Farm 525/5, Stellenbosch (hereafter refered to as "*subject property*") as submitted by Ms. Melinda du Preez on 4 April 2026. The municipal reference number is: TPAMS Application No. TP1597/2026.

On 30 July 2026 the applicant received an e-mail from the Stellenbosch Municipality requesting the following additional information – see mage below.

Your application is made for more than the permitted number of additional dwelling u nits on a farm property (in relation to the size of the farm), the proposed development is not in compliance with the provisions in the MSDF. As the application will deviate s from the MSDF, the application must be presented and motivated on the basis of site -
specific justification to depart from the MSDF as envisaged in Section 22 of SPLUM A. The DRDLR Guideline on the Determination of Site-
Specific Circumstances in terms of Section 22(2) of the Spatial Planning and Land us e Management Act, (Act No. 16 of 2013), 2021 needs to be considered in this regard.

*Figure 1: Additional information requested by the Municipality*

This firm has now been instructed by the applicant to respond to this request, and to provide the Stellenbosch Municipality with a land use planning motivation report for the proposed development.

## 2. THE SUBJECT PROPERTY

Farm 525/5, Stellenbosch (i.e. the Monkscowl Estate) is located at the eastern end of the Annandale Road, Stellenbosch – see image below.

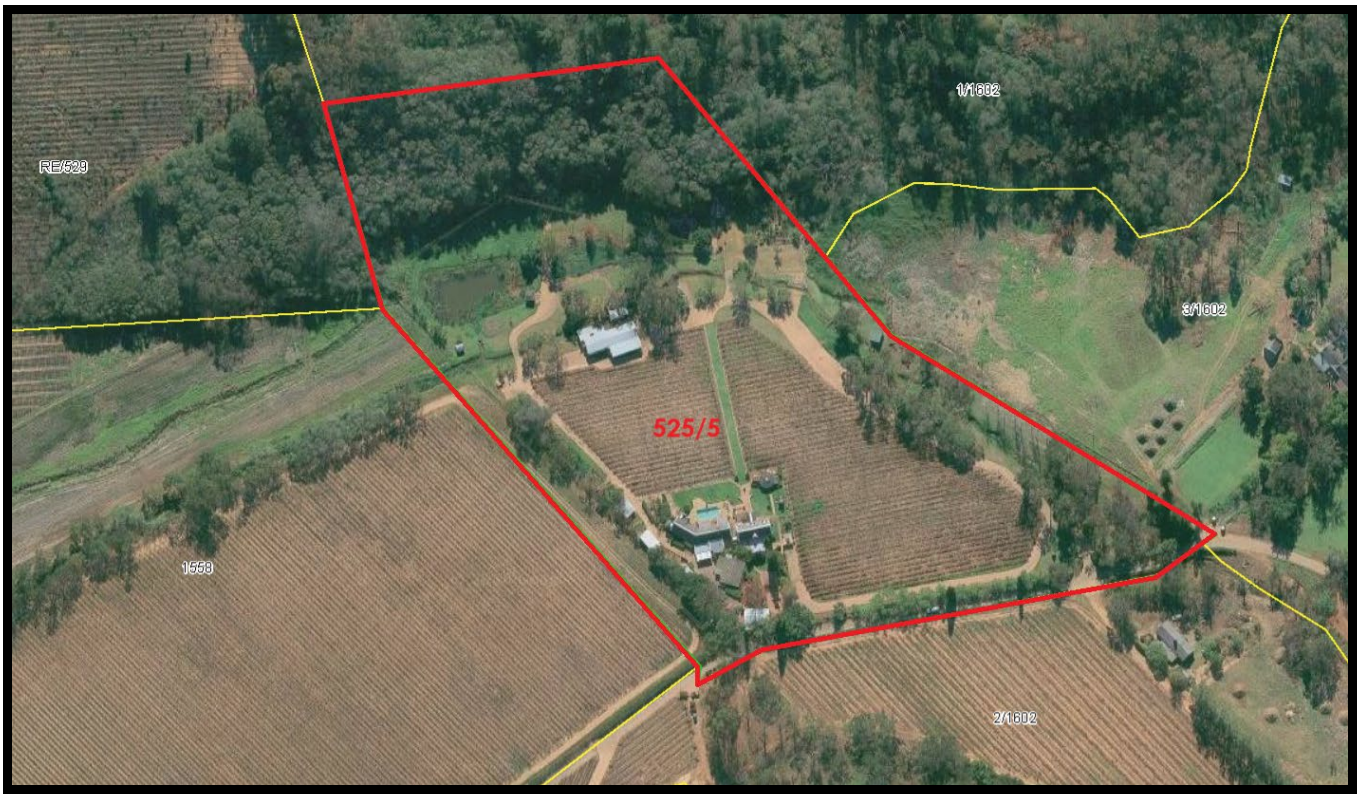



*Figure 2: Locality of Farm 525/5, Stellenbosch*

The subject property is 4,4ha in extent. Approximately ±1,2ha of the subject property is covered with vineyards and is actively farmed.

The subject property is surrounded by very popular wine tourism destinations, such as Klein Alto Wines, Alto Wine Estate, Peter Falke Wines, and Rust en Vrede Wine Estate.

## 3. DEVELOPMENT PROPOSAL

There are several existing buildings on the subject property, such as the farm's main dwelling house (with associated infrastructure), a farm employee house (cottage), and a farm building (farm store, office, cellar, etc.) – see image below.

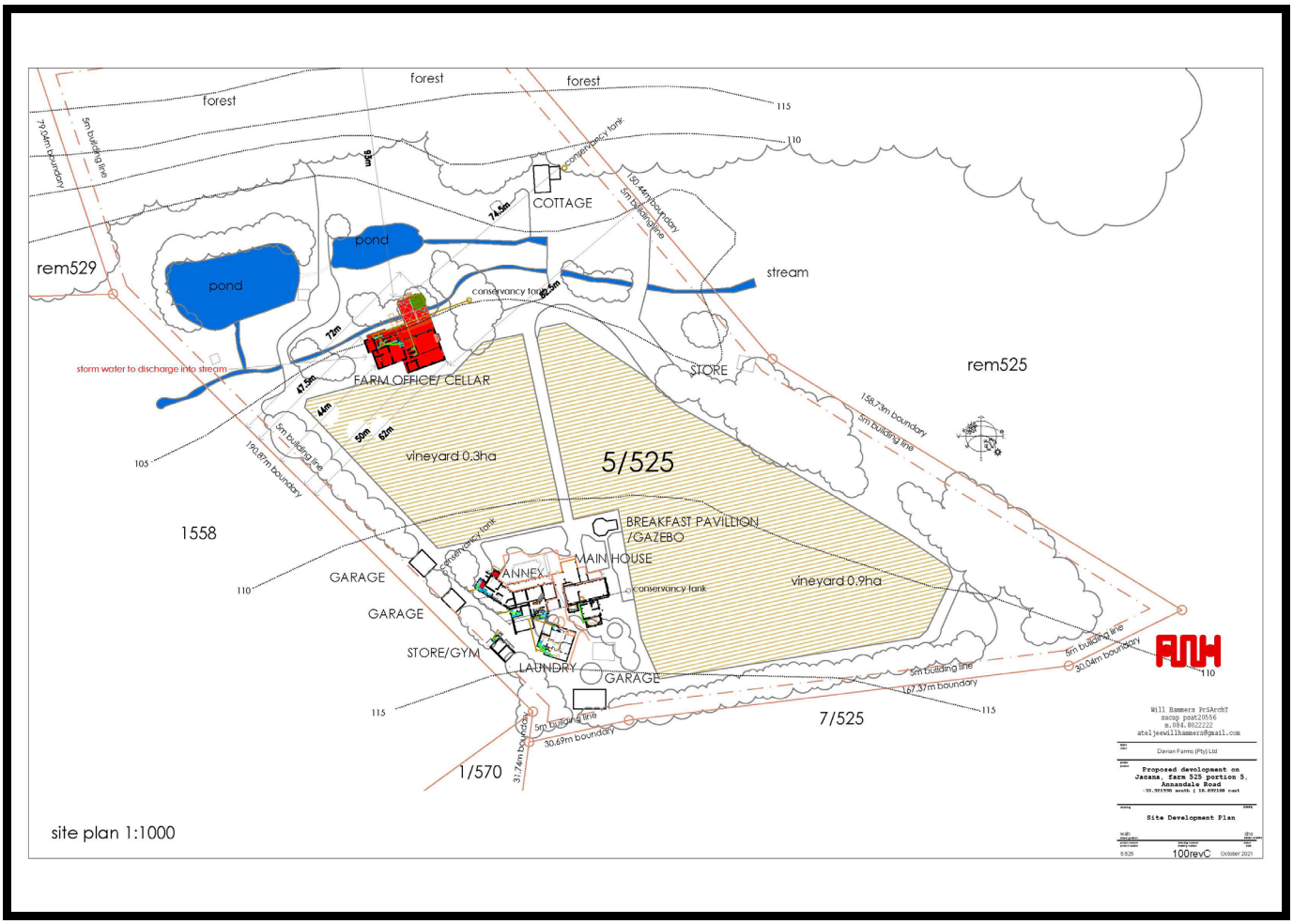



*Figure 3: Site plan of the existing buildings*

Copies of the approved building plans have been submitted to the Stellenbosch Municipality.

The development proposal entails the internal conversion of the main dwelling house into four self-contained dwelling units that will be rented out to tourists as short-term rental self-catering units.

The proposal does not involve subdivision, additional building footprint, extension of the existing built form, or the construction of new freestanding residential structures. The proposed units will operate as short-term tourist accommodation and will remain integrated within the existing dwelling house. The application is therefore not one for residential expansion of the farm, but rather for a modest tourism-related diversification of an existing rural property.

Justin Braithwaite Architects have submitted a detailed Site Development Plan (SDP) to the Stellenbosch Municipality illustrating the proposed development.

## 4. LAND USE PLANNING APPLICATIONS

As recommended in your e-mail of 23 September 2026 – and to achieve this goal of establishing four self-contained units (inside the existing main dwelling building) that will be rented out to tourists as self-catering units – application has been made i.t.o. Section 15 of the Stellenbosch Municipality Planning By-Law, 2023 for:

- A consent use for three additional dwellings;
- An additional use to use the self-contained units as tourist dwelling units (for short term rentals).

## 5. MOTIVATION IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

The proposal is assessed against the SPLUMA development principles below. In summary, it represents the efficient reuse of existing built infrastructure for tourism accommodation while avoiding the planning impacts ordinarily associated with additional dwellings on smaller agricultural properties.

## 5.1 Spatial Sustainability

The proposal entails the internal conversion of an existing dwelling house into four self-contained tourist accommodation units. It does not require subdivision, expansion of the building footprint or encroachment onto agricultural land and therefore protects the rural and agricultural character of the area.

## 5.2 Efficiency

The subject property is already developed with a main dwelling and is serviced by existing access, parking, water, electricity and wastewater infrastructure. The proposal makes optimal use of existing infrastructure without creating a significant additional demand on municipal services.

Furthermore, the proposal supports the local tourism economy through the provision of accommodation in an established wine tourism destination. This represents an efficient utilisation of existing built infrastructure to generate economic activity and employment opportunities.

## 5.3 Spatial Resilience

The Stellenbosch economy is strongly linked to tourism and the wine industry. The proposed tourist dwelling units will diversify income opportunities on a small agricultural property and strengthen the economic resilience and viability of rural landholdings. The proposal allows the property owner to supplement farm income through tourism-related accommodation, thereby enhancing the long-term sustainability of the property.

## 5.4 Spatial Justice

The proposal does not exclude any sector of society from accessing tourism opportunities and contributes to a broader range of accommodation choices within the Stellenbosch wine tourism region. It promotes inclusive economic growth through tourism spending, support for local businesses and the creation of employment opportunities.

### 5.5 Good Administration

The application has been submitted through the prescribed statutory process and seeks the necessary planning authorisations for the proposed land use. The proposal is transparent, legally compliant and capable of being appropriately managed through conditions of approval.

## 6. MOTIVATION IN TERMS OF SECTION 65 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, 2023

Section 65 requires the Municipality to consider the desirability of the proposed land use, the application material, potential impacts, municipal policies, public interest and all relevant planning considerations. The assessment below focuses on the practical planning effects of the proposal, with the MSDF departure addressed separately in Section 7.

### 6.1 Desirability of the Proposed Land Use

The proposed tourist dwelling units are highly desirable within the context of the surrounding area. The property is located amongst established and successful wine tourism destinations including Alto Wine Estate, Klein Alto Wines, Peter Falke Wines, and Rust en Vrede Wine Estate. The proposed accommodation offering is therefore complementary to the existing tourism character of the area and will enhance the visitor experience within the Annandale wine route precinct.

### 6.2 Socio-Economic Impact

The proposal will generate positive socio-economic benefits through increased tourism expenditure in the local economy, support for nearby wine estates, restaurants and tourism businesses, creation of direct and indirect employment opportunities, and additional income generation from an existing rural property. The development is therefore expected to have a positive economic impact with negligible adverse impacts.

### 6.3 Compatibility with the Character of the Area

The proposal does not introduce a new building or a visually intrusive land use. The units will be accommodated entirely within the existing main dwelling house. The agricultural and rural landscape character of the area will therefore remain unchanged.

The proposed use is compatible with the established wine tourism function of the surrounding area and will operate within the existing built form.

### 6.4 Impact on Municipal Services and Infrastructure

The proposal makes use of existing infrastructure and does not require significant new municipal investment. Traffic generation will be limited and comparable to that associated with a large dwelling house and guest accommodation establishment. Adequate access is already available via Annandale Road.

### 6.5 Public Interest

The proposal is in the public interest because it promotes tourism development, strengthens the rural economy, supports local employment and optimises the use of an existing building without compromising agricultural resources or environmental quality.

Accordingly, the proposal satisfies the desirability and planning criteria contemplated in Section 65 of the By-Law.

## 7. MOTIVATION IN TERMS OF SECTION 22 OF SPLUMA: SITE-SPECIFIC CIRCUMSTANCE JUSTIFYING A DEPARTURE FROM THE STELLENBOSCH MSDF

### 7.1 Introduction

The proposed development involves the internal conversion of portions of the existing main dwelling into four self-contained accommodation units. No new buildings, no extension of the existing building footprint, and no subdivision of the property are proposed.

As the application exceeds the number of additional dwellings contemplated by the Municipal Spatial Development Framework (MSDF) for a farm of this size, a site-specific motivation is required in terms of Section 22 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA). Section 22(2) specifically recognizes that spatial development frameworks guide and inform decision-making, but that departures may be warranted where site-specific circumstances justify a different outcome.

Furthermore, the Department of Agriculture, Land Reform and Rural Development's (DRDLR) Guidelines on the Determination of Site-Specific Circumstances in terms of Section 22(2) of SPLUMA recognises that applications must be assessed on their individual merits and that exceptional site-specific characteristics may justify a departure from broader policy provisions where the proposal remains consistent with the objectives and principles of SPLUMA.

## 7.2 Nature of the Departure from the MSDF

The MSDF generally discourages the proliferation of residential units on smaller agricultural properties to prevent the fragmentation of agricultural landscapes, incremental urbanisation of rural areas, loss of agricultural production potential, increased pressure on municipal services, and the creation of dispersed settlement patterns inconsistent with rural planning objectives. While the proposal technically deviates from the MSDF's dwelling density provisions, the underlying planning concerns that the policy seeks to address are not triggered in this instance due to the unique circumstances of the site and the nature of the proposed development.

## 7.3 Site-Specific Circumstances

The site-specific circumstances are not relied on as isolated considerations. They operate cumulatively to show that the proposal is materially different from the form of rural residential intensification that the MSDF seeks to prevent.

### 7.3.1 No Additional Physical Development

A key distinguishing factor is that the proposal does not involve the construction of new dwelling houses on the farm. The three additional dwellings will be accommodated entirely within the envelope of the existing main dwelling house through internal reconfiguration. Accordingly, no agricultural land will be lost, no additional development footprint will occur, no further land fragmentation will result, no visual impact on the rural landscape will be created, and no precedent for multiple freestanding dwellings on small agricultural holdings will be established. The proposal therefore differs materially from the type of development that the MSDF seeks to discourage.

### 7.3.2 Preservation of Agricultural Land

The property remains a single cadastral unit and will continue to function as a farm property. The proposed land use rights do not compromise the productive capacity of the property nor sterilize agricultural land. The development is contained entirely within an existing building and therefore achieves a more efficient utilization of an already developed resource without affecting agricultural potential. This aspect aligns with SPLUMA's development principles of sustainability, spatial efficiency and the protection of valuable agricultural resources.

### 7.3.3 Rural Tourism as a Recognised Economic Activity

The Stellenbosch rural economy is strongly dependent on agriculture and tourism. The proposal seeks to diversify farm income through small-scale self-catering tourist accommodation. Importantly the units are intended for temporary tourist occupancy, the use does not create a permanent residential enclave, no sectional title scheme is proposed, no separate ownership rights are created, and the accommodation remains subordinate to the primary use of the property. The economic diversification of rural properties is consistent with broader national, provincial and municipal objectives aimed at strengthening the sustainability of rural enterprises and promoting tourism-based economic opportunities.

### 7.3.4 Existing Infrastructure Capacity

The proposed accommodation is located within an existing building that is already serviced. Unlike a new rural settlement or additional dwelling compound, the proposal utilizes existing infrastructure and access arrangements. The development therefore does not give rise to significant additional infrastructure demands and does not necessitate the extension of municipal infrastructure networks into the rural landscape. Consequently, the proposal has a substantially lower impact than would ordinarily be associated with the establishment of multiple new dwellings.

### 7.3.5 Limited Environmental and Visual Impact

The proposal's impacts are negligible because no new building footprint is proposed, no earthworks are required, no sensitive environmental resources are affected, the rural landscape character remains unchanged, and the visual appearance of the property will remain substantially the same. Consequently, the proposal does not undermine the rural character or scenic qualities that the MSDF seeks to protect.

### 7.3.6 Distinguishable from Undesirable Rural Residential Intensification

A central concern underlying dwelling limitations on agricultural properties is the prevention of de facto rural residential estates. The present proposal is fundamentally distinguishable because all units are accommodated within one existing building, the units remain under a single ownership structure, no subdivision is proposed, no long-term residential township-type development is contemplated, and the primary character of the property remains agricultural and rural. The application therefore does not create the planning outcomes that the relevant MSDF policy seeks to avoid.

## 7.4 Consistency with the SPLUMA Development Principles

As explained in more detail in paragraph 5 above, even though the proposal departs from a specific MSDF provision, it remains consistent with the principles contained in Section 7 of SPLUMA, namely spatial sustainability, spatial efficiency, good administration, and spatial resilience.

## 7.5 Application of the DRDLR Section 22 Guideline (2021)

The DRDLR Guideline recognizes that site-specific circumstances may justify deviation from a spatial development framework where the proposal does not undermine the intent and objectives of the MSDF, exceptional property-specific circumstances exist, the merits of the individual application demonstrate compatibility with SPLUMA principles, and the departure will not create undesirable planning precedent.

In this case the proposal is confined to an existing building, no agricultural land is lost, no additional development footprint is created, no fragmentation of the property occurs, the rural landscape remains intact, and the proposal supports rural tourism and economic sustainability.

These factors collectively constitute exceptional site-specific circumstances that distinguish the application from the broader category of developments contemplated by the dwelling density provisions of the MSDF.

Read together, these circumstances demonstrate that the requested departure is narrow, property-specific and manageable through conditions of approval. The approval would not weaken the broader MSDF policy position because it is based on the reuse of an existing building, continued single ownership, preservation of agricultural land and the absence of new rural residential development.

# 8. CONCLUSION

The proposed conversion of the existing dwelling house on Monkscowl Estate into four self-contained tourist dwelling units is fully aligned with the principles of SPLUMA and satisfies the decision-making criteria contained in Section 65 of the Stellenbosch Municipal Land Use Planning By-Law, 2023.

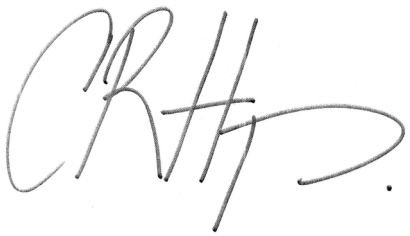
Although the application technically departs from the MSDF provisions relating to additional dwellings on farms smaller than 20ha, the departure is justified by the site-specific circumstances set out above. The proposal remains confined to existing buildings, preserves agricultural land, supports rural tourism and does not alter the spatial structure or rural character of the area.

The proposal is therefore considered desirable because it:

- Does not involve new buildings;
- Does not consume agricultural land;
- Does not create a fragmented settlement pattern;
- Does not establish a rural residential estate;
- Has negligible environmental and visual impacts;
- Utilizes existing infrastructure efficiently; and
- Promotes sustainable rural tourism and economic diversification.

For these reasons, the proposed development does not undermine the intent of the MSDF and is supportable as a site-specific departure in terms of Section 22 of SPLUMA. It achieves an appropriate balance between protection of agricultural resources, preservation of rural character, economic development, tourism promotion and efficient utilisation of existing buildings. We therefore respectfully request that the application be granted.

Yours faithfully



**CLIFFORD HEYS (Pr. Pln. A/1158/2000)**
**TV3 PROJECTS (PTY) LTD**




*Figure 2: Locality of Farm 525/5, Stellenbosch*

# SITE DEVELOPMENT PLAN

SCALE 1:500




| ITEM / BUILDING | EXISTING (m²) |
|---|---|
| 01 - Ex. Main Dwelling House | 146.86 |
| 02 - Prop. Tourist Dwelling Unit 1 (Rose Lodge) | 43.88 |
| 03 - Prop. Tourist Dwelling Unit 2 (Vines) | 47.13 |
| 04 - Prop. Tourist Dwelling Unit 3 (Treetops) | 43.93 |
| 05 - Prop. Tourist Dwelling Unit 4 (Birdsong) | 35.55 |
| 06 - Ex. Employee Housing Unit(Cottage) | 43 |
| 07 - Ex. Farm Office/Cellar | 235 |
| 08 - Ex. Canopy | 48 |
| 09 - Ex. Refuse | 4.5 |
| 10 - Ex. Storage | 29.99 |
| 11 - Ex. Garage | 126.17 |
| 12 - Ex. Laundry | 83.33 |
| TOTAL | 773.31 |

JUSTIN BRAITHWAITE ARCHITECTS

## NOTES

THIS DRAWING AND REPRESENTATIONS INCLUDED HEREIN IS THE PROPERTY OF JUSTIN BRAITHWAITE ARCHITECTS AND COPYRIGHT LAW APPLIES.

1. Architect & Engineer's drawings to be read in conjunction with each other.
2. All construction to take place in strict accordance with SANS 10400 standard codes of practice.
3. All dimensions to be checked on site. No work is to be taken in hand before measurements are checked on site.
4. Do not scale plans.
5. Any discrepancy between engineering and architectural drawings or specifications is to be reported to the architect immediately.
6. Any dimensional error or incorrect or incomplete specification is to be reported to the architect immediatelyimmediately.
7. Any discrepancy between the drawings and the bill of quantities must be reported to the architect immediately.
8. All construction to take place in strict accordance with the relevant municipal regulations.
9. All installations in strict accordance with manufacturer's specifications.
11. Contractor must verify all levels and dimensions on site before commencing work or making any shop drawings. All shop drawings to be approved by the architect before any manufacturing takes place.

ARCHITECT:
Justin Braithwaite
Pr Arch. 30325417

CLIENT:
Mr & Mrs

**ERF 525 PTN 5, ANNANDALE ROAD, STELLENBOSCH, CPT**

**LAD01**

ref: 2415

| A1 | LAD |
|---|---|
| SHEET SIZE | PHASE |
| BY | JB |
| DRAWN | CHECKED |

Date: **05/10/2026**

**R01**

LAD- LOCAL AUTHORITY DRAWINGS

LAD_001