

NOTICE OF LAND USE PLANNING APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA : FARM NO 1611 PAARL

The following land use application in terms of the Stellenbosch Land Use Planning By-Law refers:

Application Property Address :	Belle Montagne, Green Valley Rd, Franschhoek, 7690, ±3km south of Franschhoek
Application Property Number :	Farm No 1611 Paarl
Applicant:	David Hellig and Abrahamse Professional Land Surveyors
	Tel: 021 872 4086
	Email: plan@dhaa.co.za
Owner:	Nicholas John Holland
Application Reference:	TP1474/2025
Application Type:	Technical Approval, Consent Uses and Land Use Departures

Description of the land use planning application :

Application is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 on Farm No 1611 for the following:

- 1. Permission/ Technical Approval in terms of Section 15(2)(g) of the said By-Law for the following:**
 - a) Agricultural Industry for a new Wine Cellar with outside circulation & offloading area measuring ±1950m² in extent.**
 - b) The conversion of the main dwelling unit to second dwelling unit to be used as a guest house (4 guest suites).**
- 2. Consent Use in terms of Section 15(2)(o) of the said By-Law for the following:**
 - a) Tourist Facility for a new restaurant and wine tasting & sales measuring ±1091m² on the first and second floor of the Wine Cellar.**
 - b) The conversion of the Implements Store into 3 new guest suites for a Tourist Accommodation Establishment.**
- 3. Permanent Land Use Departures in terms of Section 15(2)(b) of the said By-Law for the following:**
 - a) To exceed the allowable coverage from 120m² to 186m² for the extension of the existing cottages 1-3 (employee housing units).**
 - b) To exceed the allowable coverage from 120m² to 139m² for the extension of the existing cottages 4 & 5 (employee housing units).**
 - c) To exceed the allowable coverage from 600m² to 900m² for the extension of the proposed main dwelling unit.**
 - d) To allow the tourist facility for a new restaurant and wine tasting & sales (±1091m²) to be 3 storeys.**
 - e) To exceed the allowable coverage for the extensions to the existing main dwelling (to be converted to a second dwelling) from 600m² to 682m².**

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law that the abovementioned 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 can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said By-Law with the following requirements and particulars:

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

The comments must be addressed to the applicant by electronic mail as follows: **David Hellig and Abrahamse Professional Land Surveyors (Email: plan@dhaa.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 **29-07-2026**.

It should be noted that the Municipality, in terms of Section 50(5) of the said By-Law, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **021 872 4086** during normal office hours.

KENNISGEWING VAN GRONDGEBRUIKBEPLANNING AANSOEK IN DIE STELLENBOSCH MUNISIPALE GEBIED: DIE PLAAS NR 1611 PAARL

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

Adres van aansoek eiendom:	Belle Montagne, Green Valley Pad, Franschhoek, 7690, ±3km suid van Franschhoek
Aansoek eiendom beskrywing:	Plaas Nr 1611 Paarl
Aansoeker:	David Hellig en Abrahamse Professional Landmeters
	Tel: 021 872 4086
	E-pos: plan@dhaa.co.za
Eienaar:	Nicholas John Holland
Aansoek Verwysing:	TP1474/2025
Tipe Aansoek:	Tegniese Goedkeuring, Vergunnings Gebruike en Grondgebruikafwykings

Beskrywing van die grondgebruikbeplanningsaansoek:

Aansoek word gedoen ingevolge Artikel 15(2) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 op Plaas Nr. 1611 vir die volgende:

- 1. Toestemming/Tegniese Goedkeuring ingevolge Artikel 15(2)(g) van die genoemde Verordening vir die volgende:**
 - a) Landboubedryf vir 'n nuwe Wynkelder met buite-sirkulasie- en aflaaiarea ±1950m² groot.**
 - b) Die omskakeling van die hoofwooneenheid na 'n tweede wooneenheid vir die gebruik as 'n gastehuis (4 gastekamers).**
- 2. Vergunningsgebruik ingevolge Artikel 15(2)(o) van die genoemde Verordening vir die volgende:**
 - a) Toeristefasiliteit vir 'n nuwe restaurant en wynproe- en verkope op die eerste en tweede verdieping van die Wynkelder ±1091m² groot.**
 - b) Die omskakeling van die Implement Stoor na 3 nuwe gastekamers vir 'n Toeriste-akkommodasie-onderneming.**
- 3. Permanente Grondgebruiksafwykings ingevolge Artikel 15(2)(b) van die genoemde Verordening vir die volgende:**
 - a) Om die toelaatbare dekking van 120m² tot 186m² te oorskry vir die uitbreiding van die bestaande kothuise 1-3 (werknemerbehuisingseenhede).**
 - b) Om die toelaatbare dekking van 120m² tot 139m² te oorskry vir die uitbreiding van die bestaande kothuise 4 & 5 (werknemerbehuisingseenhede).**
 - c) Om die toelaatbare dekking van 600m² tot 900m² te oorskry vir die uitbreiding van die voorgestelde hoofwooneenheid.**
 - d) Om toe te laat dat die toeristefasiliteit vir 'n nuwe restaurant en wynproe en -verkope (±1091m²) 3 verdiepings hoog is.**
 - e) Om die toelaatbare dekking vir die uitbreidings aan die bestaande hoofwoning (wat omskep moet word in 'n tweede woning) van 600m² tot 682m² te oorskry.**

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan 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 toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

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

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: **David Hellig and Abrahamse Professional Land Surveyors (E-pos: plan@dhaa.co.za)**. Deur 'n beswaar, kommentaar of verhoë 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 **29-07-2026**.

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 **021 872 4086** gedurende normale kantoor ure.



BELLE MONTAGNE : PLANNING REPORT : FARM NO 1611 PAARL



Compiled by:
David Hellig and Abrahamse
Professional Land Surveyors
MAY 2026

1. INTRODUCTION

Farm No 1611 Paarl measuring 29,0532 hectares in extent is owned by Mr Nicholas John Holland vide Deed of Transfer No T16947/2025.

The subject land unit is situated approximately 3 kilometres south of Franschhoek and is accessed from both Minor Road No 5620 (Green Valley), in the north eastern corner of the land unit, and Minor Road No 5621 (Excelsior - Old No 6/16), contiguous to the western boundary of the subject land unit. The land unit abuts many other iconic Franschhoek agricultural and tourist destinations viz Boekenhoutskloof Wine Estate and Le Franschhoek Hotel & Spa to the west; Three Streams Smokehouse, a trout farming and processing operation to the south; Dew Crisp vegetable processing and packaging plant to the east and other prominent wine and tourist farms to the north.

A tributary of the Franschhoek River traverses the subject land unit contiguous to its eastern boundary in which a series of gabion structures have recently been constructed to contain and mitigate flood damage, noting that the pre and post development flood lines as determined by Kantey and Templer Consulting Engineers have been plotted on the Site Development Plan.

The subject land unit is planted to approximately 8 hectares of irrigated wine grape vineyards, 8,8 hectares of wildflowers and fynbos, 1,6 hectares of olive grove, 4,5 hectares of vegetables and 2,4 hectares of bee hives.

Domestic and Irrigation water are supplied from three boreholes and stored in a small dam and two reservoirs on the land unit, further details are provided in the enclosed Engineering Services Availability reports.

The land unit also comprises the following existing building infrastructure viz :

- Three cottages situated in the southern corner of the land unit labelled Land Use U1 (Cottages 1 – 3) on the Site Development Plan.
- U2 : Semi-detached cottages (Cottages 4 & 5).
- U3 : Staff accommodation (Cottage - to be demolished).
- U4 : Main House.
- U5 : Pumphouse and staff room.
- U6 : Horse shelter (to be demolished)

- The purpose of the land use planning application is to seek approval for the construction of a 70 ton wine cellar complex including inter alia wine tasting and restaurant facilities, new primary residence and to re-purpose the existing building infrastructure, primarily the existing house and implements store for guest accommodation purposes which will add significant value to the agricultural enterprise in terms of developing the land unit into an iconic wine farm together with ancillary and supporting agri-tourism related activities similar to many of the other agricultural land units in the region.

In terms of the enclosed Zoning Certificate furnished by the Stellenbosch Municipality the subject land unit is zoned Agriculture and Rural, noting that a Consent Use Approval was granted for the construction of 3 additional dwellings in 2008, which has subsequently lapsed noting the two year validity period.

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The following are however notable omissions from the Zoning Certificate :

- Deemed Technical Approval in respect of the existing 6 employee housing units viz U1 (Cottages 1 – 3); U2 (Cottage) and U3 (Cottages 4 & 5).
- Deemed land use planning approval in respect of the Hangar and Airstrip (runway).

The above land uses should have been recorded as primary permissible land uses on the Zoning Certificate since they are considered lawful non-conforming land uses in terms of section 8 of the Stellenbosch Municipal Zoning Scheme By-law, 2024.

3. PROJECT TEAM

Project Managers:	JMHT Quantity Surveyors
Land Surveyor and Planning Consultant	David Hellig and Abrahamse Professional Land Surveyors
Architect	MLB Architects
Engineers	Kantey and Templer Consulting Engineers HWT Water Treatment Sutherland Consulting Engineers
Environmental Consultant	Guillaume Nel Environmental Consultants
Heritage Consultant	Cindy Postlethwayt
Surveyors	Satmap Solutions – aerial and topographical surveys
Project Legal Advisors	Marais Muller Hendricks Inc Attorneys

3.1 Architectural Design and Site Development Plan

The enclosed Site Development Plan prepared by MLH Architects comprising the following documents clearly sets out the development proposal :

- Overall Site Plan vide Drawing No CS.01.00 Rev H dated **26-05-2026**.

- U1 : Cottages 1 – 3 vide Drawings No CS.01.00 Rev C dated 21-11-2025.
- U2 : Cottages 4 – 5 vide Drawing No CS.01.00 Rev B dated 26-08-2025.
- U4 : Existing Main House vide Drawing No CS.01.00 Rev B dated 26-08-2025.
- U8 : Implements Store vide Drawings No CS.01.00 Rev A dated 31-07-2025.
- U10 : Wine Cellar vide Drawings No CS.01.00 Rev C dated **26-05-2026** and CS.01.00 Rev B dated 16-10-2025.
- U12 : New Primary Residence vide Drawings No CS.01.00 Rev B dated **26-05-2026**.

U1 : Cottages 1 - 3

The existing three cottages are proposed to be extended primarily by the addition of garages, a braai room in respect of cottage 2 together with the extension of the existing stoeps and other small additions.

The amendments are largely of a cosmetic nature and will enhance the existing aesthetic and functionality of the units.

U2 : Cottages 4 - 5

The existing cottages denoted as a manager's house on the approved building plans consists of a semi-detached structure comprising two units.

Similarly, the building is proposed to be extended by the addition of carport structures together with the extension of the existing stoep areas and small additions to the existing dwellings.

U3 : Staff Unit and U6 : Horse Shelter

These structures are to be demolished to facilitate the construction of the Wine Cellar Complex (U10).

U4 : Main Dwelling now Secondary Dwelling

The classification of this unit is to be amended to a second dwelling since the development proposal includes the construction of a primary residence viz U12. The proposal is to convert the dwelling unit into a guest house comprising 4 guest suites and communal areas viz kitchen, orangerie, lounge, dining hall, foyer, library and tv room.

The building is proposed to be extended by the extension of the two existing bedrooms and the addition of a new kitchen, orangerie and pool room.

U5 : Pumphouse and Staff Room / U7 : Hangar / U9 : Airstrip / Runway

The status quo will remain.

U8 : Implement Store / Tool Shed

A portion of the existing shed is to be converted for guest accommodation purposes comprising 3 new guest suites.

U10 : New Wine Cellar Complex

The proposed wine cellar complex being a centrally located multi-storey building comprising the following :

- Lower Level – Grape processing area in the western corner (plant room / chemical store / staff room / ablutions/ equipment store / dry goods store), Tank Farm, Finished Goods, Barrel Storage and Bottle Maturation. **(Wine Cellar)**
- Lower Level - Kitchen, Ablutions, Vinoteque and Wine Display Area **(Tourist Facility)**
- Ground Level - Wine Makers Office **(Wine Cellar)**
- Ground Level - Kitchen, Ablutions, Restaurant, Wine Tasting and Sales **(Tourist Facility)**
- First Floor Level - Restaurant, Wine Tasting and Sales **(Tourist Facility)**

The building footprint comprising the Wine Cellar component (including Area A in respect of the outside offloading area) measures **1 950** square metres in extent.

The building footprint in respect of the Tourist Facility (Restaurant, Wine Tasting and Sales) measures **1 091** square metres in extent.

The building has been sensitively and innovatively designed comprising an elongated rectangular component housing the working wine cellar component connected to a circular shaped structure on the eastern side of the building the design of which resembles the King Protea. The Restaurant component at both the ground and first floor levels overlooks the internal working components of the wine production facility providing the visitor with an interactive experience within the wine cellar environment whilst enjoying the magnificent views over the Franschhoek Valley and surrounding mountains of the Franschhoek.

A parking area comprising 35 parking bays is to be constructed as shown on the Site Development Plan.

U12 : New Primary Residence

A multi storey primary residence with a coverage of 900 square metres (excluding garage and pool house / outbuilding).

U13 – U15 : New Water Treatment Plant and Guard House

3.2 Specialist Studies

The following specialist Studies are included in the land use planning application in support of the development proposal viz :

Engineering Services Availability Report prepared by Kantey and Templer Consulting Engineers dealing with the provision and availability of Civil Engineering Services and other associated engineering applications relating to floodline determinations and stream rehabilitation works; site access; water availability, storage and usage; sewer; wastewater treatment; stormwater; solid waste and electrical infrastructure and capacity.

A second and subsequent **Engineering Services Availability Report** prepared by Sutherland Consulting Engineers which specifically deals with the provision and availability of Civil Engineering Services in terms of the development proposal as per the Site Development Plan.

Waste Water Treatment Works Report prepared by HWT Water & Effluent Treatment Engineering.

Environmental and Heritage

Guillaume Nel Environmental Consultants assisted by Cindy Postlethwayt (Heritage Consultant) are handling the Environmental and Heritage processes (if applicable) in terms of the legislative provisions in terms of the National Environmental Management and Heritage Resources Acts.

The outcome of the Consultant's engagements with the respective Provincial Department and Heritage Western Cape will in due course be communicated with the Case Officer dealing with this application.

Conveyancers Certificate prepared by Marais Muller Hendricks Inc Attorneys confirming that there are no restrictive Title Deed conditions prohibiting the development proposal.

3.3 Access

As per the enclosed Engineering Services Reports a new main entrance is proposed off Minor Road No 5621 as indicated on the Site Development Plan. (Refer to enclosed Engineering Services Availability Reports)

4 LAND USE PLANNING APPLICATION

4.1 Pre-scrutiny outcome

A pre-scrutiny application comprising an extract of the land use planning application was submitted to the Stellenbosch Municipality for perusal and review. The pre-scrutiny outcome and response received from the Stellenbosch Municipality is included with this application, noting the following :"

"3.1 Your application therefore is made for more than the permitted number of additional dwelling units on a farm property (in relation to the size of the farm), the proposed development is not in compliance with the provisions of the MSDF. As the application will deviate 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 SPLUMA. The DRDLR Guideline on the determination of site specific circumstances in terms of section 22(2) of the Spatial Planning and Land Use Management Act (Act No 16 of 2013), 2021 needs to be considered in this regard."

"3.2 Proof that 50% of the produce processed in the proposed wine cellar is grown on that land unit."

4.2 The Stellenbosch Municipal Zoning Scheme By-Law, 2024

According to the Stellenbosch Municipality's Zoning Certificate dated 11-08-2022 the subject land unit is zoned for Agriculture and Rural purposes in terms of the Stellenbosch Municipal Zoning Scheme By-law, 2024.

The following definitions contained in the Stellenbosch Zoning Scheme By-law, 2025 are applicable to this land use planning application :

*""**additional dwelling unit**" means a dwelling unit other than an employee housing unit, together with its customary ancillary outbuildings, which is erected on land in Agricultural and Rural Zone, on which a dwelling house and second dwelling already exist or are in the process of being erected, provided that such additional dwelling units may only be erected with the Municipality's consent use approval on land units exceeding 20 ha in size, and no more than four additional dwelling units*

may be erected on any one land unit at a ratio of one dwelling unit for every 10 ha exceeding 20 ha."

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

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

“guest house” means the use of furnished bedrooms or suites in a dwelling house and / or second dwelling, for the accommodation of transient guests....."

“tourist dwelling unit” means the use of a furnished dwelling house and/or second dwelling and / or dwelling units in flats, where the entire dwelling unit is rented out for the accommodation of transient guests....."

“tourist accommodation establishment” means an enterprise which provides the accommodation for transient guests which exceeds the scale and extent of tourist dwelling unit or guest house....."

In terms of Section 200(1)(d) of the Zoning Scheme By-law, 2019, the purpose of Agriculture and Rural zoning is to inter alia provide for the following :

“a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting of the primary use of the land unit for agricultural purposes”

Agricultural Industry

At least 50% of the produce processed in an agricultural industry shall be grown on the land unit and an Agricultural Industry with a total footprint less than 2000 square metres shall require a Technical Approval and an Agricultural Industry in excess of 2000 square metres shall require a Consent Use Approval.

Dwelling House, Second Dwelling and Additional Dwellings

Consent Uses for additional dwellings may only be granted on land units exceeding 20 hectares in extent at a ratio of one additional dwelling per 10 hectares exceeding 20 hectares up to a maximum of four additional dwellings, which may not be departed or deviated from.

The main dwelling and secondary dwelling may not exceed a coverage of 600 square metres each and any additional dwelling may not exceed a coverage of 120 square metres each.

Employee Housing

One employee dwelling unit is permitted as a primary right and further employee housing units require a Technical Approval. All employee dwelling units may not exceed a coverage of 120 square metres.

Tourist Accommodation

The Zoning Scheme By-law, 2024 makes a distinction between a **guest house** (rooms / suites within a permissible dwelling unit i.e. secondary or additional); **tourist dwelling** (where a permissible dwelling unit i.e. primary / secondary / additional is rented out in its entirety) or a **tourist accommodation establishment** in cases where the scale, density, size and capacity thresholds (viz 7 bedrooms / 14 guests / number of permissible buildings / new buildings / building extents) are exceeded which requires a Consent Use approval.

Tourist Facility – Restaurant & Wine Tasting

The following provisions contained in section 209 in respect of land units zoned for Agriculture and Rural purposes, should be noted :

“(3) *Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land is bona fide agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm*”

- “(5) **New buildings for tourist facilities require a consent use application in terms of Planning Law**”
- “(6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed **250 squares metres for the entire land unit, of which** :
- (a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120 square metres and this is a sub-limit of the overall limit for tourist facilities;
 - (b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50 square metres and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from;
 - (c) the total land area for market stalls may not exceed 120 square metres and this is a sub-limit of the overall limit for tourist facilities
- “(7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm”
- “(8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered :
- a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives;
 - b) such goods may be sold in the tourist facility on the property, or elsewhere.”
- “(7)(sic) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the

activity and any expansion, alteration or relocation will require a further application in terms of the Scheme."

- "(8)(sic) The Municipality may impose any conditions required to mitigate the potential impact."
- "(9)(sic) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic, congestion, pollution, emissions or the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor ,may the tourist activities have an adverse impact on any bona fide agricultural activities on the farm itself or on neighbouring properties"
- "(10)(sic) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law."
- "(11)(sic) **Tourist facilities which exceed the maximum thresholds or any conditions or provisions in this section shall require a consent use application, unless specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.**"

In terms of section 201(1) the following land uses are permitted :

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Agricultural building ($\leq 2000\text{m}^2$) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel ($\leq 2000\text{m}^2$) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building ($> 2000\text{m}^2$) • Agricultural industry ($< 2000\text{m}^2$) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry ($\geq 2000\text{m}^2$) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use ($> one event/year$) • Plant nursery • Polytunnel ($> 5000\text{m}^2$) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

Parking Parameters

Dwelling House – 2 bays / dwelling house comprising 2 or more bedrooms

Tourist Accommodation Establishment – To the Municipality's satisfaction between 0,7 bays per bedroom and 1 bay per self catering unit.

Guest House – 1 bay per dwelling unit / suite

Restaurant / Wine Tasting & Sales – 4 bays per 100 square metres GLA.

4.3 Stellenbosch Municipal Spatial Development Framework, 2023

The purpose of the Stellenbosch Municipal Spatial Development Framework (MSDF) is to guide the future growth and development of Franschhoek based on an agreed vision and development principles which are aimed at addressing problems and creating opportunities for sustainable socio-economic development. The MSDF provides overarching spatial development principles which underpin the Municipality's approach to the integrated spatial planning and management of land use and economic development for the municipal area, as a whole.

The key policy imperatives for the Stellenbosch Municipality Draft Spatial Development Framework, 2023 (MSDF 2023), drawn from higher level policy directives and organised in relation to broad themes of enquiry identified in the SPLUMA guidelines, are as follows:

Biophysical Environmental

The development proposal utilises, supports, enhances and promotes the unique agricultural and rural landscape and natural scenic assets of the Franschhoek area.

Sensitive and considered architectural design philosophy ensure that the visual essence of the proposed Wine Cellar complex and other buildings complement the special and unique sense of place of the Franschhoek area to provide an opportunity for visitors to experience this first-hand, thereby promoting the spatial vision and accessibility to such facilities and opportunities as advocated in the MSDF. The addition of the proposed land uses on the subject land unit complement the functionality of available agricultural resources without negatively impacting on its surroundings or agricultural potential and productivity of the subject land unit. The below contents are extracted from the MSDF and are supported by the development proposal:

- Activities that serve to diversify income on farms are encouraged.

These activities do not undermine the sustainability of agricultural production on the subject land unit, since all current agricultural infrastructure and resources situated on the subject land units are being maintained, preserved and improved. The development proposal provides additional support and infrastructure in terms of the much-needed agricultural industry to afford the agricultural enterprise the opportunity to transform the subject land unit into a formidable Wine Estate commensurate with others in the Franschhoek Valley.

- The MSDF states that the unique mix of natural beauty, agriculture, rural settlements, and the routes that connect them carry strong historic and cultural values and contribute significantly to the tourism economy.

The development proposal supports, upholds, and fosters this ideal.

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	CBA's, ESA's, Protected areas	<ul style="list-style-type: none"> • Maintain and improve the nature areas surrounding Franschhoek. • Work to increasingly connect and integrate nature areas, also with the urban green areas, to form an integrated green web or framework across the municipal area. 	<ul style="list-style-type: none"> • Implement management actions contained in the EMF.
	Water courses	<ul style="list-style-type: none"> • Improve public continuity, access, and space along the stream corridors. 	
	Agricultural land	<ul style="list-style-type: none"> • Retain and improve the relationship between Franschhoek and surrounding agricultural land. 	
	Urban edge	<ul style="list-style-type: none"> • As a general principle, contain the footprint of Franschhoek as far as possible within the existing urban edge. 	
	Scenic landscapes, scenic routes, special places	<ul style="list-style-type: none"> • Retain the strong sense of transition between agriculture and human settlement at the entrances to the town. 	
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> • Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). 	
Change Actions	Informal settlements to be upgraded	<ul style="list-style-type: none"> • Prioritise informal settlements for upgrading and service provision. 	<ul style="list-style-type: none"> • Utilise government land assets to enable integration between informal settlements and established areas.
	Areas for residential densification and infill	<ul style="list-style-type: none"> • Focus infill development on the largely undeveloped part within the urban edge (between the north-western and south-eastern parts of the settlement). • Ensure that residential development provides for a range of housing types and income groups. • Ensure that future development is woven into the urban fabric of the existing town. 	<ul style="list-style-type: none"> • Utilise government land assets to enable residential densification and infill development.
	Areas for mixed land use and improved economic opportunity	<ul style="list-style-type: none"> • Focus new mixed use development as far as possible along Main Road. • Actively support pedestrianism and improved public space within the old town centre. 	<ul style="list-style-type: none"> • Assist development opportunity for small/ emerging entrepreneurs. • Support private sector led institutional arrangements assist with urban management in the town centre.
	Improved access and mobility	<ul style="list-style-type: none"> • Pro-actively improve conditions for walking and NMT within Franschhoek. • Explore improved movement linkages between the north-western and south-eastern parts of the settlement. 	<ul style="list-style-type: none"> • Ensure that the design of all roads within and surrounding the town provides for appropriate NMT movement.
	Community/ Institutional use	<ul style="list-style-type: none"> • Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. 	<ul style="list-style-type: none"> • Actively support the shared use of community facilities.
	Improved landscaping and public amenity	<ul style="list-style-type: none"> • As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities. 	<ul style="list-style-type: none"> • Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development		
	Significant new residential development		
	Significant change to access and mobility provision		

Figure : Table 22 as per the MSDF: Plan elements and proposals for Franschhoek

Although there are no specific spatial proposals specifically applicable to the subject land unit, it is evident that the proposed development supports the overarching policy statements contained in the MSDF viz :

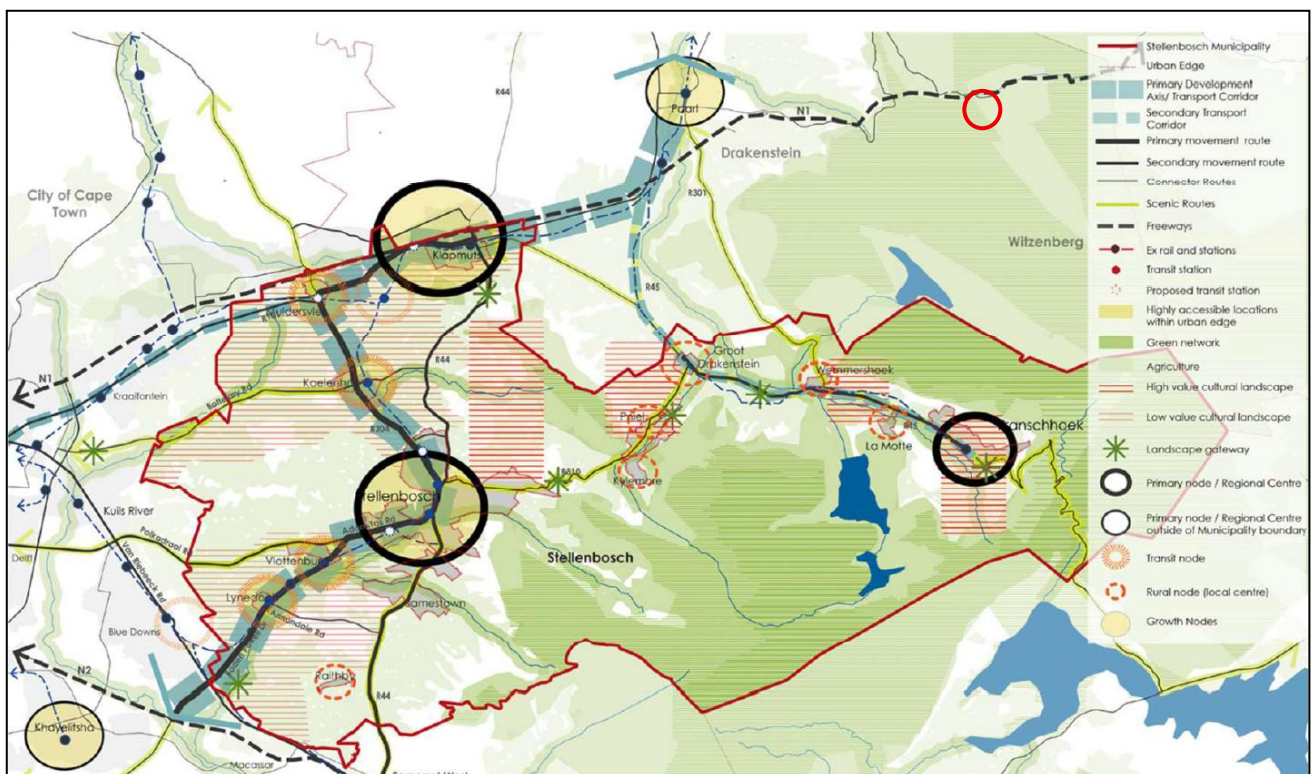
Protective Actions :

Agricultural Land : *"Retain and improve the relationship between Franschhoek and surrounding agricultural land"*

The development proposal accentuates and celebrates the rural, agricultural and natural characteristics of Franschhoek whilst promoting the tourist trade in the region.

Scenic landscapes, scenic routes, special places : *'Retain the strong sense of transition between agriculture and human settlement at the entrances to the town'*

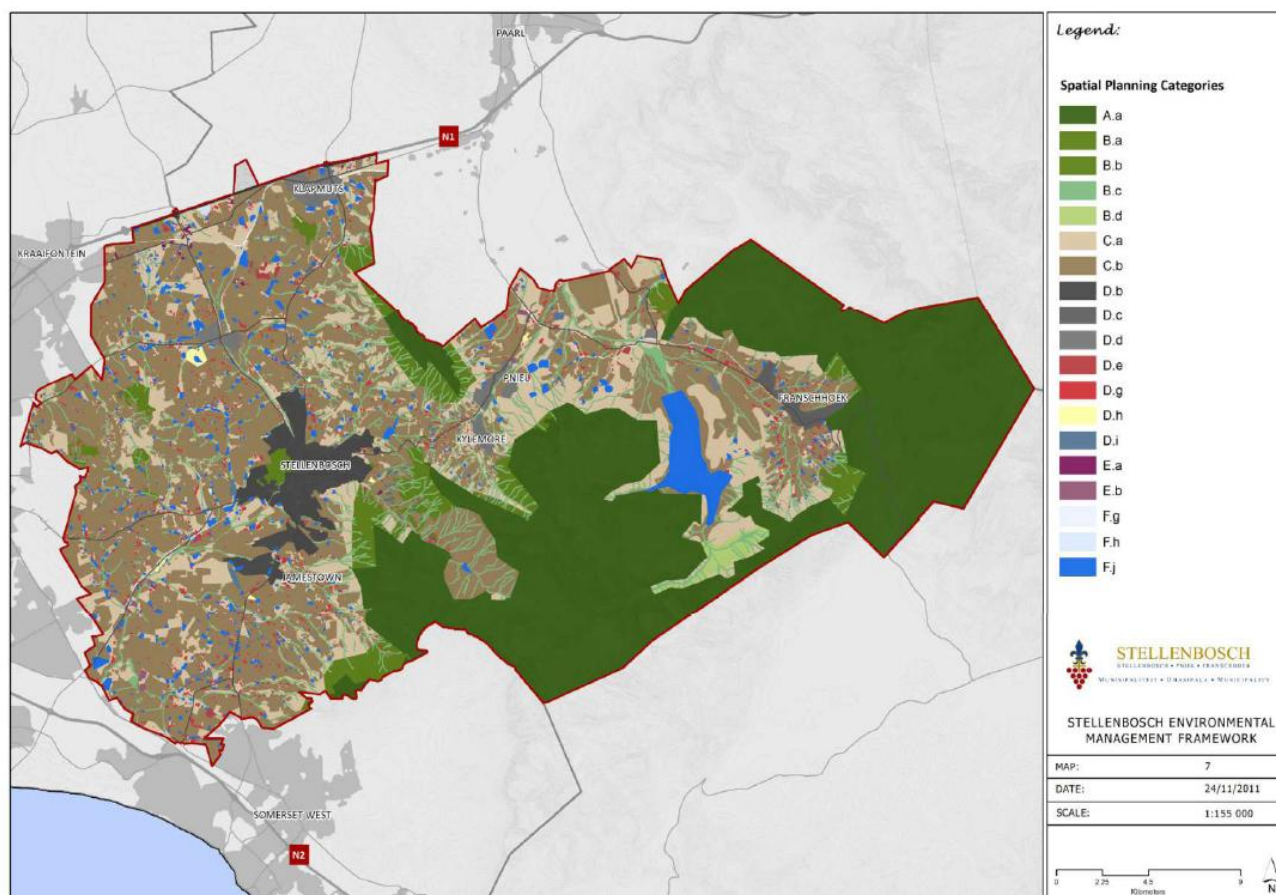
The intension is to actively expand and improve on the existing agricultural activities and resources by the addition of the Wine Cellar complex which will be supplemented by the subservient agri-tourism related activities.



Figures : **Franschhoek Framework Plan (Stellenbosch MSDF)**

The subject land unit is situated south of Franschhoek outside of the urban edge within an area demarcated for Agriculture and designated as a Cultural Landscape in terms of the Stellenbosch MSDF.

The development proposal does not represent a change of land use in terms of Zoning since the existing land use rights are being retained and an approval for additional land use rights which are subservient and in support of the primary land use activities viz agriculture are being applied for in support of the development principles as advocated in terms of the MSDF and the Zoning Scheme By-law.



Spatial Planning Category (SPC)

The land unit is classified as a Ca and / or Cb viz Intensive and / or Extensive Agricultural Areas, noting the following Key Guidelines contained in the MSDF :

- “Ancillary rural activities of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products”

In Appendix D, labelled Thematic Guidelines applicable to SPCs, the following guidelines applicable to the Agriculture and Rural Accommodation are noted :

- “Large scale resorts and tourist and recreation facilities that detract from the functionality and integrity of productive farming landscapes should not be allowed”
- “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 landscapes qualities, and cater exclusively for the temporary accommodation for in transit visitors"
- "A resort development should be closely associated with a resource which clearly advantaged and distinguished the site, in terms of amenity value, from surrounding properties."
- **"Rezoning to resort zone should not be entertained for properties of which the size is less than 50ha.** Only in exceptional circumstances, should more than 50 units be allowed"

The MSDF encourages tourist accommodation proposals that contribute to diversification that is appropriate, in support of the primary agricultural activities, is visually discreet and enhances the rural landscape.

The MSDF however discourages **large scale resort developments** which overpower and detract from the primary agricultural activities which **require rezoning approvals and particularly on land units smaller than 50 hectares.**

As motivated above, we are of the opinion that the development proposal does not represent a large scale resort development, requiring rezoning, as contemplated in terms of the MSDF and is therefore indeed compliant with the provisions of the MSDF.

This assertion is supported by the provisions contained in the Stellenbosch Municipal Zoning Scheme By-law, 2024 which provide for the approval of a Tourist Accommodation Establishment as a Consent Use (additional land use right and not rezoning) provided the assessment criteria and other requirements as stipulated in section 213 are complied with.

4.4 Application in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2023 and Zoning Scheme By-Law, 2024

An Application is hereby submitted in terms of the Stellenbosch Municipal Land Use Planning By-law, 2023 and Zoning Scheme By-law, 2024 to the Stellenbosch Municipality for approval as follows :

1) Technical Approvals : Zoning Scheme By-Law

a) U10 : Wine Cellar

Agricultural Industry with a footprint (including outside circulation and offloading area) measuring **1 950 square metres in extent**.

It should be noted that the 6 existing employee housing units viz U1 (Cottages 1 – 3), U2 (Cottages 4 & 5) and U3 (Cottage). These units are to be retained, with the exception of U3, which is to be demolished to accommodate the construction of the Wine Cellar complex, resulting in a reduction of one employee housing unit, all of which are considered lawful non-conforming land uses. It is therefore not a requirement to apply for a Technical Approval for additional employee housing units.

b) U4 : Second Dwelling Unit

The conversion of the existing second dwelling unit into a **Guest House** comprising **4 guest suites** together with communal areas viz lounge, dining room, kitchen, pool house and orangerie.

2) Consent Use Approvals

c) U10 : Restaurant, Wine Tasting and Sales

Tourist Facility forming part of the Wine Cellar Complex with a building footprint measuring **1 091 square metres in extent**.

d) U8 : Existing Tool Shed

Tourist Accommodation Establishment as follows :

- The partial conversion of the Implements Store into **3 new guest suites** as part and parcel of the Guest House operation.

The Tourist Accommodation Establishment therefore comprises of **3 guest suites**.

Section 208(1) of the Stellenbosch Municipal Zoning Scheme By-law, 2024 specifically enables the approval of tourist accommodation “*when the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale of dwelling houses and additional dwelling houses permitted on a land unit or if other buildings, which are not the approved main dwelling, second dwelling house or additional dwelling units, are converted to transient guest accommodation*”, in which case the development proposal is classified as a tourist accommodation establishment requiring a consent use approval.

The tourist accommodation establishment, as an additional land use right for a which a Consent Use approval is required, needs to meet the assessment criteria

as prescribed in terms of section 213 of the Stellenbosch Municipal Zoning Scheme By-law, 2024 viz :

- The Municipality must have regard for the objectives of the Zone viz the preservation of agricultural land and the continued use thereof.
- The development proposal must uphold the character of the buildings on the land unit, its surroundings and non-agricultural land uses must be subservient to the agricultural activities.
- Should the primary land uses viz agriculture or natural environment cease, a rezoning in respect of non-agricultural uses may be required.
- Existing buildings are to be utilised where possible.

3) Land Use Departures

e) U1 : Cottages 1 – 3

To exceed the coverage limitation of 120 square metres in respect of employee housing units to permit a coverage of 186 square metres in respect of each cottage.

f) U2 : Cottages 4 & 5

To exceed the coverage limitation of 120 square metres in respect of employee housing units to permit a coverage of 139 square metres each.

g) U12 : Primary Residence

To exceed the coverage limitation of 600 square metres to permit a coverage of 900 square metres in extent i.e. an excess of 300 square metres of coverage.

h) U4 : Secondary Residence

To exceed the coverage limitation of 600 square metres to permit a coverage of 682 square metres in extent i.e. an excess of 82 square metres of coverage.

The land use departures in respect of paras 3e) and 3f) above are cosmetic and minor in nature with the intent to improve the functionality and layout of the existing dwelling units.

The primary residence is sensitively designed and utilises stone and timber cladding to soften its visual appeal and appearance and mitigate the scale of the building. The Main Homestead, although large, is together with the Wine Complex a focal point in terms of the Architectural Design component and will add credence to the development of the subject land unit into an

iconic Wine Estate similar to other Wine Farms and Estates in the Franschhoek region.

7. MOTIVATION IN FAVOUR OF THE APPLICATION

Development Considerations

The development proposal has a light environmental footprint, has been carefully and sensibly considered and designed with extensive inputs from all members of the consultant team, will add value in terms of improving agricultural potential and sustainability, contribute significantly to transforming the farming enterprise into an iconic Franschhoek agricultural estate and offers an opportunity for visitors to experience the experience the rich agricultural, rural and natural beauty of the Franschhoek region.

Section 59 of the Western Cape Land Use Planning Act No 3/2014

The following land use planning principles prescribed in Section 59 of the Western Cape Land Use Planning Act, being indicators of desirability which in turn is one of the criteria for decision making, are complied with as follows:

Spatial justice: Although spatial justice is not applicable to the proposal, it can be motivated that the approval of the application will result in improved accessibility of land and existing infrastructure for the benefit of the general public.

Spatial sustainability: The approval of the application will not negatively impact on high potential agricultural land and will not contribute to urban sprawl. The proposal does not negatively impact on the environment or its rural character and aims to promote and improve the rural and agricultural sense of place and aesthetic of Franschhoek. The proposal constitutes effective and equitable functioning of the land due to the limited and appropriate utilisation thereof for agri-tourism purposes to introduce diversity on the land unit resulting in improved agricultural potential and supporting the longevity of the agricultural component of the farm by means of additional income whilst at the same time forming an important an integral driving force in the Franschhoek tourism industry. Heritage and tourism resources are not negatively affected by the proposal. To the contrary, the proposal supports desired agri-tourism activities and the associated positive impact and spin-off on economic growth.

Efficiency: The proposed integration of agri-tourism initiatives within the agricultural and rural context is advocated and encouraged in terms of the MSDF and already implemented and executed on many other land units in the immediate surrounding area and region in general.

Spatial Resilience: This principle encourages the accommodation of flexibility in land use management systems. The land use proposal contributes to economic stimulation and diversity thereby supporting this principle.

Good administration: The land use planning application will be submitted in accordance and in compliance with all the provisions of both the Municipal Land Use Planning By-law and the Zoning Scheme By-law and supported by detailed specialist reports and inputs from a professional Consultant Team.

Stellenbosch Municipality Spatial Development Framework

As more fully described above, the proposal supports the development principles as advocated in the Stellenbosch Spatial Development Frameworks as follows:

- The proposal encourages sustainable and appropriate tourism activities within the agricultural and rural area abutting the town of Franschhoek.
- The proposal introduces variety and diversity both in terms of its contribution to the local tourism sector and the agricultural enterprise on the land unit.
- The proposal supports the key policy imperatives in the MSDF drawn from higher level policy directives and broad themes of enquiry identified in the SPLUMA guidelines.
- The proposal utilises and amplifies the unique and tranquil landscape and scenic assets of the area for the benefit of society in general.
- The MSDF encourages and promotes the expansion of entrepreneurial opportunity, which as a result provides additional income opportunities on the subject land unit and the Franschhoek tourism industry in general.
- The proposal showcases the unique sense of place and natural scenic beauty of the Franschhoek region and provides the opportunity for visitors to experience this first hand, thereby contributing to the spatial vision of inclusivity and accessibility.
- The proposal promotes functionality of existing tourism resources on the subject land unit without negatively impacting on the surrounding environment.
- The proposed activities do not undermine the sustainability of agricultural production on the subject land unit.
- The development proposal does not represent a change of land use but rather an additional land use which is subservient and in support of the

primary land use activities being agriculture and natural environment as advocated in terms of both the MSDP and the Zoning Scheme By-law.

Stellenbosch Municipality Zoning Scheme By-law, 2024

The development proposal complies with the requirements as set out in terms of Section 213 thereof viz :

- The preservation of agricultural land and the continued use thereof for agricultural purposes;
- The scale of the buildings used for consent uses uphold the character of the subject land unit, the character of the area and non-agricultural land uses do not dominant the farming activities.
- The respective land uses are subservient to the primary use.
- Existing buildings have been repurposed to achieve the desired outcome.

Need and Desirability

The proposal does not conflict with the character of the surrounding area since it complements and supports the existing agricultural uses on the subject land unit being an accepted principle in terms of supporting additional land uses on farms, being an accepted and adopted practise throughout the Cape Winelands Area and advocated in terms of municipal policy.

The development proposal actively proposes additional agricultural infrastructure and resources in terms of improving and enhancing the agricultural productivity and viability of the subject land unit.



PER : S G DREYER
MAY 2026

FOR COUNCIL USE

PARKING		
AREA	REQUIRED	PROVIDED
U1 - Employee housing	1 bay per Unit	2 bays per dwelling provided
U2 - Additional Dwelling/ Employee housing	1 bay per Unit	1 bays per dwelling provided
U4 - Guest house	1 bay per bedroom	4 bays provided
U8 - Ex. Tool shed	1 bay per bedroom	4 bays provided
U10 - Restaurant	4 bays/100m2 GLA (835m ²)	35 bays provided
U10 - Wine Production	1.5 bays/100m2 GLA (1390m ²)	6 bays provided (Motivation)
U12 - Primary Dwelling	2 bay per dwelling	5 bays provided

Parking motivation: Wine production parking request for reduced requirement as there will only be 3x daily Staff members at the facility. Excess bays from the tourist facility being sufficient for the Wine Cellar (Agricultural Industry), in the absence of prescribed parameters with specific reference to the an agricultural industry.

NEW APPLICATION

Ref.	New application	Coverage application	LAND USE
U10	ADDITIONAL USE: Agricultural industry	1950m ²	New Wine production facility, tasting room and barrel cellar
U10	ADDITIONAL USE/ DEPARTURE: Tourist Facility	1091m ²	New Restaurant, Wine Tasting and Sales
U12	PRIMARY USE: Dwelling house	900m ²	Primary Dwelling house
U13	PRIMARY USE: Agricultural building	n/a	Water treatment plant
U14	PRIMARY USE: Agricultural building	n/a	Water treatment plant
U15	PRIMARY USE: Agricultural building	n/a	Gaurd House

FLOODLINE LEGEND:

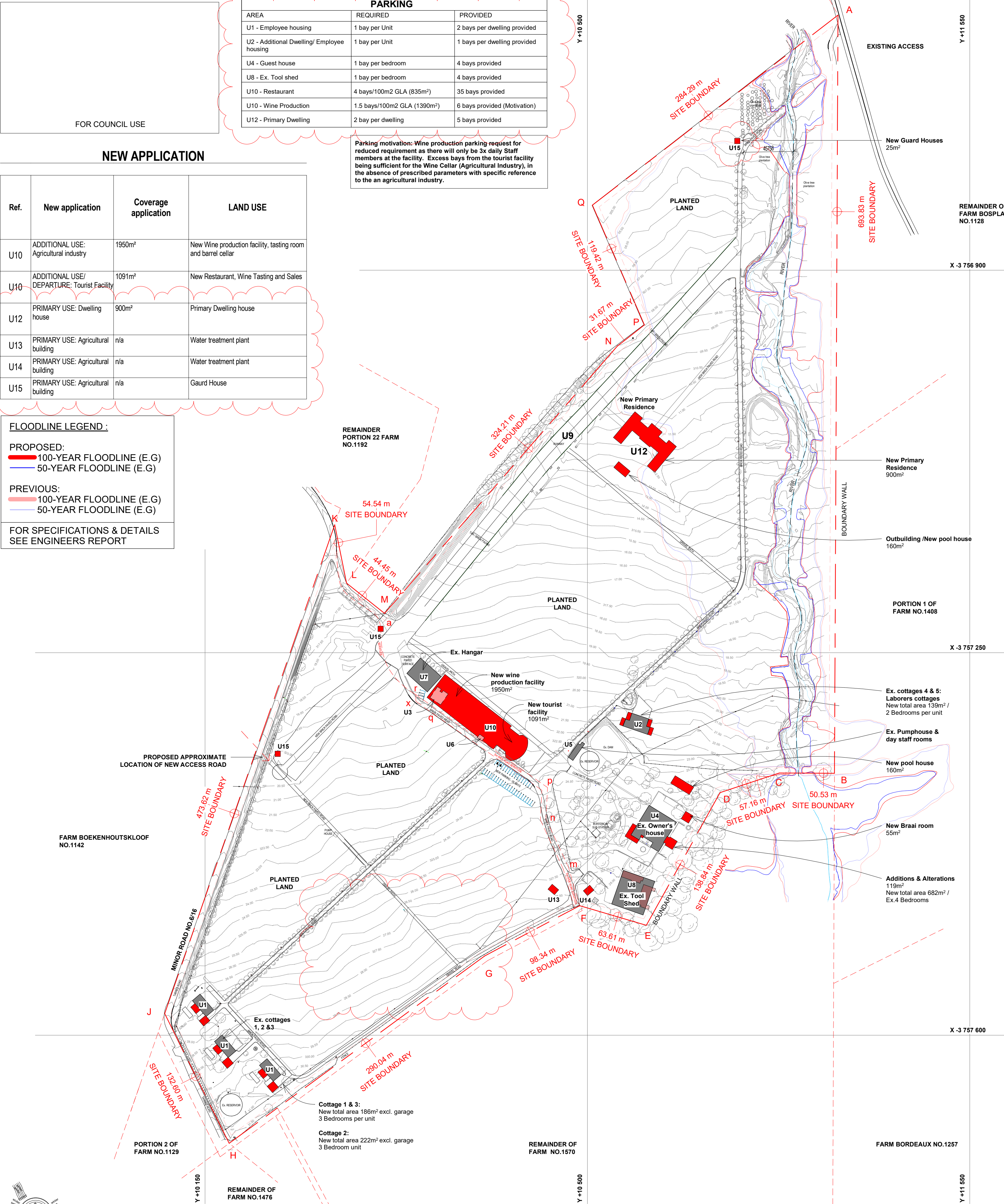
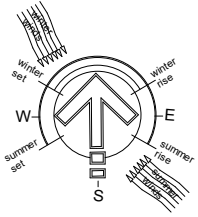
PROPOSED:

100-YEAR FLOODLINE (E.G)
50-YEAR FLOODLINE (E.G)

PREVIOUS:

100-YEAR FLOODLINE (E.G)
50-YEAR FLOODLINE (E.G)

FOR SPECIFICATIONS & DETAILS
SEE ENGINEERS REPORT



Site Development Plan

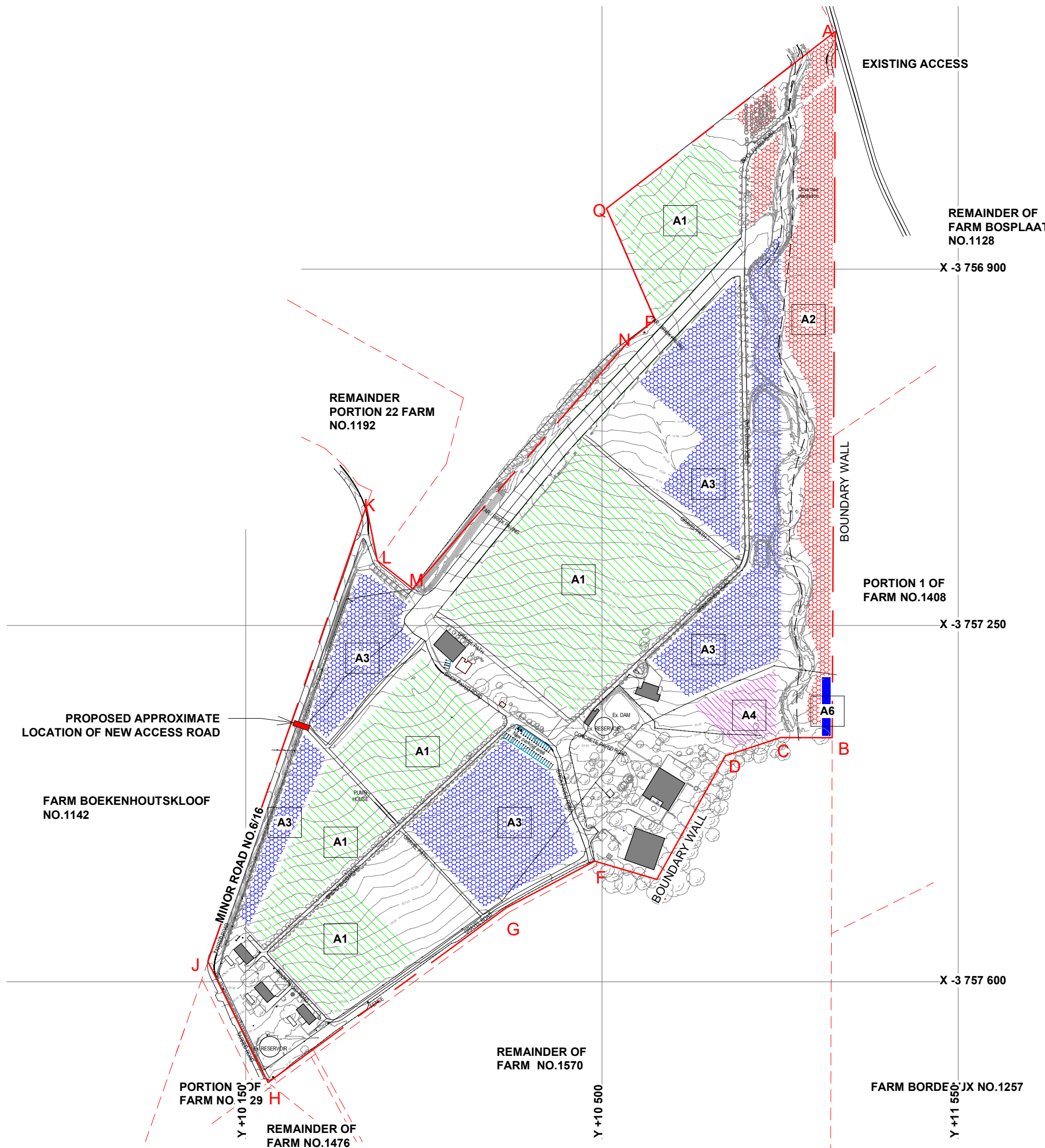
1 : 2000

Existing coverage and structure

Ref.	Existing structure	Registered coverage	Current LAND USE	Approved land use	Adaptive reuse Yes / No	FUTURE 'use'	Coverage application
U1	Cottage 1, 2 & 3	107.39m ² per unit Excluding carports, garages, outbuildings	Employee housing	CONSENT USE	n/a	n/a	186m ² per unit Excluding carports, garages, outbuildings
U2	Cottage	71m ² per unit Excluding carports, garages, outbuildings	Managers House (semidetached)	ADDITIONAL USE: as 'manager house'	YES	Employee housing	139m ² per unit Excluding carports, garages, outbuildings
U3	Cottage 5: Staff Accommodation	136.95m ²	n/a	PRIMARY USE: employee housing	To be demolished	Demolished	
U4	Owner's house	500.92m ² Excluding carports, garages, outbuildings	Owner's house	PRIMARY USE: Dwelling house	YES	Guest House	682m ² Excluding carports, garages, outbuildings
U5	Pump house & Day staff rooms	82.45m ²	Agricultural building	PRIMARY USE: Agricultural building	NO	Agricultural building	
U6	Horse shelter	20.85m ²	none	PRIMARY USE: Agricultural building	To be demolished	Demolished	
U7	Shed, hangar & maturation cellar (non production)	432m ²	Shed, Hangar, Olive oil storage facility	PRIMARY USE: Agricultural building	YES	Agricultural building (Shed, hangar and storage facility)	
U8	Toolshed	960m ²	Toolshed	PRIMARY USE: Agricultural building	YES	Agricultural building & Tourist Accommodation	
U9	Airstrip / runway	1040m ²	Runway	CONSENT USE: Airstrip	NO	Airstrip	

AGRICULTURAL COVERAGE AND STRUCTURE

Ref.	Agricultural cultivation	Product produced / production sector	Current agriculture production	Future agriculture production	APPROX Ha	Facility required
A1	Vineyard	Wine for export purpose	X	X	8Ha	a) Barrel cellar b) production facility c) Tasting room d) offices
A2	Olive grove	Olive oil	X	X	1.6Ha	a) Tank storage facility
A3	Wildflower and plant cultivation / Fynbos cultivation	Flowers and plants for the floral and herbal industry		X	8.8Ha	a) storage facility b) processing and packaging area c) office space
A4	Vegetable field	On site / personnel and personal consumption		X	4.5Ha	a) storage facility b) cold room
A5	Apiary	Honey		X	2.4Ha	c) storage facility
A6	Compost	Compost		X	0.3Ha	d) none



SDP - Agricultural Coverage

1 : 4000

GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and it to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein. All **demolition** work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted WALL TIES: GMS wire wall ties to be built into cavity walls @ 2.5 ties/m² WEEPHOLES: Min. 750mm weepholes to be provided below all eaves and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted. **Bagged & Painted on parking levels unless otherwise indicated.**

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening. Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ftl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above ftl.

RC CEILING: Soffit to be skimmed & painted

PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted.

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all eaves and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings. 375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SPA400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P. Soil pipes to be min. Ø110mm uPVC. Waste pipes to be min. Ø40mm uPVC. Substack to be min. Ø100mm uPVC. Open vent pipe to be min. Ø50mm uPVC. Min. 75mm deep seal traps to all fittings. All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	For Information	ME
02.08.2025	B	For Information	ME
09.10.2025	C	SDP Submission	ME
04.11.2025	D	Revised SDP Submission	ME
21.11.2025	E	Revised SDP Submission	ME
27.02.2026	F	Revised SDP Submission	ME
05.03.2026	G	Revised SDP Submission	ME
26.05.2026	H	U11, U11A & U16 omitted	ME

SDP SUBMISSION

CLIENT:

Nick Holland

-

ARCHITECT:

MLB ARCHITECTS - HERMAN JOUBERT
021 180 1652
PR. ARCH. SACAP: 5190

TOWN PLANNER:

Spencer Dreyer
David Hellig and Abrahamse Professional Land Surveyors
021 872 4086



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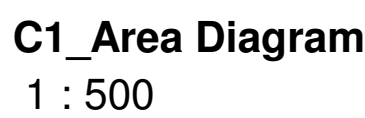
PROJECT		BELLE MONTAGNE			
DESCRIPTION		Excelsior Road Franschhoek 7690			
PROJECT NO.		25004			
DRAWING TYPE		SDP SUBMISSION			
DRAWING NAME		SITE DEVELOPMENT PLAN			
DWG NO.	SHEET	DATE	DRAWN	CHECKED	REV.
CS.01.00	As indicated	26.05.2026	ME	HJ	HI

FOR COUNCIL USE



C1 Area Schedule	
Area	Name
48 m ²	C1 ADDITIONS
40 m ²	C1 ADDITIONS
146 m ²	C1 EXISTING
52 m ²	C1 EXTENDED
13 m ²	C1 EXISTING
30 m ²	C1 EXISTING

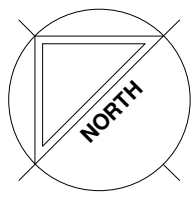
<u>COTTAGE 1 FLOOR AREA SCHEDULE</u>	
EXISTING	
Flloor Area	115m ²
Carport	32m ²
Stoop	30m ²
Yard	13m ²
ADDITIONS	
Flloor area	40m ²
Garage	48m ²
Stoop extension	52m ²
Total additions	<u>140m²</u>
Total Area	186m²
Garage	48m²
Stoop	82m²



Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	For Information	KVR
02.09.2025	B	For Information	ME
21.11.2025	C	SDP Submission	ME

DRAWING NAME Cottage 1 SDP					
DWG NO. CS.01.01	SHEET As Indicated	DATE 21.11.2025	DRAWN KVR	CHECKED ME	REV. C

FOR COUNCIL USE



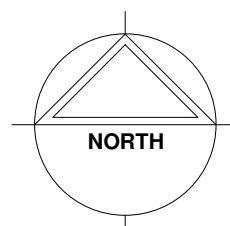
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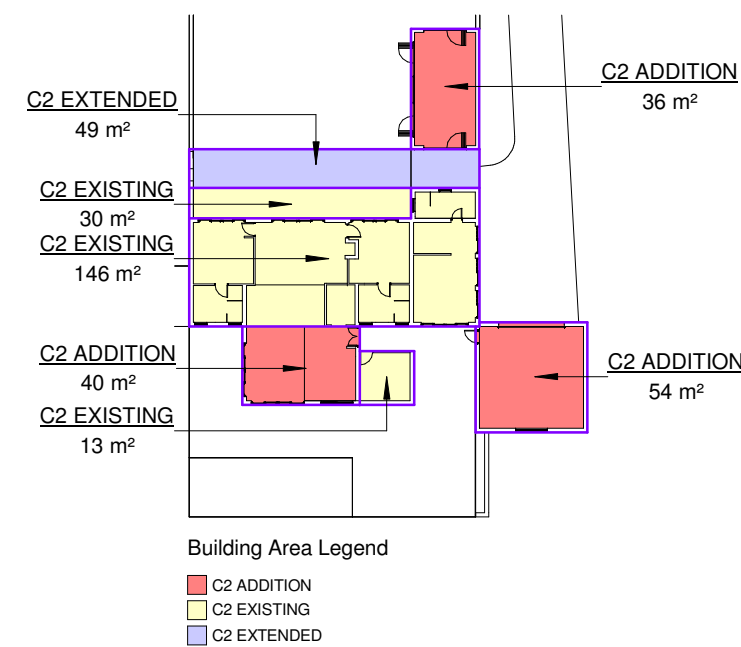
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Area	Name
176 m ²	C2 EXISTING
13 m ²	C2 EXISTING
49 m ²	C2 EXTENDED
40 m ²	C2 ADDITION
54 m ²	C2 ADDITION
36 m ²	C2 ADDITION

Total additions	<u>179m²</u>
Total Area	222m²
Garage	54m²
Stoop	79m²



1 : 5000



1 : 500

Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	For Information	KVR
02.09.2025	B	For Information	ME
21.11.2025	C	SDP Submission	ME

MLB
ARCHITECTS

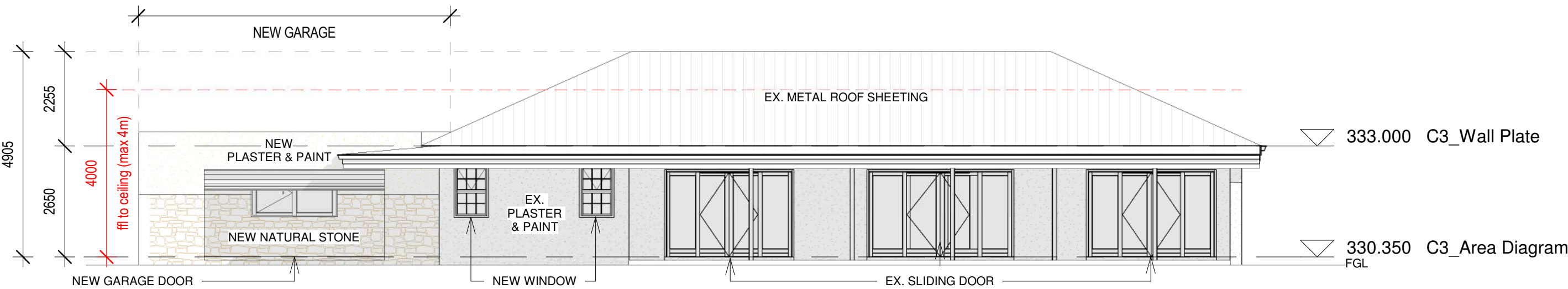
T +27 21 180 1652
info@mlbarch.co.za
www.mlbarch.co.za

PROJECT	Belle Montagne (Riverstone Farm)					
DESCRIPTION	SDF Application Belle Montagne Farm Excelsior Road, Franschhoek					
PROJECT NO.	25004					
DRAWING TYPE	SDF SUBMISSION					
DRAWING NAME	Cottage 2 SDF					
DWG NO. CS.01.02		SHEET As indicated	DATE 21.11.2025	DRAWN KVR	CHECKED ME	REV. C

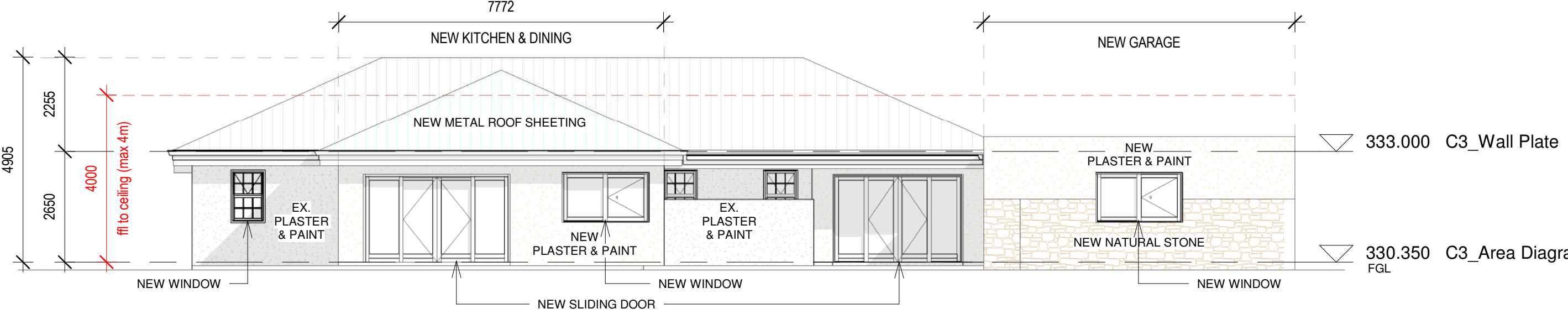
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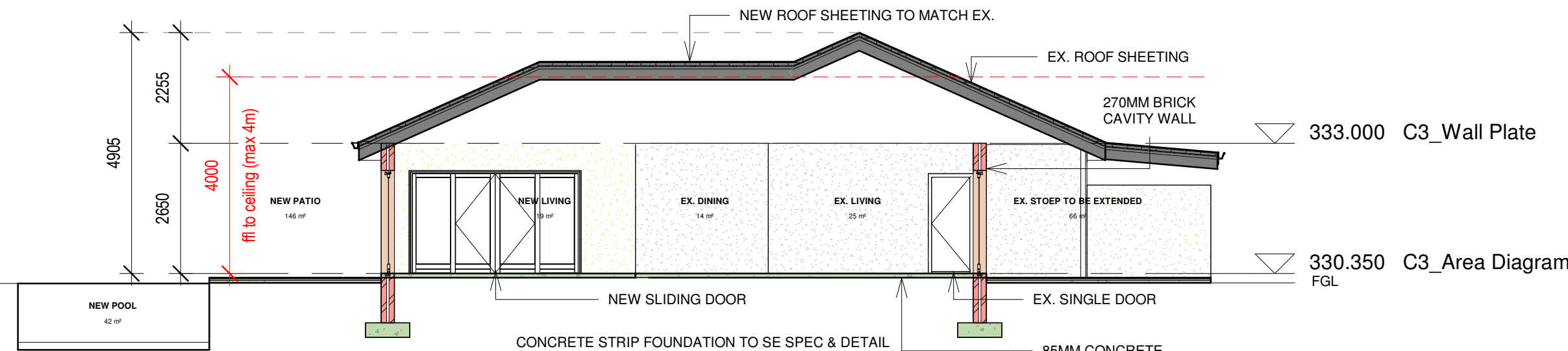
Cottage 3 Ground Floor
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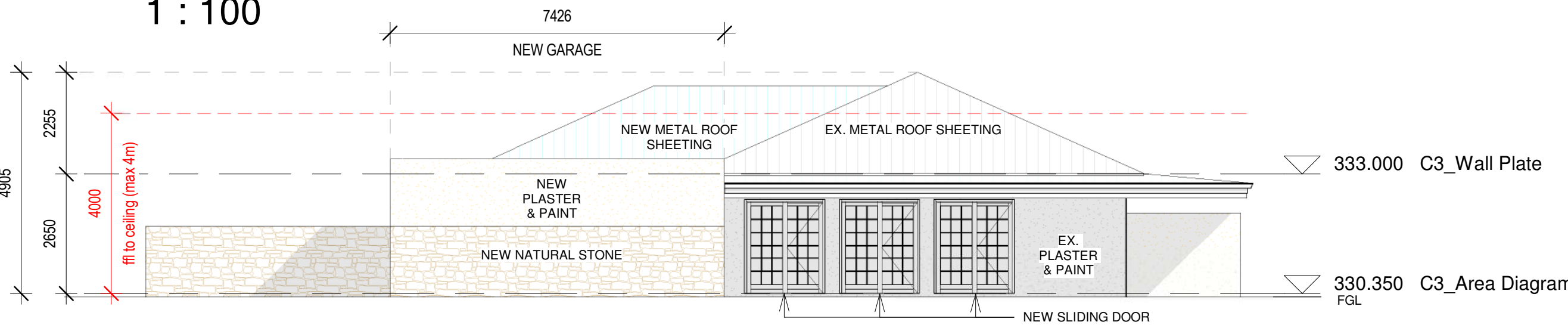
C3_North East Elevation
1 : 100



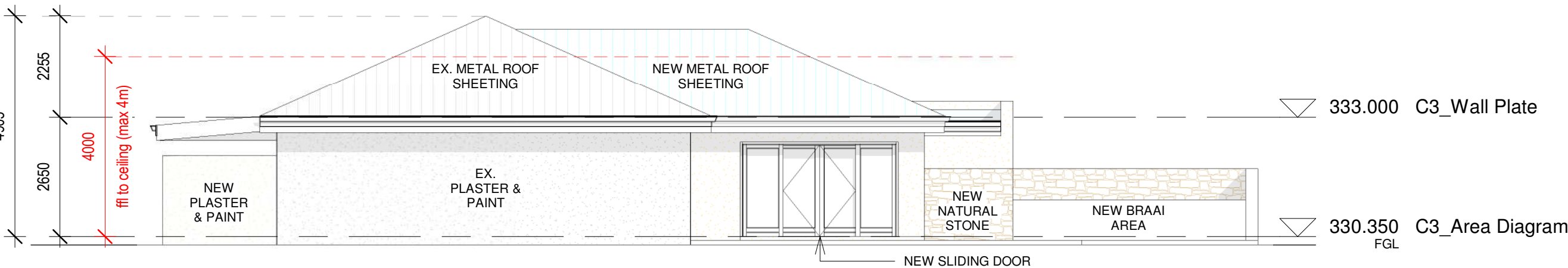
C3_South West Elevation
1 : 100



C3 Section
1 : 100



C3_South East Elevation
1 : 100



C3_North West Elevation
1 : 100

U1 - EX. COTTAGE 3: ADDITIONS & ALTERATIONS

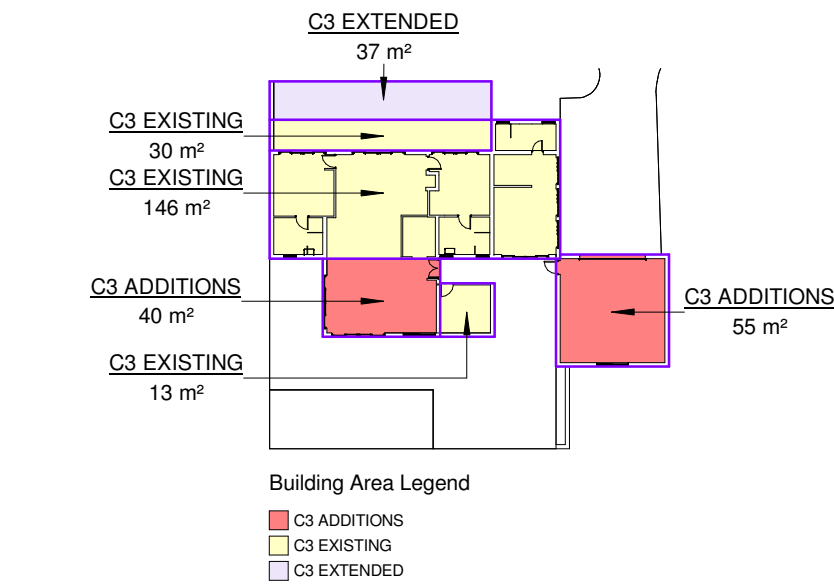
LAND USE	
Existing	Employee Housing
Future use	Employee Housing

C3 Area Schedule	
Area	Name
176 m ²	C3 EXISTING
13 m ²	C3 EXISTING
37 m ²	C3 EXTENDED
40 m ²	C3 ADDITION
55 m ²	C3 ADDITION

COTTAGE 3 FLOOR AREA SCHEDULE	
EXISTING	
Floor Area	115m ²
Carport	32m ²
Stoop	30m ²
Yard	13m ²
ADDITIONS	
Floor area	40m ²
Garage	55m ²
Stoop extension	37m ²
Total additions	132m ²
Total Area	186m ²
Garage	55m ²
Stoop	67m ²



Cottages 3 Locality Plan
1 : 5000



C3_Area Diagram
1 : 500

GENERAL NOTES
The contractor is to verify all levels, heights and dimensions on site, and it to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES
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EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted

TIES: GMS wire wall ties to be built into cavity walls @ 2.5 ties/m²

WEEPHOLES: Min. 750mm weepholes to be provided below all eaves and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.

AIRBRICKS: Provide 1-2 airbricks to all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted. Bagged & Painted on parking levels unless otherwise indicated.

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening.

Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ffl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above ffl.

RC CEILING: Soffit to be skimmed & painted

PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted.

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all eaves and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.

375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geotex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.

Soil pipes to be min. Ø110mm uPVC.

Waste pipes to be min. Ø40mm uPVC.

Substack to be min. Ø100mm uPVC.

Open vent pipe to be min. Ø50mm uPVC.

Min. 75mm deep seal traps to all fittings.

All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	For Information	KVR
02.09.2025	B	For Information	ME
21.11.2025	C	SDP Submission	ME

CLIENT:
Nick Holland
-

ARCHITECT:
MLB ARCHITECTS - HERMAN JOUBERT
021 180 1652
PR. ARCH. SACAP: 5190

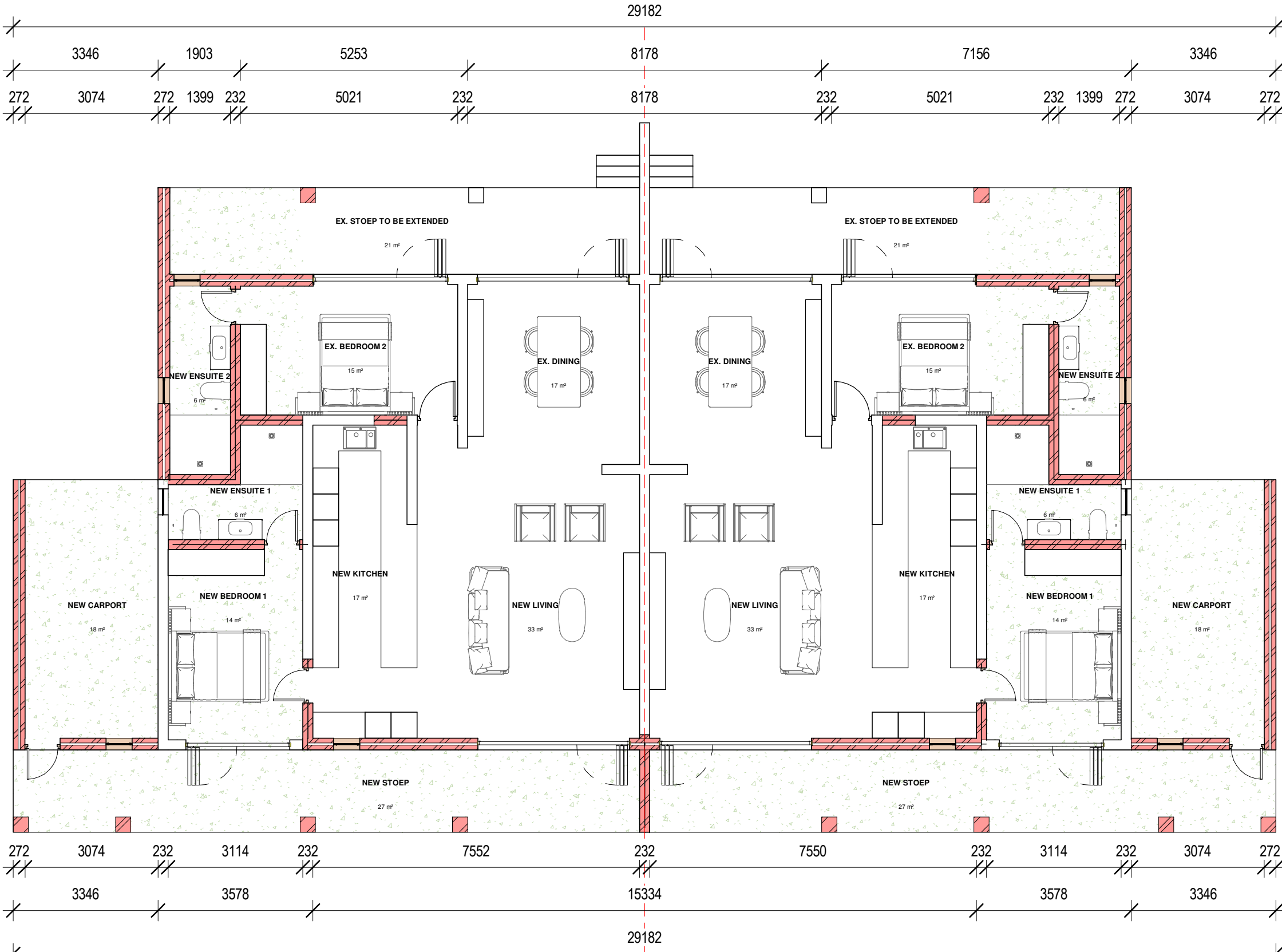
TOWN PLANNER:
Spencer Dreyer
-

PROJECT Belle Montagne (Riverstone Farm)
DESCRIPTION SDP Application
Belle Montagne Farm
Excelsior Road, Franschhoek

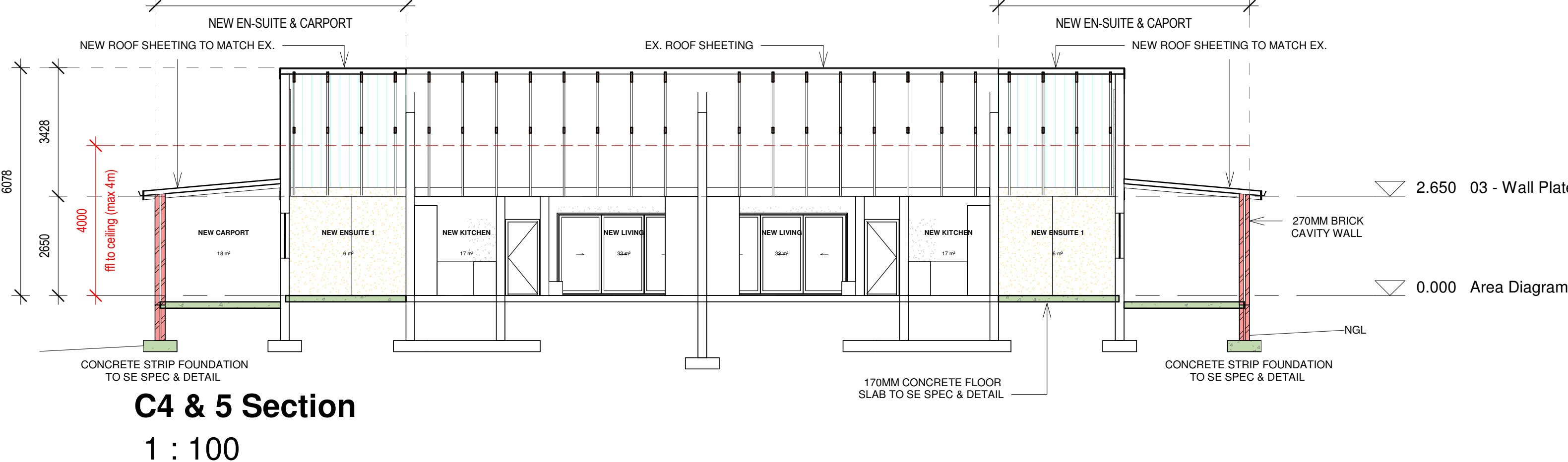
PROJECT NO. 25004
DRAWING TYPE SDP SUBMISSION
DRAWING NAME Cottage 3 SDP

DWG NO.	SHEET	DATE	DRAWN	CHECKED	REV.
CS.01.03	As indicated	21.11.2025	KVR	ME	C

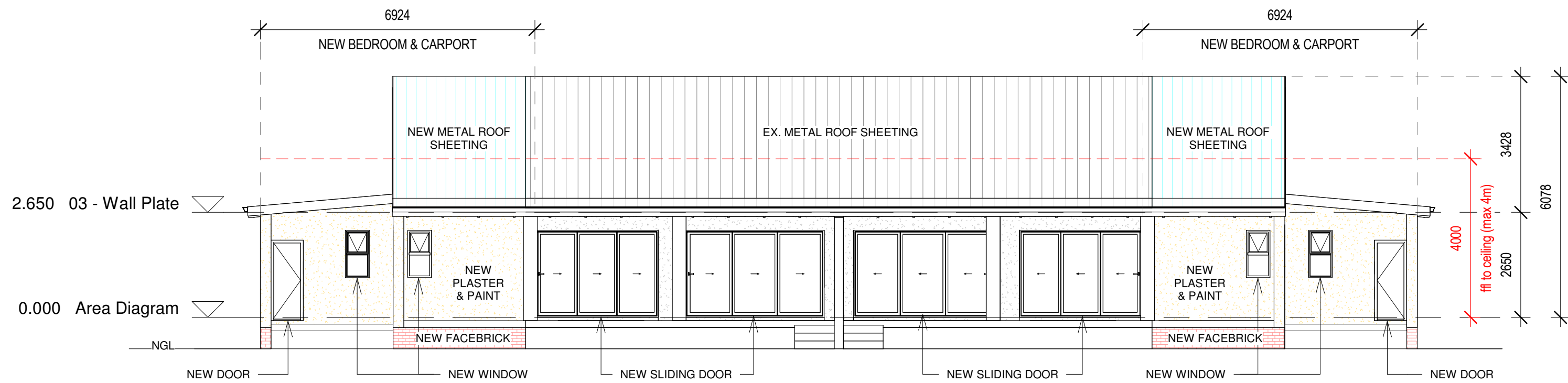
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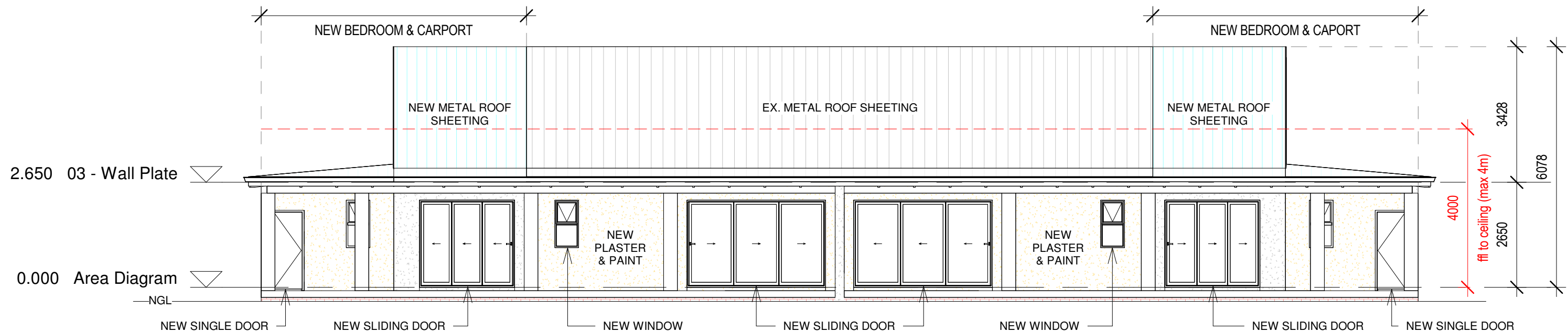
01 - Cottage 4 & 5 Ground Storey
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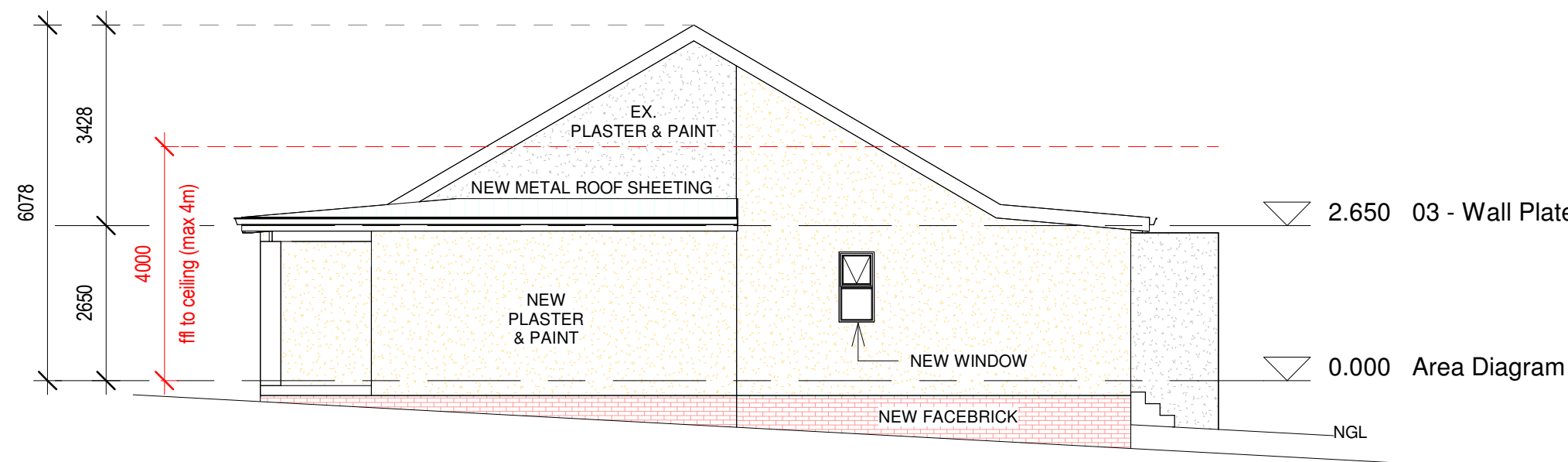
C4 & 5 Section
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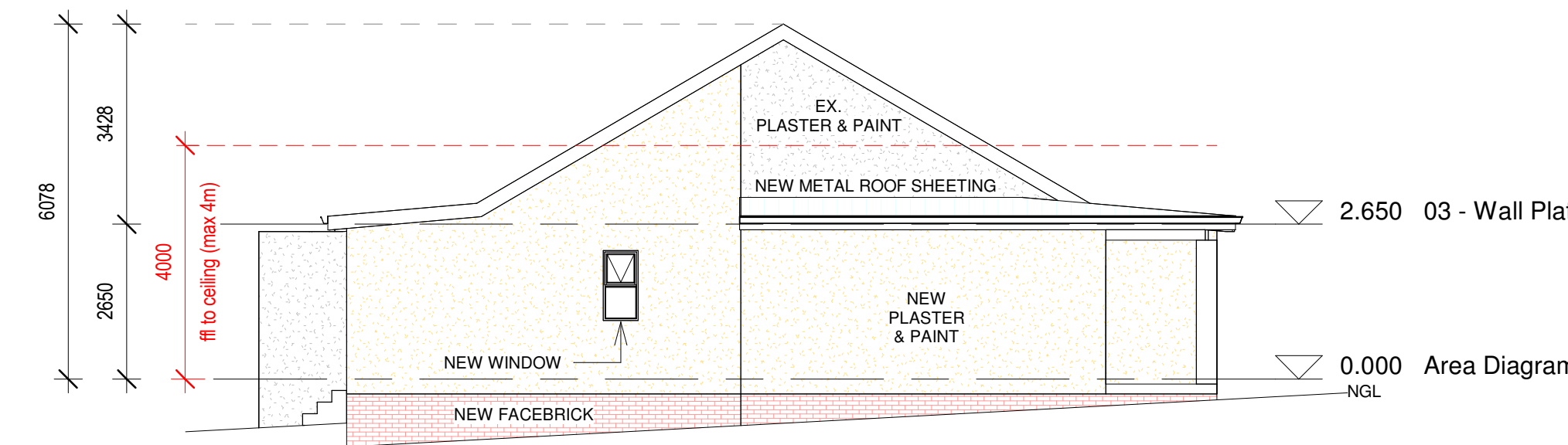
North Elevation
1 : 100



South Elevation
1 : 100



East Elevation
1 : 100



West Elevation
1 : 100

U2 - COTTAGE 4 & 5 : ADDITIONS & ALTERATIONS

LAND USE	
Existing	Labourer's cottage
Future use	Labourer's cottage

C4 Area Schedule	
Name	Area
C4 ADDITIONS	49 m²
C4 EXISTING	123 m²
C4 ADDITIONS	23 m²

COTTAGE 4 FLOOR AREA SCHEDULE

EXISTING

Floor Area	71m²
Carport	21m²
Stoop	32m²

ADDITIONS

Floor area	16m²
New Carport	21m²
Stoop extension	35m²

Total additions 72m²

Total Area	139m²
Carport	21m²
Stoop	35m²

C5 Area Schedule	
Name	Area
C5 ADDITIONS	49 m²
C5 EXISTING	123 m²
C5 ADDITIONS	23 m²

COTTAGE 5 FLOOR AREA SCHEDULE

EXISTING

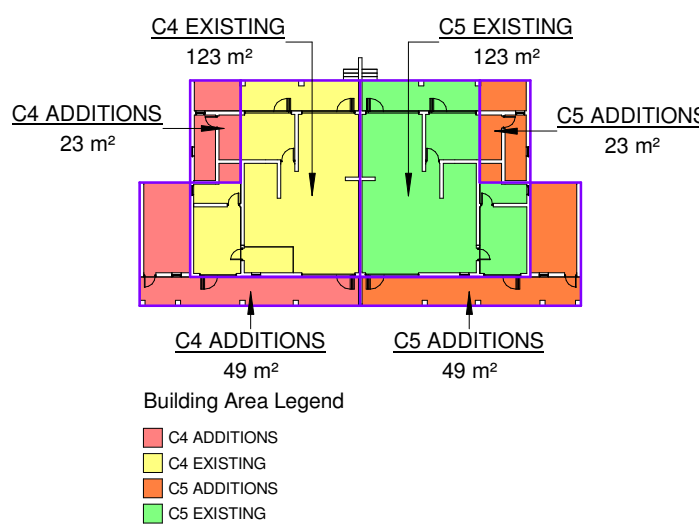
Floor Area	71m²
Carport	21m²
Stoop	32m²

ADDITIONS

Floor area	16m²
New Carport	21m²
Stoop extension	35m²

Total additions 72m²

Total Area	139m²
Carport	21m²
Stoop	35m²



Area Diagram
1 : 500

GENERAL NOTES
The contractor is to verify all levels, heights and dimensions on site, and it to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES
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EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted WALL TIES: GMS wire wall ties to be built into cavity walls @ 2.5 ties/m²

WEEPHOLES: Min. 750mm weepholes to be provided below all eaves and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.

AIRBRICKS: Provide 1:2 airbricks to all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted. Bagged & Painted on parking levels unless otherwise indicated.

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening.

Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ffl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above ffl.

RC CEILING: Soffit to be skimmed & painted

PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all eaves and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings. 375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derigum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P. Soil pipes to be min. Ø110mm uPVC. Waste pipes to be min. Ø40mm uPVC. Substack to be min. Ø100mm uPVC. Open vent pipe to be min. Ø50mm uPVC. Min. 75mm deep seal traps to all fittings. All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	For Information	KVR
26.08.2025	B	For Information	ME

SDP SUBMISSION

CLIENT:

Nick Holland
-

ARCHITECT:

MLB ARCHITECTS - HERMAN JOUBERT
021 180 1652
PR. ARCH. SACAP: 5190

TOWN PLANNER:

Spencer Dreyer
-
-

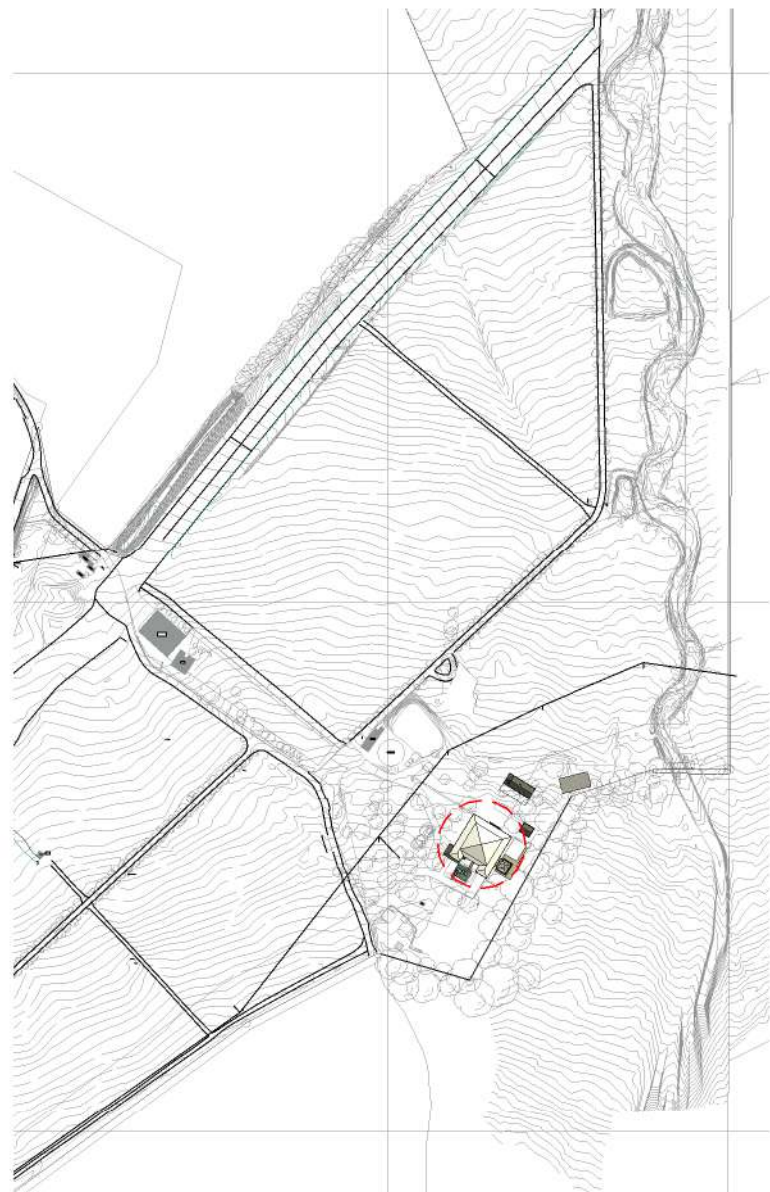


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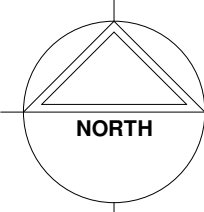
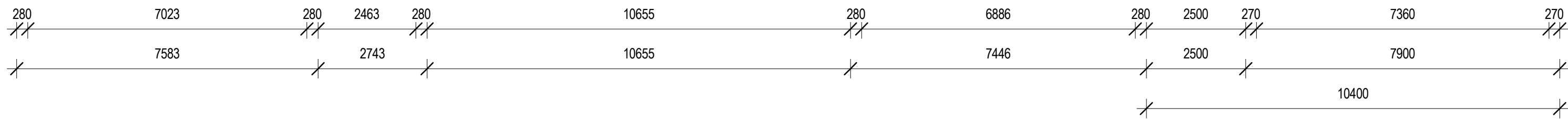
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PROJECT	Belle Montagne (Riverstone Farm)		
DESCRIPTION	SDP Application Belle Montagne Farm Excelsior Road, Franschoek		
PROJECT NO.	25004		
DRAWING TYPE	SDP SUBMISSION		
DRAWING NAME	COTTAGE 4 & 5		
DWG NO.	SHEET	DATE	DRAWN
CS.01.01	As indicated	26.08.2025	KVR
		CHECKED	REV.
		ME	B

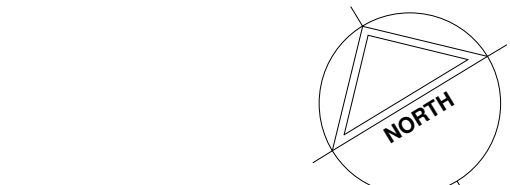
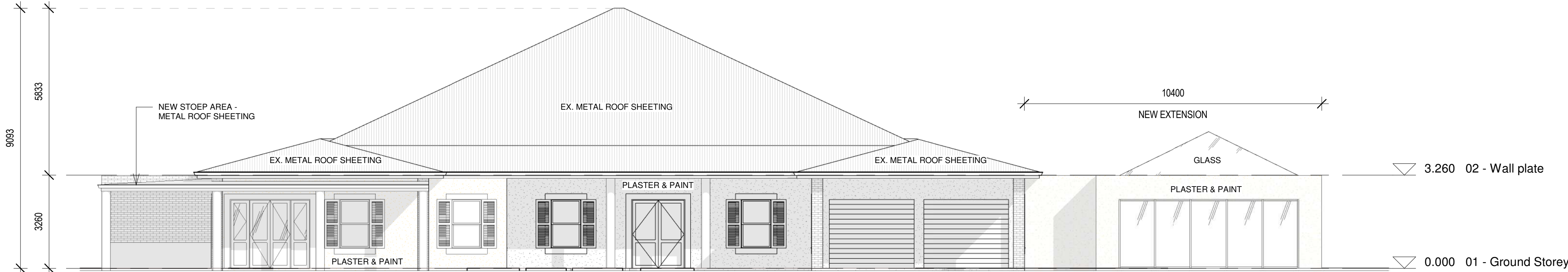
FOR COUNCIL USE



Locality Plan
1 : 5000

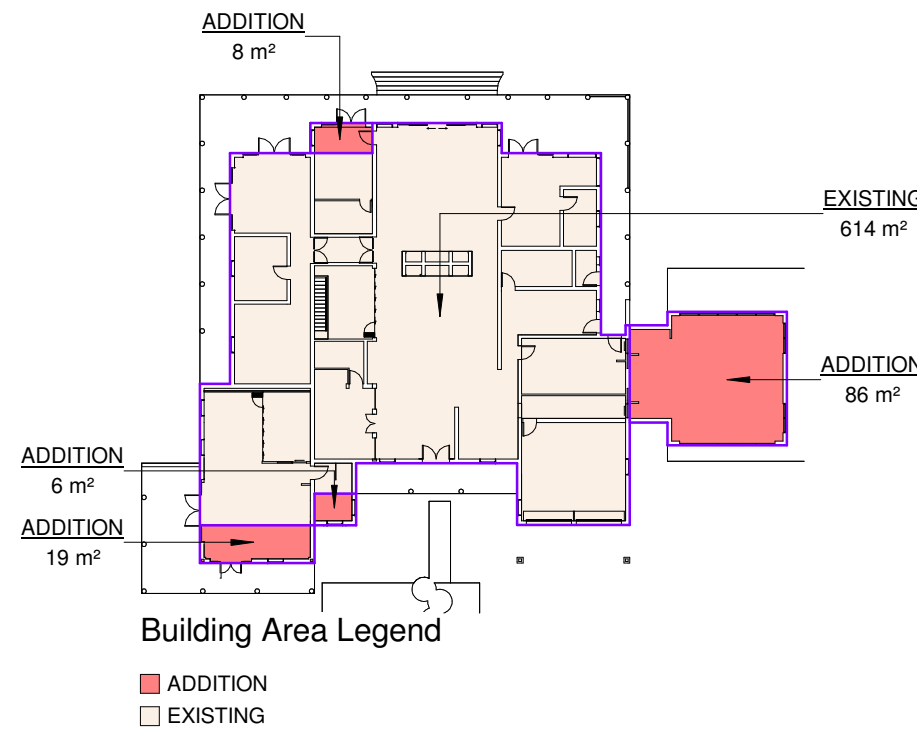


Main Ex. House Ground Storey
1 : 100



Main Ex. House South Elevation SDP
1 : 100

U4 - EXISTING MAIN HOUSE



Ex. Main House Area Diagram
1 : 500

LAND USE	
Existing	Primary Dwelling
Future use	Guest House

Area Schedule	
Area	Name
614 m ²	EXISTING
86 m ²	ADDITION
8 m ²	ADDITION
6 m ²	ADDITION
19 m ²	ADDITION

FLOOR AREA SCHEDULE

EXISTING	
Existing Area	523m ²
Existing Garage	91m ²
ADDITIONS	
New Orangerie	85.8m ²
Bedroom extension	8.2m ²
Guest room extension	19m ²
Bathroom extension	5.7m ²
ALTERATIONS	
Garage portion converted to Kitchen	40m ²
Total additions	118.7m ²
Total Area	681.7m ²
Total Garage	50m ²

GENERAL NOTES
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UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on 30mm cement screed on RC slab, to engineer's design & specification. 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

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GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ffl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above ffl.

RC CEILING: Soffit to be skimmed & painted

PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted.

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

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Waste pipes to be min. Ø40mm uPVC.
Substack to be min. Ø100mm uPVC.
Open vent pipe to be min. Ø50mm uPVC.
Min. 75mm deep seal traps to all fittings.
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	For Information	ME
26.08.2025	B	For Information	ME

CLIENT:
Nick Holland
-

ARCHITECT:
MLB ARCHITECTS - HERMAN JOUBERT
021 180 1652
PR. ARCH. SACAP: 5190

TOWN PLANNER:
Spencer Dreyer
-
-

SDP SUBMISSION

ARCHITECT:
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021 180 1652
PR. ARCH. SACAP: 5190

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021 180 1652
PR. ARCH. SACAP: 5190

TOWN PLANNER:
Spencer Dreyer
-
-

SDP SUBMISSION

ARCHITECT:
MLB ARCHITECTS - HERMAN JOUBERT
021 180 1652
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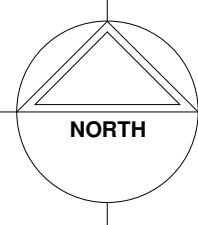
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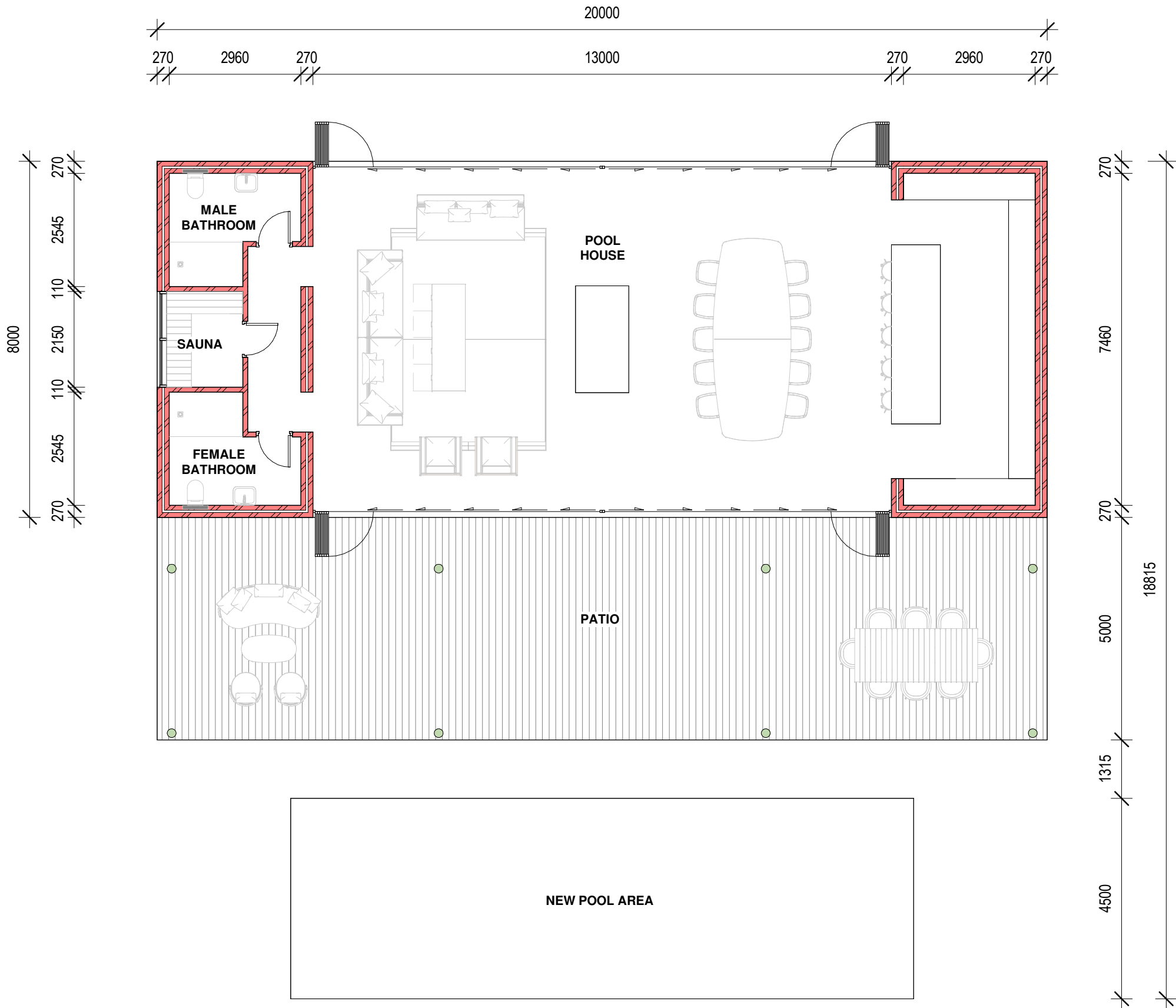
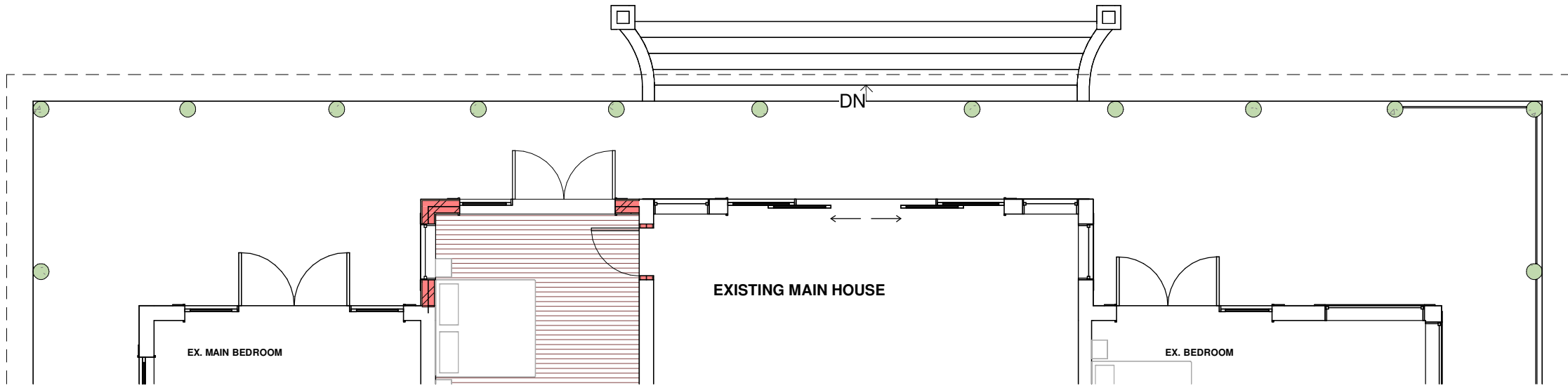
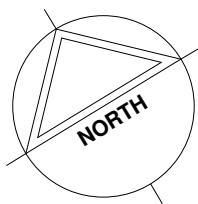
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FOR COUNCIL USE



Locality Plan Outbuildings

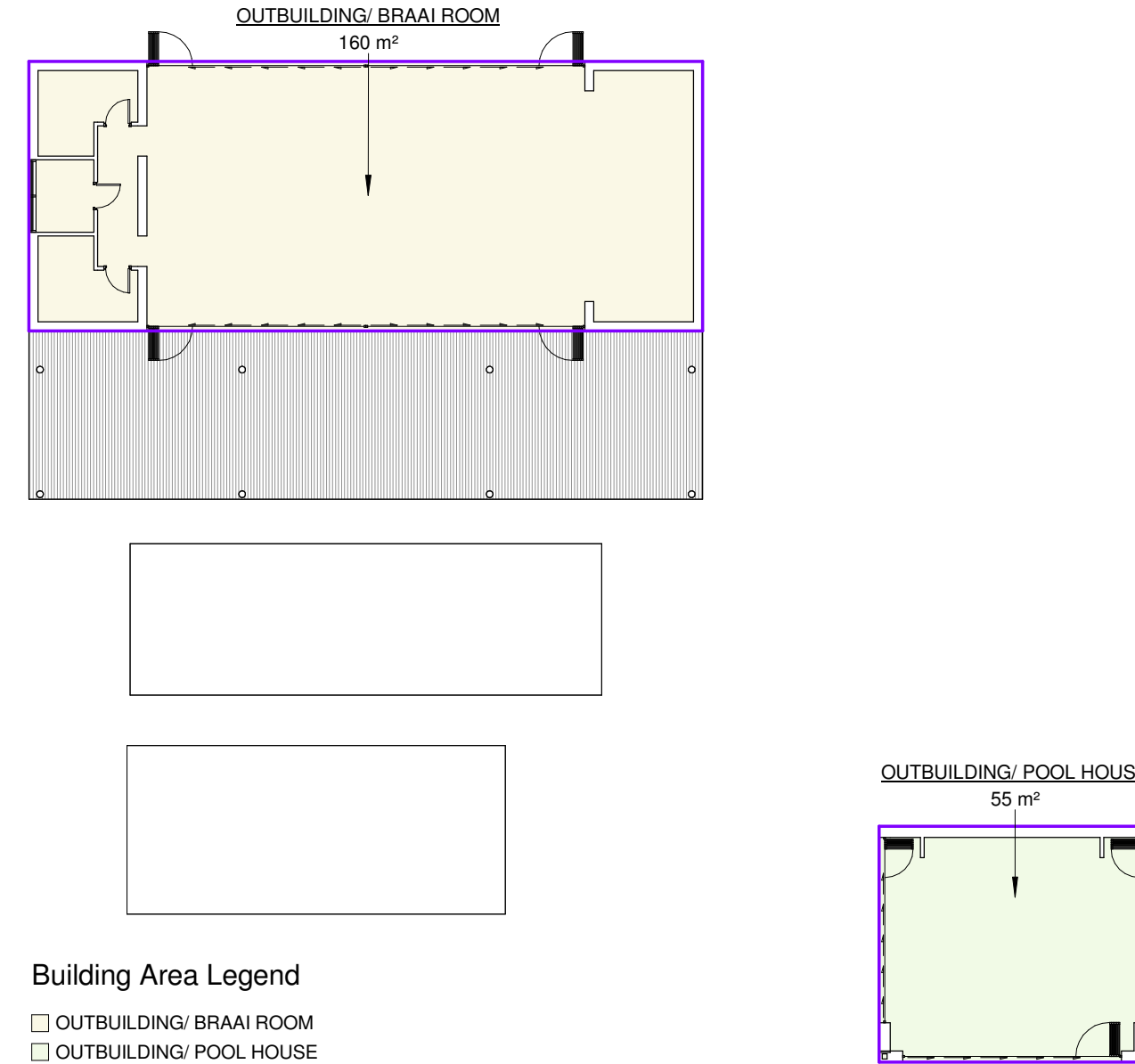
1 : 5000



Pool House & Braai Room Plan

1 : 100

U4 - EXISTING MAIN HOUSE - NEW OUTBUILDINGS



Building Area Legend

- OUTBUILDING/ BRAAI ROOM
- OUTBUILDING/ POOL HOUSE

Pool House & Braai Room Area Diagram

1 : 200

NEW OUTBUILDINGS	
Name	Area
OUTBUILDING/ BRAAI ROOM	55 m ²
OUTBUILDING / POOL HOUSE	160 m ²

FLOOR AREA SCHEDULE

POOL HOUSE:

Coverage Areas:
Floor Area: 160m²
Total: 160m²

Omitted areas:
Patio: 100m²
Total: 100m²

BRAAI ROOM:

Coverage Areas:
Floor Area: 55m²
Total: 55m²

GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and it to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

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EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1.60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1.60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.
EXTERNAL WALLS: 280mm cavity walls plastered & painted
TIES: GMS wire wall ties to be built into cavity walls @ 2.5 ties/m²
WEEPHOLES: Min. 75mm weepholes to be provided below all eaves and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.
AIRBRICKS: Provide 1-2 airbricks to all habitable rooms
INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted. **Bagged & Painted on parking levels unless otherwise indicated.**

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening.
Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ftl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above ftl.

RC CEILING: Soffit to be skimmed & painted
PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all eaves and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.
375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. Ø110mm uPVC.
Waste pipes to be min. Ø40mm uPVC.
Substack to be min. Ø100mm uPVC.
Open vent pipe to be min. Ø50mm uPVC.
Min. 75mm deep seal traps to all fittings.
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	For Information	ME
26.08.2025	B	For Information	ME

SDP SUBMISSION

CLIENT:

Nick Holland

-

ARCHITECT:

MLB ARCHITECTS - HERMAN JOUBERT
021 180 1652
PR. ARCH. SACAP: 5190

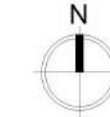
H. Joubert

TOWN PLANNER:

Spencer Dreyer

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-



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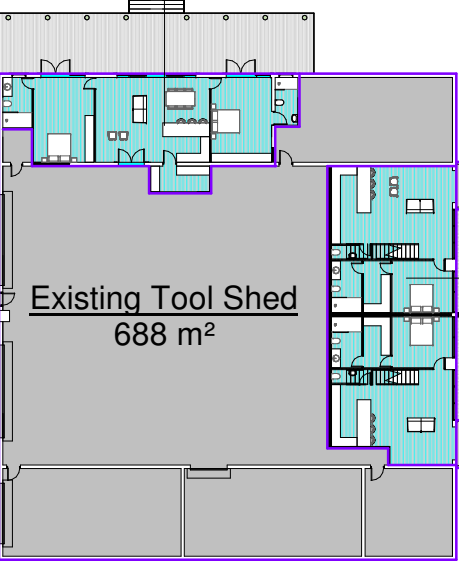
PROJECT	BELLE MONTAGNE		
DESCRIPTION	SDP Application Belle Montage Farm Excelsior Road, Franschoek		
PROJECT NO.	25 004		
DRAWING TYPE	SDP SUBMISSION		
DRAWING NAME	U4 - POOL HOUSE & BRAAI ROOM		
DWG NO.	SHEET	DATE	DRAWN
CS.01.02	As indicated	26.08.2025	KVR
CHECKED	REV.		
ME	B		

FOR COUNCIL USE

U8 - EXISTING TOOL SHED: ADDITIONS & ALTERATIONS

Internal Alterations

120 m²



Additions

10 m²

Internal Alterations

164 m²

Additions

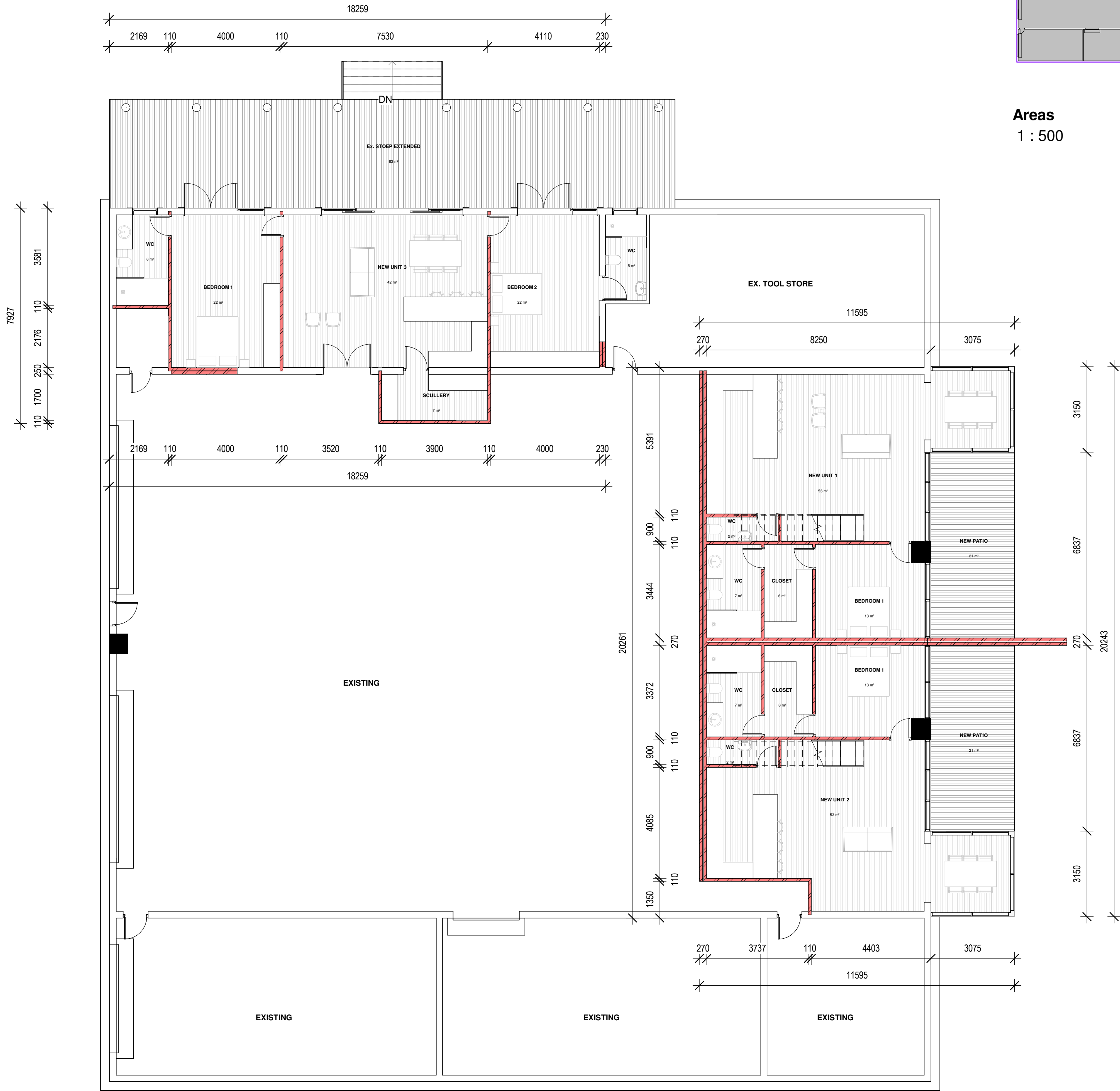
10 m²

Area Schedule	
Name	Area
Existing Tool Shed	688 m ²
Additions	10 m ²
Internal Alterations	120 m ²
Internal Alterations	164 m ²

FOOTPRINT:	
TOTAL EXISTING:	972M ²
TOTAL ADDITIONS:	20M ²
NEW TOTAL:	992m²

Areas

1 : 500



Ground Storey

1 : 100

GENERAL NOTES

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Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	Revision A	ME

SDP SUBMISSION

CLIENT:

Nick Holland

-

ARCHITECT:

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H. Joubert

TOWN PLANNER:

Spencer Dreyer

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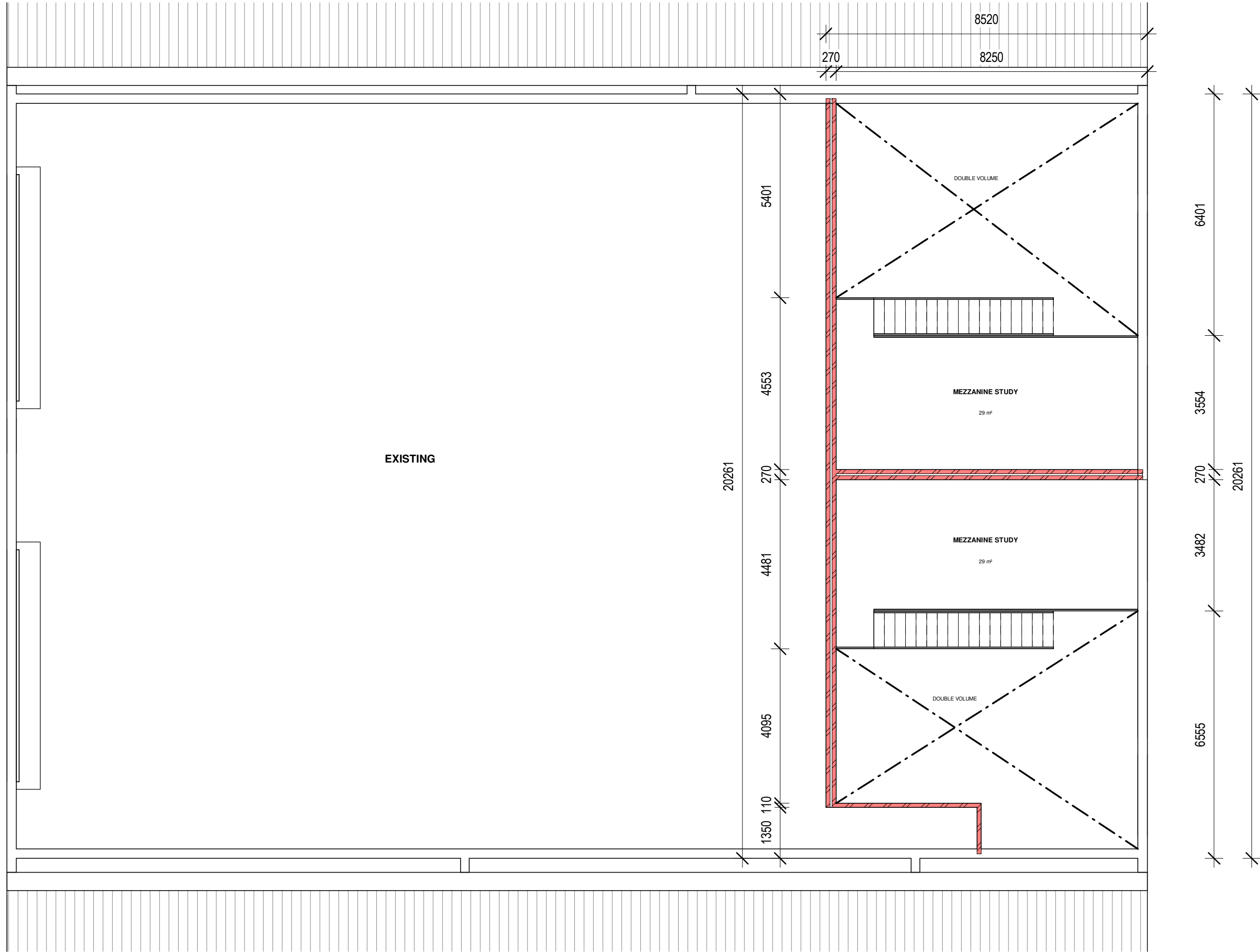
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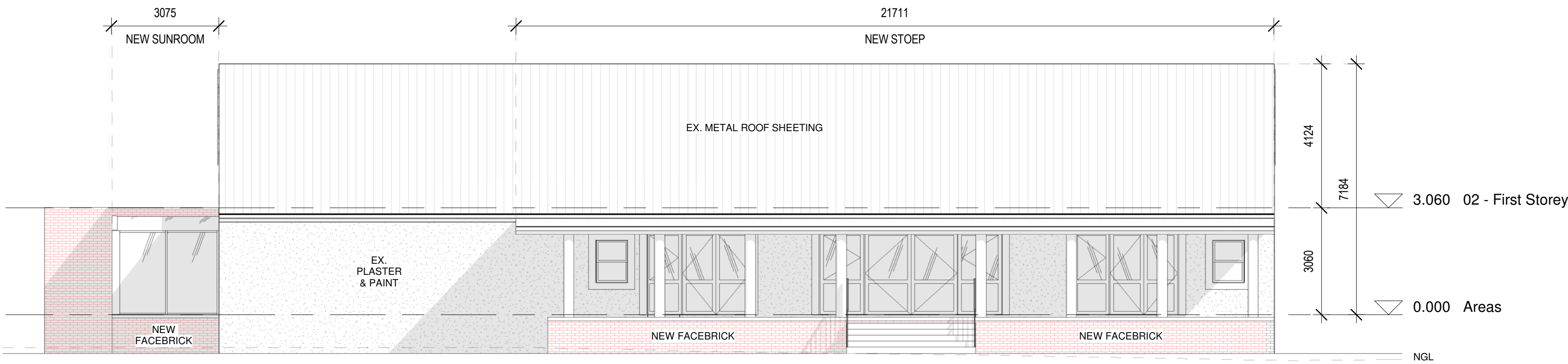
PROJECT	Belle Montagne		
DESCRIPTION	Excelsior Road Franschhoek 7690		
PROJECT NO.	25 004		
DRAWING TYPE	SDP SUBMISSION		
DRAWING NAME	U8 - GROUND STOREY		
DWG NO.	SHEET	DATE	DRAWN
CS.01.01	As indicated	31.07.2025	KVR
CHECKED	REV.		
ME	A		

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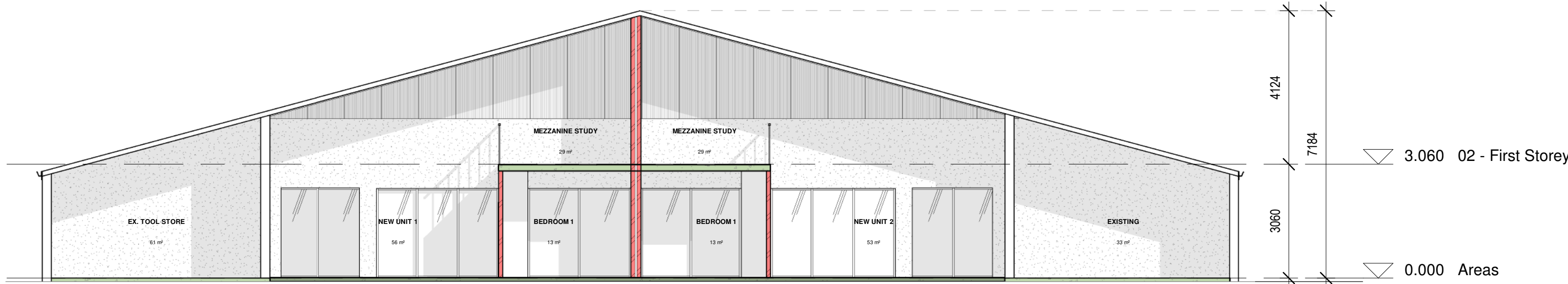
U8 - EXISTING TOOL SHED: ADDITIONS & ALTERATIONS



First Storey
1 : 100



South-Elevation
1 : 100



Tool Shed Section
1 : 100

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BALUSTRADES: All balustrades to be min. height 1000mm above ffl.

RC CEILING: Soffit to be skimmed & painted
PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all eaves and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings. 375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. Ø110mm uPVC.
Waste pipes to be min. Ø40mm uPVC.
Substack to be min. Ø100mm uPVC.
Open vent pipe to be min. Ø50mm uPVC.
Min. 75mm deep seal traps to all fittings.
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	Revision A	ME

SDP SUBMISSION

CLIENT:

Nick Holland

-

ARCHITECT:

MLB ARCHITECTS - HERMAN JOUBERT

021 180 1652

PR. ARCH. SACAP: 5190

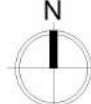
H. Joubert

TOWN PLANNER:

Spencer Dreyer

-

-



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PROJECT	Belle Montagne		
DESCRIPTION	Excelsior Road Franschhoek 7690		
PROJECT NO.	25 004		
DRAWING TYPE	SDP SUBMISSION		
DRAWING NAME	U8 - FIRST STOREY		
DWG NO.	SHEET	DATE	DRAWN
CS.01.02	1 : 100	31.07.2025	KVR
CHECKED	REV.		
ME	A		

FOOTPRINT:		
AREA		SIZE
AREA A	OFFLOADING	560 SQM
AREA B	WINE PRODUCTION	1390 SQM
TOTAL		<u>1950 SQM</u>
TOURIST		
AREA C	TOURIST	810 SQM
AREA D	EXTERNAL SEATING	175 SQM
TOTAL		<u>1091 SQM</u>

CONSTRUCTION NOTES
All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein. All **demolition** work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification.
Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted WALL TIES: GMS wire mesh ties to be built into cavity walls @ 2.5 ties/m²

WEEPHOLES: Min. 75x8mm weepholes to be provided below all cills and above all slabs, openings and other bridges to cavity, to be near evenly spaced @ max. 900mm c/c.

AIRBRICKS: Provide 1:2 airbricks to all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick wall as indicated on plan, plastered & painted. **Bagged & Painted on parking levels unless otherwise indicated.**

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allie concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening.
Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ffl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above finished floor level.

PLASTERBOARD CEILING: 6,4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all cills and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.

surface beds. 4mm Derbigum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. Ø110mm uPVC.
Waste pipes to be min. Ø40mm uPVC.
Substack to be min. Ø100mm uPVC.
Open vent pipe to be min. Ø50mm uPVC.
Min. 75mm deep seal traps to all fittings.
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	ISSUED FOR INFORMATION	GVA
16.10.2025	B	ISSUED FOR INFORMATION	ME
26.05.2026	C	Revised as clouded	GVA

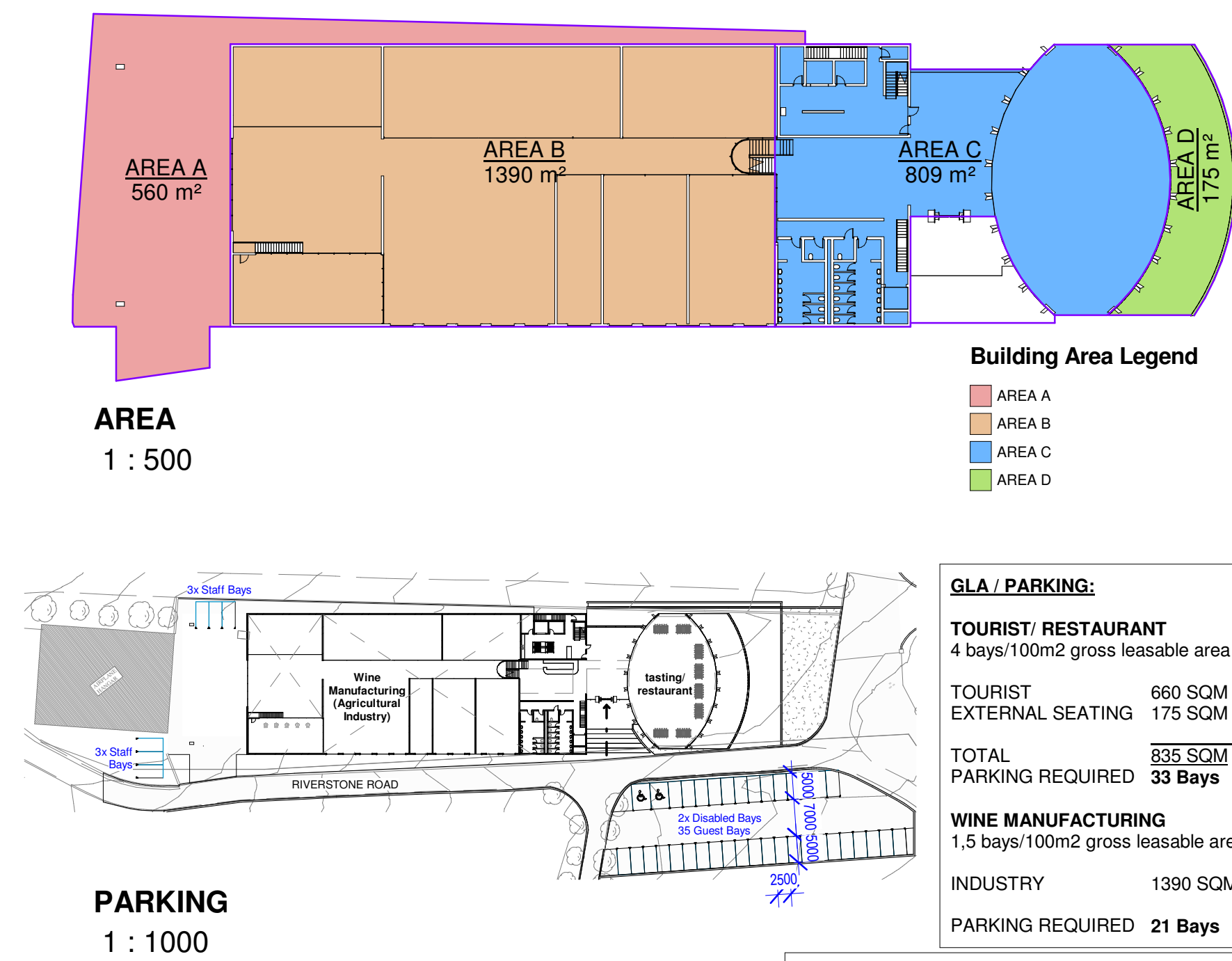
FOR INFORMATION

CLIENT:
Nick Holland

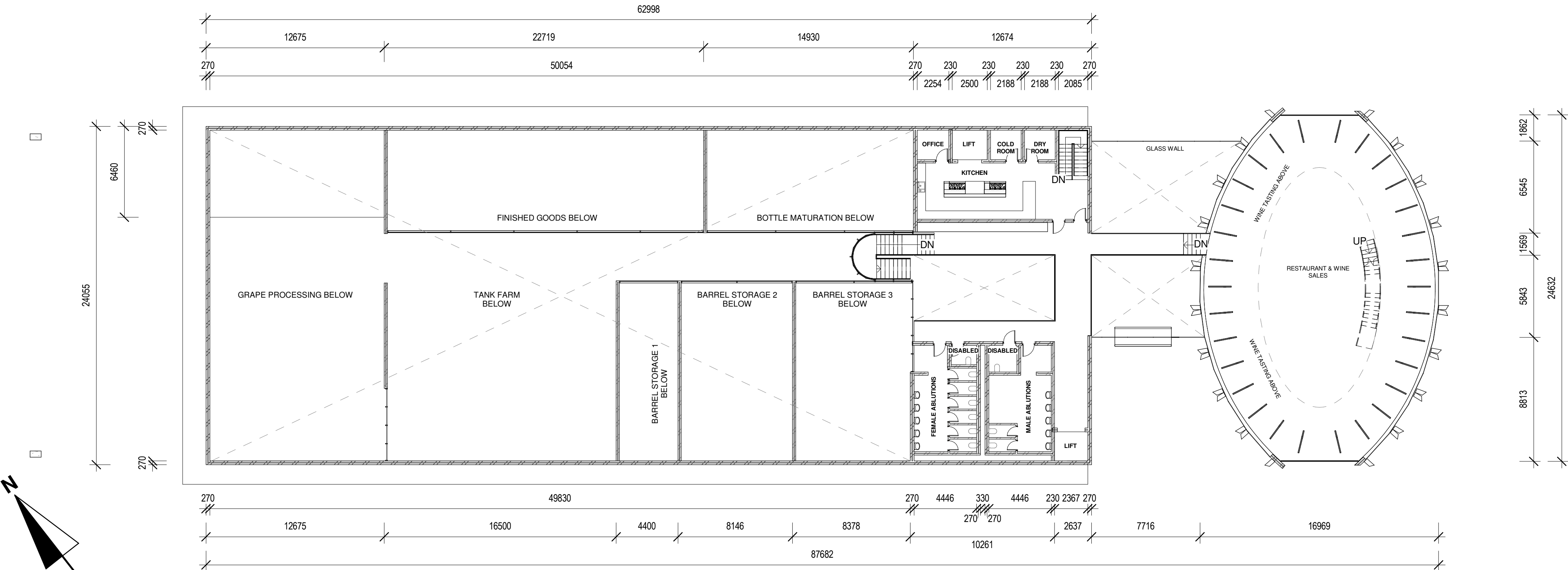
ARCHITECT:
MLB ARCHITECTS - HERMAN JOUBERT
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PR. ARCH. SACAP: 5190

TOWN PLANNER:
Spencer Dreyer
David Hellig and Abrahamse Professional Land Surveyors
021 872 4086

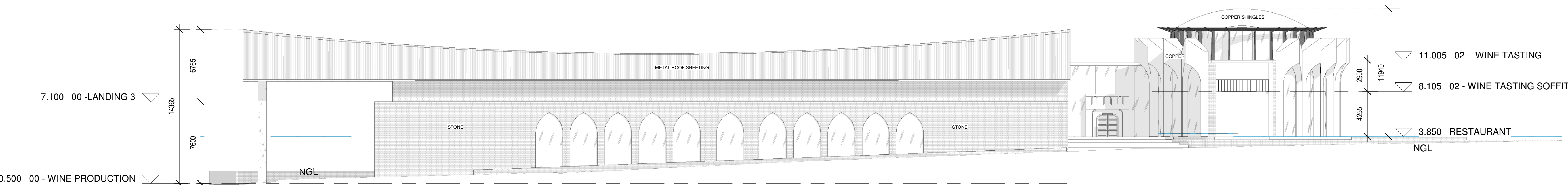
					
		T +27 21 180 1652 www.mlbarch.co.za www.mlbarch.co.za			
<p>MLB Architects retains the copyright in all intellectual property in accordance with the Copyright Act, Act 98 of 1978. The designs and/or documents may not be used in contravention of the act without the prior consent of MLB Architects.</p>					
PROJECT	BELLE MOUNTAGNE - NEW WINE				
DESCRIPTION	CE11 AR BELLE MOUNTAGNE FRANSCHOGK				
PROJECT NO. 25004					
DRAWING TYPE FOR INFORMATION					
DRAWING NAME WINE PRODUCTION SDP					
DWG NO. CS.01.01	SHEET AS indicated	DATE 28.05.2008	DRAWN KVR	CHECKED GVA	REV. C



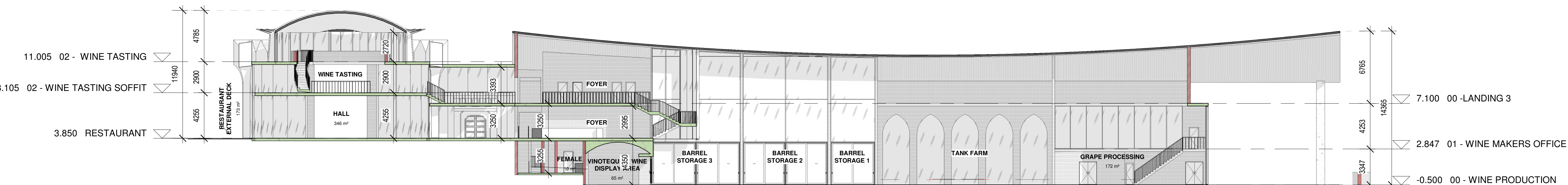
FOR COUNCIL USE



02 - WINE TASTING SDP
1 : 200



SOUTH-WEST ELEVATION SDP
1 : 200



SDP Section
1 : 200

U10 NEW WINE PRODUCTION FACILITY

FOOTPRINT:

AREA	SIZE
AREA A	560 SQM
AREA B	1390 SQM
TOTAL	1950 SQM
TOURIST	
AREA C	810 SQM
AREA D	175 SQM
TOTAL	1091 SQM

Conceptual design renders



GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and it to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein. All **demolition** work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1.60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted WALL TIES: GMS wire wall ties to be built into cavity walls @ 2.5 ties/m²

WEEPHOLES: Min. 750mm weepholes to be provided below all eaves and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.

AIRBRICKS: Provide 1-2 airbricks to all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted. **Bagged & Painted on parking levels unless otherwise indicated.**

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening. Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ftl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above ftl.

RC CEILING: Soffit to be skimmed & painted

PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all eaves and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings. 375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P. Soil pipes to be min. Ø110mm uPVC. Waste pipes to be min. Ø40mm uPVC. Substack to be min. Ø100mm uPVC. Open vent pipe to be min. Ø50mm uPVC. Min. 75mm deep seal traps to all fittings. All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
31.07.2025	A	ISSUED FOR INFORMATION	GVA
16.10.2025	B	ISSUED FOR INFORMATION	ME

FOR INFORMATION

CLIENT:

Nick Holland

-

ARCHITECT:

MLB ARCHITECTS - HERMAN JOUBERT

021 180 1652

PR. ARCH. SACAP: 5190

TOWN PLANNER:

Spencer Dreyer

David Hellig and Abrahamse Professional Land Surveyors

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PROJECT	BELLE MONTAGNE - NEW WINE CELLAR
DESCRIPTION	BELLE MONTAGNE FRANSCHHOEK
PROJECT NO.	25004
DRAWING TYPE	FOR INFORMATION
DRAWING NAME	WINE CELLAR SDP
DWG NO.	CS.01.02
SHEET	As indicated
DATE	16.10.2025
DRAWN	KVR
CHECKED	GVA
REV.	B

FOR COUNCIL USE

U12 - NEW PRIMARY RESIDENCE

GENERAL NOTES
The contractor is to verify all levels, heights and dimensions on site, and it to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES
All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein. All **demolition** work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on 30mm cement screed on RC slab, to engineer's design & specification. 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification
STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.
EXTERNAL WALLS: 280mm cavity walls plastered & painted
TIES: GMS wire wall ties to be built into cavity walls @ 2.5 ties/m²
WEEPHOLES: Min. 750mm weepholes to be provided below all eaves and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.
INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted. **Bagged & Painted on parking levels unless otherwise indicated.**

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening.
Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above flt, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above flt.

RC CEILING: Soffit to be skimmed & painted
PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted.

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all eaves and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.
375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SPA400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geotex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. Ø110mm uPVC.
Waste pipes to be min. Ø40mm uPVC.
Substack to be min. Ø100mm uPVC.
Open vent pipe to be min. Ø50mm uPVC.
Min. 75mm deep seal traps to all fittings.
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
30.07.2025	A	For Information	ME
26.05.2026	B	SDP Amendments	ME

SDP SUBMISSION

CLIENT:
Nick Holland
-

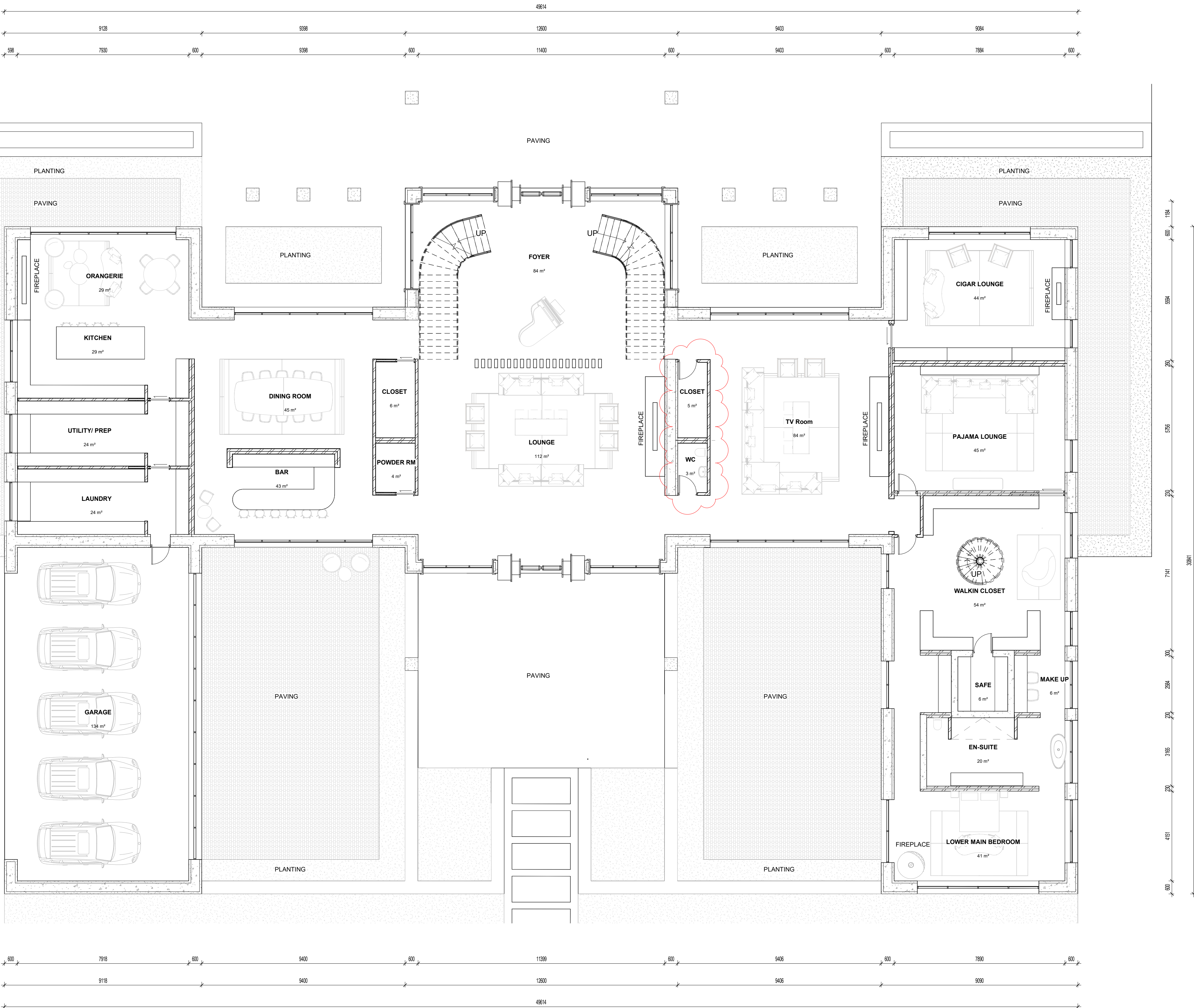
ARCHITECT:
MLB ARCHITECTS - HERMAN JOUBERT
021 180 1652
PR. ARCH. SACAP: 5190

TOWN PLANNER:
Spencer Dreyer
David Hellig and Abrahamse Land Surveyors
(021) 872 4086

PROJECT: BELLE MONTAGNE
DESCRIPTION: SDP Application
Belle Montage Farm
Excelsior Road, Franschoek

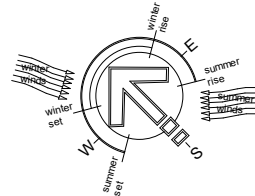
PROJECT NO.: 25004
DRAWING TYPE: SDP SUBMISSION
DRAWING NAME: U12 - GROUND STOREY PLAN

DWG NO.: CS.01.01
SHEET: 1 : 100
DATE: 26.05.2026
DRAWN: Author
CHECKED: ME
REV.: B



Ground Storey SDP

1 : 100



U12 - NEW PRIMARY RESIDENCE

GENERAL NOTES
The contractor is to verify all levels, heights and dimensions on site, and it to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

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EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted WALL

TIES: GMS wire wall ties to be built into cavity walls @ 2.5 ties/m²

WEEPHOLES: Min. 75x80mm weepholes to be provided below all eaves and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.

AIRBRICKS: Provide 1-2 airbricks to all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted. **Bagged & Painted on parking levels unless otherwise indicated.**

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening.

Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ffl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above ffl.

RC CEILING: Soffit to be skimmed & painted

PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all eaves and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.

375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.

Soil pipes to be min. Ø110mm uPVC.

Waste pipes to be min. Ø40mm uPVC.

Substack to be min. Ø100mm uPVC.

Open vent pipe to be min. Ø50mm uPVC.

Min. 75mm deep seal traps to all fittings.

All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
30.07.2025	A	For Information	ME
28.05.2026	B	SDP Amendments	ME

SDP SUBMISSION

CLIENT:
Nick Holland
-

ARCHITECT:
MLB ARCHITECTS - HERMAN JOUBERT
021 180 1652
PR. ARCH. SACAP: 5190

TOWN PLANNER:
Spencer Dreyer
David Hellig and Abrahamse Land Surveyors
(021) 872 4086

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PROJECT BELLE MONTAGNE

DESCRIPTION SDP Application
Belle Montage Farm
Excelsior Road, Franschoek

PROJECT NO. 25004

DRAWING TYPE SDP SUBMISSION

DRAWING NAME U12 - FIRST STOREY PLAN

DWG NO. CS.01.02

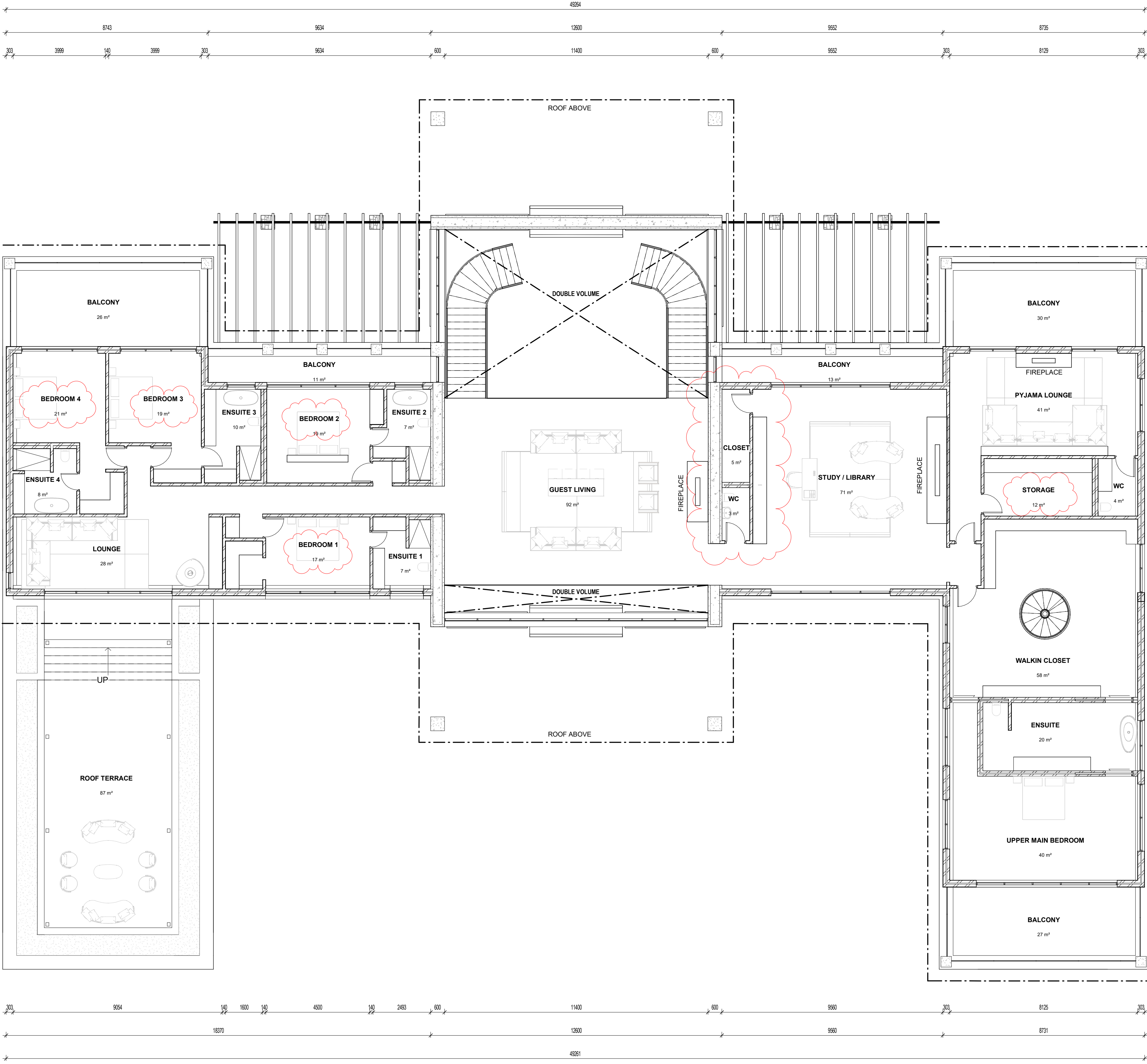
SHEET 1 : 100

DATE 26.05.2026

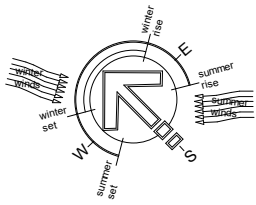
DRAWN Author

CHECKED ME

REV. B



AREA SCHEDULE	
Name	Area
Primary House	900 m²
Garage	146 m²
Outbuilding/ Pool House	165 m²



First Storey SDP
1 : 100



CONCEPTUAL RENDER

U12 - NEW PRIMARY RESIDENCE

GENERAL NOTES
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FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on 30mm cement screed on RC slab, to engineer's design & specification. 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted WALL

TIES: GMS wire wall ties to be built into cavity walls @ 2.5 ties/m²

WEEPHOLES: Min. 750mm weepholes to be provided below all cills and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.

AIRBRICKS: Provide 1-2 airbricks to all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted. **Bagged & Painted on parking levels unless otherwise indicated.**

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening.

Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ffl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above ffl.

RC CEILING: Soffit to be skimmed & painted

PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all cills and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.

375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces.

Uniflash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P. Soil pipes to be min. Ø110mm uPVC. Waste pipes to be min. Ø40mm uPVC. Substack to be min. Ø100mm uPVC. Open vent pipe to be min. Ø50mm uPVC. Min. 75mm deep seal traps to all fittings. All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule			
Date	Rev	Description	Issued by
30.07.2025	A	For Information	ME
26.05.2026	B	Basement omitted	ME

Date	Rev	Description	Issued by
30.07.2025	A	For Information	ME
26.05.2026	B	Basement omitted	ME

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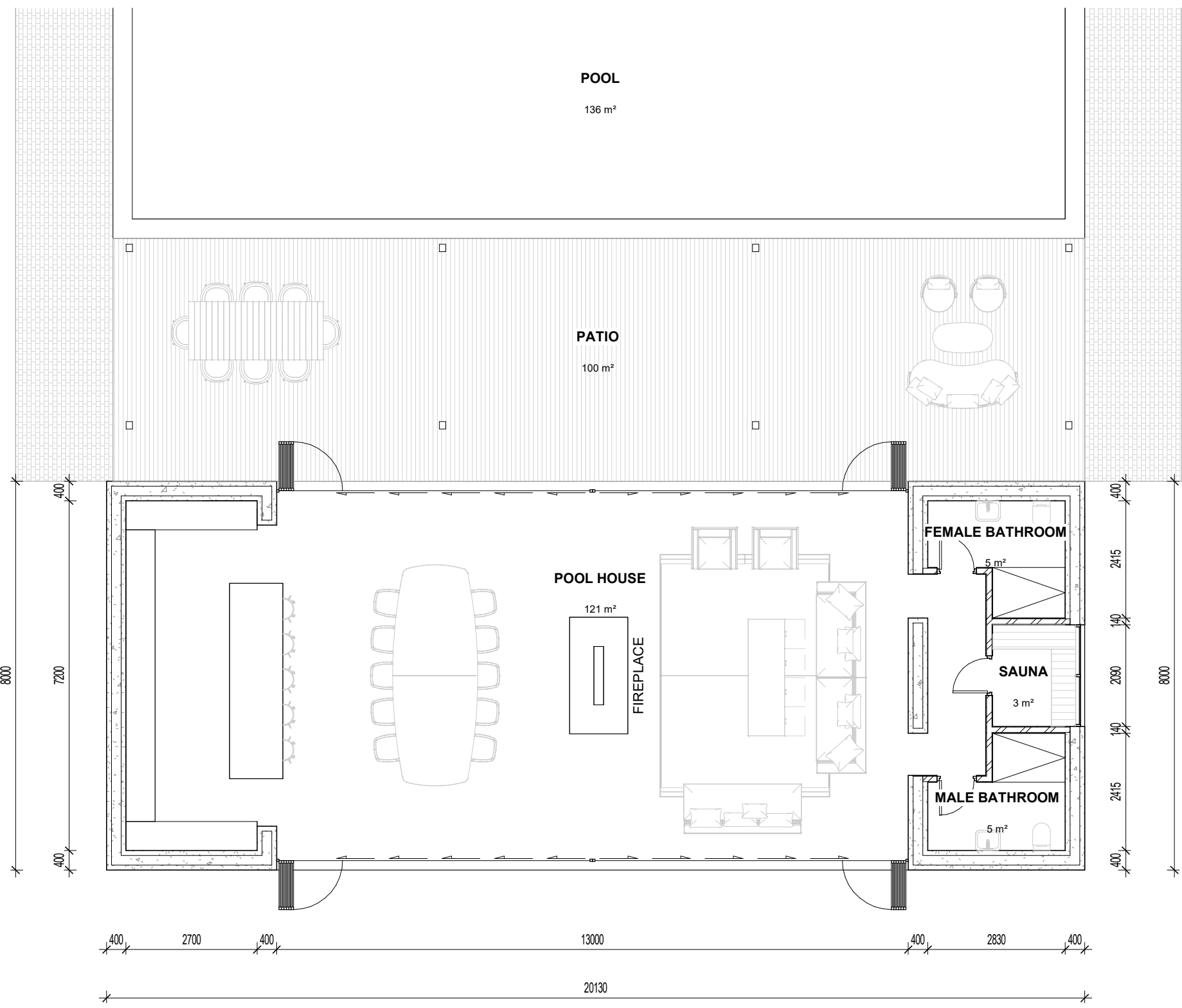
Date	Rev	Description	Issued by
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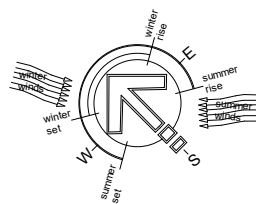
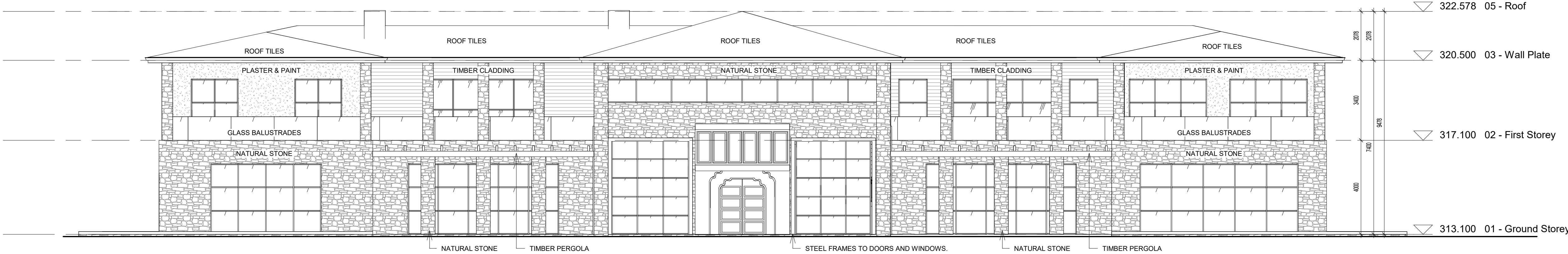
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26.05.2026	B	Basement omitted	ME



AREA SCHEDULE	
Name	Area
Primary House	900 m²
Garage	146 m²
Outbuilding/ Pool House	165 m²

Pool House SDP
1 : 100



North East Elevation SDP
1 : 100



Section
1 : 100

SDP SUBMISSION

CLIENT:
Nick Holland
-

ARCHITECT:
MLB ARCHITECTS - HERMAN JOUBERT
021 180 1652
PR. ARCH. SACAP: 5190

TOWN PLANNER:
Spencer Dreyer
David Hellig and Abrahamse Land Surveyors
(021) 872 4086



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PROJECT	BELLE MONTAGNE
DESCRIPTION	SDP Application Belle Montage Farm Excelsior Road, Franschoek
PROJECT NO.	25004
DRAWING TYPE	SDP SUBMISSION
DRAWING NAME	U12 - ELEVATIONS & SECTIONS
DWG NO.	CS.02.01
SHEET	1 : 100
DATE	26.05.2026
DRAWN	Author
CHECKED	ME
REV.	B



RIVERSTONE ESTATE

SERVICES REPORT

MARCH 2023

K&T PROJECT REFERENCE: 16431T

REVISION 2

Details of this report

Client Name	Mr NJ Holland
Document Title	Services Report
K&T Project Reference	16822T
File Name	001-Services Report-Rev2.docx
Prepared By	RL Murray & K Daschner

Report Revision Record

Revision	Date	Description
0	31/03/2023	First Issue
1	3/05/2023	Information related to water added
2	23/05/2023	Report additions as per discussion with J Burger

This report has been prepared by Kantey & Templer (Pty) Ltd, with all reasonable skill, care, and diligence within the terms of the Contract with the client, incorporating our General Terms and Conditions of Business and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client, and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

For and on behalf of Kantey & Templer (Pty) Ltd

For and on behalf of Kantey & Templer (Pty) Ltd Prepared by: RL Murray Signed:  Position: Associate Director Date: 23/05/2023	For and on behalf of Kantey & Templer (Pty) Ltd Prepared by: K Daschner Signed: Position: Executive Associate Date: 23/05/2023
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RIVERSTONE ESTATE
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Annexure C	PHC Consulting Report
Annexure D	Water Use Licence
Annexure E	Borehole Registrations
Annexure F	Services schematic
Annexure G	Water Quality Analysis
Annexure H	Proposed Site Development Plan
Annexure I	Stellenbosch Municipality WWTP Approval
Annexure J	Borehole Yield Test
Annexure K	Re-Source Water Solutions WWTP report

1. INTRODUCTION

Kantey and Templer have been appointed by Mr NJ Holland to undertake a services investigation related to Farm 1611 – Riverstone Estate located in Franschhoek, South Africa.

The purpose of this report is to:

- Identify and evaluate the existing infrastructure,
- Calculation of service demands for the planned activities on the property,
- Determine if the existing infrastructure can support the planned activities on the property and if not, what upgrades are required to support the planned activities.

2. SITE DESCRIPTION

The property consists of a portion of land of approximately 29.05 Ha in size, currently forming part of Farm 1611 located in the Administrative District of Stellenbosch. Refer to Annexure A for site locality.

The property is zoned as agricultural land with certain additional consent land uses. Refer to Annexure B.

The property is bordered by:

- Farms 1570 (Franschhoek Country Cottages and Wildlife Reserve) and remainder farm 1476 (Three Streams) to the south,
- Main Road 5621 (Excelsior Road) to the west,
- Farm 1657 (Holden Manz Country Estate) to the North,
- Portion 1 of Farm 1408 (Chambry Estate) and remainder farm 1128 Bosplaats to the east.

It is understood that it is planned to re-develop the property with various plans having been referred to. Where possible this report has looked at the impact that these expansions would have on the existing services. It should however be noted that once a detailed Site Development plan has been prepared the assumptions and recommendations made in this report will need to be re-evaluated.

2.1 Topography

The site has an unnamed tributary stream which traverses the site close to the eastern boundary, which discharges into the Franschhoek River. The site has a natural slope from the west towards the stream of approximately 1.5% with no observed significant level differences on the site.

2.2 Geotechnical

Geologically the site is situated in terrain composed of and underlain by Porphyritic Granite and Phyllites which are mantled by alluvium of variable thickness.

The alluvium occurs in the form of quartzitic sandstone boulder gravels which are matrix supported in sandy and gritty soils. Thickness can range from a few hundred millimetres to 5 to 6m.

The granite and phyllites are typically weathered into a soft residual soil before grading into a rock profile.

A shallow seasonally fluctuating water-table occurs within the alluvium.

It is recommended that a detailed investigation be undertaken on the site and more specifically any future / proposed buildings as this will inform the designs of the buildings.

3. ROAD

3.1 Site Access

Access to the site is primarily obtained from DR5620 (Green Valley Road) and DR5621 (Excelsior Road). It was found that the majority of traffic to the site gains access via the DR5621 entrance.

The DR5621 access is considered sub-standard and un-safe for use. It is proposed that the access should be relocated further along the road in the direction of Three Streams Trout farm. Preliminary engagements with the Western Cape Government District Roads Engineer have indicated that they would support the proposal to relocate the access onto the DR5621.

3.2 Site Traffic

3.2.1 Vehicular and Pedestrian

A network of paved and unpaved roads is found on the site providing good access throughout the site. Proposed expansions to the property should consider the movement of vehicles (private / public / delivery) as well as pedestrian routes for the safe movement and to control potential conflict zones.

3.2.2 Landing Strip

A light aircraft landing strip does exist on the site, which seems to have obtained municipal and environmental approvals. It is however recommended that the services of a suitably qualified professional be obtained with respect to the compliance and licencing of the landing strip. Any constraints in terms of other movement and services requirements on the site should be identified by the appointed professional.

4. WATER

4.1 Existing Infrastructure

The site is currently serviced by means of three existing boreholes which supply water to the various operations on the farm. Figure 1 reflects the locations of the boreholes and storage facilities on the site.

Figure 1: Water Sources and storage



PHS Consulting have undertaken a Due Diligence (refer to Annexure C) with respect to the water uses on site and have reported that the water sources contained in Table 1 are considered legal, refer to Annexure D – Water Use Licence and Annexure E – Borehole registrations.

Table 1: Water Sources

Source	Volume (m ³ /annum)	Co-ordinates	Pump Delivery rate	Comments
Borehole 1	33,000	33°56'37.15"S 19° 6'39.88"E	6 l/s	Pressure gauge is damaged
Borehole 2	37,000	33°56'39.65"S 19° 6'42.63"E	4,8 l/s	
Borehole 3		33°56'32.43"S 19° 6'38.59"E	10 l/s	
Surface Water	5,000	River / stream	0 l/s	No pumps installed
Total Volume	75,000			

According to the Due Diligence compiled by PHS Consulting there is a lawful water use in terms of the National Water Act of 70,000m³ per annum (ground water) and 5,000m³ per annum (surface water). It was noted that the existing Lawful Uses are not registered with the Department of Water and Sanitation (DWS)

The safe yields for the boreholes have not been determined. Safe yield is defined as the maximum rate of withdrawal that can be sustained by an aquifer without causing an unacceptable decline in the hydraulic head or deterioration in water quality in the aquifer. This is a concept or objective embracing the sustainable volume of water that can be abstracted from an aquifer over the long term to avoid damage of the borehole and the aquifer from which one is extracting water (refer to Annexure J for further explanation on Borehole Yield testing).

It is strongly recommended that borehole yield tests be undertaken to determine the safe yield and minimise the chance of damage to the boreholes. It is estimated that the testing of all three boreholes including water quality analysis test would cost in the order of R190,000.

The combined instantaneous delivery from all three boreholes should be in the order of 20,8 l/s which is more than the anticipated instantaneous peak reflected in Table 5 for the future development. Similarly, it is anticipated that the current storage in Reservoir 1 and 2 (combined volume of 1,410kl) is sufficient to satisfy the water demands of less than 173 kl/day for the future development as reflected in Table 5.

There may however be a need to re-configure certain pipe networks and connections to best utilise the current storage on site as well as the need to treat water to SANS 241 standards as contained in section 4.2.

The water is supplied to various locations as reflected in Table 2. This information was obtained from Mr Siphwe (farm labourer) on site.

Table 2: Points of Water Supply

Source	Points of Water Supply
Borehole 1	<ul style="list-style-type: none">• Reservoir 2
Borehole 2	<ul style="list-style-type: none">• Reservoir 1• Manor house• Worker's cottages• Hanger• Cottages 1, 2 & 3• Cottages 4 & 5• Tool Shed
Borehole 3	<ul style="list-style-type: none">• Reservoir 1
Surface Water	<ul style="list-style-type: none">• No current abstraction

The exact connectivity of the water network is unknown and no records have been kept of the pipe routes. We were however able to determine that Reservoir 1 is used for the supply of water to the vineyards and Manor house gardens irrigation networks. Reservoir 2 is used for the supply to the irrigation of the gardens around cottages 1, 2 and 3.

The water is stored as reflected in Table 3.

Table 3: Water Storage

Description	Volume	Co-ordinates	Constructed
Reservoir 1	+/- 560 kl	33°56'34.98"S 19° 6'48.95"E	Prior to 2004
Reservoir 2	+/- 850 kl	33°56'45.18"S 19° 6'36.19"E	+/- 2017
Manor House	3 x 10,000l tanks		+/- 2013
Cottage 1	2 x 5,000l tanks		+/- 2013
Cottage 2	2 x 5,000l tanks		+/- 2013
Cottage 3	2 x 5,000l tanks		+/- 2013
Cottage 4 & 5	1 x 10,000l tank		+/- 2014
Worker Cottage 1 & 2	3 x 5,000l tanks		+/- 2013
Tool Shed	4 x 5,000l tanks		+/- 2013
Hanger	2 x 5,000l tanks		+/- 2013
Dam 1	1,140 m ³ (estimated)		+/- 2013
Dam 2	420 m ³ (estimated)		+/- 2013
Dam 3	600 m ³ (estimated)		+/- 2013

All the houses / cottages are fitted with water storage tanks as reflected in Table 3. In addition, each of the tanks is fitted with a pressure tank and booster pump supplying water into each building.

A schematic of the water network is included in Annexure F.

4.2 Water Quality

A water sample was taken from site from borehole 2 at the discharge point into Reservoir 1 and sent to Bemlab for chemical analysis in terms of SANS 241: 2015 - Drinking Water Standard. It is recommended that the other boreholes also be sampled.

The outcome of the analysis indicates that treatment of the water is required to ensure that the water complies with the SANS codes rendering it safe for human consumption.

The following elements were found to be outside of the required specifications (full chemical analysis is attached as Annexure G):

- The Langelier Index is negative which indicates that the water is under saturated with calcium carbonate and will tend to be corrosive in the distribution system typically impacting on pipes, fittings and geysers amongst others.
- Elevated levels of Turbidity can indicate a chance that the water sample may contain harmful microbes. Turbidity alone has no health effects.
- Colour which may be a result from coloured organic substances or natural metallic irons present in the water.
- Elevated Iron levels. High levels of iron can have an impact on health, and it's known to allow for bacteria growth. In addition, elevated iron levels would lead to corrosion of pipes and restrictions of water flow.
- Total Coliforms give a general indication of the sanitary condition of the water sample. Total coliforms include bacteria that are found in the soil, in water that has been influenced by surface water, and in human or animal waste.
- E. Coli in water indicates faecal contamination and therefore that faecal pathogens may be present which can pose a health risk to consumers.

The Water Services Act, 1997 (Act 108 of 1997) prescribes duties of municipalities as water-service authorities to provide water supply and sanitation according to the national standards and norms. In terms of the act the authority / municipality may require service intermediaries (who are providing services in lieu of the authority / municipality) to register as a water service intermediary with them. This is only implemented by certain authorities.

Irrespective of whether the intermediary has been registered with the authority or not there remains a legal obligation in terms of the various acts to ensure compliance thereof.

Accordingly in order to ensure compliance with the SANS 241:2015 Drinking Water Standard it will be required to implement a water treatment plant on the property to treat water to the required standards. It should be also kept in mind that regular testing of the treated water should be undertaken in accordance with the SANS 241:2015 code.

Two approaches could be implemented to treat the borehole water on the estate:

- a) To install a central plant which has sufficient treatment capacity for the entire estate. The treated water could then be conveyed from the plant to the respective points of demand. This water plant should be sized for the potable water requirements which is estimated at 25kl/day. This is based on the envisaged water demands contained in Table 5.
- b) To install individual plants at each location that requires treated water.

Our recommendation would be to install a central water treatment plant for the estate based on the following:

- Easier to manage and operate a single water treatment plant.
- More cost effective to reticulate power to a single water treatment plant.
- Depending on the piping network it may be possible to link into the existing network where possible thus reducing costs associated with new pipework.
- The number of water monitoring samples would be reduced for a central plant. Separate plants would require water samples to be taken at each plant for monitoring purposes thus incurring additional expenses.

In addition to the above it is recommended that the potable water network be completely disinfected due to the presence of E.Coli detected in the sampled water so that all traces are removed from the network.

Tests results taken for the other two boreholes have been provided to us (which were sampled by Jan the farm manager). The procedure for taking these samples and location of samples is unknown and we have thus not included these results into the report. Of note however is that the test results do indicate similar characteristics to the above-mentioned sample.

4.3 Design Demand

4.3.1 Existing development

The water demands for the current development have been undertaken in accordance with the Guidelines for Human Settlement Planning and Design (Red Book), 2019 version. The calculated water demand for the current site is shown in Table 4..

The theoretical water consumption of 73,559 000m³ per annum falls with the lawful water use of 75,000m³ per annum (combined borehole and stream). Note that this would require abstraction from the stream.

Table 4: Existing Water Demand

Description	Qty	Units	AADD Water (kl/Unit/day)	AADD (kl/day)	m ³ /annum	Peak Factor	Peak Flow (l/s)
Manor House	1	no	2.00	2.00	730	4.6	0.11
Cottages	5	no	1.00	5.00	1,825	4.6	0.27
Worker Cottages	2	no	0.80	1.60	584	4.6	0.09
Hanger	1	no	1.00	1.00	365	3.3	0.04
Tool Shed	1	no	1.00	1.00	365	3.3	0.04
Vineyards	14	ha	10.27	143.84	52,500	1.0	1.66
Olive Grove	4	ha	10.27	41.10	15,000	1.0	0.48
Gardens	1	ha	6.00	6.00	2,190	1.0	0.07
Total Demand				201.53	73,559		2.74

4.3.2 Proposed development

Water demands for the proposed development have been calculated based on the information provided (refer to Annexure H) have been calculated to determine whether the existing infrastructure can support the proposed future development. The results of the calculations if reflected in Table 5.

The envisaged annual water demand of 61,284m³ per annum falls with the allowable water volume of 75,000m³ per annum (combined borehole and stream). This indicates that abstraction from the stream would not be required.

Table 5: Future Water Demand

Description	Qty	Units	AADD Water (kl/Unit/day)	AADD (kl/day)	Peak Factor	m3/annum	Peak Flow (l/s)
Existing Manor House	1	no	2.00	2.00	4.6	730	0.11
New Manor House	1	no	2.00	2.00	4.6	730	0.11
Cottages	5	no	1.00	5.00	4.6	1,825	0.27
Worker Cottages	8	no	0.80	6.40	4.6	2,336	0.34
Hanger	1	no	1.00	1.00	3.3	365	0.04
Tool Shed	1	no	1.00	1.00	3.3	365	0.04
Wine Processing	60	tons	0.05	3.00	3.3	1,095	0.11
Barrel Cellar	2,045	m ²	0.004	8.18	3.3	2,986	0.31
Vineyards	6.58	ha	10.27	67.60	1.0	24,675	0.78
Olive Grove	2.1	ha	10.27	21.58	1.0	7,875	0.25
Buch / Medicinal Garden	2.9	ha	10.27	29.79	1.0	10,875	0.34
Landscape Garden	1.93	ha	10.27	19.83	1.0	7,238	0.23
Gardens	1	ha	6.00	6.00	1.0	2,190	0.07
Total Demand				173.38		63,284	3.00

4.4 Fire Flows

Adequate provision will need to be made for the provision of fire fighting for the various land uses planned for the site to comply with the SANS 10400-T and local by-laws.

The project appointed Fire Consultant will need to confirm fire demands and storage requirements for the development.

4.5 Supply Capacity

There are currently no municipal water supplies to the property. The farm is solely feed from ground water sources.

The property is reported to currently have a lawful water use of 70,000m³ per annum (ground water) and 5,000m³ per annum (surface water).

The current water demand of 73,560m³ per annum (historical use) and proposed future use of 63,284m³ per annum falls with the allowable water volume OF 75,000 m³ per annum (boreholes and river), in fact extraction from the river is not required.

The combined delivery rate for the three boreholes is 10l/s, this equates to a delivery rate of 288kl/day (based on the assumption of the pumps pumping for 8 hours a day). Therefore, based solely on the current delivery rate of the installed pumps it should be able to meet the daily water demand of 173,38 kl/day reflected in Table 5. Please note that this does not consider the borehole safe yield which has not been determined. It also does not consider that Borehole 1 is currently setup to not permit the use of the water other than the irrigation of the gardens around cottages 1,2 and 3. This will need to be addressed going forward.

It should further be noted that the possible notion to bottle water on the property may not be feasible given that the anticipated water demand of 63,284 m³ per annum would imply that there is a balance of 11,716 m³ per annum for bottling purposes, unless of course water use rights can be obtained for additional water abstraction. It is therefore our opinion that this is not

viable especially considering that the borehole water requires treatment to render it safe for human consumption. .

4.6 Proposed Infrastructure

Based on the accumulated data above it is recommended that the following infrastructure be implemented.

- a) Potable water treatment plant.
- b) Pipeline to connect Reservoir 2 to reservoir 1
- c) Pipeline from Borehole 2 to the new water treatment plant.
- d) New pipelines from water treatment plant to each location where potable water will be required.

Once a detailed site development plan has been compiled cost estimates can be determined for the required infrastructure.

5. FOUL SEWER

5.1 Existing Infrastructure

The site falls outside of the local authority's drainage network. Accordingly measures need to be implemented on-site to treat of and dispose of sewerage generated on the site.

The site is currently serviced by means of by means of a combination of wastewater treatment systems as reflected in Table 6. Refer to Annexure E for schematic of services.

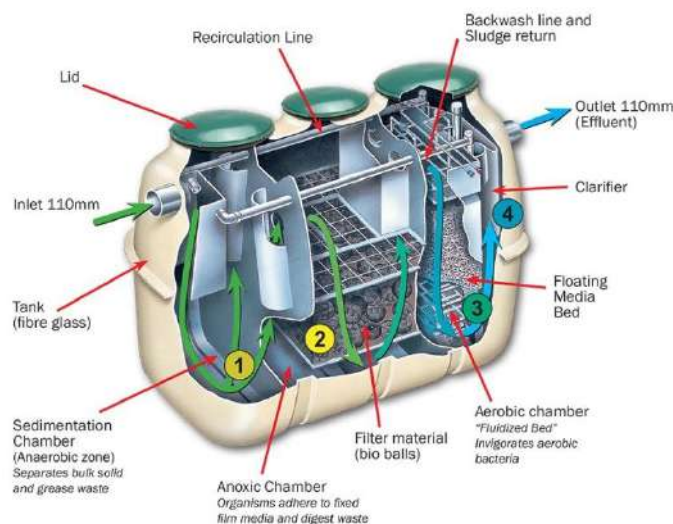
Table 6: Wastewater Treatment

Description	Effluent from
Wastewater Treatment Plant 1	<ul style="list-style-type: none">• Cottages 1, 2 & 3
Wastewater Treatment Plant 2	<ul style="list-style-type: none">• Manor house• Cottages 4 & 5• Tool Shed
Conservancy Tank / Soakaway	<ul style="list-style-type: none">• Worker's cottages• Hanger

5.1.1 Wastewater Treatment Plant

The Wastewater Treatment Plant appear to be the Clarus Fusion Model ZF-450 decentralized units which are designed to treat 1,500 litres per day effluent to meet the requirements of the DWS General Limit standards. Figure 2 shows a typical plant.

Figure 2: Typical Fusion Wastewater treatment plant



The two plants on site have been provided by Maksam Water (Tel. 021 981 6546). The Stellenbosch Municipality confirmed that they were satisfied with the system that was presented to them subject to the following conditions (refer to Annexure I);

- Monthly effluent samplings and analyses.
- Bi-annual service of the plant.
- Effluent must confirm to general limit standards.

Although maintenance manuals are available on site it was evident that the staff on site do not have the required training to monitor the daily operations of the plant.

After inspection of the plant, it was found that WWTP 1 was in a functional state, although the quality of the final effluent was not checked. WWTP 2 was not functional and based on visual observations it was apparent that it had been some time since it had last been working or serviced. It was reported that regular removal of WWTP 2 is undertaken by Immex Waste (021-745 3084), after contacting them it was apparent that they regularly remove sewerage from WWTP 2 and that they are not doing any maintenance on the plant itself other than removal of sewerage. In essence then WWTP 2 is acting as a conservancy tank.

No evidence could be sourced to indicate that the plants are serviced regularly or that water quality samples are been taken to ensure that the treated effluent conforms to the required standards.

In order to ensure continued biological functioning of the plant it should be on the backup electrical power supply network.

Government Notice No. 665 of 6 September 2013 stipulates requirements related to General Authorisations in terms of the National Water Act (1998). This notice sets out the requirements related to the treatment of, the disposal of or the re-use of wastewater. It also stipulates the requirements with respect to the registration and authorisations required from the Department of Water Affairs. The report from PHC does not have any reference to the status of the WWTP and their licences in terms of the act, this will therefore need to be further clarified.

Maksam Water where contacted and one of their maintenance contractors visited the site, their report is attached as Annexure K. Immediate maintenance of both plants is required.

5.1.2 Conservancy Tank

Records indicate that a conservancy tank (5,000 litre) and soakaway was constructed for the disposal of the sewerage from the workers cottages. This tank will require regular removal and disposal of the sewerage at a municipal waste water treatment works.

5.2 Foul Sewer Reticulation

The route of existing sewer network is not clearly identifiable on site with no manholes at changes in pipe directions in accordance with design guidelines and best practises. This may influence maintenance of the underground network in the event of blockages and pipe leaks which may occur.

5.3 Design Discharge

5.3.1 Existing development:

The "Redbook" 2019 version was used to calculate the Foul sewer discharge from the existing development. The calculated foul sewer discharge from the proposed development is shown in Table 7.

Table 7: Existing Sewer Demand

Description	AADD Water (kL /day)	% Sewer	Sewer Annual Average daily flow (ADWF) (kL/Day)	Peak Factor	Infiltration	Peak Flow (L/S)
Manor House	2	95	1.90	2.5	1	0.05
Cottages	5	95	4.75	2.5	1	0.14
Worker Cottages	1.6	95	1.52	2.5	1	0.04
Hanger	1	95	0.95	2.5	1	0.03
Tool Shed	1	95	0.95	2.5	1	0.03
Vineyards	143.8	0	0.00	0.0	1	0.00
Olive Grove	41.1	0	0.00	0.0	1	0.00
Gardens	6	0	0.00	0.0	1	0.00
Total Demand			10.07			0.29

5.3.2 Proposed development:

The “Redbook” 2019 version was used to calculate the Foul sewer discharge from the proposed development (refer to Annexure H for proposed site development layout). The calculated foul sewer discharge from the proposed development is shown in Table 8.

Table 8: Proposed Sewer Demand

Description	AADD Water (kL /day)	% Sewer	Sewer Annual Average daily flow (ADWF) (kL/Day)	Peak Factor	Infiltration	Peak Flow (L/S)
Existing Manor House	2	95	1.90	2.5	1	0.05
New Manor House	2	95	1.90	2.5	1	0.05
Cottages	5	95	4.75	2.5	1	0.14
Worker Cottages	6.4	95	6.08	2.5	1	0.18
Hanger	1	95	0.95	2.5	1	0.03
Tool Shed	1	95	0.95	2.5	1	0.03
Wine Processing	3	95	2.85	2.5	1	0.08
Barrel Cellar	8.18	95	7.77	2.5	1	0.22
Vineyards	67.6	0	0.00	0.0	1	0.00
Olive Grove	21.58	0	0.00	0.0	1	0.00
Buch / Medicinal Garden	29.79	0	0.00	0.0	1	0.00
Landscape Garden	19.83	0	0.00	0.0	1	0.00
Gardens	6	0	0.00	0.0	1	0.00
Total Demand			27.15			0.79

5.4 Wastewater Treatment

Based on full occupancy of the buildings discharging to the current WWTP we are of the opinion that they are undersized for the recommended volumes of sewerage that the guidelines indicate would be generated. The result would therefore be that the plants would be overloaded resulting in treated effluent that may not comply with the required standards or result in premature failure of the plants.

We would recommend that a central Wastewater treatment plant with a maximum capacity of 30kl/day be implemented from site based on the following:

- Ability to accommodate quality and seasonal fluctuations in the incoming sewerage,
- Cost efficiency to operate and maintain.
- Ease of collection and distribution of the treated effluent for re-use for irrigation purposes.

5.5 Proposed Infrastructure

Based on the accumulated data above it is recommended that the following infrastructure be implemented.

- A single waste water treatment plant.
- Depedning on the site layout retaining of WWTP1
- Removal of WWTP2.
- New gravational pipelines, rising mains and pumpstations as required.

Once a detailed site development plan has been compiled cost estimates can be determined for the required infrastructure.

6. STORMWATER

6.1 Existing Infrastructure

Existing stormwater infrastructure is located on site with a combination of small diameter pipes and open channels.

An existing un-named stream traverses the property. The stream requires remedial work to stabilize it. Environmental approval for the rehabilitation of the stream is in place with an expiry date of 9 November 2025 (extension granted under 24G Application Reference: 14/2/1/2/B4/12/0013/16 and 14/2/3/B4/12/0005/22). A contract is currently underway for the design and implementation for the remediation of the stream.

6.2 Minor System

According to the Guidelines for Human Settlement Planning and Design (Red Book), the design flood frequencies for an urban minor stormwater system are the 1:5-year return interval storm event. Consequently, the stormwater system will be designed for a 1:5-year storm. All runoff generated by the proposed development will drain into the on-site stormwater network before being discharged into the municipal stormwater network.

6.3 Major System

According to the Guidelines for Human Settlement Planning and Design (Red Book), the design flood frequencies for an urban minor stormwater system are the 1:50-year return interval storm event.

All runoff generated by the proposed development during the major storm will drain overland. The new stormwater structures on site will need to be designed such that they will not be adversely affected by this overland flow. Any boundary walls around the site will need to have appropriately located and sized holes at ground level to allow passage of the major overland stormwater flow.

6.4 Flood lines

During the Environmental process undertaken to obtain environmental approvals related to construction activities on the site a floodline assessment and report was prepared by WML Coast. In reviewing this report it was found that the floodlines have been incorrectly represented. Accordingly, a new flood line assessment will be undertaken as part of the designs for the remediation of the stream.

The corrected floodlines will need to be used to inform the site development plan and placement of buildings and infrastructure.

The Stellenbosch Municipalities Spatial Development Framework (31 May 2017) stipulates that no buildings should be located in the 1:100 year flood lines.

7. SOLID WASTE

No formal solid waste infrastructure exists in close vicinity of the site, accordingly the waste generated on the property needs to be removed and disposed of at the authorities waste disposal site.

8. ELECTRICAL

8.1 Existing Development

The site is serviced by an overhead municipal feed with a pole mounted transformer providing 400VAC, 150A to the main distribution board. It was noted that the transformer is leaking oil and it is vital that Eskom who is the owner of the transform be notified in order to rectify.

A self-contained 60kVA generator provides back up power into the main DB via an auto change over switch. The generator is however limited to only provide 100A to the site which allows for careful planning when operating the large horsepower irrigation pumps, as the combined load feeding the site can exceed this power rating. For a back up solution it is however adequate as a larger sized generator would incur even larger operating costs.

It must be noted that a generator does not provide uninterrupted power supply and a short down time upon a mains power (Eskom) failure will be incurred. This allow for generator to be started and brought to full rpm. Upon the cut over when main power returns, a short power cut will be experienced yet again to prevent a phase imbalance between the mains and generator supplies.

All electrical distribution equipment on site is of a high standard and in a very good overall condition. No obvious non compliances were observed during the inspection.

8.2 Proposed Development

From historic electricity bills and current infrastructure assessments, it appears that there will be around 16kVA (40A 400VAC) of energy available for expansion purposes. This additional load will not be able to be part of the generator backup power however.

From our guesstimate the above listed available power will not fulfil the need of the future development (A specialist will need to provide exact power requirements before a final recommendation can be made).

It is our recommendation to investigate solar power for all dwellings on the site and possibly for the new developments. This will free up the potential power shortage needed and provide much needed uninterrupted supply, protecting all electronic driven equipment.

9. SPECIALIST STUDIES

The following studies are required and elaborated upon below.

9.1 Topographical survey

Messrs SATMap solutions have undertaken a topographical survey of the site.

9.2 Traffic impact assessment

No traffic impact assessment has been done for the site. It is not envisaged that this will be required unless called for by the Western Cape Government / Stellenbosch municipality.

9.3 Geotechnical investigation

No geotechnical assessment is available for the site. A geotechnical survey will be required to inform designs for any new buildings / structures planned for the site.

9.4 Groundwater supply

A groundwater report for the site is not available. Please refer to other sections of the report related to the groundwater supply and recommended testing.

10. APPROVALS

10.1 Service Capacities

Table 9 reflects a summary of the service availabilities.

Table 9: Service Capacities

Item No	Service	Response
1	Foul sewer	<ul style="list-style-type: none">• Approvals required• Upgrades required
2	Potable water	<ul style="list-style-type: none">• Capacity available

		<ul style="list-style-type: none">• Upgrades required
3	Solid Waste	<ul style="list-style-type: none">• Off-site disposal
4	Electrical	<ul style="list-style-type: none">• Confirmation will be required from Eskom if additional power is required beyond that currently supplied to the site.

10.2 Schedule of Required Approvals

The following approvals will be required with respect to the civil engineering services.

Table 10: Required Approvals

Item No	Service	Approval required
1	Internal roads and parking	<ul style="list-style-type: none">• Stellenbosch Municipality
2	Road Access	<ul style="list-style-type: none">• Western Cape Government Department of Transport & Public Works
2	Potable water	<ul style="list-style-type: none">• Stellenbosch Municipality
3	Borehole utilisation	
4	Foul sewer	<ul style="list-style-type: none">• Water Use licence
5	Storm water infrastructure	<ul style="list-style-type: none">• Stellenbosch Municipality – (building plan submission)• CoCT Catchment and River management – (building plan submission)
6	Electrical	<ul style="list-style-type: none">• Eskom

11. CONCLUSION

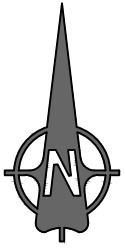
Despite not having a Site Development plan and exact details with respect to the plans for the property it would seem that based on the information that we have been able to obtain that the proposed development is serviceable in terms of normal civil engineering infrastructure. The following items needs to be considered going forward.

- To prepare a detailed site development plan looking at the proposed plans for the property.
- To undertake a detailed geotechnical investigation on the site and more specifically at the locations of any future proposed structures.
- Commencing with an application with the Western Cape Government District Roads Engineer for the relocation of the proposed access on Excelsior Road (currently underway).
- Tests should be undertaken on the boreholes to determine the boreholes safe yields and to minimise the chance of damage to the boreholes and aquifer.
- Water quality analysis should be undertaken for the other boreholes not yet sampled.
- Installation of a water treatment plant to treat the borehole water to SANS 241 standards.
- Implementation of a water management system in accordance with SANS 241.
- Disinfection of the drinking water networks and all associated infrastructure.
- Registration of the Water use for the treatment of sewerage with the Department of Water Affairs.
- Servicing of the existing WWTP's.

- Installation of a centralised wastewater treatment plant for the site and its associated infrastructure.
- Rehabilitation of the stream traversing the property.
- Undertaking a costing exercise to establish budget requirements for the proposed development and its supporting infrastructure.



ANNEXURE A SITE LOCALITY



REV	ISSUE	REASON	DES	DRN	CHK	APP
A	REPORT		RLM	GC	RLM	RLM
Designed	R. MURRAY	Checked	R. MURRAY			
Proj. Eng.	R. MURRAY	Approved	R. MURRAY			
Date	15/03/2023	Scale	NTS	A4		
Drw. No.	16822T-1000				Rev.	A



CLIENT
**NJ
HOLLAND**

PROJECT
RIVERSTONE ESTATE FARM 1611, FRANSCHHOEK
TITLE
SITE LOCATION

15/03/2023 15:04:04

Gavin Cussons



KANTEY & TEMPLER
CONSULTING ENGINEERS

ESTABLISHED 1953

ANNEXURE B ZONING CERTIFICATE



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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

Our Ref : 1611P
Contact per : G. Goosen
Contact no. : (021) 808 8610
Date : 11 August 2022

ZONING CERTIFICATE

Farm 1611, Paarl Division, Administrative District of Stellenbosch,
Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is: **AGRICULTURAL AND RURAL ZONE.**

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USES Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
<ul style="list-style-type: none">• Agricultural building ($\leq 2000\text{m}^2$)• Agriculture• Dwelling house• Forestry• Natural environment• Occasional use (one event/year)• Private road• Polytunnel ($\leq 2000\text{m}^2$)• Second dwelling• Employee housing (one unit)	<ul style="list-style-type: none">• Agricultural building ($> 2000\text{m}^2$)• Agricultural industry ($< 2000\text{m}^2$)• Bed and breakfast establishment• Employee housing (exceeding one unit)• Guest house• Home day care centre• Home occupation practice• Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$)• Rooftop base telecommunication station• Tourist dwelling units• Tourist facility (existing buildings)	<ul style="list-style-type: none">• Abattoir• Additional dwelling units (max 4)• Airfield• Airstrip• Agricultural industry ($\geq 2000\text{m}^2$)• Camping site• Day care centre• Freestanding base telecommunication station• Helicopter landing pad• Intensive feed farming• Kennel• Market• Occasional use ($> \text{one event/year}$)• Plant nursery• Polytunnel ($> 5000\text{m}^2$)• Renewable energy structure• Service trade• Tourist accommodation establishment• Tourist facility (new buildings or exceeding threshold)• Any additional use exceeding the threshold set out in this chapter

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

The land uses which are permitted on the subject property in accordance with the zoning provisions are the following:

- a) All primary land uses as per zoning scheme Bylaw (see **Annexure A**).
- b) A consent use has been approved on the subject property for three (3) additional dwelling units (see **Annexure B**).

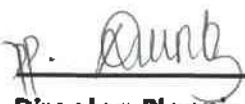
3. LAND USE RESTRICTIONS

This property may only be used for the permitted land uses detailed above and for no other purpose.

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at <https://stellenbosch.gov.za/planning-portal/>.

4. STATUS OF THE ZONING CERTIFICATE

- a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.
- b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions.



Director: Planning and Economic Development



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ANNEXURE A

Locality of Farm 1611, Paarl

SCALE

1:9 027,98

Legend

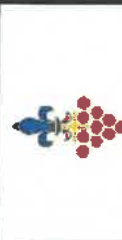


Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

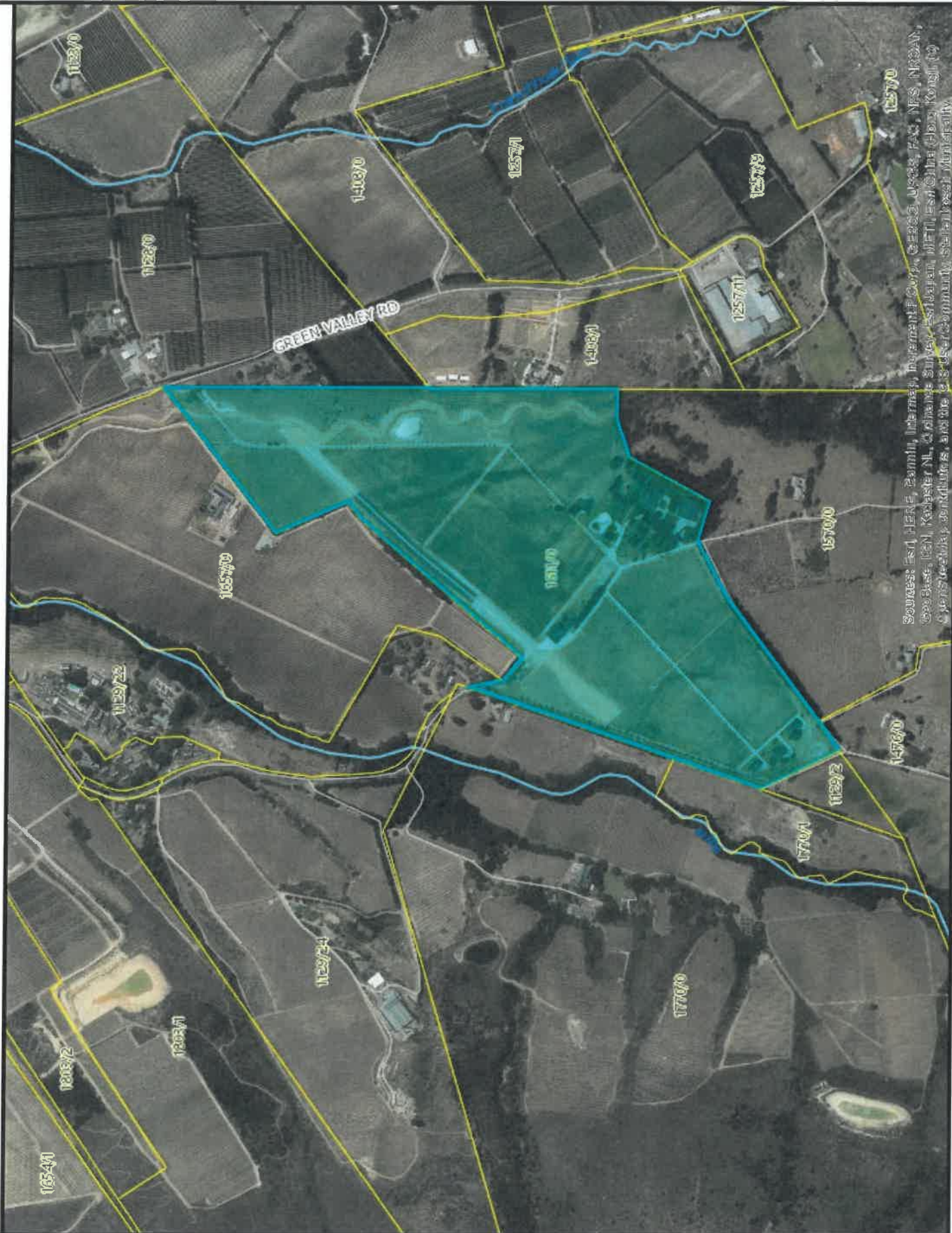
Date: 2022.08.11



Author: Stellenbosch Municipality



Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7600
Tel: 021 808 8658

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CHAPTER 20: AGRICULTURE AND RURAL ZONE

199. Zone name and designation on map

- (1) The Agriculture and Rural zone may be referred to by the code (AR) and shall be indicated on the zoning map in pale green (Colour code 211,255,191).

200. Purpose of the zone

- (1) The purpose of this zone is to make provision for:
- (a) the protection and preservation of agricultural land, rural landscapes and biodiversity;
 - (b) use of land for purposes of bona fide agricultural production or conservation;
 - (c) buildings and structures which may be erected for reasonable and normal agricultural purposes;
 - (d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

201. Land use within this zone

- (1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Agricultural building ($\leq 2000\text{m}^2$) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel ($\leq 2000\text{m}^2$) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building ($> 2000\text{m}^2$) • Agricultural industry ($< 2000\text{m}^2$) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry ($\geq 2000\text{m}^2$) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use ($> \text{one event/year}$) • Plant nursery • Polytunnel ($> 5000\text{m}^2$) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

- (2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

- (3) After the commencement of this Scheme, and prior to the erection of any new buildings or alterations to existing buildings or the conversion of any existing buildings to a new land use, a site development plan shall be submitted in accordance with section 216 for a land unit.
- (4) A technical approval for an additional use shall not be issued in terms of section 13(8)(f) unless all the applicable parameters for that use in the relevant section is complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.
- (5) Portions of buildings or land in this zone may not be registered separately by sectional title.

202. Agricultural buildings

- (1) Agricultural buildings which are directly related to the agricultural activities on a land unit may be erected, provided that where the coverage of any one building exceeds 2000m², an application for technical approval for an additional use shall be made in terms of section 13.
- (2) The number of agricultural buildings on a land unit is not limited provided that all buildings are reasonably connected to the main farming activity.
- (3) Should agricultural buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

203. Agricultural industry

- (1) At least 50% of the produce used in an agricultural industry shall be grown or produced on the particular farm on which the agricultural industry is located.
- (2) Where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space for the activity, is less than 2000m²⁷, agricultural industry buildings may be erected provided that the Municipality has granted an application for technical approval for an additional use in terms of section 13.
- (3) A consent use application is required where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space exceeds 2000m².
- (4) The Municipality may require information about produce, yields and production capacity to confirm the scale of the proposed building is commensurate with the farming activities on the land unit or farm concerned.
- (5) The agricultural industry shall remain subservient to the agricultural activities on the land unit or farm.
- (6) Other farm owners in the surrounding area may supply produce to the agricultural industry provided that the definition is complied with.
- (7) An agricultural industry may not be subdivided, alienated via a registered lease, or sectionalised.
- (8) Should agricultural industry buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

204. Dwelling house, second dwelling and additional dwellings

- (1) One dwelling house and one second dwelling shall be permitted on any land unit as a primary right.

⁷ It should be noted that NEMA requires a basic assessment for agricultural industries of 2000m² or more in extent which are located outside industrial areas (refer Regulations 327 Reg 8 April 2017).

- (2) On land units exceeding 20ha in size, the Municipality may grant its consent for additional dwelling units at a rate of one additional dwelling unit per every 10ha exceeding the 20ha threshold, up to a maximum of four additional dwelling units, as set out in the definitions. This parameter may not be deviated or departed from.
- (3) Each dwelling house, second dwelling or additional dwelling unit may be occupied by no more than one family as defined or may be used in a manner permitted as additional uses or consent uses if approved by the Municipality, and the same conditions as set out in Chapter 7 for bed and breakfast establishment, home day care centre and home occupation practice shall apply.
- (4) The maximum building development parameters are indicated in section (7): a main dwelling and second dwelling may not exceed a coverage of 600m² each whilst any additional dwelling is limited to a coverage of 120m² each. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family.

205. Employee housing unit

- (1) One employee housing dwelling unit shall be permitted on a land unit as a primary right.
- (2) The Municipality may grant its further technical approval for additional employee housing units, provided that it is satisfied that the owner has provided sufficient proof that the additional employee housing units are for *bona fide* employees associated with activities on the land unit.
- (3) An employee housing unit may only be used for the accommodation of one family as defined, unless another use thereof has been approved by the Municipality.
- (4) One of the occupants of each of the employee housing units shall be permanently employed in connection with the farming activities on the farm concerned.
- (5) The maximum building development parameters are indicated in section (7): each employee housing unit may not exceed a coverage of 120 m². Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family
- (6) Construction of new employee housing units shall be refused where employee housing units on the land unit were, in the past, converted to other land uses, unless the Municipality is satisfied that such approval will not result in creeping development footprint which exceed the overall development extent intended for a land unit or will lead to an erosion of agriculture as the primary land use on the property.
- (7) Should employee housing on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notorially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

206. Home occupation and home day care as additional uses

- (1) A home occupation or home day care establishment may only be conducted from the approved main dwelling house or the second dwelling on the land unit and the proprietor shall reside in a main dwelling or second dwelling on the land unit. The same parameters as set out in section 51 shall apply to a home occupation or home day care establishment in this zone.

207. Bed and breakfast, guest house, tourist dwelling unit as additional use in this zone

- (1) The total number of guest bedrooms in a bed and breakfast, guest house and tourist dwelling unit as a combined additional use on a land unit may not exceed 7 bedrooms or 14 people⁸ in total per land unit.
- (2) A bed and breakfast establishment may only be conducted from the approved main house or the second dwelling where the proprietor shall reside in either of these two buildings. The same parameters as section 51 shall apply to a bed and breakfast in this zone, except the maximum number of rooms permitted is subject to the overall threshold for guest accommodation in this zone.
- (3) A guest house and/or tourist dwelling unit accommodation, when conducted as additional uses, may only be conducted from one or more approved dwelling units on the land unit.
- (4) Guest accommodation, when conducted as additional uses, may only be undertaken as an additional use on a land unit where the primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use, unless otherwise approved by the Municipality. The guest accommodation shall always remain subservient to the primary agricultural activities and shall not interfere with the agricultural or natural environment land uses on the property. If the land unit ceases to be used for agricultural or natural environment activities, the Municipality may instruct the owner to also cease the guest accommodation activity.
- (5) A guest house, bed and breakfast, or tourist dwelling unit in this zone may not include meeting or beauty treatment rooms or a wellness centre unless the Municipality's consent has been obtained for these land uses.
- (6) The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit and the number of additional dwellings may not exceed the number permitted by means of the definition of "additional dwellings".
- (7) When approving such an application the Municipality shall impose a restriction on the number of bedrooms which may be used in connection with the activity and any future expansions or alterations will require further consent.

208. Tourist accommodation and hotel in this zone

- (1) When the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale of dwelling houses and additional dwelling houses permitted on a land unit, or if other buildings, which are not the approved main dwelling house, second dwelling house or additional dwellings units, are converted to transient guest accommodation, the activity shall be classified either as a tourist accommodation establishment or a hotel, depending on the type of accommodation and the ancillary uses.
- (2) A tourist accommodation establishment or hotel is a consent use in this zone.
- (3) When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements set out in section 213.

⁸ Note: "Less than 15 people" per land unit is the threshold set in National Environmental Management Act (NEMA) regulations for all guest accommodation facilities outside the urban edge below which basic assessment is not required (unless within 5km of a proclaimed national park). It is regarded as an appropriate general threshold for guest accommodation permitted as an additional use right on a farm land unit since the impact (from a land use management perspective) is regarded to be small and the activity will not have an adverse impact on agricultural activities, when curtailed to existing buildings. It should however be noted that guest accommodation outside the urban edge, but within protected areas, within 10km of a national park or world heritage site, or 5km from any other protected area or from the core of a biosphere reserve triggers a NEMA basic assessment.

209. Tourist facilities in this zone

- (1) The parameters in this section shall apply to all tourist facilities on a land unit which are conducted as an additional use in this zone.
- (2) A technical approval for additional uses shall not be issued in terms of section 13(8)(f) unless all the applicable parameters in this section are complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.
- (3) Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is *bona fide* agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm.
- (4) Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose, provided the Municipality may approve internal alterations and minor additions to these buildings within the parameters of this Scheme. Building plans must be submitted and approved prior to converting existing buildings to tourist facilities.
- (5) New buildings for tourist facilities require a consent use application in terms of Planning Law.
- (6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m² for the entire land unit, of which:
 - (a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120m² and this is a sub-limit of the overall limit for tourist facilities;
 - (b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50m² and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from;
 - (c) the total land area for market stalls may not exceed 120m² and this is a sub-limit of the overall limit for tourist facilities.
- (7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm.
- (8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered:
 - (a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives;
 - (b) such goods may be sold in the tourist facility on the property, or elsewhere.
- (7) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the activity and any expansion, alteration or relocation will require a further application in terms of this Scheme.
- (8) The Municipality may impose any conditions required to mitigate the potential impact.
- (9) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions or the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor may the tourist activities have an adverse impact on any *bona fide* agricultural activities on the farm itself or on neighbouring properties.

- (10) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law.
- (11) Tourist facilities which exceed the maximum thresholds or any of the conditions or provisions in this section shall require a consent use application, unless the specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.

210. Polytunnels in this zone

- (1) For polytunnels, which for the purposes of this section also include agricultural shade netting, the following provisions apply: -
 - (a) up to 2000m² coverage per land unit are permitted as a primary use provided that it is indicated on an overall site development plan for the farm submitted to the Municipality in accordance with section 216 prior to erection thereof;
 - (b) between 2001m² and 5000m² coverage per land unit is permitted with the technical approval of the Municipality, subject to a more detailed and location-specific site development plan, as may be required by the Municipality;
 - (c) exceeding 5000m²⁹ coverage on a land unit requires a consent use application to be submitted and approved by the Municipality.
- (2) When assessing an application for technical approval or consent use for polytunnels, the Municipality shall take cognisance of the importance of agriculture and food security and strive to approve applications forthwith if proposals address concerns of adverse impacts on visual, cultural and heritage amenity and addresses all technical requirements.
- (3) The Municipality may require proposals to be amended, in the form of repositioning, screening and any other measures which may address negative adverse impacts.
- (4) The Municipality may also impose measures and conditions related to decommissioning as set out in section 24 of this Scheme.

211. Mining as a temporary departure in Agriculture and Rural Zone

- (1) The Municipality may grant a departure in this zone to use land for the purposes of mining on a temporary basis.
- (2) Notwithstanding section 18(1)(b) of the Stellenbosch Land Use Planning By-law, the period for which a mine may operate shall be linked to the life expectancy of the mine and may exceed a period of 5 years.
- (3) The Municipality shall impose conditions relating to the period of validity, other operational requirements, as well as future rehabilitation of the mine after closure, as provided for in section 24 of this Scheme.

212. Rooftop and freestanding base telecommunication stations

- (1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if consent use is approved by the Municipality.
- (2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting a technical approval.

⁹ It must be noted that The National Heritage Resources Act (no 25 of 1999) requires a NID to be submitted for any activity that will change the character of a site exceeding 5000m² in area.

- (3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting a technical approval.
- (4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.
- (5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.
- (6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany the application.
- (7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

213. Consent uses in Agriculture and Rural Zone

- (1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.
- (2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture.
- (3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.
- (4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, tourist accommodation establishment and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.
- (5) These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.
- (6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.
- (7) As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.
- (8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.
- (9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm'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.

214. Building development parameters in this zone

- (1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

Building type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Accommodation and dwellings in this zone					
Dwelling house and second dwelling-house (excluding outbuildings, carport or garage)	5m	2 storeys	600m ² each		
Additional dwelling houses (excluding outbuildings, carport or garage): Max 4 dwelling units (1 unit/10ha for land units larger than 20ha)	5m	1 storey			120m ² each
Guest house, bed & breakfast & tourist dwelling units: in existing approved dwellings	In existing approved dwelling houses (as per above)			Max 7 bedrooms	As approved by Municipality
Tourist facilities					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m ²	As approved by Municipality
-Shop in tourist facility sub-limit				120m ²	
-Manufacture and craft workshop sub-limit				50m ²	
Other Agricultural buildings					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m ²	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m ²	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m ²	≥2000m ²
Polytunnels; Including shade netting	5m	1 storey	≤2000m ²	≤2001m ² to 5000m ²	>5000m ²

- (2) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

215. Boundary walls and fences parameters

- The height of any masonry wall, excluding the entrance structure and columns, may not exceed 1 meter.
- A fence comprising of only wire or steel palisade (painted charcoal, black or dark green) may not exceed 2,1 meters.
- No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.
- The general development parameters relating to boundary walls and fences in section 23 shall also apply.

216. Site development plan

- (1) A site development plan shall be required by the Municipality for any new development or change of land uses in existing buildings in this zone.

- (2) An owner of land zoned Agriculture and Rural may submit a site development plan for a farm, as described in subsection (2) even if no new development is intended, at any time after the commencement of this Scheme, and shall do so prior to, or at the same time as, an application is submitted in terms of this Scheme or when a building plan for new buildings is submitted to the Municipality, or when an existing building is converted to another use.
- (3) The purpose of the farm site development plan submitted in terms of subsection (1) and (2) is to indicate all existing buildings and their land uses, cultivated areas, grazing areas, uncultivated areas, dams, rivers, natural veld and critical biodiversity areas on a plan to provide an overview of the extent of land use activities on the land unit, and to enable the Municipality to evaluate the compliance of any new land use or building proposals.
- (4) Any existing activity which is indicated on the overall farm site development plan shall be clearly marked as either an existing primary use, a non-conforming land use/building or previously approved consent use or departure, as the case may be, and the proof of such approval or lawfulness (application number, building plan number or letter of approval, or any other relevant documentary proof) may be requested by the Municipality and must then be supplied by the applicant.
- (5) The plan may also show future intended activities which shall be clearly marked as future primary, additional or consent uses. The plan can either be accompanied by the necessary planning application for the additional or consent uses, or these shall be clearly marked as un-approved uses for future application.
- (6) None of the future activities which require approval in terms of this Scheme are approved by their inclusion on this plan until the relevant planning application is concluded.
- (7) The plan may be updated and amended by the owner from time to time, when the need arises, and shall be updated each time a new building plan or application in terms of Planning Law or this Scheme is submitted.
- (8) The farm site development plan does not require notification to neighbours, unless it accompanies an application in terms of Planning Law, in which case the required procedures will apply.
- (9) An amended farm site development plan shall accompany any application for an additional or consent use indicating the extent and location of the proposed activity in relation to the overall farm land uses.
- (10) Apart from the farm site development plan the Municipality shall also require a more detailed site development plan for the specific additional use or consent use which will serve as the development parameters for the approved use, once approved.
- (11) An approved overall farm site development plan shall not lapse unless replaced by a new farm site development plan.

217. Construction environmental management plan

- (1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

218. Engineering services

- (1) At building plan approval, the Municipality may impose conditions related to the provision of off-the-grid engineering services in instances where municipal engineering services are not available to a proposed development. Such services shall be provided at the cost of the owner and to the satisfaction of the Municipality.

219. Development charges in this zone

- (1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilise intensified primary development rights which came into operation as a result of this Scheme.
- (2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the land owner prior to the approval of said building plan.
- (3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.



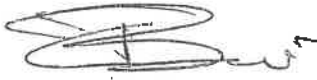
STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

Kindly note the above Council decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



DIRECTOR : PLANNING AND ENVIRONMENT

ANNEXURE A
FILE NO: 1611P

In this approval document:

"Council" means the Stellenbosch Municipality

"the owner" means the registered owner of the property.

"the site" means FARM NO. 1611, PAARL DIVISION

"scheme regulation" has the meaning assigned thereto by Ordinance 15 of 1985.

EXTENT OF APPROVAL: Consent use in order to construct three (3) additional dwelling units on Farm 1611, Paarl Division as per Drawing No. KS 117A:04 dated November 2006, drawn by CEBO Planning attached as **Annexure C**.

VALIDITY OF APPROVAL: The approval for the departure is valid for two (2) years from date of final notification.

CONDITIONS IMPOSED: Consent Use Conditions

CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING ORDINANCE NO 15 OF 1985:

- (a) The approval applies only to consent use as per Drawing No. KS 117A:04 dated November 2006, drawn by CEBO Planning and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- (b) That the conditions as set out in Annexure D by the Department of Public Works must be complied with.
- (c) That the conditions as set out in Annexure E by the District Roads Engineer must be complied with.
- (d) That the conditions as set out in Annexure F by the Department: Water Affairs and Forestry must be complied with.
- (e) That the utilization of the property and buildings must at all times be within the parameters determined by the Section 8 Scheme Regulations for the applicable zonings.
- (f) Building plans for the proposed building work must be submitted to this Council for approval.

Recommended by the Head: Planning


.....
N Duze

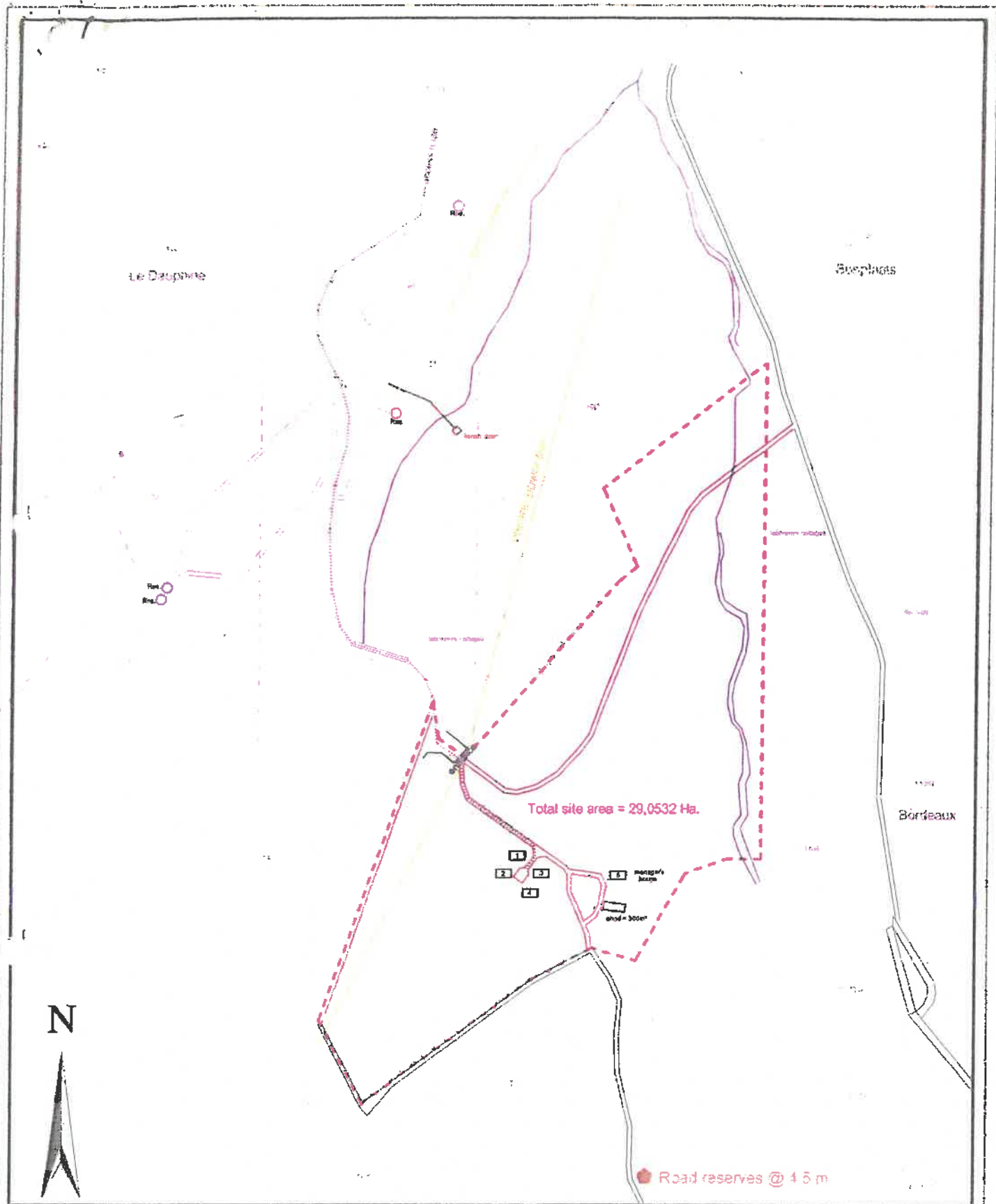
16/04/08
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Date

STELLENBOSCH MUNICIPALITY
STELLENBOSCH • FORT • BRANSBURG

Resolved by Director: Planning and Environment


M Mupariwa

16/04/08
Date



C&P Planning

Stads- en Streekbeplanners / Town and Regional Planners

22 Reitz Street
Postnet Suite 279
Private Bag X29
Somerset West
7115

Tel: 021-8512000

Fax: 0866 1234 19

Cell: 081 201 2011

SKEMA - PROJECT

**Riverstone Farm, No 1611
Franschoek**

TEKENING - DRAWING

LAYOUT PLAN

SKAAL:
SCALE: 1 : 5 000

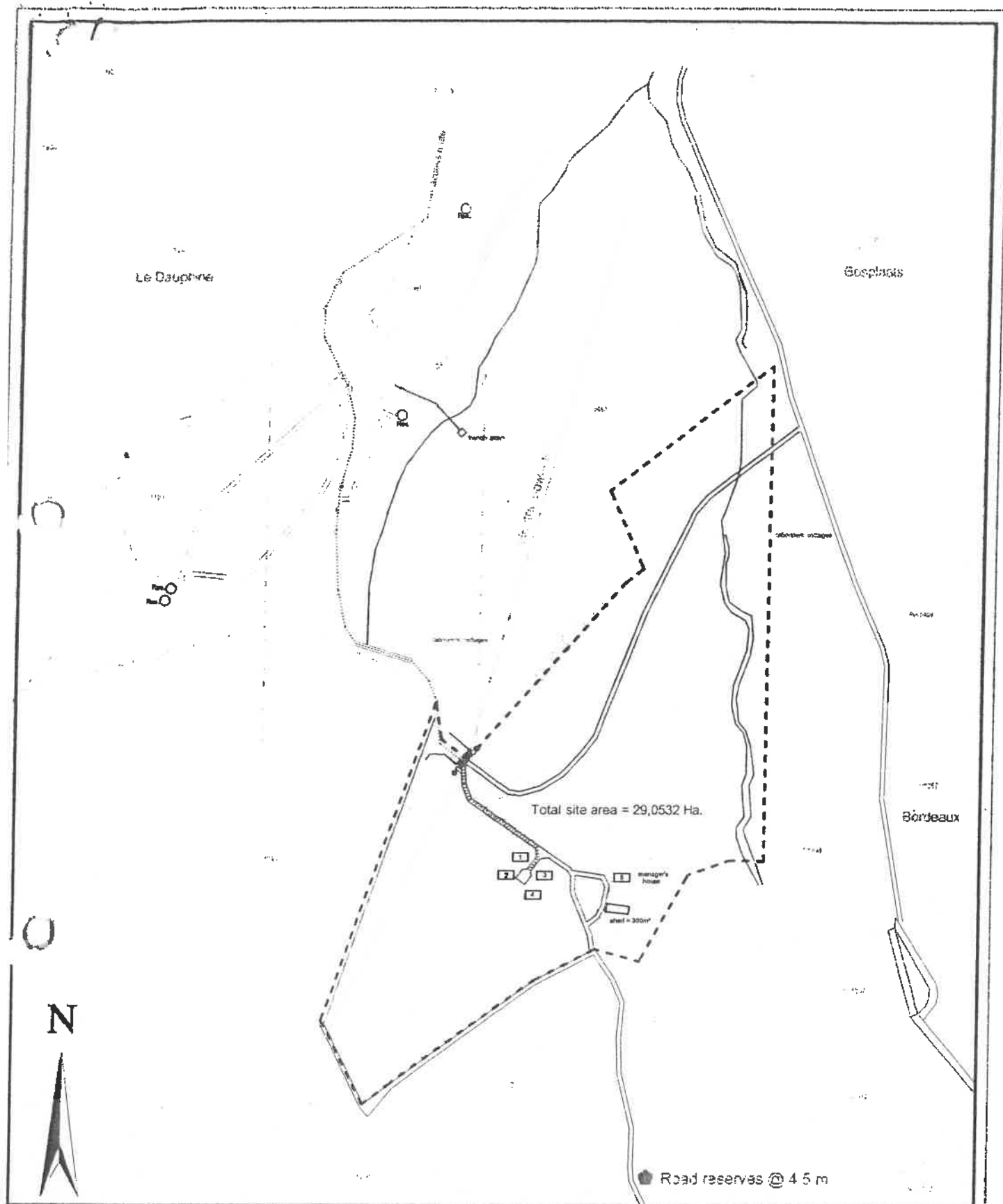
GETEKEN:
DRAWN: HWW

DATUM:
DATE: November 2006

TEK. No. - DWG. No.

KS 117A : 04

[REVISED]



CEBO Planning
 Stads- en Streekbeplanners / Town and Regional Planners
 22 Reitz Street
 Postnet Suite 279
 Private Bag X29
 Somerset West
 7129
 Tel: 021-8512000
 Fax: 021-8512018
 e-mail: info@cebo.co.za

SKEMA - PROJECT

**Riverstone Farm, No 1611
 Franschoek**

TEKENING - DRAWING

LAYOUT PLAN

SKAAL: 1 : 5 000
 SCALE:

GETEKEN: HWW
 DRAWN:

DATUM: November 2006
 DATE:

TEK. No. - DWG. No.

KS 117A : 04
 [REVISED]

Verwysing
Reference
Yathiso

: PR22/29/105/0164(07)

Navrae
Enquiries
Imibuzo

: H Hendriks /M Sauts

Telefoon
Telephone
Ifowuni:

: 8632020 / 888 5100



DEPARTEMENT VAN VERKEER
OPENBARE WERKE

DEPARTMENT OF TRANSPORT &
PUBLIC WORKS

EZOTHUTHO NEMISEBENZI
YAKWARHULUMENTE

Die Munisipale Bestuurder
Stellenbosch Munisipaliteit
Posbus17
STELLENBOSCH
7599

Vir Aandag : Mnr. Ulrich von Molendorff

Meneer

**AANSOEK IN TERME VAN WET 21/1940 : PLAAS 1611 : AFDELING PAARL :
STELLENBOSCH MUNISIPALITEIT
AANSOEK OM VERGUNNINGSGEBRUIK**

1. Die bogenoemde aansoek het betrekking.
2. In terme van bogenoemde wet het hierdie direktoraat vanuit verkeersoorwegings geen beswaar teen die aansoek om vergunningsgebruik nie op voorwaarde dat;
 - a. slegs die bestaande toegange vanuit Ondergeskiktepad OP. 5621 gebruik word as die enigste toegange om toegang te verkry na bovermelde plaas 1611;
 - b. geen advertensie- of enige ander tekens wat sigbaar is vanaf die geproklameerde paaie mag sonder die skriftelike goedkeuring van die Padowerheid opgerig word nie;
3. Hierdie goedkeuring vrywaar nie die aansoeker teen die nakoming van enige ander wetlike voorskrifte nie.

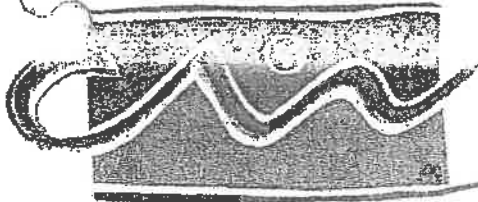

H HENDRIKS
Nms DISTRIKSPADINGENIEUR : PAARL

Datum : 2007-03-07

Distrikspadingenieur, Privaatsak X6003, Suider-Paarl, 7624
District Roads Engineer, Private Bag X6003, Suider-Paarl, 7624
Inginieli Yeendlela Zessthill, Private Bag X6003, Suider-Paarl, 7624
Telefoon/Telephone/Ifowuni: (021) 863-2020
Faks/Fax/Faksi: (021) 863-3623



ANNEXURE



CAPE WINELANDS DISTRICT
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMIBUZO:
TELEFOON/TELEPHONE/UMNKEBA:
FAKS/FAX/IFEKS:
E-POS/E-MAIL/E-MAIL:
U VERW/YOUR REF/REF YAKHO:
ONS VERW/OUR REF/REF YETHU:

M J Sauls
021-888 5100
021-882-9931
mullen@bolanddm.co.za
Plaas 1611 Paarl
15/2/6/1 (colab 5648735)

Alexanderstraat 48 Alexander Street
100
STELLENBOSCH
7599

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/
All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala

2007-03-07

Munisipale Bestuurder
Stellenbosch Munisipaliteit
Posbus 17
STELLENBOSCH
7599



Aandag : Mnr Ulrich von Molendorff

Meneer

**PLAAS 1611 AFDELING PAARL : STELLENBOSCH MUNISIPALITEIT
AANSOEK OM VERGUNNINGSGEBRUIK.**

1. U skrywe gedateer 05 Januarie 2007 het betrekking.
2. Hierdie direktoraat het vanuit verkeersoorwegings geen beswaar teen die bovermelde aansoek om vergunningsgebruik nie, mits daar aan al die voorwaardes van die Distrikspadingenieur voldoen word.
3. Geliewe daarop te let dat die bostaande kommentaar op die Owerheid se briefhoof slegs betrekking het op die paaie onder hul beheer en dat u steeds ander betrokke departemente van die Raad se insette moet bekom.
4. Na afhandeling van die aansoek, geliewe asseblief 'n afskrif van u Raad se besluit aan die Raad te stuur vir die nodige kontrolering deur die Paaie-afdeling.

Die uwe

M SAULS
Nms MUNISIPALE BESTUURDER

PLAAS NO:	Plaas 1611 Paarl
STAD NO:	930
STAD NO:	98588



water & forestry

Department:
Water Affairs and Forestry
REPUBLIC OF SOUTH AFRICA

Private Bag / Privaatsak X16, Sanlamhof, 7532, 17 Strand Street, Bellville, 7530

Enquiries/Navrae: Warren Manuel
Reference: 16/2/7/G100/A/B
Email: Manuchw@dwaf.gov.za

TEL: (021) 950 7100
FAX: (021) 950 7149
19 October 2007

Attention: Erich Schmollgruber
Wettech SA
Suite 7092
Private Bag X3041
Paarl
7620

Dear Sir

**APPLICATION FOR A GENERAL AUTHORISATION IN TERMS OF THE
NATIONAL WATER ACT, 1998 (ACT 36 OF 1998): RIVERSTONE FARM,
FRANSCHHOEK.**

I refer to the Water Quality Management Report dated 11/07/2007 compiled by Wettech SA, the site visit conducted by an official from this office and your email dated 10/10/2007.

This Department has assessed the application in terms of the National Water Act, 1998 (Act 36 of 1998):

In terms of Government Notice No 26187 dated 26 March 2004, General Authorisations were promulgated authorising all or any category of persons to use water in terms of Section 39(1) of the National Water Act, 1998 (Act 36 of 1998); read together with Section 21.

In terms of Schedule 3 and 4 of the General Authorisation, Riverstone Farm is therefore authorised to treat and dispose 5.45m³ per day or 1989.25m³ per year domestic effluent by discharging treated effluent into the Franschhoek Rivier.

The following conditions must be adhered to:

- The requirements of Schedule 3 and Schedule 4 of the named Government Notice.
- All the recommendations as contained in the Water Quality Management Report must be adhered to.
- A backup generator must be installed.

- Please note that a monitoring program must be established to monitor the quality of the water that is discharged into the Franschhoek River. If the quality of the discharged treated effluent does not comply with special limits measures must be put in place to ensure compliance with legislative requirements.
- Effluent must be analysed at least monthly for the following parameters and the results submitted to this office:

- Electrical Conductivity (mS/M)
- pH
- Chemical Oxygen Demand (mg/l)
- Sodium Adsorption Ratio
- E-coli
- Faecal Coliforms
- Ammonia
- Suspended Solids

NOTE: Be informed that should the annual volume of wastewater exceed 2000m³ the applicant is obliged to inform both this Department and DEADP.

Any contravention of any provision of this authorisation is an offence and is subject to the penalty set out in section 151 (2) of the National Water Act (NWA), 1998 (Act 36 of 1998).

This authorisation is valid until 26 March 2009, unless;

1. it is amended at any review period,
2. the period is extended by further notice in the Government Gazette,
3. it is replaced with a General Authorisation in relation to a specific water resource or within a specific area, and
4. the water user is required to apply for a licence in terms of the National Water Act, 1998 (Act 36 of 1998).

Should you have any further queries in this regard please contact this office.

Yours faithfully


Regional Director: Western Cape



ANNEXURE C PHC CONSULTING REPORT



14 September 2022

ATTENTION: MR NICK HOLLAND / MS J BURGER

DUE DILIGENCE ON WATER USES FARM 1611 RIVERSTONE, FRANSCHOEK

PHS Consulting was requested to conduct a water use due diligence at the abovementioned site.

Verification of authorised current water uses on site and any additional water uses, including historic dams, abstraction sources, boreholes and other abstraction points was included, with the outcome listing findings and recommendations for future water use on site, including assessing available water against future projected uses. Advise on potential future authorisation processes, associated timelines and resources required is also included.

The Farm 1611 is 29.05ha in size and lies approximately 2.5km directly South of Franschhoek within the Paarl administrative district. The site falls under the Cape Winelands District Municipality and the Stellenbosch Local Municipality. Refer to Figure 1 for site location.

Landowner	Farm Name	Title Deed	Geographic Location	SG
NJ and R Holland	Farm 1611 Riverstone	T18153/2022	33°56'29.76" S 19°06'41.42" E	C055 00000000 1611 000 00

Table 1: Property Details



Figure 1: Red outline denotes Farm 1611 in relation to Franschhoek and other landmarks (CFM; SANBI)

1. Water features on site:

The farm lies within Quaternary catchment G10A that forms part of the Berg Water Management Area. The Berg-Olifants Catchment Management Agency is the authorising agent for this area on behalf of the Department of Water and Sanitation (DWS).

A minor tributary of the Franschhoek river traverses the farm on the easterly border (refer Figure 2), it flows in a northerly direction and eventually joins the Bergriver near Bridge House School outside Franschhoek. This tributary arises in the Hottentots Holland Mountain catchment area to the South of the site, made up of the quartzites typical of the Peninsula Formation of the Table Mountain Group.

The tributary at its origin is typically of good water quality with total dissolved solids (TDS) concentrations of less than 60mg/l, however the quality deteriorates in a downstream direction because of human activities such as agriculture, human settlement and industrial uses. The expected water quality of the tributary where it flows over the farm is expected to be of good quality as it is still within the upper reaches of the catchment with limited human activities, primarily only agricultural.



Figure 2: Surface water features in relation to Farm 1611 (CFM, SANBI)

2. Local Geology

The farm is underlain by the Morreesburg Formation, that typically consists of a succession of gritstone, limestone, quartz schist and some greywacke that are complexly deformed – refer Figure 3. The Morreesburg Formation forms part of the Malmesbury Group that underlies the Peninsula Formation of the Table Mountain Group.



Figure 3: Local Geology in relation to Farm 1611 (CFM, SANBI)

3. Aquifer characteristics

The underlying aquifer type is classified as fractured with a high recharge from the mountains to the south of the farm (refer Figure 4). Due to the high rainfall received in the area and the favourable geological setting, the wider area typically has very good groundwater quality, with the expected EC ranging between 0 and 70mS/m at the study site. Groundwater plays a significant role in supplying base flow to the rivers in the area, which makes the correct management and protection of aquifers and boreholes important aspects for consideration.

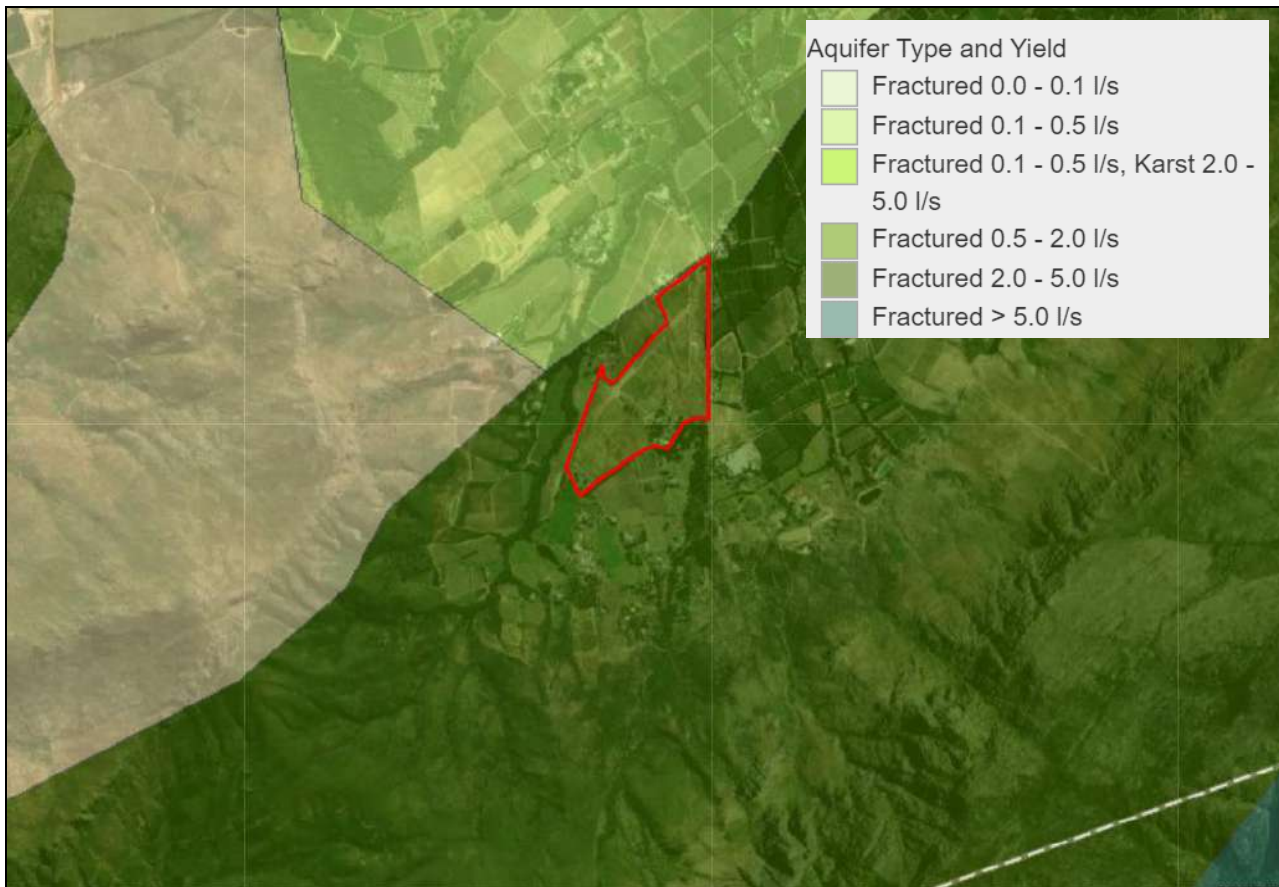


Figure 4: Underlying aquifer type in relation to Farm 1611 (CFM, SANBI)

Based on the climatic characteristics (winter rainfall region with dry summers) this water management area is one in which bulk water storage facilities (such as dams and aquifers) are critical to provide sufficient carry-over storage, in that water that becomes available in winter can provide for summer water requirements. Historically this has resulted in a focus on the development of surface water sources and on large dams to provide for the needs of the water users within the water management area.

4. Current water uses on site:

The farm historically irrigated 14ha vineyards and approximately 1000 olive trees (4ha). Irrigation is from 3 existing on site boreholes (Refer Figure 5) and additional surface water abstraction from the stream on the easterly border. Surface and groundwater storage on site is illustrated in Figure 7.

Table 2 illustrates the identified water uses on site and their legal standing.

Water use in terms of NWA	Description	Source	Volume (m ³ /annum)	Registered in WARMS (yes/no)	Considered legal use/ not
Abstraction (S21a)	BH01	Groundwater	33 000	No	Yes, under Registration Certificate 22084192 (July 2003)
Abstraction (S21a)	BH02	Groundwater	37 000	No	
Abstraction (S21a)	BH03	Groundwater			
Abstraction (S21a)	Tributary	Surface water	5 000	No	
Storage (S21b)	Dam 1	Surface water	420 (estimated)	Constructed in 2013/ 2014	Yes, Reg 399 of 2004 allowed storage of 5000m ³
Storage (S21b)	Dam 2	Surface water	1140 (estimated)	Constructed in 2013/ 2014	Yes, Reg 399 of 2004 allowed storage of 5000m ³
Storage (S21b)	Dam 3	Surface water	600 (estimated)	Constructed in 2013/ 2014	Yes, Reg 399 of 2004 allowed storage of 5000m ³
Storage (S21b)	Reservoir 1	Unknown	750	Construction prior to 2004	Yes, Reg 399 of 2004 allowed storage of 5000m ³
Storage (S21b)	Reservoir 2	Unknown	600 to 900 (estimated)	Construction 2017	Yes, Reg 399 of 2004 allowed storage of 5000m ³
Schedule 1 usage	Houses on site	Groundwater	2000	Not required	Yes
S21(c) and (i) on stream	Banks of tributary	Not applicable	Not applicable	Yes	Registration completed in 2017

Table 2: Water uses in terms of National Water Act S21

NOTE: an additional 5000m³ groundwater was requested in 2006, but never clarified/ authorised by DWS.



Figure 5: Existing boreholes on site

The current borehole configuration differs from the two initial drilled holes, as in 2006 BH02 and BH03 were drilled and the original second borehole was abandoned. BH01 is still in its original drilled position.

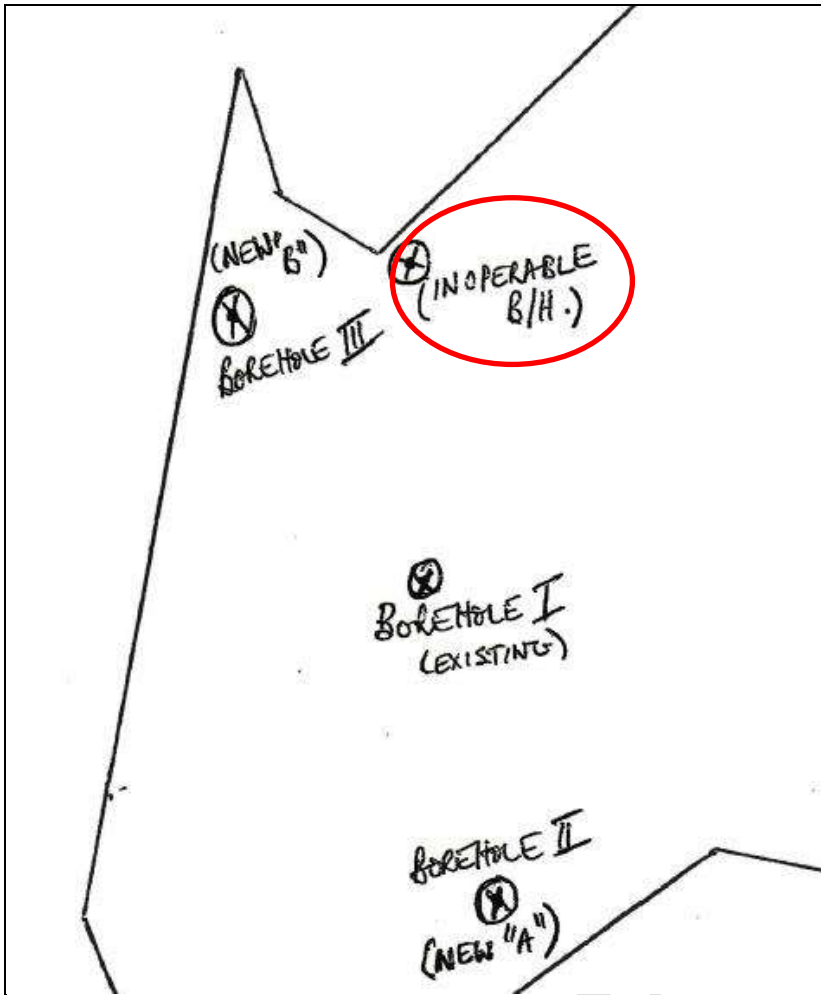


Figure 6: Existing and previous boreholes on site indicated by historical documents (red circle denotes position of abandoned borehole)

Borehole	Coordinates
BH01	33°56'37.15"S 19° 6'39.88"E
BH02	33°56'40.17"S 19° 6'40.08"E
BH03	33°56'32.43"S 19° 6'38.59"E

Table 3: Coordinates of boreholes

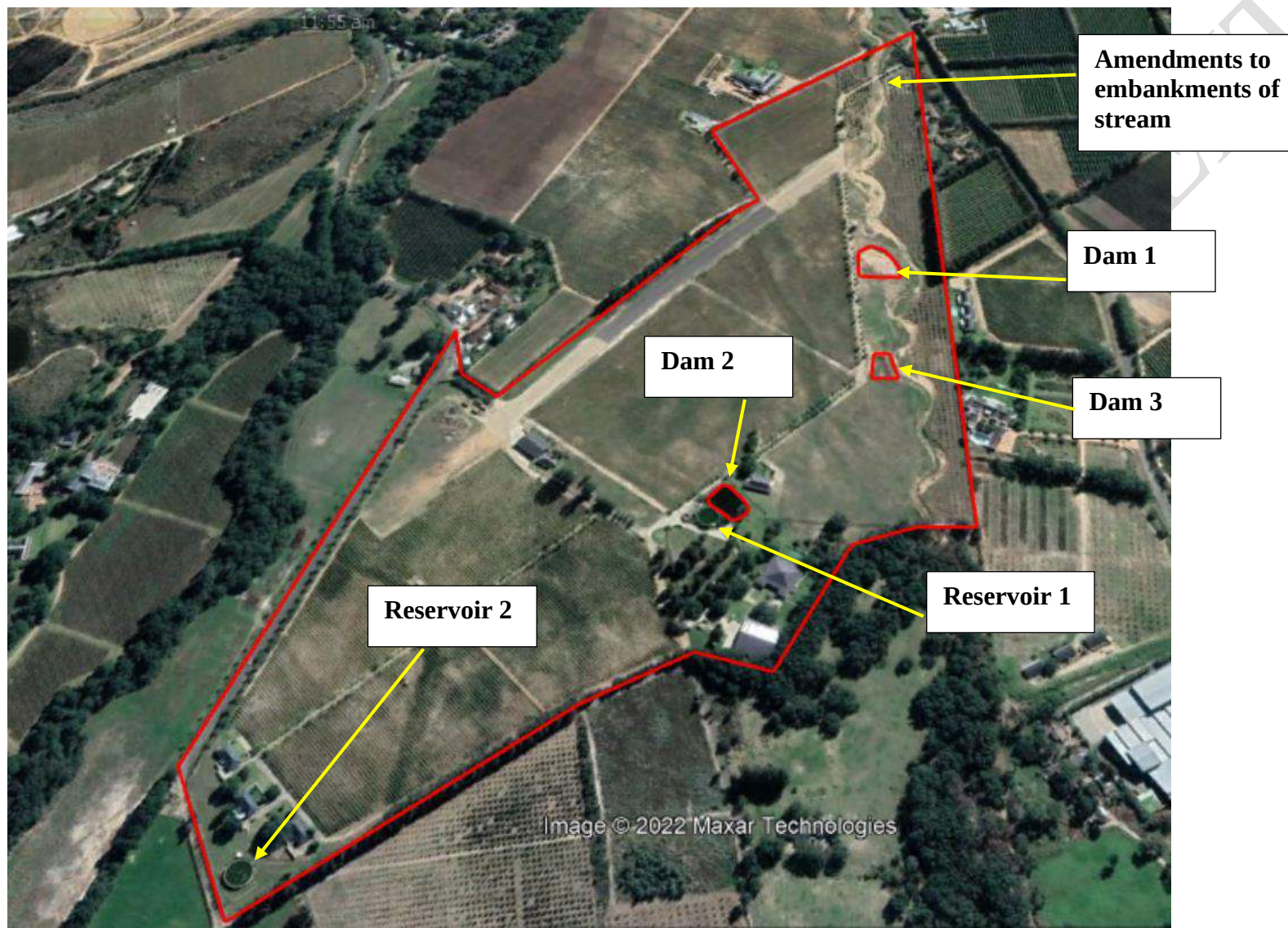


Figure 7: Current surface water storage on site

5. Registered and permissible water uses:

The registration of water use authorizations is required in terms of section 26 (1) (c) and 34(2) of the National Water Act, 36 of 1998 (NWA).

A **General Authorisation (GA)** is an authorisation to use water without a licence, provided that the water use is within certain limits and complies with conditions set out in the Gazetted General Authorisation. This authorisation requires a registration with the Department of Water and Sanitation prior to exercising the water use(s). GA has a cap of 40 000m³/annum regardless of the size of the property based on Regulation 538 of 2016.

Existing Lawful Water Use (ELU) means the use of water authorised by or under any law that took place at any time for a period of two years before the commencement of the National Water Act 1998.

A **Schedule 1** use is a water use permissible in terms of Schedule 1 of the NWA, and allows a landowner, or legal occupier of the land, a right to reasonable use of surface or groundwater on that property. This 'reasonable use' is defined as:

- 'reasonable domestic use in that person's household';
- 'small gardening not for commercial purposes';
- 'the watering of animals (excluding feedlots) which graze on that land within the grazing capacity of that land'.

Schedule 1 water uses do not require any permission from DWS or registration.

Water uses exceeding the provisions of a General Authorisation, that cannot be classified as a Schedule 1 use, or that does not fall under ELU, will have to be authorised through a Water Use Licence (WULA).

Background documents provided by the client included historic maps, communications with (then) DWAF and borehole registers and test logs. No recent water use registration documents were provided.

A Power of Attorney was obtained from the client to draw the registered water uses from the Water use Authorisation and Registration Management System (WARMS) administered by Department of Water and Sanitation (DWS).

According to the DWS there are no registered S21(a) or (b) water uses on record in WARMS for the property (under water use number **22139339**). The DWS has record of S21(c) and (i) water uses registered in 2017. The consolidated properties (P18 of Farm 1129 and P1 of Farm 1570) also showed no registered water uses. A query regarding the water use number **22084192** to DWS is still outstanding.

The total volume of 75 000m³/annum was used in previous years to irrigate 14ha vineyards, approximately 4ha of olive trees (1000 trees) at a rate of 375mm across the entire farm, and to provide potable water to the houses on site. The provision of potable water to the residential houses on site (workers, landowner, farm manager) is seen as Schedule 1 use and does not require authorisation. This

volume is normally capped at 2000m³/annum for a site and will reflect as part of the measured abstraction from the boreholes but is over and above the allocated volume of 75 000m³/annum.

Water use	Description	Volume allocated	Comment
Vineyards	14ha	52 500m ³ /annum	Based on 375mm irrigation
Houses	6 houses 1 shed/ office	2 000m ³ /annum	Assume Schedule 1 use. Shed nominal use. Not included in total
Olive trees	4ha consisting of 1000 trees	22 500m ³ /annum	Based on total volume
TOTAL		75 000m³/annum	

Table 4: Historical water use breakdown for the farm

The landowner aims to reduce the vineyards to 6ha, which will make available an estimated 30000m³/annum for additional use if the cultivar irrigation needs stays at 375mm (refer Table 5) and no additional requirements for tourism or commercial uses is developed. The landowner has expressed the interest to start a water bottling facility on site, which could make use of this additional water.

Water use	Description	Volume allocated	Comment
Vineyards	6ha	22 500m ³ /annum	Based on 375mm irrigation.
Houses	6 houses 1 shed/ office	2 000m ³ /annum	Assume Schedule 1 use. Shed nominal use. Not included in total
Olive trees	4ha consisting of 1000 trees	22 500m ³ /annum	Irrigation amount of 694mm for 3.24ha
TOTAL		45 000m³/annum	
SURPLUS		30 000m³/annum	

Table 5: Possible future water use breakdown for the farm

NOTE: If the irrigation requirement for the vineyards increases to 450mm the available/ surplus water decreases to 25 500m³/annum.

6. Findings:

- 1) The three dams on site are not registered with DWS. They serve as storage for the allowed abstraction volumes (surface water and groundwater), have a combined volume close to the permissible 2000m³ surface storage volume for this quaternary catchment according to Regulation 538 of 2016, and are off stream, thus could be generally authorised. The registration of the storage on site is a requirement under Regulation 538 of 2016 for total site storage under 10 000m³. They have a legal standing under Regulation 399 of 2004 that allowed permissible storage of 5000m³ at the time they were built.
- 2) The 5000m³ surface water abstraction is within a quaternary catchment (G10A) that has restrictions on surface water abstraction and has a 0m³/ha/annum allocated volume under GA. This means that any additional request for surface water abstraction would require a WULA.
- 3) The 70 000m³ groundwater abstraction from the three boreholes is considered a lawful water use in terms of the National Water Act. Any additional water required from groundwater would require a WULA.
- 4) The gabions built in the tributary are considered S21(c) and (i) water uses and have been generally authorised by DWS.
- 5) The stated irrigation of 375mm (3750m³/ha/annum) is below the DWS volume for the area at 526mm (5260m³/ha/annum). The additional 5000m³/annum requested in 2006 may have been an indication that the irrigation needs were understated. The extra request was to take the irrigation up to 4500m³/annum/ha.
- 6) The olive trees area measured on site is closer to 3.24ha than 4ha, but it is assumed the overall use remains the same. Irrigation of the olive trees is from the two dams (refer Dam 1 and 3 in Figure 7).
- 7) The Existing Lawful uses (boreholes and surface abstraction) are not registered with DWS in their WARMS process as the 2014 V&V process was not completed by a previous landowner.

7. Recommendations:

- 1) Dams 1 to 3 should be surveyed, and generally authorised with DWS. Any additional dam volumes or if a dam is constructed within the tributary, would require a WULA.
- 2) The water quality of the boreholes should be tested against the SANS drinking water standard on a six-monthly basis. It will serve as a database to monitor the quality over time and provide early warning should the integrity of the boreholes deteriorate over time. If the abstraction from the tributary is blended with the borehole water and used for eventual human consumption its quality should also be monitored over time.
- 3) Borehole protection and monitoring will allow a longer life span of the infrastructure.
- 4) The landowner should be aware of where the sewage infrastructure runs on site, and whether it has potential to cause pollution of the underground water source through leaks and or seeps. If any leaks or seeps are present it will typically show in the SANS test as coliform or *e.coli* readings.
- 5) As drinking water is distributed over the site through the reservoirs, they should be inspected and cleaned of sediment build-up if required. This will restore capacity and remove possible pathogens from sediments within the reservoirs.
- 6) Water quality should be tested at the point of drinking (furthest distribution point) to prove it is suitable for human consumption, after filtration and disinfection. The frequency of testing should comply with the Stellenbosch Local Municipal bylaws for Water Services Intermediaries.
- 7) Historically asbestos pipelines were used on farms to distribute water for irrigation and consumption. It is a legal and health requirement to remove these and the landowner should investigate this on site.
- 8) Change in water use (bottling facility) needs to be amended as a water use with DWS as the base charge changes from agricultural to commercial. This sector change may require a WULA from DWS.
- 9) Billing change for groundwater and surface water abstraction to follow land ownership change with DWS.
- 10) It is a legal requirement to install a water meter on each borehole to prove the volume abstracted complies with the legal allowed volume, in accordance with GG41381 dated 12 January 2018. Records should be sent to DWS monthly and kept in electronic format on site.
- 11) The abstraction point from the tributary should also be metered to ensure and prove compliance during any future audit/ verification of use on site. If the offtake is not piped, the abstraction from the two dams on site could be measured as an alternative. Records should be sent to DWS monthly and kept in electronic format on site.
- 12) Should the landowner develop tourism cottages on site that also use water abstracted from the boreholes, the DWS will consider this a sector change from agriculture to commercial with a resultant different base charge, and it should be registered and authorised with DWS. The amended tariff will reflect in the billing for the site.

- 13) Any new work within the regulated area of the tributary that is not already in existence (i.e., existing river crossing, olive groves) will require authorisation from (WULA) or registration with (GA) DWS. The process is determined by the risk rating (L, M, H) completed by a Freshwater Ecologist. If the risk rating is LOW, it can be generally authorised. If the rating is MEDIUM or HIGH a WULA will be required.
- 14) There is no legal requirement to yield test the boreholes on site if use remains at the legal volumes. Only if there is a deterioration in volumes or the landowner wishes to apply for additional volumes (through a WULA process) should they be yield tested – 24hrs per borehole according to the DWS requirements for production boreholes.
- 15) The Existing Lawful uses (boreholes and surface abstraction) should be registered with DWS.
- 16) The new landowner to check with previous landowner if any billing for borehole abstraction was received under water use number **22084192**.
- 17) Water saving initiatives on site will increase the use potential of available water, make the site more water resilient. Various initiatives exist:
- a. Use of endemic/ indigenous plants in the landscaping design;
 - b. Automatic irrigation system with rain sensor to not irrigate within 48 hours of any rain event;
 - c. Use of a weather station to reduce abstraction and irrigation during rainfall periods (e.g., “Hunter weather station” - measures dampness levels in soil, wind direction and speed);
 - d. Planned irrigation during low evaporation times;
 - e. Irrigation system on a timer to keep to minimum irrigation needs and times with auto seasonal adjustment feature – determined by above mentioned weather station;
 - f. Dry sweep areas and wash off only when needed;
 - g. Locate and repair leaks timeously;
 - h. The less time water spends in a dam/ reservoir before being used, the less chance it has to evaporate, therefor building larger storage dams is not always the solution. Open reservoirs can also be replaced with JoJo tanks at stores or accommodation units if needed.
 - i. Look at reuse and recycling options for the water on site- greywater from accommodation could become a non-potable source for irrigation of landscaping.

8. Future Authorisation processes, timelines and resources required:

Various registration and authorisation processes are mentioned in the preceding text. Below is a description of the expected timeline and resources required for each.

- 1) ELU verification with DWS: 6 to 12 months based on providing historical proof to DWS.
- 2) General Authorisation registration – 3 to 6 months through the online DWS e-wulaa system. The process is normally run by a consultant, and requires submission of the online documentation, online meeting with DWS after confirmation of the GA process and results in a GA letter from DWS.
- 3) WULA – 12 to 18 months dependant on the scope of the application. Typically, it may require a Freshwater Ecologist (new work within regulated area of the tributary), a Geohydrologist (if applying for additional groundwater), Engineering input (dam application) and a surveyor (for existing surface water storage).
- 4) WSI authorisation from Stellenbosch Local Municipality – 2 months, communication with the municipality on their information requests and requirements for the site and implementation thereof.
- 5) Amendment of billing for the site – 2 to 3 months; electronic submission of amendment forms to DWS.

Please do not hesitate to contact me should you require additional information.

Kind Regards,



AMANDA FRITZ-WHYTE (EAP)

BSc; BSc (Hons) Geology; MSc Water Resource Management

Fellow Member WISA

Member IAIAAsa

Pri.Sci.Nat (118385)



KANTEY & TEMPLER
CONSULTING ENGINEERS

ESTABLISHED 1953

ANNEXURE D WATER USE LICENCE



water & forestry

Department:
Water Affairs and Forestry
REPUBLIC OF SOUTH AFRICA

National Register of Water Use Certificate 22107408

National Register of Water Use Certificate 22107408, issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act(Act 36 of 1998) to:

Applicant

Applicant Type: COMPANY
Name: MINX TRADE 42 (PROPRIETARY)
Enterprise Type: PRIVATE COMPANY
Business Registration Number: 2004/023371/07
Postal Address: PO BOX 77
FRANSCHHOEK
7690

VAT Registration Number:

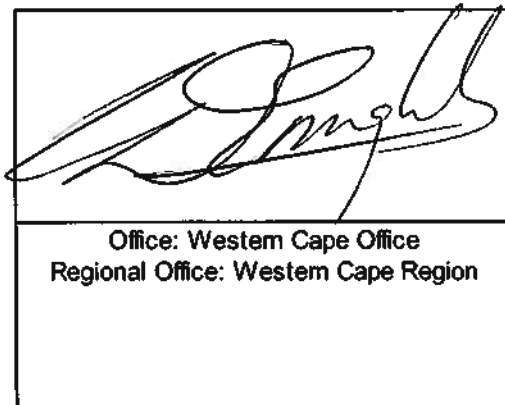
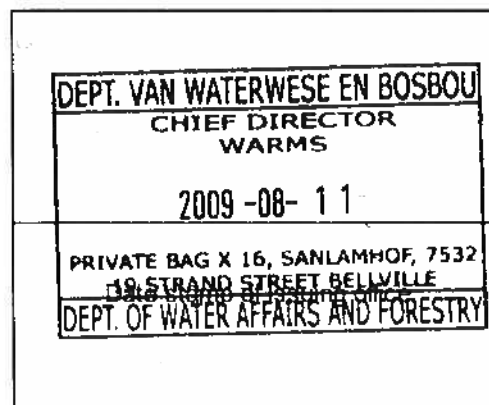
Water Management Area

Name: BERG

Water Uses

Section 21(a) Taking water from a water resource.

See attached Annexure(s)



DISCLAIMER:

This certificate is :

1. not an acknowledgement of an entitlement to the registered water use;
2. issued without alterations or erasures and is invalid if it contains alterations not in conformity with the Department's official copy; and
3. in substitution of any National Register of Water Use Certificate the Department may have previously issued and the information is valid as at the date of issue. However, in the case of any water use having been identified as a licensed water use, this certificate is not to be regarded as a replacement of the applicable licence certificate. The license conditions that are applicable to the water use are not currently incorporated in this National Register of Water Use certificate

National Register of Water Use Certificate 22107408

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22107408
Water Use Number: 1
Water Use Start Date: 2006/09/01
Water Use Status: REGISTERED

Lawfulness Authentication

Finding: LAWFULNESS STILL TO BE DETERMINED
Finding Date: 2008/04/10
Finding Reason:
Finding Confirmed: YES

Succession/Transfer Details

Succession/Transfer Type: SUCCESSION IN TITLE
Source Part2 Details: Register No. WUN
22084192 1

Water Use Details

Water Use Sector (i.e. Purpose of Water Use): AGRICULTURE: IRRIGATION
Source Type: BOREHOLE
Water Resource Name: GROUNDWATER

Point of Abstraction: Latitude Longitude
33° 56' 50" south 19° 6' 50" east
Datum Type: CAPE (MODIFIED CLARKE 1880)
Quaternary Drainage Region: G10A

Registered Volumes

Start Date	Registered Volume (m³)	Time Interval
2006/09/01	33000	PER YEAR

Irrigated field and crop information

Field Number	Crop	Area (hectares)	Planting Date (mm/dd)	Growing season (days)	Rotation factor %	Irrigation system
1	GRAPES-WINE	8.8	12/30		100	DRIP

Property Where Water Use Occurs

Property Name: RIVESTONE FARM
Property Number: 1611
Portion of Property: 0
Title Deed Number: T67661/2006
SG Cadastral Code: C06700000000161100000
Deeds Office: CAPE TOWN
Registration Division: STELLENBOSCH
Province: WESTERN CAPE
Surveyor General Office: CAPE TOWN

WUN/Property Relationship Details

Relationship Start Date	Relationship End Date
2006/09/01	

National Register of Water Use Certificate 22107408

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number:	22107408
Water Use Number:	1
Water Use Start Date:	2006/09/01
Water Use Status:	REGISTERED

Comment

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National Register of Water Use Certificate 22107408

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22107408
Water Use Number: 2
Water Use Start Date: 2006/09/01
Water Use Status: REGISTERED

Lawfulness Authentication

Finding: LAWFULNESS STILL TO BE DETERMINED
Finding Date: 2008/04/10
Finding Reason:
Finding Confirmed: YES

Succession/Transfer Details

Succession/Transfer Type: SUCCESSION IN TITLE
Source Part2 Details: Register No. WUN
22084192 2

Water Use Details

Water Use Sector (i.e. Purpose of Water Use): AGRICULTURE: IRRIGATION
Source Type: RIVER/STREAM
Water Resource Name: FRANSCHHOEK RIVER

Point of Abstraction: Latitude Longitude
33° 56' 50" south 19° 6' 50" east
Datum Type: CAPE (MODIFIED CLARKE 1880)
Quaternary Drainage Region: G10A

Registered Volumes

Start Date	Registered Volume (m³)	Time Interval
2006/09/01	5000	PER YEAR

Irrigated field and crop information

Field Number	Crop	Area (hectares)	Planting Date (mm/dd)	Growing season (days)	Rotation factor %	Irrigation system
1	GRAPES-WINE	1.4	12/30		100	DRIP

Property Where Water Use Occurs

Property Name: RIVESTONE FARM
Property Number: 1611
Portion of Property: 0
Title Deed Number: T67661/2006
SG Cadastral Code: C06700000000161100000
Deeds Office: CAPE TOWN
Registration Division: STELLENBOSCH
Province: WESTERN CAPE
Surveyor General Office: CAPE TOWN

WUN/Property Relationship Details

Relationship Start Date	Relationship End Date
2006/09/01	

National Register of Water Use Certificate 22107408

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number:	22107408
Water Use Number:	2
Water Use Start Date:	2006/09/01
Water Use Status:	REGISTERED

Comment

DISCLAIMER :

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National Register of Water Use Certificate 22107408

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22107408
Water Use Number: 3
Water Use Start Date: 2006/09/01
Water Use Status: REGISTERED

Lawfulness Authentication

Finding: LAWFULNESS STILL TO BE DETERMINED
Finding Date: 2008/04/10
Finding Reason:
Finding Confirmed: YES

Water Use Details

Water Use Sector (i.e. Purpose of Water Use): AGRICULTURE: IRRIGATION
Source Type: BOREHOLE
Water Resource Name: GROUNDWATER X2

Point of Abstraction: Latitude 33° 56' 50" south Longitude 19° 6' 50" east
Datum Type: CAPE (MODIFIED CLARKE 1880)
Quaternary Drainage Region: G10A

Registered Volumes

Start Date	Registered Volume (m³)	Time Interval
2006/09/01	37000	PER YEAR

Irrigated field and crop information

Field Number	Crop	Area (hectares)	Planting Date (mm/dd)	Growing season (days)	Rotation factor %	Irrigation system
1	GRAPES-WINE	9.8	12/30		100	DRIP

Property Where Water Use Occurs

Property Name: RIVESTONE FARM
Property Number: 1611
Portion of Property: 0
Title Deed Number: T67661/2006
SG Cadastral Code: C06700000000161100000
Deeds Office: CAPE TOWN
Registration Division: STELLENBOSCH
Province: WESTERN CAPE
Surveyor General Office: CAPE TOWN
WUN/Property Relationship Details

Relationship Start Date	Relationship End Date
2006/09/01	

National Register of Water Use Certificate 22107408

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number:	22107408
Water Use Number:	3
Water Use Start Date:	2006/09/01
Water Use Status:	REGISTERED

Comment

DISCLAIMER :

This certificate is :

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ANNEXURE E BOREHOLE REGISTRATIONS



DR. STEENKAMP & ASSOCIATES ATTORNEYS

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Willem Petrus Steenkamp B.A. (UOFS), D. Litt. et Phil. (SA)
Associates: Johannes Stephanus Aldrich B.A. LL.B. (Stell.), LL.M. (UP)
Dawid Hugo Steyn B.A. LL.B. (Stellenbosch)
Le Roux Visser Louw (Paarl)

Our Ref.: KHA006/jsa/s
23 July 2003

Mr GW Hattingh
PO Box 166
FRANSCHHOEK
7690

COPY

Dear Mr Hattingh

**REGISTRATION OF EXISTING WATER USES: ISSUANCE OF CERTIFICATES
I.T.O. THE NATIONAL WATER ACT, NO. 36 OF 1998: YOUR REFERENCE:
22084192**

Your instruction in the above regard, as well as our evenly-numbered letter of 22 May 2003 refer.

We provided you with a set of copies of the completed application papers as submitted on your behalf to the Department of Water Affairs and Forestry in order to have your water uses registered. Since then we had the opportunity of consulting with Mr Loedolff of the Department about the application. We succeeded in having your projected water uses registered i.t.o. Section 33 as existing uses under the Act. You need therefore not also apply for a licence to use water i.t.o. Section 41. Both boreholes have been accounted for as well as your abstractions from the river. We trust that you find this in order.

Attached therefore, find the registration certificate as applicable in your case. You should please verify the content. You are welcome to approach us in case of any questions.

In conclusion, we attach our final Statement of Account for professional services rendered and trust that you will find this in order. We wish to thank you for your valued instructions. It was our privilege to be of assistance.

Yours sincerely

DR STEENKAMP & ASSOCIATES

per:

JS ALDRICH

DEPARTMENT OF WATER AFFAIRS AND FORESTRY

22084192

REGISTRATION CERTIFICATE

ISSUED IN TERMS OF THE NATIONAL WATER ACT, 1998 (ACT NO. 36 OF 1998)

This Registration Certificate is issued to :-

LIBRA SPA'S (PROPRIETARY) LIMITED
1990/005596/07
P.O. BOX 166
FRANSCHHOEK
7690

COPY

To use water on the following property :-

RIVERSTONE FARM (FARM1611, PTN 0)

T72295/2001

Water Management Area :-

BERG

For the water use(s) of :-

Taking water from a water resource in terms of Section 21(a) of the National Water Act

(See attached Annexure)


Regional Director

DEPT. VAN WATERWESSE EN BOSBOU
STREEKOPKANTOOR: WARMES
PRIVAATSAK/PRIVATE BAG X 16
2003 -07- 08
REGIONAL DIRECTOR: WARMES
CANALISATIE 7532
DEPT. OF WATER AFFAIRS AND FORESTRY

Date 2003/7/11

Western Cape Region

DISCLAIMER :

This certificate is :-

1. not an acknowledgement of an entitlement to the registered water use;
2. Issued without alterations or erasures and is invalid if it contains alterations not in conformity with the Department's official copy; and
3. in substitution of any registration certificate that may have been previously issued by the Department and the information is valid as at the date of issue.

DEPARTMENT OF WATER AFFAIRS AND FORESTRY

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Status REGISTERED

Sector: AGRICULTURE: IRRIGATION

Water resource: GROUNDWATER

Source: BOREHOLE

Total volume taken per year is 33000.00 cubic metres (effective from 2003-05-01)

Water use start date: 2003-05-01

Water Use No.: 1

Comment:

Boring 1 in middle

DISCLAIMER :

This certificate is :-

1. not an acknowledgement of an entitlement to the registered water use;
2. issued without alterations or erasures and is invalid if it contains alterations not in conformity with the Department's official copy; and
3. in substitution of any registration certificate that may have been previously issued by the Department and the information is valid as at the date of issue.

DEPARTMENT OF WATER AFFAIRS AND FORESTRY

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Status REGISTERED

Sector: AGRICULTURE: IRRIGATION

Water resource: FRANSCHHOEK RIVER

Source: RIVER/STREAM

Total volume taken per year is 5000.00 cubic metres (effective from 2003-05-01)

Water use start date: 2003-05-01

Water Use No.: 3

Comment:

DISCLAIMER :

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2. issued without alterations or erasures and is invalid if it contains alterations not in conformity with the Department's official copy; and
3. in substitution of any registration certificate that may have been previously issued by the Department and the information is valid as at the date of issue.

Franschoek

Ptn 17
of Farm
Keerweder
No 1129 n

Ptn 16
of Farm
Keerweder
No 1129

Farm
Boekenhoutskloof
No 1142

Minor Rd 6/16

S 33° 56.50' E 019° 06.65'

S 33° 56.616 E 011° 06.666

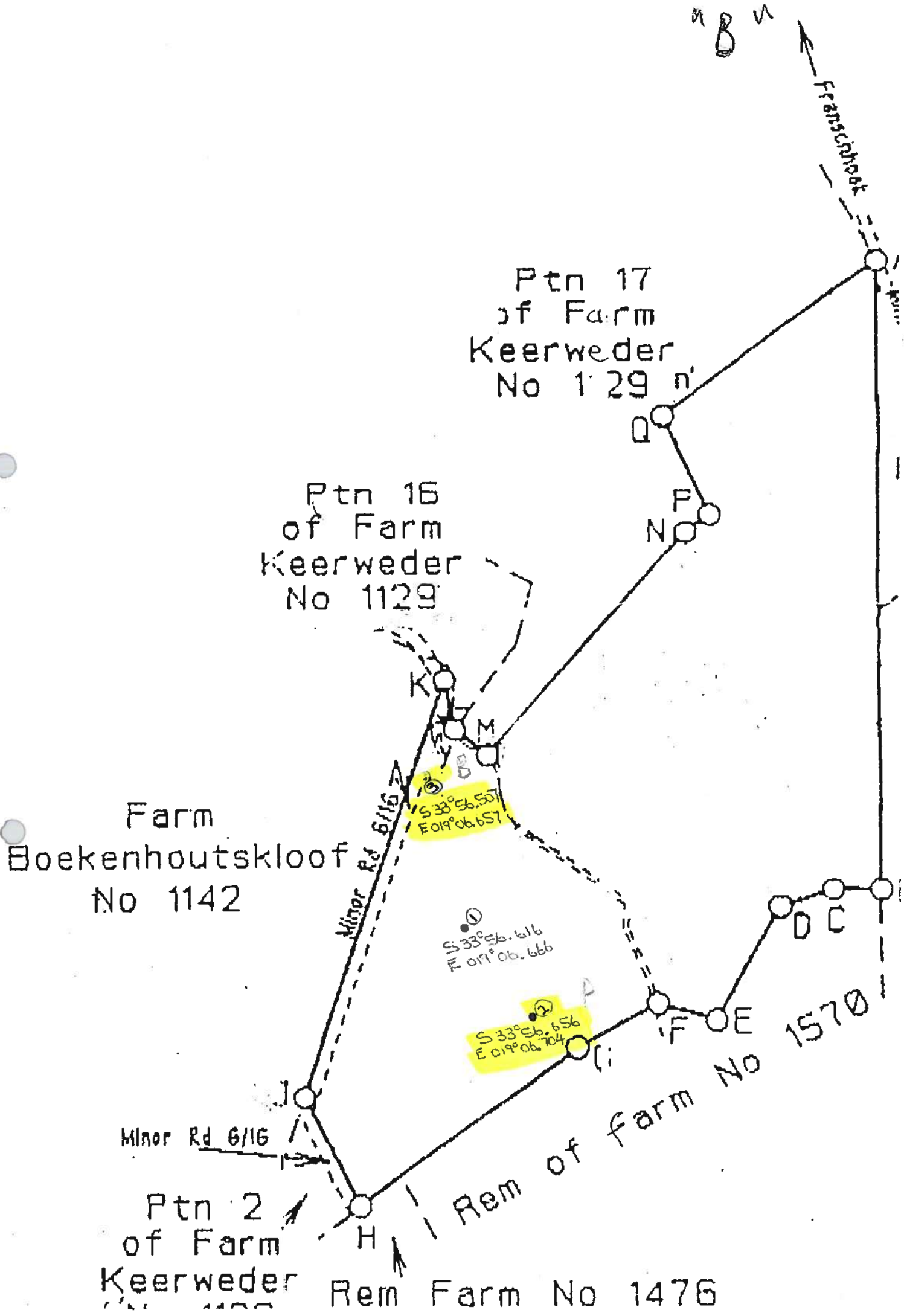
S 33° 56.656 E 019° 06.704

Minor Rd 6/16

Ptn 2
of Farm
Keerweder

Rem Farm No 1476

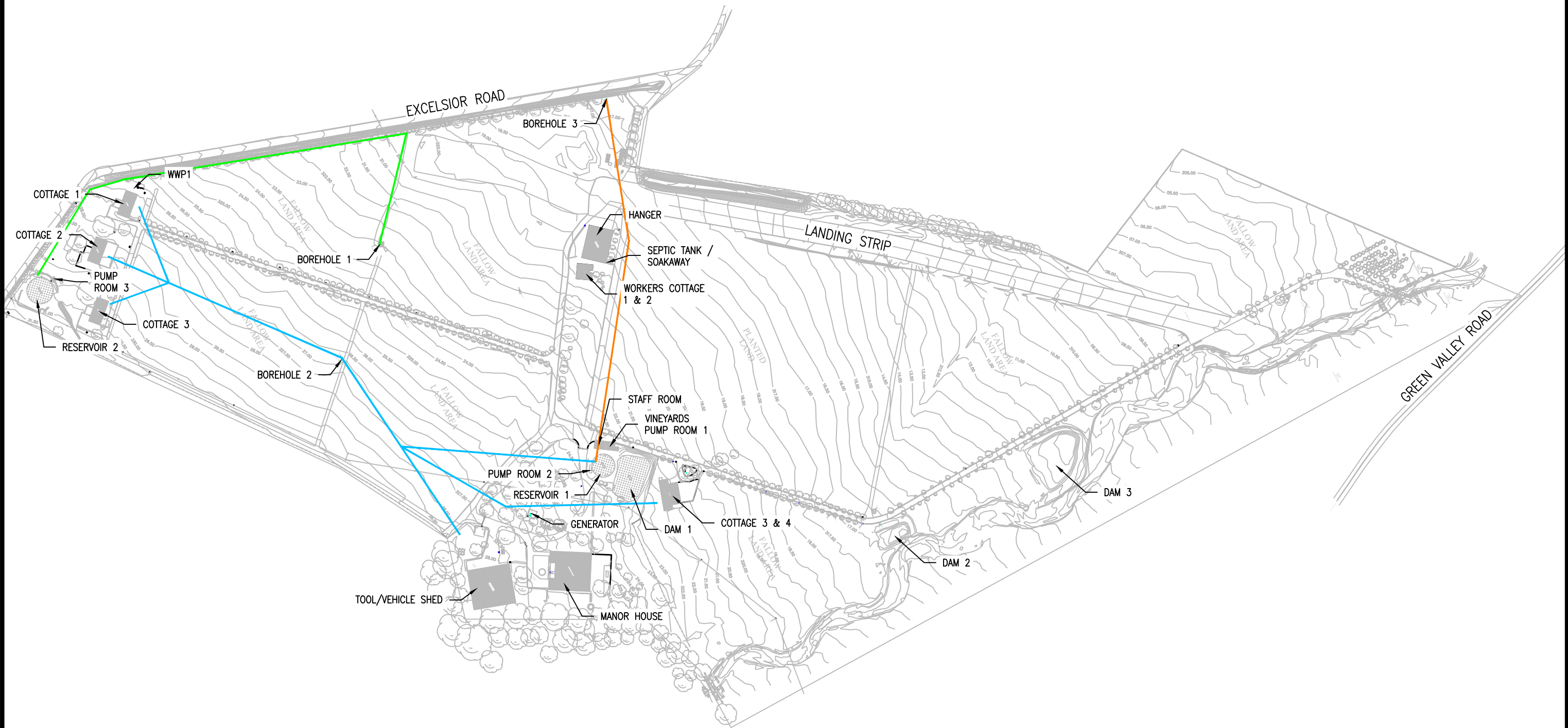
Rem of farm No 1570





ANNEXURE F SERVICES SCHEMATIC

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A	REPORT	GC	15 MAR 23	RLM
REV		BY	DATE	CHKD

ENGINEER	RLM
DRAWN	GC
DATE	15 MAR 2023

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K&T
KANTEY & TEMPLER
CONSULTING ENGINEERS
ESTABLISHED 1953
Cape Town: +27 21 405 9600 www.kanteys.co.za

CLIENT
NJ HOLLAND

PROJECT RIVERSTONE ESTATE FARM 1611, FRANSCHHOEK	DRAWING No. 16822T-1050	
	SHEET: —	REV: A
TITLE SERVICES SCHEMATIC	SCALE: 1:3000	SIZE: A3



ANNEXURE G WATER QUALITY ANALYSIS

CERTIFICATE OF ANALYSIS

Client : Kantey & Templer

Report No : WT2023-01064

Delivery Date : 22/02/2023

Address : P.O. Box 3132

Samples : 1

Order No/Ref : 16822T

Phone : 0828223144

Department : Water

Contact : Robert Murray

Sample Type : Unknown

Email : robertm@ct.kanteys.co.za

Lab number:	WT23-02228					
Sampling Date:	22/02/2023					
Sampling Time:						
Sampling temperature upon receipt (°C):	22.2					
Sampling ID:	1,2,3					
Physical & Aesthetic Determinands	Method ID	Unit	Results	UoM %	SANS241:2015	Compliance Statement
Electrical Conductivity (Titrand)	3777	mS/m (25°C)	12.8	5.85	≤ 170	Complies
Total Dissolved Solids (Calc) *	Calc	mg/L	83.2		≤ 1200	Complies
pH (Titrand Method) at 25°C	3777	pH Units	6.6	0.16	≥ 5 to ≤ 9.7	Complies
Carbonate (CO ₃) as CaCO ₃ (Titrand)	3777	mg/L	0		Not Applicable	Not Applicable
Bicarbonate (HCO ₃) as CaCO ₃ (Titrand)	3777	mg/L	47.4	0.06	Not Applicable	Not Applicable
Alkalinity as CaCO ₃ (Titrand)	3777	mg/L	47.4		Not Applicable	Not Applicable
Langelier Index *	Calc		-2.4		≥ -0.5 to ≤ 0.5	Undersaturated
Saturation pH (pHs) *	Calc	pH Units	9.0		Not Applicable	Not Applicable
Free Chlorine (Cl ₂) *	3289	mg/L	0.12		≤ 5	Complies
Turbidity	6458	NTU	177.0	3.99	≤ 5	Does not comply
Colour (Apparent - Unfiltered) *	3289	mg/L Pt	>1000		≤ 15	Does not comply
Colour (True - Filtered) *	3289	mg/L Pt	<1		≤ 15	Complies

CERTIFICATE OF ANALYSIS

Client : Kantey & Templer

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Delivery Date : 22/02/2023

Address : P.O. Box 3132

Samples : 1

Order No/Ref : 16822T

Phone : 0828223144

Department : Water

Contact : Robert Murray

Sample Type : Unknown

Email : robertm@ct.kanteys.co.za

Lab number:	WT23-02228					
Sampling Date:	22/02/2023					
Sampling Time:						
Sampling temperature upon receipt (°C):	22.2					
Sampling ID:	1,2,3					
Macro Chemical Determinands	Method ID	Unit	Results	UoM %	SANS241:2015	Compliance Statement
Chloride (Cl) Titrand	3778	mg/L	6.3	8.00	≤ 300	Complies
Total Ammoniacal Nitrogen (TAN) as N	4511	mg/L	<0.05	6.30	≤ 1.5	Complies
Nitrate (NO ₃) as N	4511	mg/L	<0.18	2.39	≤ 11	Complies
Total Organic Carbon (TOC) *	3289	mg/L	<5.0		≤ 10	Complies
Nitrite (NO ₂) as N	4511	mg/L	<0.01	1.72	≤ 0.9	Complies
Sodium (Na) Dissolved	3132	mg/L	9.9	3.39	≤ 200	Complies
Calcium (Ca) Dissolved	3132	mg/L	9.4	2.56	Not Applicable	Not Applicable
Magnesium (Mg) Dissolved	3132	mg/L	0.78	3.00	Not Applicable	Not Applicable
Potassium (K) Dissolved	3132	mg/L	1.1	7.30	Not Applicable	Not Applicable
Sulphur (S) Dissolved	3132	mg/L	0.54	5.11	Not Applicable	Not Applicable
Sulphate (SO ₄) *	Calc	mg/L	1.6	5.11	≤ 500	Complies
Phosphorus (P) Total	3132	mg/L	0.34	4.83	Not Applicable	Not Applicable

CERTIFICATE OF ANALYSIS

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Samples : 1

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Phone : 0828223144

Department : Water

Contact : Robert Murray

Sample Type : Unknown

Email : robertm@ct.kanteys.co.za

Lab number:	WT23-02228					
Sampling Date:	22/02/2023					
Sampling Time:						
Sampling temperature upon receipt (°C):	22.2					
Sampling ID:	1,2,3					
Micro Chemical Determinands	Method ID	Unit	Results	UoM %	SANS241:2015	Compliance Statement
Aluminium (Al) Total	3225	µg/L	<15.0	11.45	≤ 300	Complies
Antimony (Sb) Total	3225	µg/L	<6.5	10.82	≤ 20	Complies
Arsenic (As) Total	3225	µg/L	<7.0	7.86	≤ 10	Complies
Barium (Ba) Total	3225	µg/L	14.8	7.55	≤ 700	Complies
Boron (B) Total	3132	mg/L	<0.10	4.37	≤ 2.4	Complies
Cadmium (Cd) Total	3225	µg/L	1.8 R	11.05	≤ 3	Complies
Copper (Cu) Total	3132	mg/L	<0.05	4.30	≤ 2	Complies
Chromium (Cr) Total	3225	µg/L	<3.5	5.61	≤ 50	Complies
Iron (Fe) Dissolved	3132	mg/L	<0.10	5.65	≤ 2	Complies
Iron (Fe) Total	3132	mg/L	17.8	5.65	≤ 2	Does not comply
Lead (Pb) Total	3225	µg/L	<6.0	13.60	≤ 10	Complies
Manganese (Mn) Dissolved	3132	mg/L	<0.05	3.99	≤ 0.4	Complies
Manganese (Mn) Total	3132	mg/L	0.06	3.99	≤ 0.4	Complies
Mercury (Hg) Total *	3225	µg/L	<4.0	21.33	≤ 6	Complies
Nickel (Ni) Total	3225	µg/L	42.5 R	7.60	≤ 70	Complies
Selenium (Se) Total	3225	µg/L	<15.0	8.85	≤ 40	Complies
Uranium (U) Total *	3225	µg/L	<12.0	16.69	≤ 30	Complies
Zinc (Zn) Total	3132	mg/L	<0.20	7.70	≤ 5	Complies
General Chemistry	Method ID	Unit	Results	UoM %	SANS241:2015	Compliance Statement
Cyanide (CN) *	3289	mg/L	<0.01		≤ 0.2	Complies
Fluoride (F) *	5534	mg/L	0.28		≤ 1.5	Complies

CERTIFICATE OF ANALYSIS

Client : Kantey & Templer Report No : WT2023-01064 Delivery Date : 22/02/2023

Address : P.O. Box 3132 Samples : 1 Order No/Ref : 16822T

Phone : 0828223144 Department : Water

Contact : Robert Murray Sample Type : Unknown

Email : robertm@ct.kanteys.co.za

Lab number:	WT23-02228					
Sampling Date:	22/02/2023					
Sampling Time:						
Sampling temperature upon receipt (°C):	22.2					
Sampling ID:	1,2,3					
Microbiology Determinands	Method ID	Unit	Results	UoM %	SANS241:2015	Compliance Statement
Heterotrophic Plate Count	1454	CFU/1mL	440	4.30	≤ 1000	Complies
Total Coliforms (Membrane Filtration)	6386	cfu/100mL	940	4.84	≤ 10	Does not comply
E coli (Membrane Filtration)	6386	cfu/100mL	230	14.99	Not detected	Does not comply

Terms and Conditions

Recommendations included with this report are based on the assumption that the samples were representative of the source from which they were taken. To ensure sample integrity - Water samples are only stored for two weeks after release of the report, thereafter they are disposed of and a fresh sample will be required if additional analyses are requested. The information supplied by the client (or lack thereof) may affect the validity of the results. This information includes but is not limited to client details, sample reference, the date and time of sampling, the sampler, and transportation of the sample to the testing laboratory.

Results marked with "Not SANAS Accredited" or "Subcontracted" in this report are not included in the SANAS Schedule of Accreditation for this laboratory. Opinions and interpretations expressed herein are outside the scope of SANAS accreditation. These results relate to the items tested. This test report shall not be reproduced except in full, without written approval of the laboratory. Uncertainty of Measurement and method references available on request.

We hereby consent to the processing of the information supplied herein in terms of the Protection of Personal Information Act (2013) for the purposes of this request. All processing of personal information takes place according to the terms and conditions of the Privacy Policy of Bemlab (Pty) Limited which can be found on our website at www.bemlab.co.za.

Sample condition:

Samples for analysis must be kept cool (<10°C) and reach the laboratory within 24 hours of sampling. Chemical parameters that can be affected by exceeded temperature and sampling times includes: Acidity, Alkalinity, BOD, CO₂, Chlorine, Chlorophyll, Cyanide, Chromium VI, Dissolved Oxygen, Odor, pH & Turbidity. The effect on the microorganisms is unknown, treat microbiological results with reserve.

Additional Information including: Testing date & time for all analysis are available on request

* - Not SANAS Accredited

** - Outstanding

*** - Insufficient Sample

- Subcontracted

UoM - Uncertainty of Measurement

Not Detected = <1 cfu's /mL or <1 MPN/100mL was detected

(R) - Test parameter has been Repeated to confirm value

CERTIFICATE OF ANALYSIS

Client : Kantey & Templer

Report No : WT2023-01064

Delivery Date : 22/02/2023

Address : P.O. Box 3132

Samples : 1

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Sampling Date:	22/02/2023
Sampling Time:	
Sampling temperature upon receipt (°C):	22.2
Sampling ID:	1,2,3

Samples Registered by: Gail Samuels



Shaun Salie

Technical Signatory
(Water Chemistry &
Microbiology)



Mistral Page

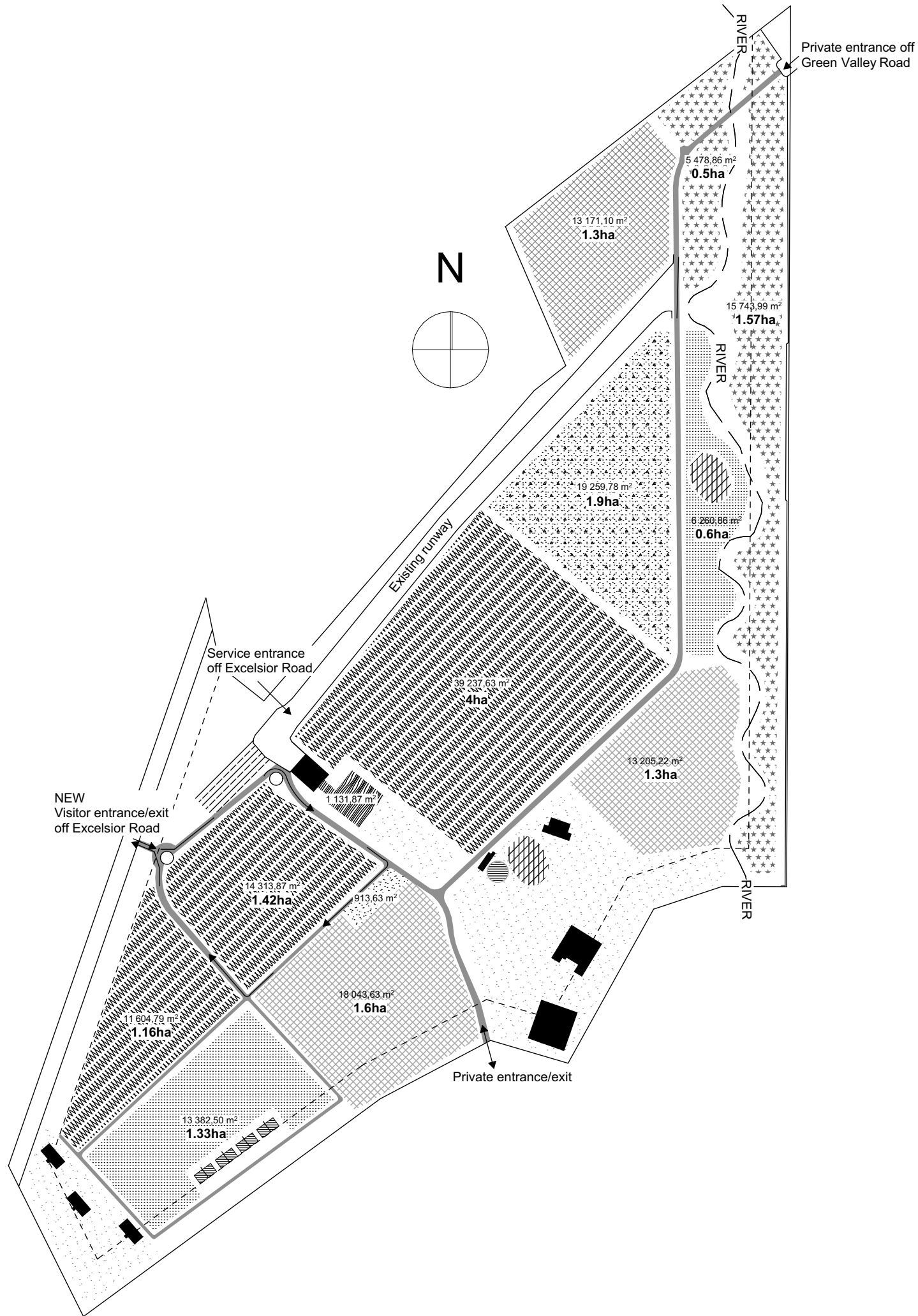
Technical Signatory



ANNEXURE H

PROPSOED SITE DEVELOPMENT PLAN

- 1.9ha Mannor house
- 6.58ha Vinyard
- 2.07ha Olive grove
- 2.9ha Buchu / medicinal garden
- 1.93ha Landscape garden
- 2045m² Barrel cellar
- 913.63m² Visitor Parking
- Extension to runway
- Existing dwellings
- Existing landscape
- New staff dwellings
- Dam
- Reservoir dam



Logo

Concept

Client Details
Mr. & Mrs. Holland

Project Details
Belle Montagne Wine Farm

Site Details
Belle Montagne Wine Farm Excelsior Road Franschhoek Western Cape

Drawing Title
Site Plan

Drawing Scale
1:3800 on A3

Page Number
00-01 00 Site Plan

Revision

Date



ANNEXURE I

STELLENBOSCH MUNICIPALITY WWTP APPROVAL



STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MUNISIPALITEIT · UMASIPALA · MUNICIPALITY

☎ 021-808 _____
☎ 021-808 _____

Department: Engineering Services
Departement: Ingenieursdienste

epos/email:
brett@stellenbosch.org

Our Ref/Ons Verw: _____
Your Ref/U Verw: _____

Date/Datum: 14 April 2011

TO/AAN

Mr Gerhard Cronje
Maskam Water
Posbus 1860
Durbanville
7580

*2. You say
6 months*

Meneer,

CLARUS FUSION SEWAGE TREATMENT PLANT

I hereby confirm that we are satisfied that this system, as presented to us on 26 October 2010, is an effective treatment option for raw household sewage, as well as process wastewater.

I approve the usage of this system under the following conditions:

1. Monthly effluent sampling and analyses.
2. Bi-annual service of the plant.

Effluent must confirm to general limits for treated wastewater effluent, as specified by the Department of Water Affairs and can therefore be used for irrigation purposes for gardens and certain crops.

Kind Regards

Brett Keyser

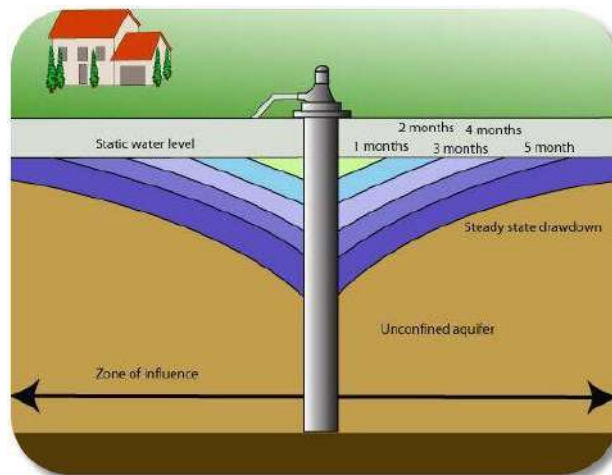
Head: Waster and Wastewater Treatment
Directorate: Engineering Services



ANNEXURE J BOREHOLE YIELD TESTING

BOREHOLE YIELD TESTING

DO YOU WANT YOUR BOREHOLE TO LAST FOR MANY YEARS?
DO YOU WANT A SUSTAINABLE YIELD?
THEN A BOREHOLE YIELD TEST IS RECOMMENDED.



1. What is a borehole yield test?

A yield test involves a test to see the balance between the maximum amount of water that can be pumped out of the borehole and the amount of water that recharges back from the surrounding ground water source.

There are a number of aspects that need to be taken into consideration when testing a borehole. There are two important rules that need to be kept in mind when determining the sustainable yield i.e. The total abstraction from the borehole should be less than the natural groundwater recharge, secondly, a borehole should be pumped in such a manner that the water level never reaches the position of the main water strike (normally associated with a fracture). Should this happen the yield will inevitably be affected and the borehole will eventually dry up.

2. Why Test?

Test pumping boreholes is normally carried out to meet two main objectives: To establish borehole potential. To estimate the sustainable yield and hydraulic performance of individual boreholes for water supplies. To establish aquifer potential. To assess the hydraulic characteristics of the aquifer to determine the groundwater resources.



ANNEXURE K RE-SOURCE WATER SOLUTIONS WWTP REPORT

Re Source Water solutions

P. O. Box 589

Hermanus

Western Cape

7200

P. +27 21 7855650 / +27 28 316 1147

M. +27 79 510 6455

Email: jaco@resourcewater.co.za



SEWAGE TREATMENT REPORT FOR:

RIVERSTONE FARM EXCELSIOR ROAD FRANSCHHOEK

The farm currently has two Clarus Fusion onsite sewage treatment plants installed, nl.

- 1) Fusion model ZF450 installed at the three cottages on the western side of the farm. The hydraulic treatment capacity of this plant is 1600L per day, which is an equivalent of 6-8 people per day at peak. The Plant currently serves about 6 people excluding guests.

Sewage gravity feeds into a collection sump equipped with an inorganic rake screen, from where it then feeds into the treatment plant. Disinfection is by means of a UV sterilizer. Treated effluent collects in a sump equipped with an effluent pump that pumps the treated effluent away to supposedly a storm water gully.

According to the records the plant was installed in 2011. There are no records of maintenance done on the system. The condition of the plant is fair with no signs of hydraulic / organic overloading. However, the following repairs will need attention:

- 1.1) Replace inorganic rake screen with new. The old screen has rusted away.
- 1.2) Replace bio ball grid in anaerobic chamber. The grid was probably damaged due to human error during a desludging procedure in the past.
- 1.3) Replace UV sterilizer. This has probably never been replaced and some of the electrical parts are missing.
- 1.4) The Blower will need a service, which incl new diaphragm, filter etc. These blowers are still old American 60hz blowers and were discontinued in 2016. No parts are therefore available for them anymore. It is advised that a new blower be installed together with the Electrical panel that accompanies it.

The following must be kept in mind when deciding on the maintenance and repairs of the Plant;

- a) The requirement is for the plant to be relocated due to the construction of a new road in the vicinity. This has been done before and must be done with great care and cautiousness under Re Source Water supervision.
- b) If further development is planned in the area, loadings must be calculated to see that the Plant design treatment capacity falls within the new loadings.
- c) The option of one centralized system that serves the whole farm must also be considered.

Re Source Water solutions

P. O. Box 589

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Western Cape

7200

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- 2) Fusion Model ZF600 at the 2 cottages on the eastern side of the farm. The hydraulic treatment capacity of this plant is 2200L per day, which is an equivalent of 10-12 people per day at peak. The Plant currently serves about 7 people excluding guests.

Sewage gravity feeds into a collection sump equipped with an inorganic rake screen, from where it then feeds into the treatment plant. Disinfection is by means of a UV sterilizer. Treated effluent collects in a sump equipped with an effluent pump that pumps the treated effluent away to supposedly a storm water gully.

According to the records the plant was installed in 2011. There are no records of maintenance done on the system. The condition of the plant is fair with no signs of hydraulic / organic overloading. However, the following repairs will need attention:

- 2.1) Replace inorganic rake screen with new. The old screen has rusted away.
- 2.2) Replace UV sterilizer. This has probably never been replaced and some of the electrical parts are missing.
- 2.3) The Blower will need a service, which incl new diaphragm, filter etc. These blowers are still old American 60hz blowers and were discontinued in 2016. No parts are therefore available for them anymore. It is advised that a new blower be installed together with the Electrical panel that accompanies it.

The following must be kept in mind when deciding on the maintenance and repairs of the Plant;

- a) If further development is planned in the area, loadings must be calculated to see that the Plant design treatment capacity falls within the new loadings.
- b) The option of one centralized system that serves the whole farm must also be considered.

Conclusion

Given the fact that the Plants have been in operation for over 12 years with virtually no maintenance done, they still deliver, from what it looks like, good effluent quality, with only mechanical and electrical repairs required.

The farm had no power during our inspection and no testing of electrical equipment could be done. A further site inspection is therefore required when power is available.

There are well over 30 Fusion installations in Franschhoek alone with more than 10 installed on farms along Excelsior Rd, which shows that the Fusion has an established foot print in the area.

Re Source Water solutions

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Re Source Water solutions are amongst others, an accredited Dealer for the Fusion system and pride itself in installing over 20 and maintaining over 30 Fusion installations thus far. We have also inherited some installations done by others over the years that have not been maintained properly, like the installations at Riverstone farm.

We will prepare a detailed cost estimate of the repairs on the systems.

We can also prepare a cost estimate for a system at the “Hanger” where currently there is only a septic tank.

Please see case studies below of the Fusion installed successfully elsewhere:

[DEA&DP Building Fusion Installation](#)

[Cango Caves - Installation at a Heritage Site](#)

[Wastewater Re-use at Schools](#)

Prepared by:

Jaco van der Spuy

11 April 2023



www.kanteys.co.za

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Port Elizabeth: +27 41 373 0738 | **George:** +27 44 874 2177 | **Port Shepstone:** +27 39 315 1519

CIVIL / ELECTRICAL SERVICES REPORT

BELLE MONTAGNE

FARM 1611 RIVERSTONE ESTATE, FRANSCHHOEK

RIVERSTONE ESTATE, FRANSCHHOEK, Cape Town

Compiled by: Ian Moolman
Email: ianm@sutherlandengineers.com
Date: 03 NOVEMBER 2025

Rev 2

Project No.: 10240

Tel: +27 21 425 0065
Fax: +27 21 425 0066

Structural, civil, mechanical, electrical and facade engineers.

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1. INTRODUCTION

Sutherland (Pty) Ltd was requested by Mr Nathan Jankelowitz, on behalf of Mr NJ Holland to provide a civil services report for the proposed “Belle Montagne” development in Franschhoek.

The proposed Belle Montagne development is located at the farm Riverstone Estate, Franschhoek. The project comprises of multiple residential dwellings, a wine production facility and numerous other buildings, including the retention of the existing airstrip, runway and hanger. The report is based in the proposed architectural scheme Site Development Plan from MLB Architects, dated July 2025.

The Riverstone Wine Estate, Farm 1611, is approximately 29.05ha in size and is bordered by:

- “Franschhoek Country Cottages and Wildlife Reserve” and farm “Three Streams” to the South,
- “Excelsior Road” to the East,
- “Holden Manz Country Estate” to the North,
- and “Chambry Estate” farm, “Bosplaats” to the East.

The farm is located in the Administrative District of Stellenbosch, with GPS coordinates for the farm is -33.942700 Latitude, 19.112190 Longitude. Refer location plan below.



Figure 1; Locality Plan

2. TERMS OF REFERENCE

Reference is made to the "Riverstone Estate, Services Report " of March 2023, produced by Kantey and Templer. This report addressed the following:

- a. Identify and evaluation of the existing infrastructure.
 - b. Calculation of the services demand for the planned activities on the property.
 - c. Determine if the existing infrastructure can support the planned activities on the property and if not, what upgrades required to support the planned activities.
- The Kantey and Templer report was completed prior to the current Site Development Plan, dated July 2025, hence the reason for this report.

The terms of reference for the Civil Services Report can be summarized as follow:

- This report serves to re-evaluate the assumption and recommendations made in the Kantey and Templer services report, taking into account the new detailed Site Development Plan (SDP). The report is therefore an addition to the Kantey and Templer report and the two reports, including annexures, should be read in conjunction. Refer to the Kantey and Templer report for existing council approvals, water reports, bore hole test results, ect.
- Taking into account the SDP, comment on the expected water usage, expected sewer discharged and stormwater management on site.
- Comment on design of internal service and roadways.
- Comment on existing water, sewer and stormwater infrastructure which will be impacted on by the proposed development.

3. CURRENT LAND USE

Currently the farm is used for agricultural purposes. The site is occupied by numerous buildings and an light aircraft landing strip and hanger. Refer to the below table for the existing infrastructure on the farm:

Reference	Existing	Size (m ²)	Notes
U1	Cottage 1	189	
U1	Cottage 2	238	
U1	Cottage 3	189	
U2	Cottage 4	71	Excluding stoep and car port
U2	Cottage 5	71	Excluding stoep and car port
U3	Worker Cottage	137	Future use: Demolished.
U4	Owners House	523	Excluding garage
U5	Pump house and Day Staff Rooms	82	
U6	Horse shelter	21	Future use: Demolished.
U7	Hanger, Shed, maturation cellar	432	
U8	Tool Shed	972	
U9	Airstrip & Runway	1040	
A	Vineyards	140000	14 ha
B	Olive Grove	40000	4 ha
C	Gardens	10000	1 ha

Table 1; Existing infrastructure on the farm.

4. GEOTECHNICAL AND TOPOGRAPHICAL INFORMATION

Refer to the Kantey and Templer Services report for initial comment on the geotechnical make-up of the material found on site. A detailed geotechnical investigation and report will be needed prior to the finalization of the structural design of the proposed new buildings.

The site is relatively flat with the average fall of average 2.5% from South to North. There is an existing unnamed stream situated inside the property on the Eastern boundary. It seems that limited stormwater runoff from the property contributed to the stream. The available topographical survey by SATmap Solutions is shown in the background of the Site Development Plan. Refer Appendix A. Additional detailed survey may be needed for future design.

5. CIVIL ENGINEERING SERVICES

5.1. General

This report deals with the civil services required for the proposed apartments. The design parameters used to determine the level of service for the report are in accordance with:

- a. The Guidelines for Human Settlement Planning and Design, Volume 1 and 2, compiled under the patronage of the Department of Housing by CSIR Building and Construction Technology (the "Red Book").
- b. The technical requirements and standard details of the Stellenbosch Municipality.

5.2. Civil Services:

The farm is falling outside the existing municipal water and sewer network. Therefore, no connection to the municipal water and sewer system is currently possible.

5.3. Water

(a) Existing infrastructure and availability

There are 3 boreholes and a small unnamed stream on the property. Refer to the table below showing the available water volume per source.

Source	Available Volume (m ³ per annum)
Borehole 1	33,000.00
Borehole 2	37,000.00
Borehole 3	
Surface water (Stream)	5,000.00
TOTAL	75,000.00

Table 2; Water availability on the Estate.

There is a lawful water use in terms of the National Water Act in place for the 70 000m³ per annum groundwater and 5 000m³ per annum surface water. Refer to the Kantey and Templer report for the Due Diligence report from PHS Consulting.

The existing water pipe reticulation will be use and will be extended to cater for the new development. The existing pipe size and -extent will need to be confirmed with more detailed investigation.

The existing maximum flow rate from the 3 boreholes (not taking the stream into account) are estimate to be 20.8l/s.

(b) Water quality

The borehole safe yield test and water quality tests for the borehole 1 & 3 are still to be done to confirm safe water availability.

The borehole 2 water quality test (done by Bemlab dated February 2023) revealed that water treatment will be needed to ensure compliance with the SANS codes and render the water safe for human consumption. A water purification plant is therefore required.

(c) Water demand

Existing water demand:

The water demand has been calculated using the "Red Book". The existing water consumption of the Riverside Wine Estate is estimated top be 73 588m³ per annum (Kl/annum). This is similar to the water demand estimate in the Kantey & Templer report, and still less than the available water on site amounting to 75 000m³. Refer table 3 below for the existing water demand on the property.

Description	Quantity	Units	AADD water (Kl/Unit/day)	AADD (Kl/day)	Kl/annum	Peak Factor	Peak Flow (l/s)
Cottage 1	1	No.	1.00	1.00	365	4.6	0.05
Cottage 2	1	No.	1.00	1.00	365	4.6	0.05
Cottage 3	1	No.	1.00	1.00	365	4.6	0.05
Cottage 4	1	No.	1.00	1.00	365	4.6	0.05
Cottage 5	1	No.	1.00	1.00	365	4.6	0.05
Worker Cottage	1	No.	0.75	0.75	274	4.6	0.04
Owners House	1	No.	2.00	2.00	730	4.6	0.11
Pump house and Day Staff Rooms	1	No.	-	-	-	-	-
Horse shelter	1	No.	1.00	1.00	365	1.0	0.01
Hanger, Shed, maturation cellar	1	No.	1.00	1.00	365	1.0	0.01
Tool Shed	1	No.	1.00	1.00	365	1.0	0.01
Airstrip & Runway	1	No.	-	-	-	-	-
Vineyards	14	ha	10.27	143.78	52,480	1.0	1.66
Olive Grove	4	ha	10.27	41.08	14,994	1.0	0.48
Gardens	1	ha	6.00	6.00	2,190	1.0	0.07
TOTAL DEMAND					73,588		2.66

Table 3; Existing water demand



There are 2 concrete reservoirs and 3 small dams on the Estate. In addition, there are a number of 10 00L and 5000L water tanks at the existing buildings with pressure tanks and booster pumps to supply the existing buildings with water.

New water demand:

The latest Site Development Plan is used to calculate the expected water usage for the proposed development. Refer to the table 4 below for the water demand.

Ref.	New	Size (m ²)	Qty.	Units	AADD water (Kl/Unit/day)	AADD (Kl/day)	Kl/ annum	Peak Factor	Peak Flow (l/s)
U1	Cottage 1	229	1	No.	0.90	0.90	329	4.6	0.05
U1	Cottage 2	226	1	No.	0.90	0.90	329	4.6	0.05
U1	Cottage 3	230	1	No.	0.90	0.90	329	4.6	0.05
U2	Cottage 4	139	1	No.	0.90	0.90	329	4.6	0.05
U2	Cottage 5	139	1	No.	0.90	0.90	329	4.6	0.05
U3	Worker Cottage (demolished)	0	1	No.	-	-	-	-	-
U4	Main House & Pool House	897	1	No.	2.00	2.00	730	4.6	0.11
U5	Pump house and Day Staff Rooms	82	1	No.	0.50	0.50	183	4.6	0.03
U6	Horse shelter (demolished)	0	1	No.	-	-	-	-	-
U7	Hanger, Shed, maturation cellar	432	1	No.	1.00	1.00	365	3.5	0.04
U8	Tool Shed & accommodation	972	1	No.	0.90	0.90	329	3.5	0.04
U9	Airstrip & Runway	1040	1	No.	-	-	-	-	-
U10a	Wine Production, tasting room	3041	60	tons	0.05	3.00	1,095	3.3	0.11
U10b	Barrel cellar		2045	m ²	0.004	8.18	2,986	3.3	0.31
U11	Employee housing, cottage 6	134	1	No.	0.90	0.90	329	4.6	0.05
U11	Employee housing, cottage 7	134	1	No.	0.90	0.90	329	4.6	0.05
U11	Employee housing, cottage 8	75	1	No.	0.90	0.90	329	4.6	0.05
U11	Employee housing, cottage 9	75	1	No.	0.90	0.90	329	4.6	0.05
U12	Primary Residence & pool house	1065	1	No.	2.00	2.00	730	4.6	0.11
U13	Water Treatment Plant	n.a.	1	No.	0.50	0.50	183	1.0	0.01
U14	Water Treatment Plant	n.a.	1	No.	0.50	0.50	183	1.0	0.01
U15	Guard House (2 no.)	n.a.	2	No.	0.50	1.00	365	1.0	0.01
U16	Cottage 10	120	1	No.	0.90	0.90	329	4.6	0.05
A1	Vineyards	80000	8	ha	8.50	68.00	24,820	1.0	0.79
A2	Olive Grove	16000	1.6	ha	8.50	13.60	4,964	1.0	0.16
A3	Wildflower and plant cultivation / fynbos cultivation	88000	8.8	ha	5.00	44.00	16,060	1.0	0.51
A4	Vegetable Field	45000	4.5	ha	8.50	38.25	13,961	2.0	0.89
A5	Apiary	24000	2.4	ha	5.00	12.00	4,380	1.0	0.14
A6	Compost	3000	0.3	ha	1.00	0.30	110	1.0	0.00
TOTAL DEMAND						204.73	74,726		3.73

Table 4; Estimated total water demand



The expected water demand of 74 726m³/annum (Kl/annum) fall within the total available volume of 75 000m³/annum, therefore acceptable. Refer Appendix A for the Site Development Plan. Water from the stream, in addition to the 3 bore holes, will be required to cater for the expected demand.

(d) Water infrastructure requirement

It seems that the existing water pipe network has not conveyed potable water. Therefore the pipe network will need to be been disinfected prior to being used for potable water. New pipes will be needed to replace some of the existing infrastructure and to the pipe network will need to be extended supply to the new development.

A water treatment plant on site will be needed to treat the water to enable human consumption. A centralized water treatment plant is proposed to treat all the water for human consumption. From here the water can be pumped to storage facilities and reticulate to the development with an underground pipe network.

Ref.	New	Qty.	Units	AADD water (Kl/Unit/day)	AADD (Kl/day)	Kl/ annum	Peak Factor	Peak Flow (l/s)
U1	Cottage 1	1	No.	0.90	0.90	329	4.6	0.05
U1	Cottage 2	1	No.	0.90	0.90	329	4.6	0.05
U1	Cottage 3	1	No.	0.90	0.90	329	4.6	0.05
U2	Cottage 4	1	No.	0.90	0.90	329	4.6	0.05
U2	Cottage 5	1	No.	0.90	0.90	329	4.6	0.05
U3	Worker Cottage (demolished)	1	No.	-	-	-	-	-
U4	Main House & Pool House	1	No.	2.00	2.00	730	4.6	0.11
U5	Pump house and Day Staff Rooms	1	No.	0.50	0.50	183	4.6	0.03
U6	Horse shelter (demolished)	1	No.	-	-	-	-	-
U7	Hanger, Shed, maturation cellar	1	No.	1.00	1.00	365	3.5	0.04
U8	Tool Shed & accommodation	1	No.	0.90	0.90	329	3.5	0.04
U9	Airstrip & Runway	1	No.	-	-	-	-	-
U10a	Wine Production, tasting room	60	tons	0.05	3.00	1,095	3.3	0.11
U10b	Barrel cellar	2045	m ²	0.004	8.18	2,986	3.3	0.31
U11	Employee housing, cottage 6	1	No.	0.90	0.90	329	4.6	0.05
U11	Employee housing, cottage 7	1	No.	0.90	0.90	329	4.6	0.05
U11	Employee housing, cottage 8	1	No.	0.90	0.90	329	4.6	0.05
U11	Employee housing, cottage 9	1	No.	0.90	0.90	329	4.6	0.05
U12	Primary Residence & pool house	1	No.	2.00	2.00	730	4.6	0.11
U13	Water Treatment Plant	1	No.	0.50	0.50	183	1.0	0.01
U14	Water Treatment Plant	1	No.	0.50	0.50	183	1.0	0.01
U15	Guard House (2 no.)	2	No.	0.50	1.00	365	1.0	0.01
U16	Cottage 10	1	No.	0.90	0.90	329	4.6	0.05
TOTAL DEMAND					28.58	10,432		1.25

Table 5; Expected potable water demand

The water demand for potable water amounts to 28.6 kl/day, with the peak

flow rate amounting to 1.25 l/s. The peak flow rate will be used to size the treatment plant and the underground pipe systems. Refer table 5 above for the tabulated potable water demand.

The water main on the property will be 100mmø uPVC class 12 to service the fire and domestic demand of the development.

The following water infrastructure will be required to accommodate the proposed development:

- Potable water treatment plant. A centralized treatment plant is proposed.
- Underground pipelines to connect the Bore holes and the stream to the treatment facility.
- Underground pipelines to connect the new buildings to the Treatment facility.
- Storage tanks and pressure vessels and booster pumps to supply the buildings with pressurized potable water.
- Underground pipelines (non-potable water) to fill the storage facilities on site and to supply the agricultural lands.

(e) Design Standard

The water pipes will be sized to cater for the development's peak water demand. The water reticulation will vary between 25mmø HDPE class 16 to 110mmø uPVC class 12 pipes to cater of the fire and domestic requirement.

(f) Water Pressure and flow

The water pressure will be maintained between 60 and 90m by means of variable speed booster pumps and pressure vessels.

The minimum flow and pressure for fire hydrants are 1200 L/min. at 300Kpa.

The minimum residual pressure designed for, under instantaneous peak demand, will be 25m. The maximum residual pressure designed for under zero flow conditions will be 120m.

(g) Fire Flow

The firefighting requirements have been based on a design flow of 25 l/s at 15m residual head, in accordance with the Moderate Risk Category (as stated in the Red Book).

5.4. Sewer**(a) Existing infrastructure and availability**

The Estate falls outside the Stellenbosch Municipality sewer network system, therefore, on-site wastewater treatment plant is required. The following sewer storage and treatment facilities are currently on site:

Description	Model	Capacity (l/day)	Buildings being serviced.	Status
Wastewater Treatment Plant 1	Clarus Fusion Model ZF-450	1500 l/day	Cottages 1, 2 and 3	Working order, needs maintenance.
Wastewater Treatment Plant 2	Clarus Fusion Model ZF-450	1500 l/day	Manor House, Cottages 4, 5 and Tool shed	Non-working order, needs repair.
Conservancy Tank / Soakaway	(Tank only)	5000 l	Workers Cottages, Hanger	Unclear. Needs regular sewer removal.

Table 6; Existing sewer treatment on site.

The *wastewater treatment plant 2* and the conservancy tank does not have sewer treatment capability. Although the *wastewater treatment plant 1* seems to be working, however, the quality of the treated sewer is unclear.

The status of the underground sewer pipe system is not known. There are a lack of sewer manholes and rodding eyes to effectively inspect and maintain the sewer system.

(b) Sewer discharge**Existing sewer discharge:**

Ref.	New	Qty.	Units	Water AADD (kl/day)	% Sewer	Peak Factor	Peak Flow (l/s)	Sewer annual average daily flow (ADWF), kl/day
U1	Cottage 1	1	No.	1.00	90%	2.5	0.03	0.90
U1	Cottage 2	1	No.	1.00	90%	2.5	0.03	0.90
U1	Cottage 3	1	No.	1.00	90%	2.5	0.03	0.90
U2	Cottage 4	1	No.	1.00	90%	2.5	0.03	0.90
U2	Cottage 5	1	No.	1.00	90%	2.5	0.03	0.90
U3	Worker Cottage	1	No.	0.75	90%	2.5	0.02	0.68
U4	Owners House	1	No.	2.00	90%	2.5	0.05	1.80
U5	Pump house and Day Staff Rooms	1	No.	-	0%	-	-	0.00
U6	Horse shelter	1	No.	1.00	0%	-	-	0.00
U7	Hanger, Shed, maturation cellar	1	No.	1.00	90%	2.5	0.03	0.90
U8	Tool Shed	1	No.	1.00	90%	2.5	0.03	0.90
U9	Airstrip & Runway	1	No.	-	0%	-	-	0.00
U10a	Vineyards	60	ha	-	0%	-	-	0.00
U10b	Olive Grove	2045	ha	-	0%	-	-	0.00
U11	Gardens	1	ha	-	0%	-	-	0.00
TOTAL DEMAND							0.25	8.78

Table 7; Estimated existing sewer discharge



The existing annual average daily sewer flow is estimated to be 8.8kl/day, with the peak sewer flow of 0.25 l/s.

Expected **new** sewer discharge:

Ref.	New	Qty.	Units	Water AADD (Kl/day)	% Sewer	Peak Factor	Peak Flow (l/s)	Sewer annual average daily flow (ADWF), kl/day
U1	Cottage 1	1	No.	0.90	90%	2.5	0.02	0.81
U1	Cottage 2	1	No.	0.90	90%	2.5	0.02	0.81
U1	Cottage 3	1	No.	0.90	90%	2.5	0.02	0.81
U2	Cottage 4	1	No.	0.90	90%	2.5	0.02	0.81
U2	Cottage 5	1	No.	0.90	90%	2.5	0.02	0.81
U3	Worker Cottage (demolished)	1	No.	-		2.5	-	0.00
U4	Main House & Pool House	1	No.	2.00	90%	2.5	0.05	1.80
U5	Pump house and Day Staff Rooms	1	No.	0.50	90%	2.5	0.01	0.45
U6	Horse shelter (demolished)	1	No.	-			-	0.00
U7	Hanger, Shed, maturation cellar	1	No.	1.00	90%	2.5	0.03	0.90
U8	Tool Shed & accommodation	1	No.	0.90	90%	2.5	0.02	0.81
U9	Airstrip & Runway	1	No.	-			-	0.00
U10a	Wine Production, tasting room	60	tons	3.00	90%	1.0	0.03	2.70
U10b	Barrel cellar	2045	m ²	8.18	90%	1.0	0.09	7.36
U11	Employee housing, cottage 6	1	No.	0.90	90%	2.5	0.02	0.81
U11	Employee housing, cottage 7	1	No.	0.90	90%	2.5	0.02	0.81
U11	Employee housing, cottage 8	1	No.	0.90	90%	2.5	0.02	0.81
U11	Employee housing, cottage 9	1	No.	0.90	90%	2.5	0.02	0.81
U12	Primary Residence & pool house	1	No.	2.00	90%	2.5	0.05	1.80
U13	Water Treatment Plant	1	No.	0.50	90%	1.0	0.01	0.45
U14	Water Treatment Plant	1	No.	0.50	90%	1.0	0.01	0.45
U15	Guard House (2 no.)	2	No.	1.00	90%	2.5	0.03	0.90
U16	Cottage 10	1	No.	0.90	90%	2.5	0.03	0.81
TOTAL DEMAND							0.56	25.722

Table 8; Expected new sewer discharge.

The new annual average daily sewer flow is estimated to be 25.7kl/day, with the peak sewer flow of 0.56 l/s.

(c) Wastewater Treatment

The total of the existing wastewater treatment facilities (2x WWTP's and 1 conservancy tank) are undersized for the proposed new development, if all

the dwellings are occupied.

We propose that the conservancy tank is removed. The existing 2x WWTP's can likely be repaired to be fully functional, if the expenditure and practical considerations are favorable.

We proposed a new centralized Wastewater Treatment Plant with maximum capacity of 30kl/day. This amounts to approximately 108% of the total expected average daily sewer discharge.

Advantages of a centralized WWTP:

- Capacity to accommodate the quality and the seasonal fluctuation of the sewer.
- The WWTP operation and maintenance will be more cost effective.
- The treated sewer will be collected and used for irrigation purposes. The distribution of the irrigation water will be simplified.

(d) Proposed new sewer infrastructure

The following new sewer infrastructure is proposed:

- A single large Wastewater Treatment Plant, positioned centrally to collect all sewer from the property.
- Reparation of the WWTP's 1 and -2, if deemed to be cost effective.
- New underground gravity sewer pipes to collect and reticulate all the sewer to the WWTP.
- New pump station(s) and rising mains may be required to convey foul sewer to the new WWTP.

The detailed design of the sewer pipe infrastructure will be done in due course.

5.5. Stormwater

Existing stormwater services on site:

- The existing stormwater infrastructure on site includes small diameter pipes and open channels and furrows.
- A small unnamed stream traverses the erf along the Eastern boundary from South to North. There has been remedial work done to the stream, as per design and guidance by Kantey and Templer recently.
- The updated floodline assessment has been completed, which informed the site development plan. All the new buildings are positioned outside the 1:100 year flood line.

(a) Design:

The stormwater infrastructure will be design for a storm with a 5-year return period, as per the Guidelines of Human Settlement Planning and Design (Red Book).

The stormwater is to be discharged on surface where possible to encourage natural infiltration. Stormwater will be drained by means of pipes and open ground channels to the existing on-site stormwater system before being discharge to the nearest municipal stormwater system.

The stormwater design is to evaluate the impact of the a major storm event on downstream properties. On-site mitigation measures may need to be put in place like berms and furrows to manage the overland stormwater flow from a major storm.

(b) Design Standard:

The stormwater reticulation will comprise of 160mmø uPVC Class34 pipes to 375mmø class 100D concrete spigot & socket pipes. The piped system will be designed with a minimum grade of 0,67% to prevent siltation and a pipe flow velocity of 1,5m/s to minimize erosion.

(c) Expected stormwater runoff:

Please find below the expected stormwater runoff for different return periods for the full site. Note that localized catchment areas will be used to design the stormwater system on site.

Area (m ²)	290,500				
Tc (min.)	30				
	Stormwater runoff (m ³ /s)				
Return period (year)	1	5	10	50	100
Rainfall Intensity (mm/h)	24.35	37.26	42.78	55.20	60.72
Runoff Factor (c)	0.15	0.17	0.18	0.25	0.30
Pre-development Stormwater runoff (m ³ /s)	0.295	0.511	0.621	1.109	1.470

Table 9; Expected Stormwater runoff for different storm return periods.

5.6. Roads

Access to the property is from Green Valley Road on the East and Excelsior Road on the West. The access to the farm from Excelsior Road was identified to be substandard. There is desire to move the access Southwards. Further engagement with the Western Cape Government Roads Engineers, including design drawings and approval thereof, is needed for the proposed relocation of this access.

The internal roads for the development are a combination of paved and unpaved roadways. It is envisaged that the existing roadways are remaining, with some upgrades and remedial to be done. The stormwater from the roads will sheet flow into open gravel channels along the roads and discharge on site in a managed fashion to minimize erosion, to allow natural infiltration.

The proposed roadway pavement design is as follows.

Surfacing	Sub base	Sub grade
Paved road: 80mm to 60mm cement paving on 20 mm bedding sand. Or 70mm clay pavers on 20mm bedding sand.	150mm G5 material.	150mm G7-type material.
Gravel road (minor road reticulation on the estate):	150mm G5-type sub base	Compacted in situ material.

5.7. Solid waste

There is not a solid waste facility nearby. The solid waste will be removed from the property and disposed of in an authorised waste disposal site. The land owner is to appoint a qualified waste disposal contractor for regular solid waste removal. The frequency of solid waste removal is to be determined.

Find below the estimated solid waste generation for the occupied buildings. The solid waste general for the winery and associated production work is unclear.

Land use	Size	Waste generation source	Rate	Calculation	Total (kg/day)
Single residential-cottage	10	"Single Family"	4.536 kg/dwelling/day	10*4.536	45.4
Single residential - large dwelling'	2	"Single Family"	5.547 kg/dwelling/day	2*5.547	11.1
Guard House	2	"guard"	1.00 kg/guard/day	2*1.00	2.0
TOTAL					58.5

Table 10; Estimated solid waste generation for dwellings per day.

6. SPECIALIST STUDIES

The following Specialist studies will be required:

- SATmap Solutions has surveyed the estate. Localized additions survey may be required.
- Traffic Impact Assessment (possibly required). The Western Cape Government or Stellenbosch Municipality may call for traffic comment in the form of a Traffic Impact Statement or report.
- Geotechnical investigation. The geotechnical report will be needed to inform the structural design, founding conditions, the overall soil characteristics, etc.
- Water quality analysis. The groundwater and stream water quality will need to be confirmed to inform the water treatment regime. A water safe yield test will be needed to confirm save available water from the 3no. bore holes.

7. ELECTRICAL ENGINEERING SERVICES

7.1. Existing Electrical Connection

The site is supplied from an overhead Eskom pole mounted transformer providing 150A at 400V to the main electrical distribution board.

7.2. Power Supply Required

Based on the high level load schedule, see Appendix B – Load Schedule, we calculate that the power supply will need to be upgraded to 500A at 400V.

7.3. Eskom and infrastructure upgrade

An application will need to be submitted to Eskom for the upgrade of the power supply. Eskom will then be able to advise how they can make the larger power supply available. This may require an Eskom minisub on the boundary. The internal consumer MV and LV infrastructure will also need to be substantially upgraded to accommodate the new development.

Eskom can take 24 months from date of application to provide the upgraded power supply, this would need to be factored into the development programme.

8. CIVIL SERVICES AVAILABILITY

Find below the civil services availability and intervention or upgrades requirements:

Item no.	Services	Notes
1	Foul sewer	New WWTP required. Upgrade & maintenance of existing WWTPs needed. Approval needed. New sewer pipe network needed
2	Potable water	Capacity on site is available. New water Purification plant needed. New potable water pipe network needed
3	Water (irrigation)	New water pipe network needed for agriculture.
4	Roads	New roads and existing road upgrade needed. Approval for new entrance needed.
5	Solid waste	Off-site disposal. Approval needed.

Table 11; Civil services availability.



9. REQUIRED APPROVALS

The following approvals will be required with regards to civil services:

Item no.	Services	Approval authority
1	Internal roadways and parking	Stellenbosch Municipality
2	New road access	Western cape Government Department of Transport and Public Works. Stellenbosch Municipality
3	Potable water	Stellenbosch Municipality
4	Boreholes	-
5	Foul Sewer	Water Use Licence Stellenbosch Municipality
6	Stormwater infrastructure	Stellenbosch Municipality - stormwater reticulation on site. Catchment Stormwater and River Management - stormwater management on site

Table 12; Approval requirement

10. CONCLUSION

The proposed development is deemed to be serviceable in terms of normal civil engineering norms and guidelines. Existing water, sewer and stormwater infrastructure will be able to accommodate the proposed development.

Items to consider:

- Geotechnical investigation.
- Design and liaison with the Western cape Government District Engineer with regards to the proposed new access to the property.
- The safe yield test of the 3no. bore holes should be done.
- Water quality analysis should be done for the 2 remaining bore holes (bore hole 1 and 3).
- A water treatment plant is needed to purify the water on site for human consumption and associated pipe network.
- Implementation of a water management system as per SANS 241.
- The existing potable water infrastructure being re-used are to be disinfected.
- Registration of the water use for the treatment of foul sewer on site with the Department of Water Affairs.
- Maintenance and servicing of the existing WWTP's.
- Construction of new WWTP and associated sewer pipe network.
- Calculation of the estimated construction cost for the civil services.



Ian Moolman

For: GR Sutherland Associates (Pty) Ltd.

11. APPENDIX

Appendix A

**Site Development Plan, Architect drawing CS.01.00 Revision A, Dated 31
July 2025**

NEW APPLICATION

Ref.	New application	Max coverage allowance according to zoning certificate	LAND USE	Motivation for new application
U10	ADDITIONAL USE: Agricultural industry	2000m ² including parking and loading areas	NEW Wine production facility, tasting room and barrel cellar	
U11	ADDITIONAL USE: Employee housing	120m ² per permanent employee and associated family	Employee housing	
U12	PRIMARY USE: Dwelling house	600m ² Excluding outbuilding, carport and garages	Primary Dwelling house	
U13	PRIMARY USE: Agricultural building	n/a	Water treatment plant	
U14	PRIMARY USE: Agricultural building	n/a	Water treatment plant	
U15	Guard House	n/a		
U16	ADDITIONAL USE: Guest Accommodation			

FOR COUNCIL USE

Existing coverage and structure

Ref.	Existing structure	Registered coverage	Current LAND USE	Approved land use	Adaptive reuse Yes / No	FUTURE 'use'
U1	Cottage 1, 2 & 3	107.39m ² Excluding carports, garages, outbuildings	n/a	CONSENT USE	n/a	n/a
U2	Cottage	149.51m ² Excluding carports, garages, outbuildings	Long term rental unit (semidetached)	ADDITIONAL USE as 'manager house'	YES	Employee housing
U3	Cottage 5: Staff Accommodation	136.95m ²	n/a	PRIMARY USE: employee housing	To be demolished	Demolished
U4	Owner's house	500.92m ² Excluding carports, garages, outbuildings	Owner's house	PRIMARY USE: Dwelling house	YES	2nd Dwelling
U5	Pump house & Day staff rooms	82.45m ²	Agricultural building	PRIMARY USE: Agricultural building	NO	Agricultural building
U6	Horse shelter	20.85m ²	none	PRIMARY USE: Agricultural building	To be demolished	Demolished
U7	Shed, hangar & maturation cellar (non production)	432m ²	Shed, Hangar, Olive oil storage facility	PRIMARY USE: Agricultural building	YES	Agricultural building (Shed, hangar and storage facility)
U8	Toolshed	960m ²	Toolshed	PRIMARY USE: Agricultural building	YES	Agricultural building & Accommodation
U9	Airstrip / runway	1040m ²	Runway	CONSENT USE: Airstrip	NO	Airstrip

AGRICULTURAL COVERAGE AND STRUCTURE

Ref.	Agricultural cultivation	Product produced / production sector	Current agriculture production	Future agriculture production	APPROX Ha	Facility required
A1	Vineyard	Wine for export purpose	X	X	8Ha	a) Barrel cellar b) production facility c) Tasting room d) offices
A2	Olive grove	Olive oil	X	X	1.6Ha	a) Tank storage facility
A3	Wildflower and plant cultivation / Fynbos cultivation	Flowers and plants for the floral and herbal industry		X	8.8Ha	a) storage facility b) processing and packaging area...
A4	Vegetable field	On site / personnel and personal consumption		X	4.5Ha	a) storage facility b) cold room
A5	Apiary	Honey		X	2.4Ha	c) storage facility
A6	Compost	Compost		X	0.3Ha	d) none

GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and if to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein. All demolition work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward fullbore outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted WALL TIES: GMS wire wall ties to be built into cavity walls @ 2.5 lies/m² WEEPHOLES: Min. 75mm weepholes to be provided below all eaves and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 500mm c/c.

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted. Bagged & Painted on parking levels unless otherwise indicated.

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening. Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ftl, all to comply with NBR part N.

BALUSTRADES: All balustrades to be min. height 1000mm above ftl.

RC CEILING: Soffit to be skimmed & painted

PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all eaves and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.

375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.

Soil pipes to be min. Ø110mm uPVC.

Waste pipes to be min. Ø40mm uPVC.

Substack to be min. Ø100mm uPVC.

Open vent pipe to be min. Ø50mm uPVC.

Min. 75mm deep seal traps to all fittings.

All pipes to have min. 1:50 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule		
Date	Rev	Description
31.07.2025	A	For Information

FOR INFORMATION

CLIENT:

Nick Holland

-

ARCHITECT:

MLB ARCHITECTS - HERMAN JOUBERT

021 180 1652

PR. ARCH. SACAP: 5190

TOWN PLANNER:

Spencer Dreyer

-



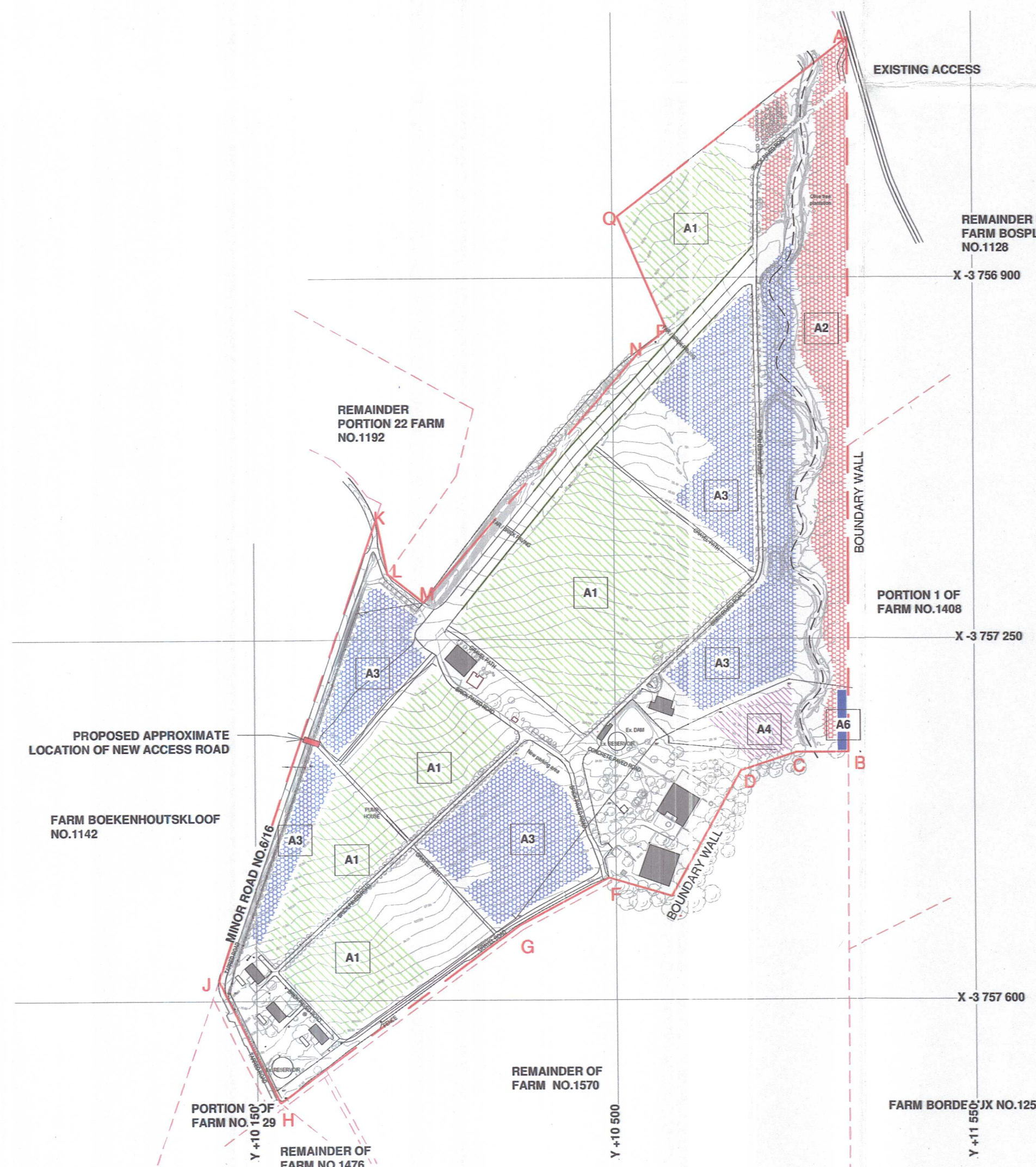
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info@mlbarch.co.za
www.mlbarch.co.za

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PROJECT	BELLE MONTAGNE
DESCRIPTION	Excelsior Road Franschhoek 7690
PROJECT NO.	25004
DRAWING TYPE	FOR INFORMATION
DRAWING NAME	SITE DEVELOPMENT PLAN
DWG NO.	CS.01.00
SHEET	A ₂ indicated
DATE	31.07.2025
DRAWN	ME
CHECKED	Checker
REV.	A

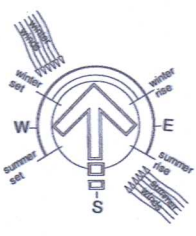
SDP - Agricultural Coverage

1 : 4000



Site Development Plan

1 : 2000



Appendix B

Electrical Load Schedule

PROJECT : BELLE MONTAGUE
ADDRESS : Excelsior Rd, Franchhoek, 7690
DISCIPLINE : Load Schedule
REF :M/10240 - Belle Montague/Electrical/Design/Load Schedule
DATE : 03-11-2025
REV. 0

DESCRIPTION	AREA [M2]	W/M2	Existing Load (kW)	New Load (kW)	Total Load (kW)
Existing Areas					
Cottages 1,2,3	560	70	39		39
Cottage	149	70	10		10
Staff Accomodation	136	40	5		5
Owner's House	500	70	35		35
Pump House and Day Staff Rooms	82	80	7		7
Horse Shelter	21	10	0		0
Shed, Hanger and Materation Cellar	432	10	4		4
Tool Shed	960	5	5		5
New Areas					
Cottage 1,2,3 additions	80	70		6	6
New Cottages	540	70		38	38
Additions to existing houses	334	70		23	23
New Wine Production Facility and tasting room	2 000	80		160	160
New Primary Residence	1 060	70		74	74
Guard House	20	40		1	1
Common Areas - Sub Total (kW) undiversified			106	302	408
Diversity			0,8	0,8	0,8
Common Areas - Sub Total (kW) Diversified			85	241	326
Total (kW)			85	241	326
Total (kVA) @ 0.95 pf			89	254	343
Power Supply Required (Amps 3ph)			129	367	496

To Nathan Jankelowitz
Email Nathan@jmht.co.za

From Andrew Hulsman
Date September 15, 2025

Dear Mr Jankelowitz

Many thanks for your enquiry

WWTP - BIOREACTOR 25 KLPD [RIVERSTONE ESTATE] 2025 (REV 1)

TREATMENT PROPOSAL

For the treatment of winery effluent and biodegradable sewage, we propose a low energy, potentially carbon neutral biological treatment process. Treated waste water can be re-used in a sustainable manner. The treatment process we favour is briefly described below;

Treatment Processes:

- sewage and winery effluent gravity flows to the proposed treatment plant
- biological treatment of wastewater in a multi- chamber underground waste water treatment plant including the following unit processes
 - solids separation and flow balancing
 - biodegradation and removal of dissolved organic material and nitrogenous compounds
 - liquid chlorine disinfection
 - hydrated lime pH stabilization ([Rotostab lime doser - HWT](#))
 - 20 micron nominal filtration
- re-use of treated water includes
 - dust suppression, irrigation and flushing toilets
 - safe disposal to an irrigation dam
- water quality is compliant with IPW requirements and the DWS General Limit
 - DWS is the South African Department of Water and Sanitation.
- monitoring and measurement
 - daily flow
 - energy consumption

This is a fully automated system, requiring minimal operator intervention.
Design flow is 25 m³/d catering for;

- 75 ton cellar
- Sewage from staff and visitors

BUDGET PROPOSAL

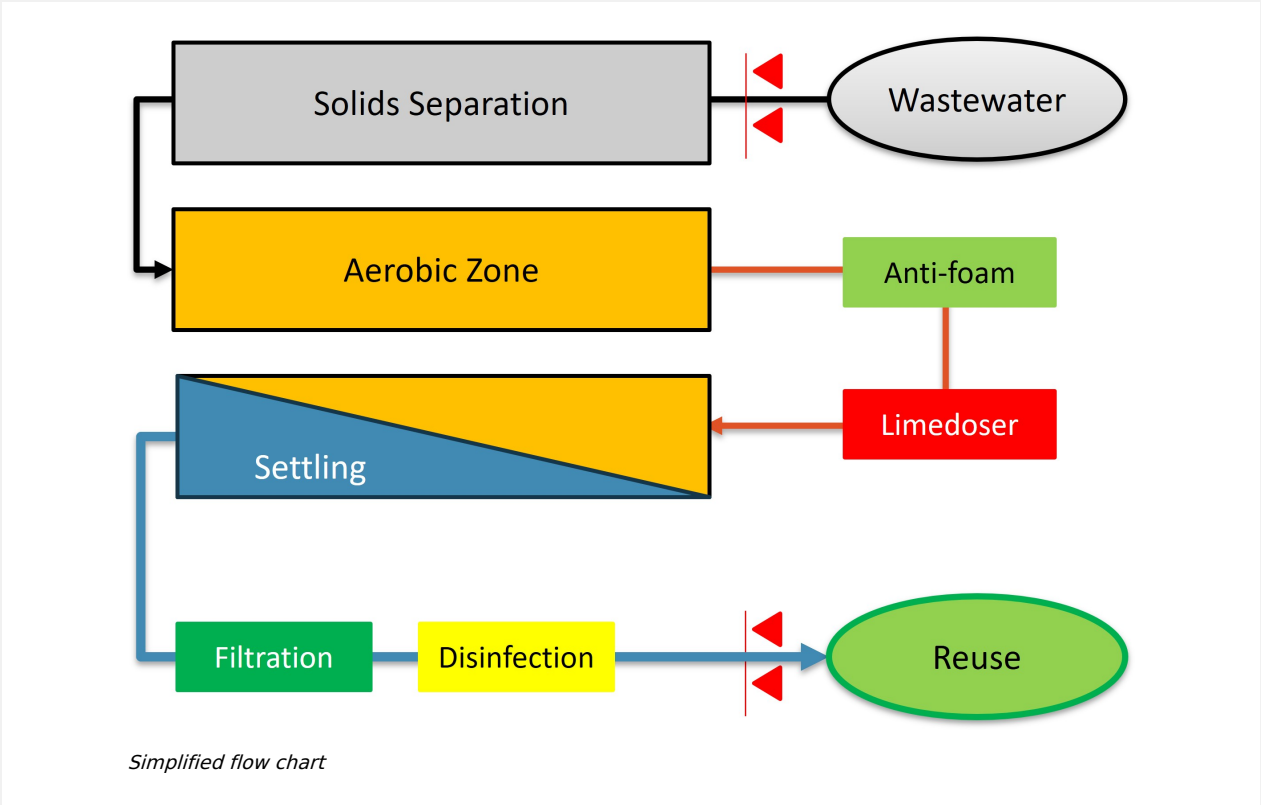
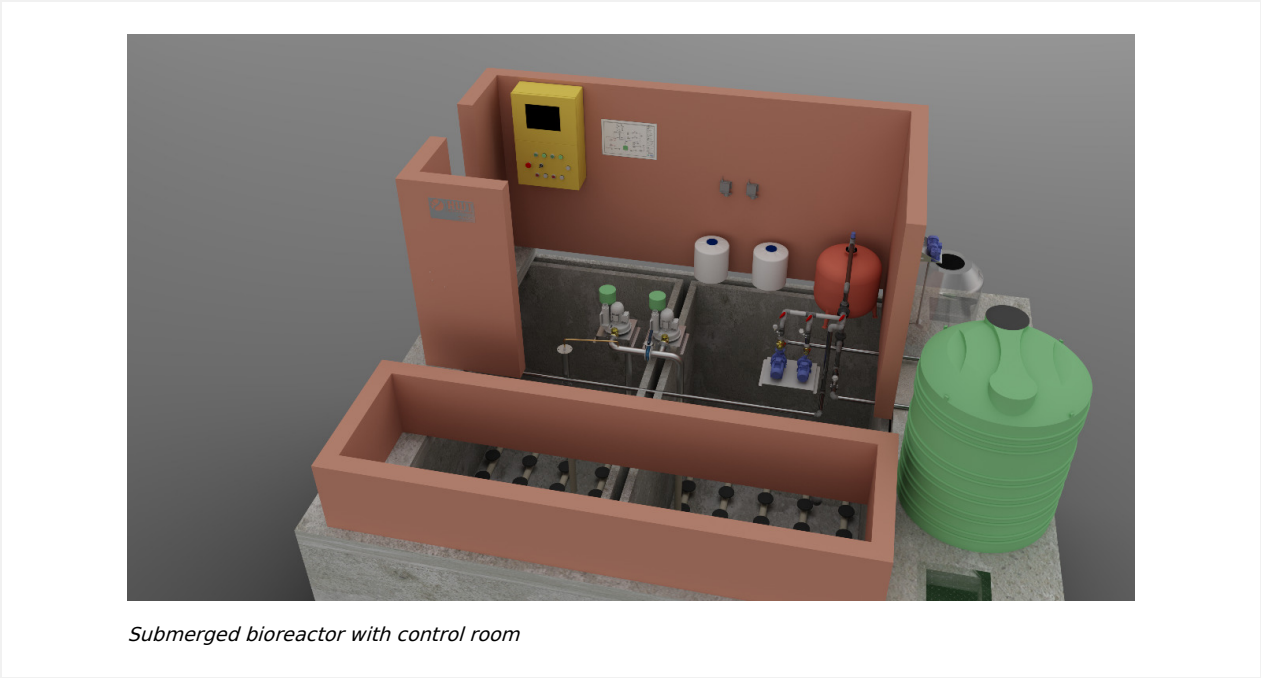
The quoted price includes;

- Application for a General Authorization from DWS
 - IPW compliance
- Civils construction (This work is done under a separate contract).
- Mechanical and electrical supply
- Installation, testing and commissioning
- 12 month Process Maintenance including;
 - Weekly site visits and data collection as required by IPW
 - Continuous remote motor and alarm monitoring
 - Monthly sampling and submission of process report

A detailed schedule is provided below.

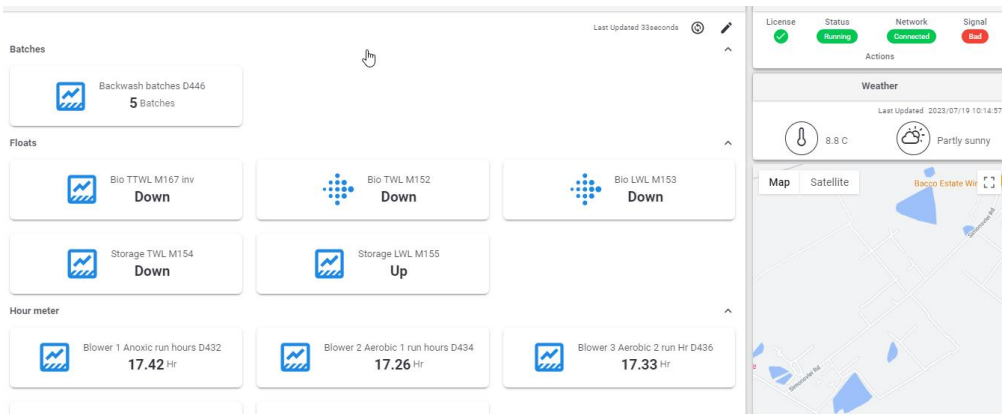
Quotation (excluding VAT)

1,442,067

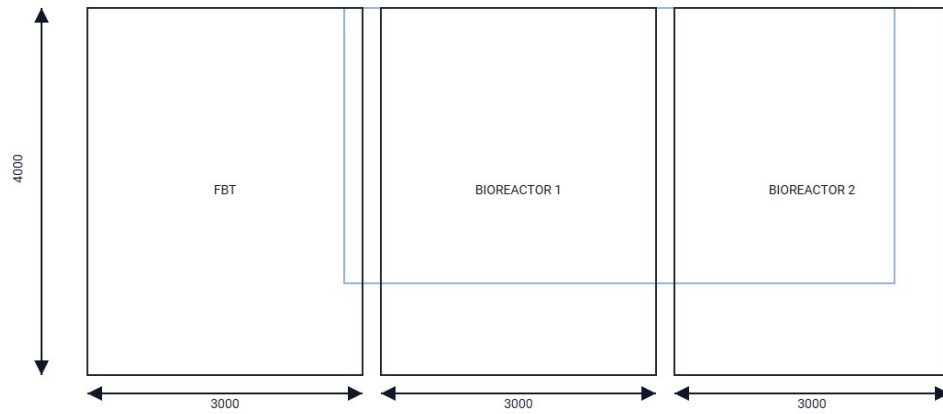




Control room built above bioreactor



Remote and continuous motor and alarm monitoring



RIVERSTONE ESTATE FRANSCHHOEK HWTBIOREACTOR (REV 1)

NOTES:

1. Internal dimensions shown
2. Anoxic Zones: 0
3. Aerobic Zones: 2
4. Height : 3000 (Internal)
5. Control Room size : 3000 x 6000 (Internal)

SCHEDULE OF QUANTITIES

CATEGORY	ITEM	DESCRIPTION	UNITS	QTY	RATE	AMOUNT
CIVILS SCHEDULE	Bioreactor	2 x Submerged bioreactors	Sum	1	692,971	692,971
	Control room	Generic 3.0 x 6.0	Sum	1	85,745	85,745
	Biomass management	Included in civils structure	Sum	1	0	0
	Engineering drawings	BVI Consulting Engineers	Sum	1	66,908	66,908
					Sub-total:	845,624
FILTRATION	Bag filter 3 Ft PVC	Bag filter 3 Ft PVC	Sum	1	10,350	10,350
					Sub-total:	10,350
CHEMICAL DOSING	Disinfection Liquid chlorine	Dose pump - Seko AKL603	Sum	1	11,212	11,212
	Foam control	Dose pump - Seko AKL603	Sum	1	11,212	11,212
	pH Stabilization lime	Rotostab 1000	Sum	1	24,725	24,725
					Sub-total:	47,149
MECHANICAL	SBR Drain Rate	JET 200 T	Sum	1	10,753	10,753
	Inlet screen	Included in civils structure	Sum	1	0	0
	Fine bubble aeration	Fine Bubble Diffuser x 96 with manifold	Sum	1	67,399	67,399
	Side channel blowers	Fluidra 31094/ 3.4 kW	Sum	2	31,913	63,825
	Pipe Schedule	Pump pipes and fittings	Sum	1	3,022	3,022
	Control panel	Installed power : 8.8 kW. Starters: 6	Sum	1	139,078	139,078
	Water meter	Bemet Magflow DN50	Sum	1	23,368	23,368
	Floats	Floats and cabling	Sum	1	5,610	5,610
	Process Design	HWT	Sum	5	23,757	23,757
	Essential Spares	For first 12 months	Sum	1	4,751	4,751
					Sub-total:	341,563
COMMISSIONING	Application for GA	Liaison with DWS	Sum	1	28,750	28,750
	SHEQ File	To local requirements	Sum	1	3,450	3,450
	Installation costs	Local rate	Day	15	5,175	77,625
	Operations manual	PDF	Sum	1	2,875	2,875
	Client liaison	Virtual meetings	Hours	2	1,208	2,415
	Design and office	Detailing and design	Hours	2	1,208	2,415
	Drawing and office	Drawing fee	Hours	4	747	2,990
	Office and admin	Procurement and ordering	Hours	2	402	805
					Sub-total:	121,325
MAINTENANCE	Site time	1 visit per week	Visits/month	4.33	518	26,916
	Mileage	Drive and time	km/visit	1	10	516
	Cloud Storage	Server fee	R/month	1	57	684
	Report (IPW and DWS)	Compilation and access	R/month	1	747	8,964
	Polar Rental	Continuous monitoring	R/month	1	1,438	17,256
	Treated water sample	HWT101A	R/month	1	1,810	21,720
					Sub-total:	76,056

GENERAL TERMS AND CONDITIONS

EXCLUSIONS

It is assumed that a 380 volt power source will be supplied by others to the treatment plant.
2 bar, Ø15mm fresh water supply
Equipment transport costs are included in this proposal.
Effluent pipework to and from the treatment plant is not included.
Chemicals will be provided for commissioning

CHEMICALS

Liquid chlorine for disinfection
Silicone based anti-foaming agent
Hydrated water treatment lime

BATTERY LIMITS

Pressure discharge, 50mm

PAINTING

Equipment supplied with suitable protection. Support brackets will be stainless steel 304

ELECTRICAL

Housing of all electrical components to conform to Occupational Safety Act, Act 85 of 1993.
Installed Power (380V, 50Hz): 9 (kW), 21.0 (amps)

DELIVERY

Completion period 12 weeks after receipt of CBi.

GUARANTEE

Workmanship is guaranteed for a period of one year. Fair wear and tear is excluded.
Electrical components are guaranteed for a period of one year.
Tanks, pipes and fittings are guaranteed for 5 years.

PAYMENT TERMS

65% of Mechanical and Electrical supply on order
30% on commissioning
5% 3 months after commissioning
Civils payment by arrangement

EXCHANGE RATE

35% of the total value is based on an exchange rate of R21.00 = 1 Euro.
Prices quoted are in SA Rand

VALIDITY

This is a budget proposal and is valid for 45 days.

MAINTENANCE MANUALS

Our offer includes for one set of our standard operation and maintenance manuals.

GENERAL

HWT (Pty) Ltd reserves the right to manufacture to the company standard which is generally in accordance with the Metal and Engineering Association of SA.

APPENDIX 1: TECHNICAL SPECIFICATIONS

CATEGORY	ITEM	DESCRIPTION	QUANTITY
CIVILS SCHEDULE	Bioreactor	2 x Submerged bioreactors	
	Chamber internal dimensions	4000X3000	
	Treatment process	SBR	
	Retention time	2.1 (days)	
	Primary Solids Handling	Included in civils structure	
	Secondary Solids Handling		
	Flow Balancing	25.2 (hours)	
	Treated Storage	0.0 (m³)	
	Internal wall height	3000 (mm)	
	Treatment volume	65 (m³)	
	Footprint (m x m)	7 X 7	
METRICS	Daily flow	26.0 (kl/d)	
	Annual flow	5.058 (Ml/a)	
	Organic loading rate	0.7 (kgCOD/m³)	
	Peak Organic load	45.4 (kgCOD/day)	
	Installed Power	8.8 (kW) 21.0 (amps)	
	Annual power demand	16,973 (kWhrs/a)	
	Annual chemical costs	29,140 (South African Rand/annum)	
	20 Year Life Cycle Cost	31.76 (South African Rand/kl)	
ELECTRICAL	Control panel	Linked to installed power	
	Control panel box	Fixed	1
	Delta DVP SE (8in/4out)	PLC	1
	Delta Power Supply DVP 1A	PLC power pack	1
	Internal wiring	Rate per starter	6
	kWhr meter	3 phase digital	1
	Overload/underload	Protection relay	1
	Phase failure/phase reversal	Protection relay	1
	Polar RS485	Remote monitoring	1
	Starter	Overload and contactor	6
CHEMICALS (Annual)	Anti-foam	25 litre polycan	5
	Hydrated lime	25 kg bag	71
	Sodium Hypochlorite	25 litre polycan	19

APPENDIX 2: FLOW AND LOAD SUMMARY

FACILITY		(mgCOD/l)	(mgTKN/l)	Usage (%)	(kl/d)	(Ml/a)	(kgCOD/d)	(kgTKN/d)
Existing manor house	Domestic sewage	850	75	55	2	0.402	1.7	0.1
New manor house	Domestic sewage	850	75	55	2	0.402	1.7	0.1
Cottages	Domestic sewage	850	90	85	5	1.551	4.3	0.5
Worker cottages	Domestic sewage	850	90	85	6.4	1.986	5.4	0.6
Hanger and tool shed	Domestic sewage	600	110	55	2	0.402	1.2	0.2

WINERY	Tons/annum	(Bench Mark)	(mgCOD/l)	(mgTKN/l)	(kl/d)	(Ml/a)	(kgCOD/d)	(kgTKN/d)
Riverstone Estate Cellar	75	6.5	6,500	0	3.4	0.317	22.1	0

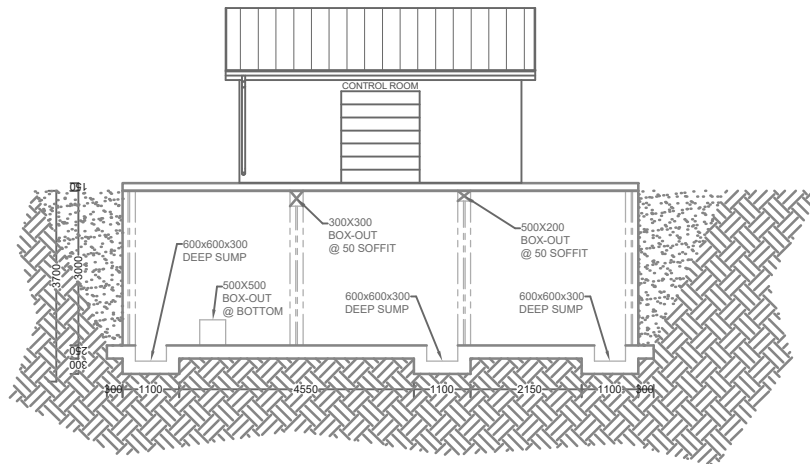
SUMMARY	(mgCOD/l)	(mgTKN/l)	Usage (%)	(kl/d)	(Ml/a)	(kgCOD/d)	(kgTKN/d)
	1,748	74		26	5.058	45.4	1.9

SAMPLE ANALYSIS

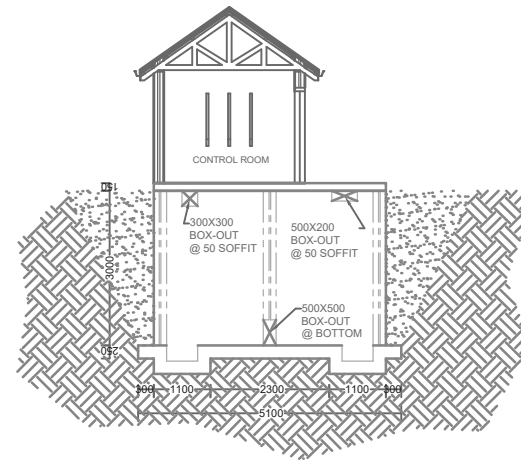
HWT101A

Ammonia (NH₄) as N (Water)
 Calcium (Ca) - Water
 Chloride (Cl-) - Water
 COD - filtered (Water)*
 Conductivity@25C (Water)
 Fecal Coliforms(Water)
 Nitrate as N (Water)
 pH@25C (Water)
 Phosphates as PO₄ (Water)
 Potassium (K) - Water
 SAR (Water)
 Sodium (Na) - Water
 Sulphates (SO₄) - Water
 Total suspended solids (Water)*

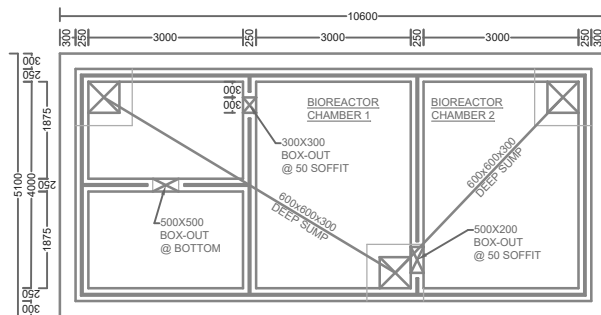
Performed monthly on treated effluent



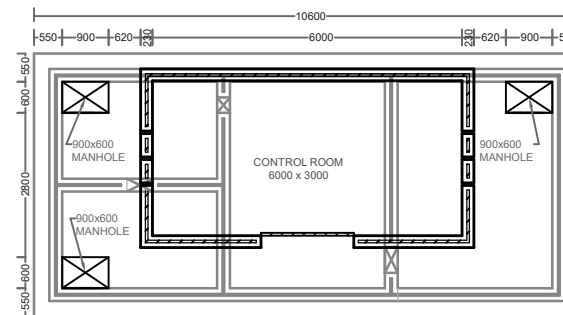
BIOREACTOR FRONT VIEW
SCALE 1:50



BIOREACTOR SIDE VIEW
SCALE 1:50



BIOREACTOR FLOOR LAYOUT
SCALE 1:50



BIOREACTOR SLAB LAYOUT
SCALE 1:50

Rev	Description	By	Date



Title:	RIVERSTONE ESTATE GENERAL ARRANGEMENT
Project:	RIVERSTONE ESTATE BIOREACTOR
Client:	RIVERSTONE ESTATE FRANSCHOEK

Drawn:	J. Monga	Checked:	J. Louw
Approved on behalf of HWT Project:	A. Hulsman	WISA Registration Number:	21906
Rev	Date	Sheet Size	Scale
	9/15/2025	A1	1:50