NOTICE OF LAND DEVELOPMENT APPLICATION

BRETT MOORE & MRS F MCKEND

MILNERTON ESTATES LIMITED

STPLA 1088/8, 284, 1011/1

PO BOX 1609

THE DIRECTORS

APPLICATION FOR CONSENT REQUIRED IN TERMS OF THE TITLE DEED, CONSENT USE & PERMISSION IN TERMS OF THE ZONING SCHEME ON FARM 1023, STELLENBOSCH DIVISION

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

Application Property Address: WINERY ROAD, VREDENBURG FARM, FIRGROVE

Application Property Number: STDPL 1023

Applicant: THE ELSABE FRANCIS TRUST

Owner: BERNARD FRANCIS 082 445 12 48

Application Reference: LU/TP 1514/2025

Description of land use proposal:
Application for consent use required in terms of the Title Deed Nr. 15064/1966, Condition 3.(C) to allow for the application ITO Section 15 (2) (G) of the Stellenbosch municipality zoning scheme, by-law 2015 for consent use. in terms of section 45 (6) of SPLUMA.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Brett Moore & Mrs F McKend, info@me-group.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 14th September 2026.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 0824451248 during normal office hours.

Yours faithfully

Bernard Francis
On behalf of The Elsabè Francis Trust

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

AANSOEKTIPE: EIENDOMSBESKRYWING (Erf of Plaas nommer) EN AREA

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

Adres van aansoek eiendom: Fisiese straat adres / plaasnaam en Area waar geleë

Aansoek eiendom beskrywing: Erf nommer/ Plaas Nommer en Gedeelte

Aansoeker: Naam van aansoeker / Maatskappy naam en kontak besonderhede.

Eienaar: Naam en kontak besonderhede van die Eienaar

Aansoek Verwysing: LU/TP Soos toegewys deur Munisipaliteit

Besonderhede van die grondgebruiksaansoek:
Voorsien 'n volledige beskrywing van die ontwikkelingsvoorstel, bv: Aansoek word gedoen (voorsien akkurate beskrywing van toepaslike voorskrifte van die Verordening) in terme van Artikel 15(2)(x) and (y) van die genoemde Verordening vir (verleen beskrywing van die die grondgebruik aktiwiteit en/ of ontwikkeling) ten einde voorsienning te maak vir (besonderhede van die spesifieke grondgebruike en/ of ontwikkeling wat sal voortspruit van die tersaaklike aansoek).

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: (Herhaal naam van Applikant en e-pos adres vir stuur van kommentaar). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **(voeg sluitings datum** – die 30 dae kennisgewing periode moet die eerste dag van kennisgewing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvoilgende Maandag sal wees, of indien die sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.)

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 (Sel/ Kantoor Nommer) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

NAAM VAN AANSOEKER

The Elsabe Francis Trust

Winery Road Forest
Vredenburg Farm, Winery Road, Firgrove
STELLENBOSCH
T2505/94

Our Reference: APPLICATION I.T.O SECTION 15 (2) (G) OF THE STELLENBOSCH MUNICIPALITY ZONING SCHEME, BY-LAW 2015 FOR CONCENT USE.

18 August 2023

Section Head: Land use Management

To whom it may concern.

RE: APPLICATION FOR A CONSENT USE ON FARM 1023, STELLENBOSCH

1. Land Use planning application to be submitted.

Application i.t.o Section 15 (2)(g) of the Stellenbosch Municipality Zoning Scheme By-Law 2015 for a consent use (Tourist Facility) on Farm 1023, Stellenbosch.

The purpose of this consent land use application is to obtain Council's approval to establish a tourist facility in an existing building and a portion of the pine forest (+- 10 730m2) located on the farm where weddings, functions and children parties can be held.

2. Subject property

The subject property is described in the Deed of Transfer No. 7126 dated November 1896 as Farm 1023 Stellenbosch. A copy of the subject property's Title Deed and SG Diagram is attached hereto.

The subject property 21.97ha in extent.
The Elsabe Francis Trust is the registered owner of the subject property. A power of attorney from the landowner is attached hereto. (Trust Resolution a& Power of Attorney)

3. Locality

The subject property is located off Winery Road near the settlement of Raithby see attached

Figure 1: Locality of Farm 1023, Stellenbosch

Figure 2: Aerial view of the farm with existing buildings located on Farm 1023, Stellenbosch

Spatial Justice

The proposed functions venue advances the principle of spatial justice by creating employment opportunities for the surrounding communities, such as Raithby, supporting local suppliers and service providers, improving access to economic opportunities with-in a rural area, and ensuring that the development remains compatible with ongoing agricultural activities.

The venue has been designed to be accessible to persons with disabilities, incorporates measures to minimize environmental impacts, and includes traffic, noise and waste management strategies to protect neighboring properties.

Spatial Sustainability

Limiting the development footprint to the minimum area necessary for the venue.

Retaining productive agricultural land for continued farming.

Protecting environmentally sensitive areas such as wetlands, watercourses, and indigenous vegetation.

Promoting water conservation through rainwater harvesting, into the dams on the property.

Spatial Efficiency

Concentrating buildings, parking areas, and associated facilities within a defined development footprint to minimize land disturbance.

Making efficient use of existing transport network, while incorporating traffic management measures to accommodate event-related movement safely.

Reducing pressure for similar facilities to be developed on undeveloped land elsewhere by making productive use of an existing rural property.

Spatial Resilience

Diversifying the rural economy through the introduction of compatible, non-agricultural income stream.

Supporting the long-term financial sustainability of the farm, helping to ensure the continued productive use o agricultural land.

Creating permanent and seasonal employment opportunities that strengthen the local economy.

Supporting the local businesses and services providers, including caterers, florists, decorators, photographers, and accommodation establishments. For example, Vredenburg Manor, a guest house in the area.

Good Administration

Complying with the applicable municipal Spatial Development Framework, Land Use Scheme, and other relevant planning policies.

Providing sufficient supporting studies, where required, such as traffic, engineering, environmental, or geotechnical assessments, to enable informed decision-making.

Establishing clear operational procedures for the management of events, including parking, traffic control, noise management, security, waste management, and emergency responses.

Monitoring compliance with conditions of approval and implementing corrective measures where necessary.

4. Planning motivation for a consent use (guest house)

The development proposal is to establish a Tourist facility consisting of the conversion of the existing barn/shed to accommodate functions and to use a portion of the pine forest located on the farm for outside functions and children's parties. The proposed use is considered a consent land use for which Council's approval is required. Hence our application is motivated as follows:

- Approval was granted for a temporary departure in 2012 to use a portion of the pine forest (10 000m2) located on the farm where functions and children's parties could be held, which has lapsed.
- The subject property is currently zoned Agricultural and Rural Zone. In terms of the subject property tourist accommodation is considered a permissible land use, with Council's consent.
- The proposed tourist facility is located within an existing converted barn/ storage area and +- 10 000m2 of the pine forest area. Provision has been made for ablution facilities within the barn for the guests.
- The proposed tourist facility is compatible with surrounding land uses as there are several tourist related facilities within the surrounding area, as is noted on the map inserted below. The development proposal is therefore not foreign to the area.

Figure 3: Aerial view of the area indicating the location of the existing Tourist facilities that are in the surrounding area.

- Tourism is a key driver to South Africa's national economy and contributes to job creation. The sector contributes +- 9% to the country's gross domestic product. The proposal will support the local tourist industry in general and will also benefit the local community by creating a new employment opportunity.
- Tourism brings many benefits, including but not limited to the following growth and boost in economic activities, boost wide scale industry revenues, infrastructure development which contributes to the country's improved brand image, source of foreign exchange earnings and source of employment generation. The proposed development (albeit small in scale) will contribute to these factors which will benefit the broader community of Somerset West.

Orderly planning

- The subject property is an active farm which produces role on grass.
- No new civil engineering services are required for the proposed tourist facilities as the existing storeroom/ barn is converted and used. The outside component of the application is located within the existing pine forest and thus has no impact on the existing agricultural activities.
- The existing access points to the property from Winery Road will be used by the patrons of the proposed tourist facilities (no new access points are proposed)
- The conversion / use of the existing store/ barn will have no impact on the existing farming activities as adequate storage area is provided in the second bar/ store/workshop also located on the farm.
- The conversion of the storage area /barn will ensure that the existing agricultural character of the area is not disturbed as no new buildings are required to be constructed to facilitate the proposal under consideration.
- As a temporary approval was already granted for the same uses the facilities already exist.

Traffic Impact

- The farm is not open to the general public and is accessible by private invitation only.
- The venue hosts approximately 50-60 functions per year, meaning there are around 300 days each year with no event-related traffic.
- Guest arrivals are generally scheduled for 3pm or later, after normal business peak traffic hours, resulting in minimal impact on commuter traffic along Winery Road.
- Functions are pre-dominantly family-orientated, with guests typically traveling together averaging four occupants per vehicle.
- This results in an average of approximately 25 guest vehicles per functions.
- Staffing levels are modest with approximately one per 10-14 guests. For a 60 guest function, this equates to approximately four waiters and two barmen.
- All permanent staff, with the exception of one employee, commute via public transport.
- The farm entrance has been specifically designed to accommodate buses, allowing them to safely turn off Winery Road and stop before the access gate without obstructing through traffic.

Noise

- The function venue has operated for 18 years (on approved temporary departure) without receiving any noise complaints.
- The buildings are fitted with corrugated roofs incorporating additional insulation, which assists in reducing noise transmission.
- Outdoor entertainment concludes strictly at midnight, after which activities move indoors or cease in accordance with venue policies.
- The function venue is closed over Easter, Christmas & New Year, as well as long periods in the winter months.

5. CONCLUSION

The proposal under consideration entails the use of existing infrastructure already located on the subject property for tourist facilities without having an impact on the existing agricultural activities located on the farm or the agricultural character of the surrounding area.

The proposed use of the existing buildings and forest for tourist facilities will still be subservient to the existing agricultural activities taking place on the farm. The facilities will also have no impact on the existing infrastructure located on the farm as these are existing buildings which are to be re-purposed and can be converted back should it be required. The proposal will also indirectly create new employment opportunities within the tourism sector.

For the reasons mentioned above the proposal is deemed to be desirable and the consent land use application be granted.

Should you have any queries or require and additional information, please feel free to contact the undersigned.

Yours faithfully

Lize Francis
Trustee on behalf of Elsabe Francis Trusts.

The Elsabe Francis Trust

Winery Road Forest
Vredenburg Farm, Winery Road, Firgrove
STELLENBOSCH
T2505/94

APPLICATION I.T.O SECTION 15(2) (G) OF THE STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW 2015 FOR A CONSENT USE (TOURIST FACILITY) ON FARM 1023, STELLENBOSCH

MINUTES OF MEETING that the Trustees resolved that Trust property may apply to obtain approval to use existing buildings for Tourist Facility on Farm 1023 Stellenbosch;

Title: Resolution for Approval to Apply for consent use / tourist facility

Date: 22 Augustus 2023

Trust Identification: THE ELSABE FRANCIS TRUST / T2505/94

Trustees Present:

- Lize Francis ID nr 72 1114 0007 085
- Bernard Clive Francis ID nr 650402 5152 088
- Heinn Havinga ID nr 740329 5001 084

Background: The trustees discussed the current operating businesses of the farm 1023 being agricultural and tourist wedding venue.

Decision: The Trustees hereby resolve to apply for the tourist facility / consent use on farm 1023, Stellenbosch.

Rationale: The decision is based on the trust's objective to provide a beautiful wedding venue and continue this business for the unforeseen future.

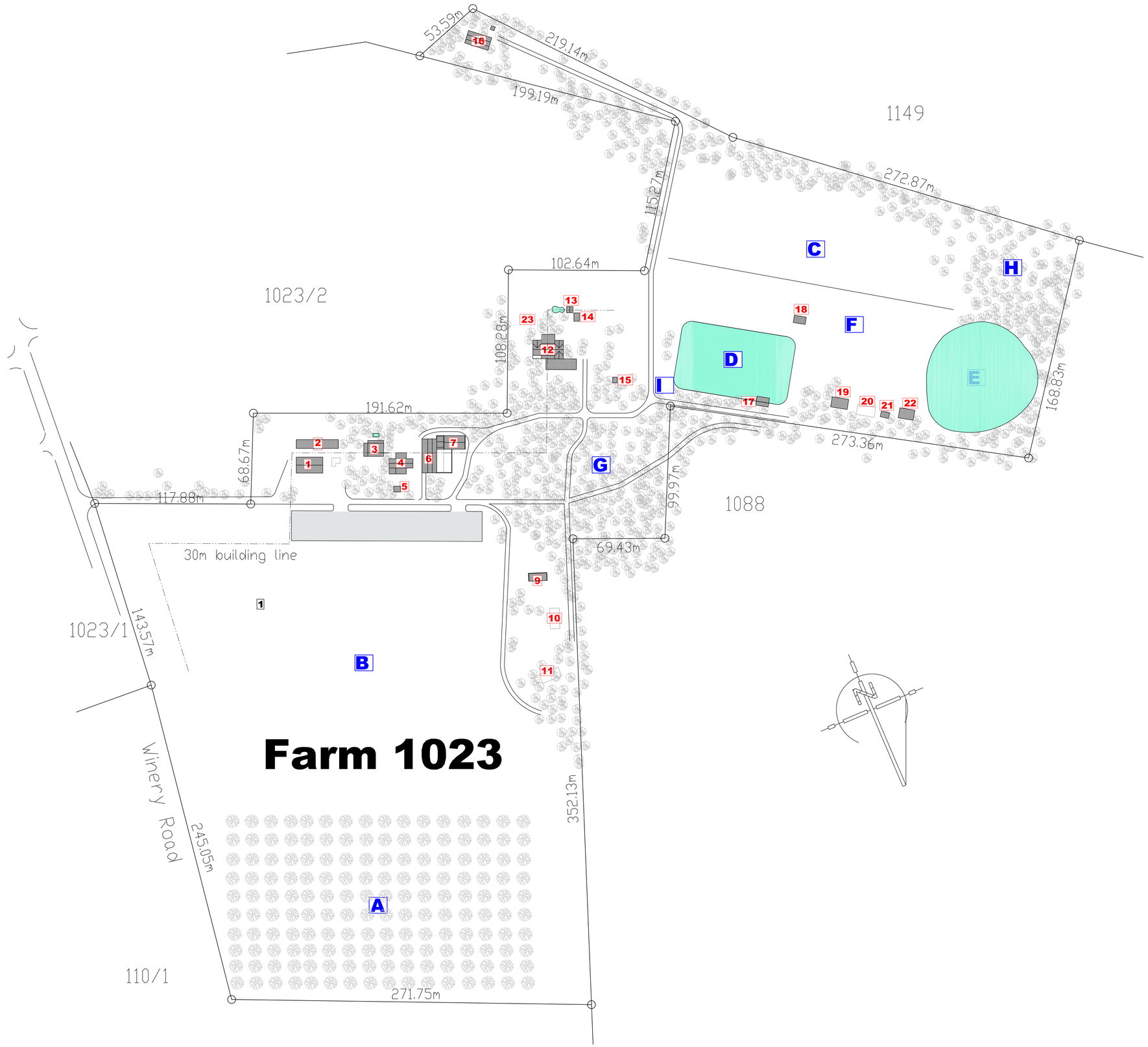
Implementation: The trustees will instruct the trustee Lize Francis to apply on behalf of the Trust.

Signatures:

Lize Francis

Bernard Clive Francis

Heinn Havinga



Farm 1023

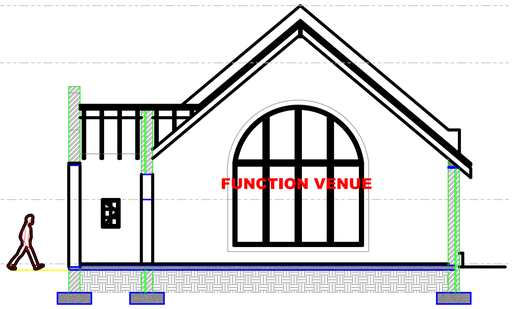
1. Workshop
2. Store
3. Approved Labour Cottage
4. Approved Labour Cottage
5. Carport
6. Function venue(Shed)
7. Function venue(Shed)
8. Parking
9. Shed
10. Labour Cottage
11. Labour Cottage
12. Main Residence
13. Pool Room
14. Tack Room
15. Horse Shelter
16. Approved Labour Cottage
17. Approved Labour Cottage
18. Horse shelter
19. Labour cottage
20. Labour cottage
21. Labour cottage
22. Labour cottage
23. Horse Shelter

A. Tree Plantation (4Ha)
B. Instand Lawn (6Ha)
C. Instand Lawn (1.5Ha)
D. Dam
E. Dam
F. Horse Camp
G. Forest (10.730m²)
H. Forest
I. Sunset Drinks Area (150m²)

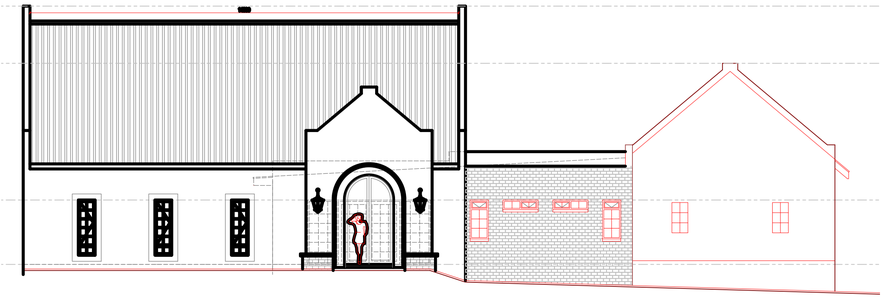
WINERY ROAD FOREST

we design

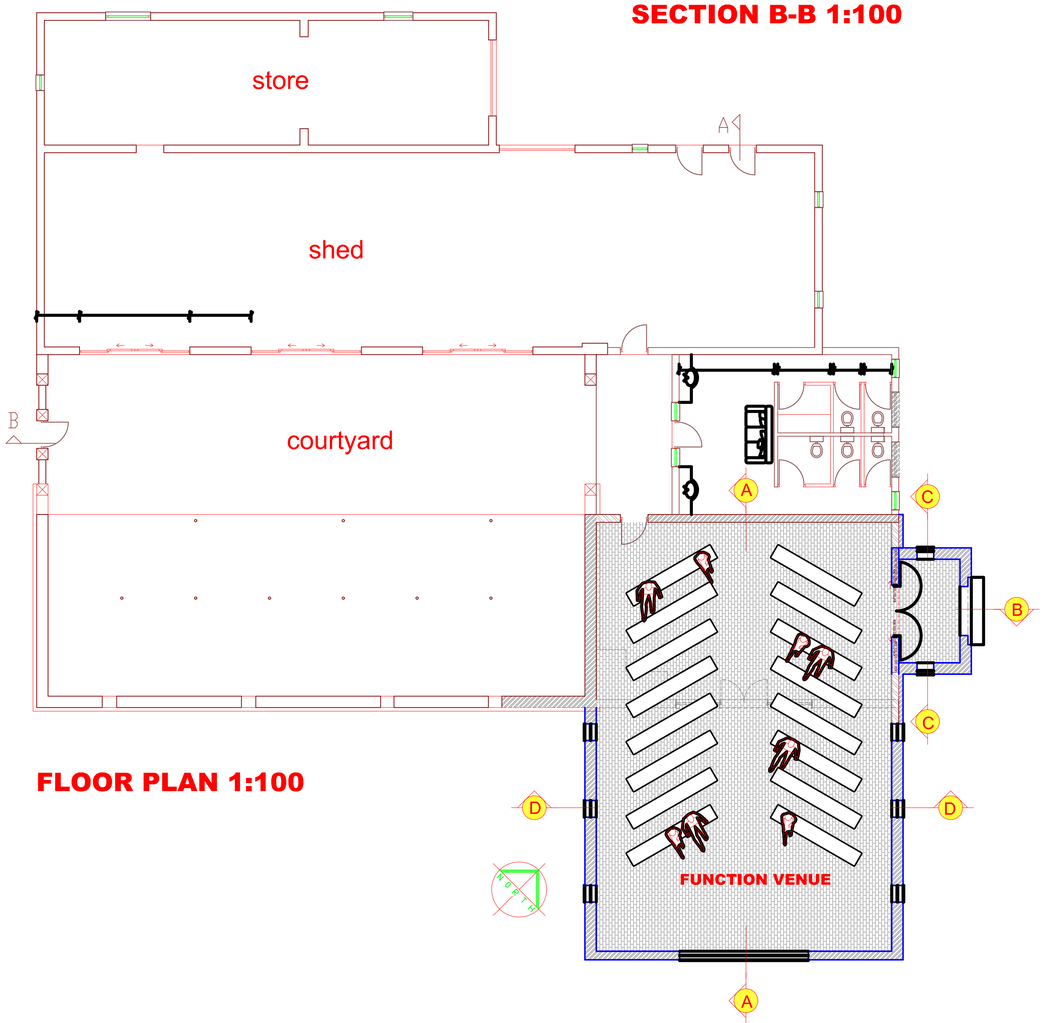
SITE PLAN 1:1500



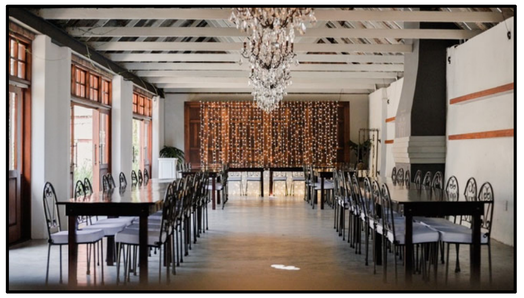
SECTION B-B 1:100

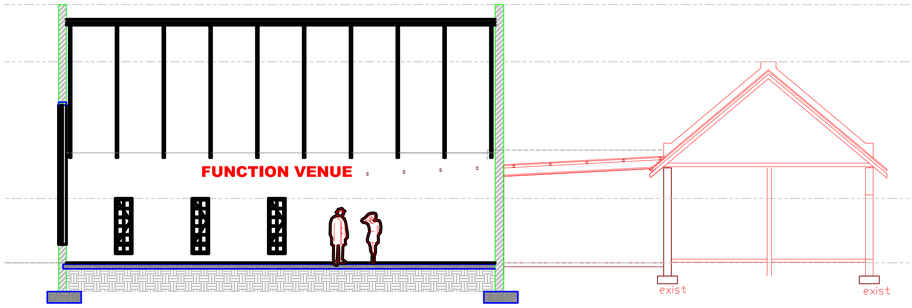


NORTH EAST ELEVATION 1:100

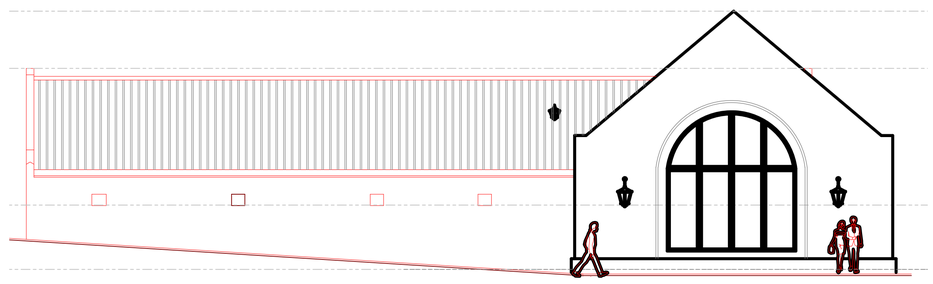


FLOOR PLAN 1:100





SECTION A-A 1:100



SOUTH EAST ELEVATION

TAKE NOTE:

DIMENSIONS SCALED OFF THE DRAWINGS ARE NOT VALID. ALL DRAWINGS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES.
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WITH ALL OTHER PROJECT DOCUMENTATION AND OTHER CONSULTANTS DOCUMENTS/ DRAWINGS/ DETAILS/ SCHEDULES.
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TO ALL APPLICABLE REGULATIONS AND MANUFACTURER SPESIFICATIONS. ALL FINAL DETAILS, FINISHES AND INSTALLATIONS AS PER
OWNER/ SPECIALIST SPECIFICATIONS/ DEATILS.
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BY THE APPOINTMENT OR DURING THE CONSTRUCION PHASE (i.e. SAIA PHASES 4.2 to 6).

COVERAGE CALCULATIONS

SITE:

we design

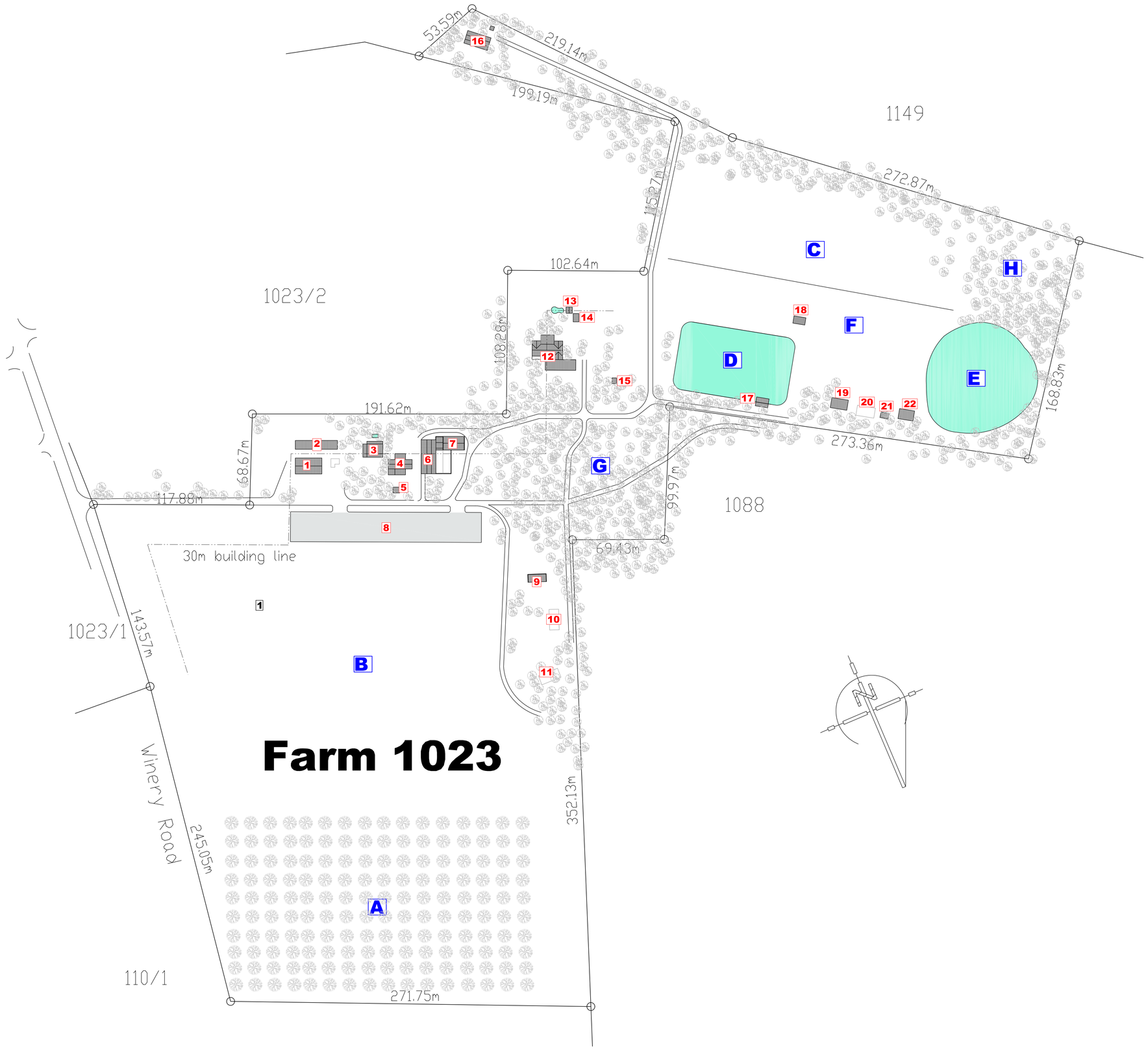
client
ELSABE FRANCIS FAMILY TRUST

submission
SITE SUBMISSION

project description
FUNCTION VENUE (SHED) ON
VREDENBURG FARM 1023,
WINERY ROAD, STELLENBOSCH

drawing description
SITE PLAN
GROUND FLOOR PLAN
ELEVATIONS
SECTIONS

dwn	scale
CAROL THERON	1:100 1:50
date	
03-08-2026	
proj.no.	**drawing no.**
FRANCIS-01	C - 03



Farm 1023

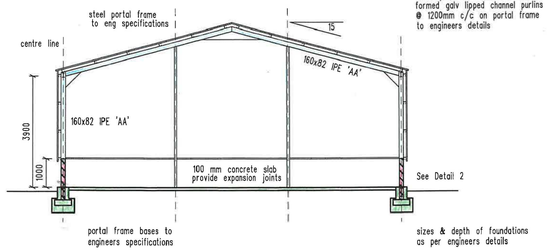
1. Workshop
2. Chicken Shed
3. Solly's Cottage
4. Stables
5. Carport
6. Function Venue
7. Chapel
8. Parking
9. Dress Room
10. Labour Cottage
11. Labour Cottage
12. Main Residence
13. Pool Room
14. Tack Room
15. Horse Shelter
16. The "Oaks" Cottage
17. Honeymoon Suite
18. Horse shelter
19. Labour cottage
20. Labour cottage
21. Labour cottage
22. Labour cottage

A. Tree Plantation
B. Instand Lawn
C. Instand Lawn
D. Dam
E. Dam
F. Horse Camp
G. Forest
H. Forest

SITE PLAN 1:1500

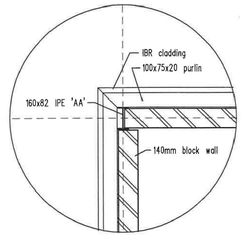
we design

FOR COUNCIL APPROVAL STAMP

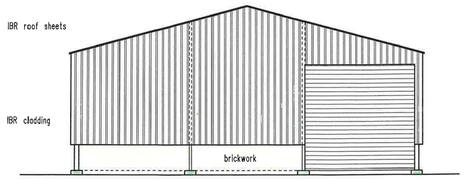


SECTION A-A 1:100

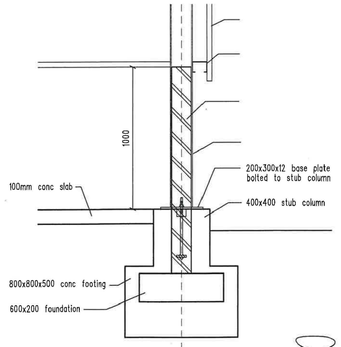
IBR .47 galv roof sheets @ 15 pitch on 100x75mm cold formed galv lipped channel purlins @ 1200mm c/c on portal frame to engineers details



DETAIL 1 1:20



SOUTH ELEVATION



DETAIL 2 1:20

DJJ JACOBS 02403

SPECIFICATION

FOUNDATIONS
Double storey strip foundations to be 800x300. All other foundations to be 600x200. Foundation depth and size to suit ground conditions.

FLOORS
Grano finish on 100mm concrete slab on 250 mic damproof membrane lap joined, sealed & turned up around perimeter at & for the full thickness of the slab. Fill to be well graded and compacted in layers not exceeding 150mm.

REINFORCED CONCRETE
To be engineer designed to conform to part 'B' of N.B.R. and to be certified

WALLS
External walls to be 140mm brickwork, plastered and painted to owners choice. Internal walls to 110mm plastered. Provide exp joints as required.

D.P.C TO WALLS.
375mic embossed Brickgrip to all walls, installed min 150mm above the level of adjoining ground at external perimeter of walls. Cavity walls to be provided with weep-holes at 1000 c/c.

WALL TIES
Cavity walls to be provided with wall ties at a rate of 2.5/sqm, such ties to comply with requirements contained in SABS 28.

WINDOWS & DOORS
Precast concrete lintols to support brickwork above all frames.

ROOF
IBR roof sheets on 100x75x20 purlins @ 1.0m c/c on 160x80 IPE AA steel portal frames bolted to 400x400 stub columns.

GUTTERS
P.V.C gutters and down pipes or to match exist water to be taken away from foundations.

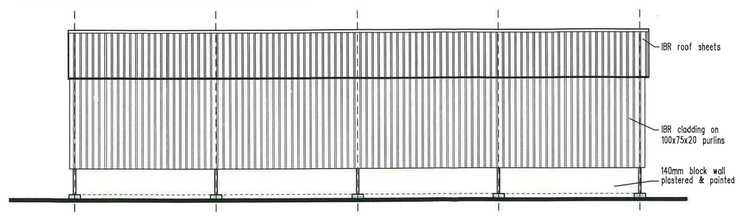
CEILINGS
~~Rhinoboard ceiling with 76mm coved cornice on 38x38mm brandering at 400c/c max~~

ELECTRICAL
Allow for light & power points as directed by owner, including TV & telephone points

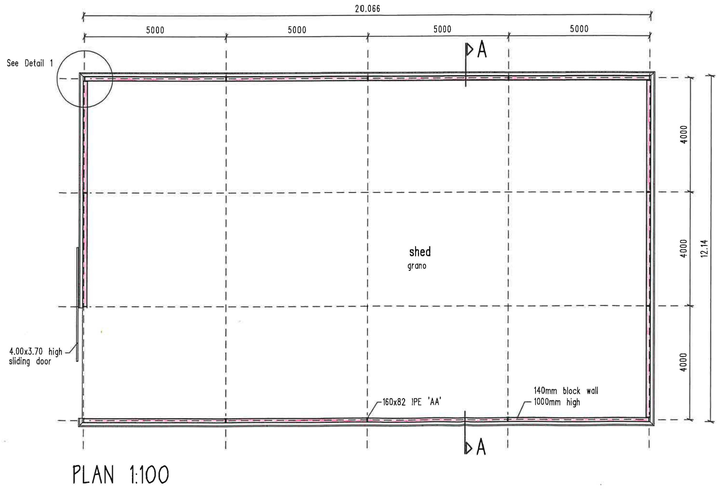
PC AMOUNTS
The contractor shall in the tender explicitly cover PC amounts for floor finishes, light fittings and other material/work required to complete the work to the author/owners satisfaction

DIMENSIONS & LEVELS TO BE CHECKED ON SITE

client	B FRANCIS
project	PROPOSED SHED ON FARM 1023 WINERY ROAD, STELLENBOSCH
drawing	ELEVATION & SECTION
	architectural consultant
	tel 021 8553861 cell 082-4667715
checked	DJJ Jacobs 02403
drawn	gjk
scale	1:100 1:20
date	08-05-2013
project no	F.01/13
drawing no	3 of 3



EAST ELEVATION



PLAN 1:100

DJJ JACOBS 02403

SPECIFICATION

Area New Shed = 243.60 m^2

DIMENSIONS & LEVELS TO BE CHECKED ON SITE

client	B FRANCIS
project	PROPOSED SHED ON FARM 1023 WINERY ROAD, STELLENBOSCH
drawing	PLAN & ELEVATION
	architectural consultant
	tel 021 8553861 cell 082-4667715
checked	DJJ Jacobs 02403
drawn	gjk
scale	1:100
date	08-05-2013
project no	F.01/13
drawing no	2 of 3

GENERAL NOTE:

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NOTE:
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ORIENTATION:
REFER TO FLOOR PLANS. CLIMATIC ZONE 4.

SHADING:
ROOF OVERHANGS AS SHOWN ON PLANS AND SECTIONS.

EXTERNAL WALLS:
REFER TO FLOOR PLANS. ALL WALLS PLASTERED AND PAINTED INTERNALLY, PLASTERED AND PAINTED EXTERNALLY TO MATCH. 250 / 230mm CLAY BRICK WALLS AND / OR 270 / 280 / 350mm CLAY BRICK CAVITY WALLS, COMPLIES WITH SANS 10400-XA PART 4.4.3.2.

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ROOF ASSEMBLY AND THERMAL INSULATION:
INSTALL THERMAL INSULATION, AS PER SPECIFICATION, ROOF ASSEMBLY TO COMPLY WITH SANS 10400-XA WITH TOTAL R-VALUE OF 3,70 M.SQ.K/W FOR HEAT FLOW UP DIRECTION.

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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

FARM 1023, WINERY ROAD, STELLENBOSCH

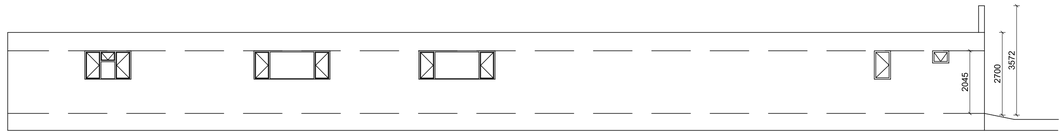
drawing description

WORKSHOP

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	drawing no.
CAR-01	REF-1

SDP REF. 1

FOR COUNCIL APPROVAL STAMP



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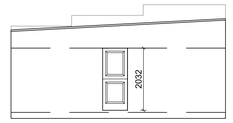

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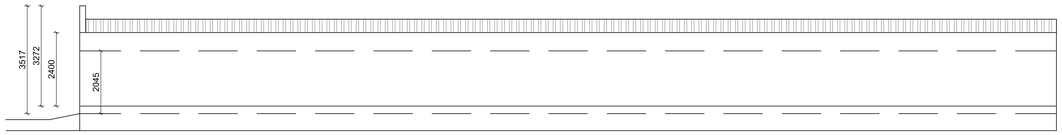

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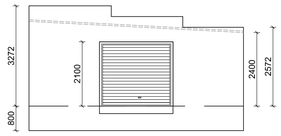
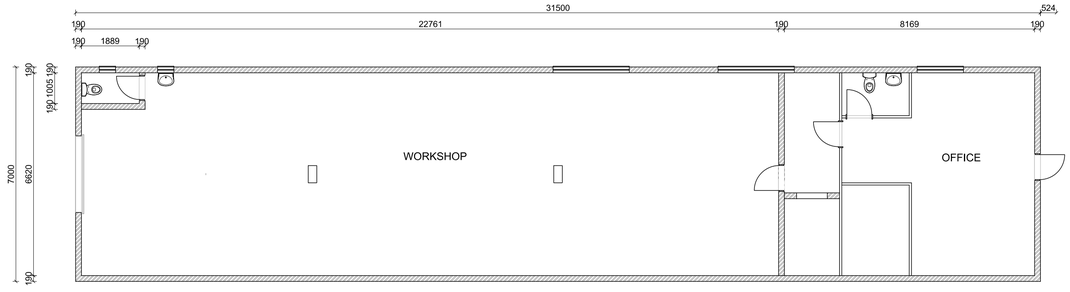
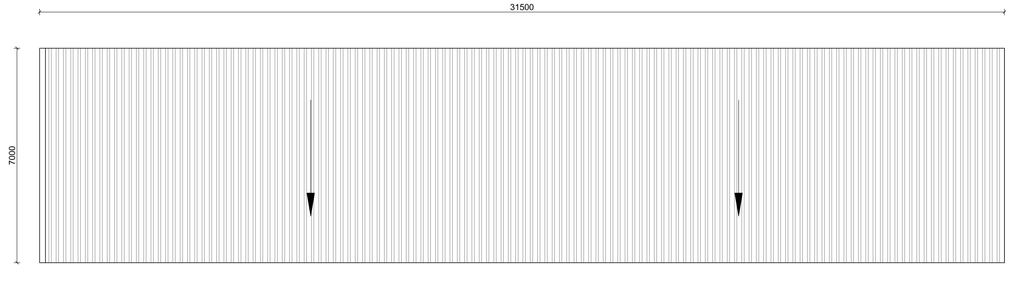


WEST ELEVATION 1:100



FLOOR PLAN 1:100



ROOF PLAN 1:100

SDP REF. 2

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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

CHICKEN SHED

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	drawing no.
CAR-01	REF-2

FOR COUNCIL APPROVAL STAMP

	HANDTEKENING	DATUM
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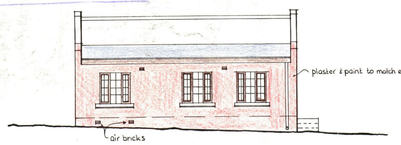
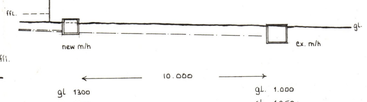
		22.3.2006
		15-3-2006
		15.03.2006



NORTH 1:100

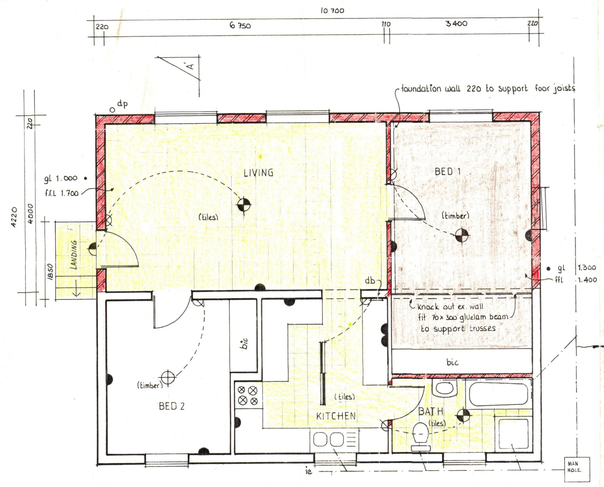
WEST 1:100



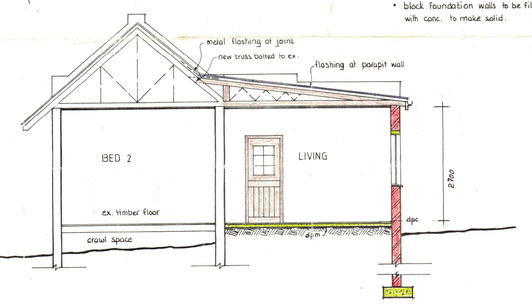
10.000

gl	1300	gl	1.000
cl	1350	cl	1.050
ll	0.800	ll.	900
gradient		1:35	
depth	500		depth 950

NOTES:
- Conc. strip footings to be 200 x 700
- Walls to be 190 block external plastered and painted to match ex.
  Internal walls to be 110 brick plastered and painted
- Wallplate to be 38 x 114 tt. Sap
- Windows and door frames to be meranti cottage payne
  front door to be a stable door with cottage payne top section
- Roof to be big six roof sheets on 50 x 76 purlins at max 1000 cc on 50 x 152 truss rafters designed by engineer or specialist at 1000 cc bolted to ex trusses
- Ceiling to be rhinoboard on 38 x 38 battens at 450 cc
- Floor to be 100 mm conc. on well compacted sub-base fill and 250 micr damp course
  Timber floors to be 19mm T&G SAP on 50 x 228 joists at max 450 cc
- Conc floors to be tiled
- block foundation walls to be filled in with conc. to make solid.

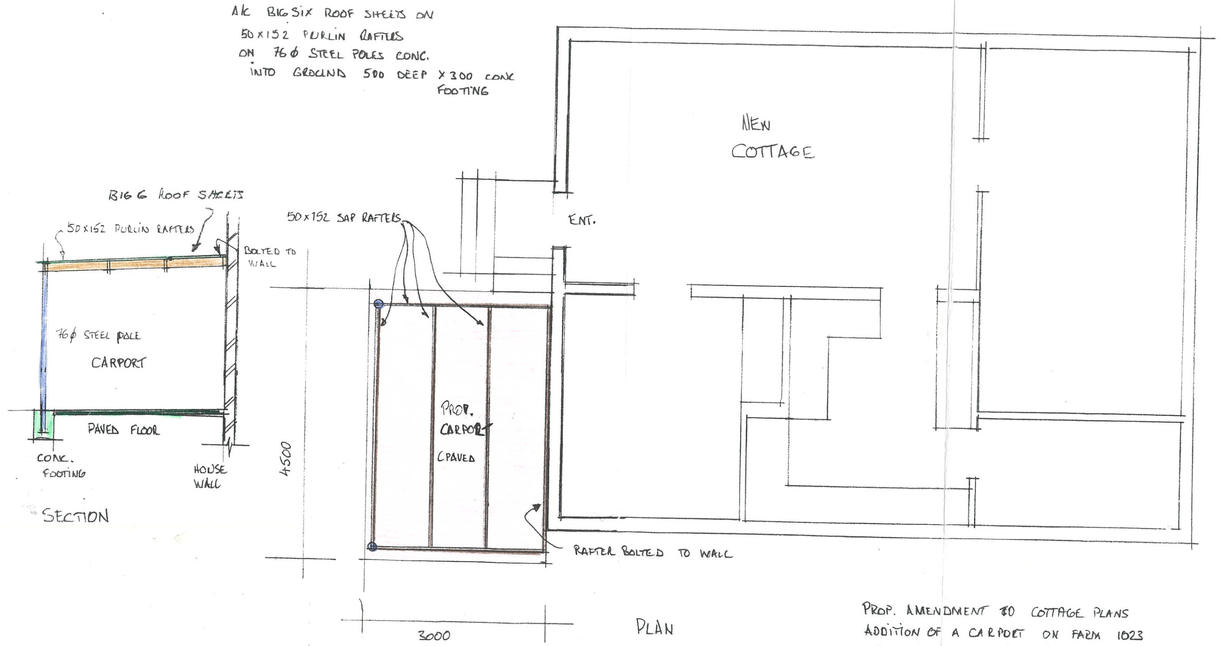


PLAN 1:50



SECTION A-A' 1:50

PROPOSED ALTERATIONS & ADDITIONS TO LABOURERS COTTAGE ON FARM 1023 STELLENBOSCH FOR A.E.K FRANCIS
VREDENBURG FARM
MAY 1997
Drawn: Warwick Soal 082 957 2969
Town Planning & Building Design



PROP. AMENDMENT TO COTTAGE PLANS
ADDITION OF A CARPORT ON FARM 1023
STELLENBOSCH FOR CLARE FRANCIS TRUST
AUG 2000 1:50
DRAWN BY W SOAL 082 9572963

SDP REF. 3

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[redacted]

we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

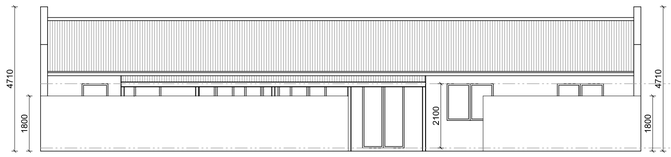
FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

SOLLY'S COTTAGE

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	**drawing no.**
CAR-01	REF-3

FOR COUNCIL APPROVAL STAMP



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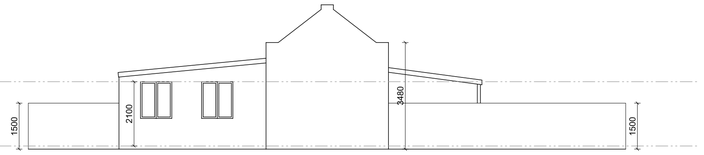

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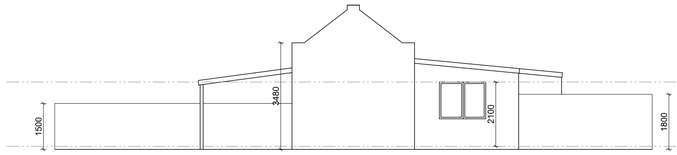

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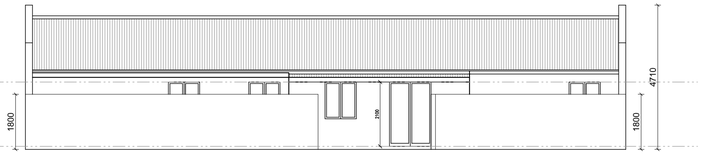

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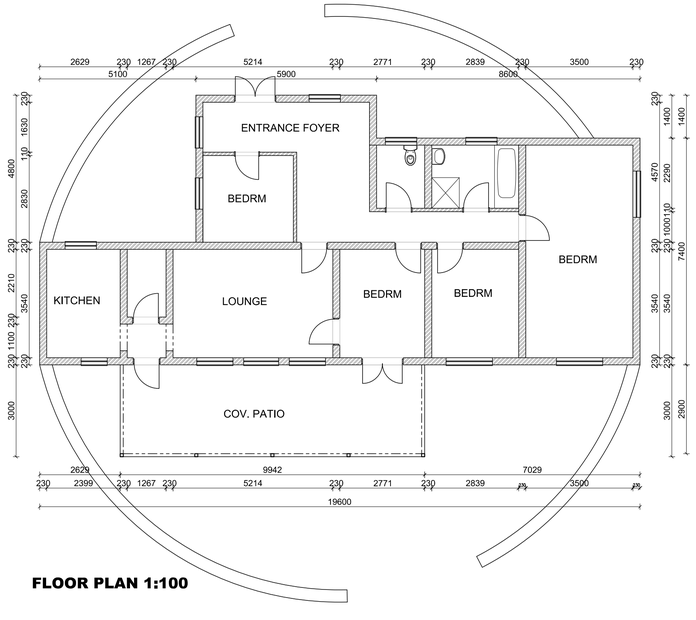
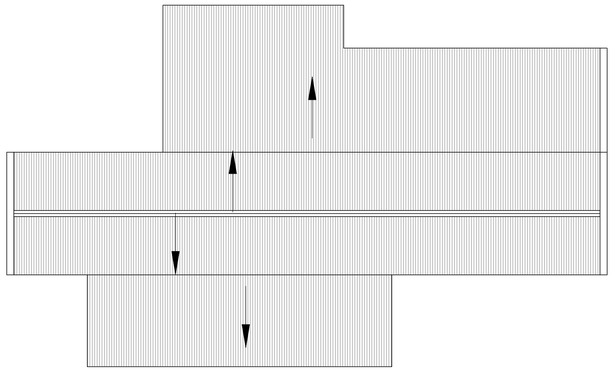


FLOOR PLAN 1:100



ROOF PLAN 1:100

SDP REF. 4

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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

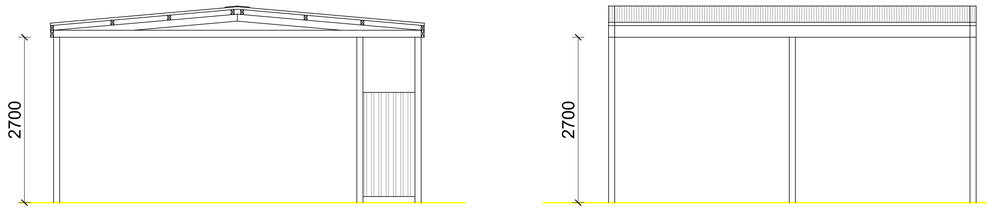
FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

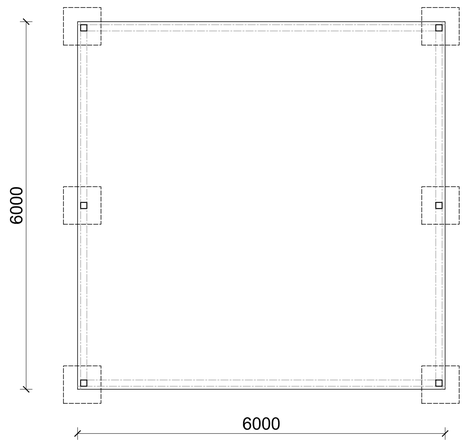
STABLES COTTAGE

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	**drawing no.**
CAR-01	REF-4

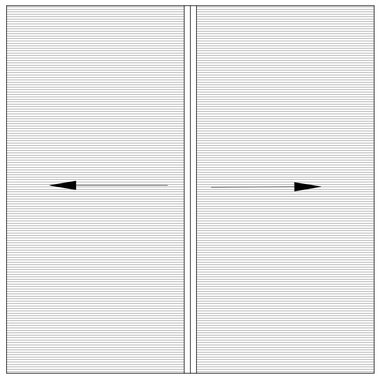
FOR COUNCIL APPROVAL STAMP



ELEVATION 1:50



PLAN 1:50



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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

FARM 1023, WINERY ROAD, STELLENBOSCH

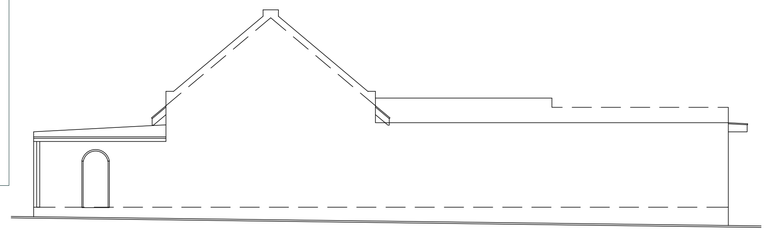
drawing description

CARPORT

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	drawing no.
CAR-01	REF-5

SDP REF. 5

FOR COUNCIL APPROVAL STAMP



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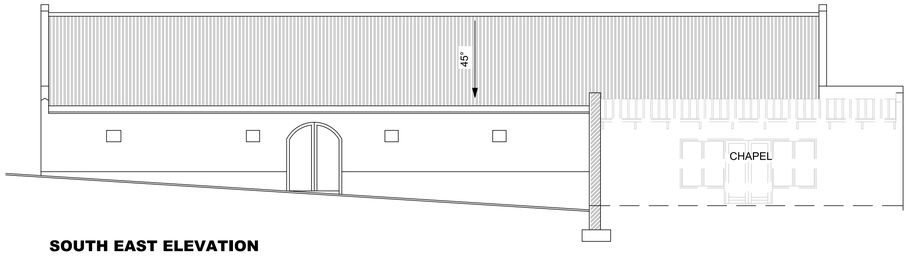

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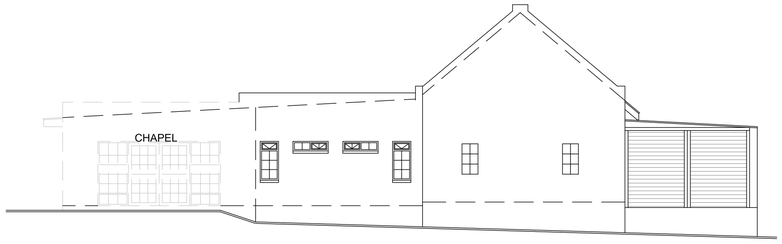

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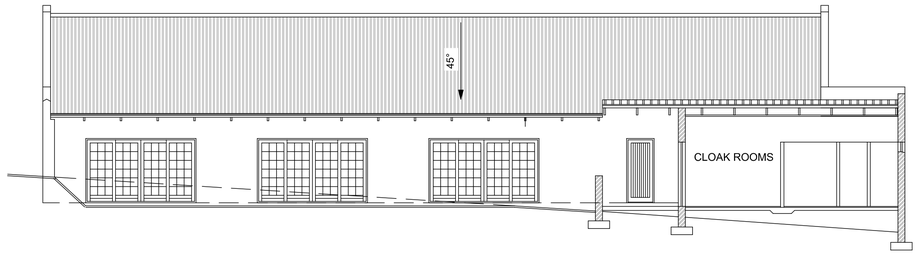
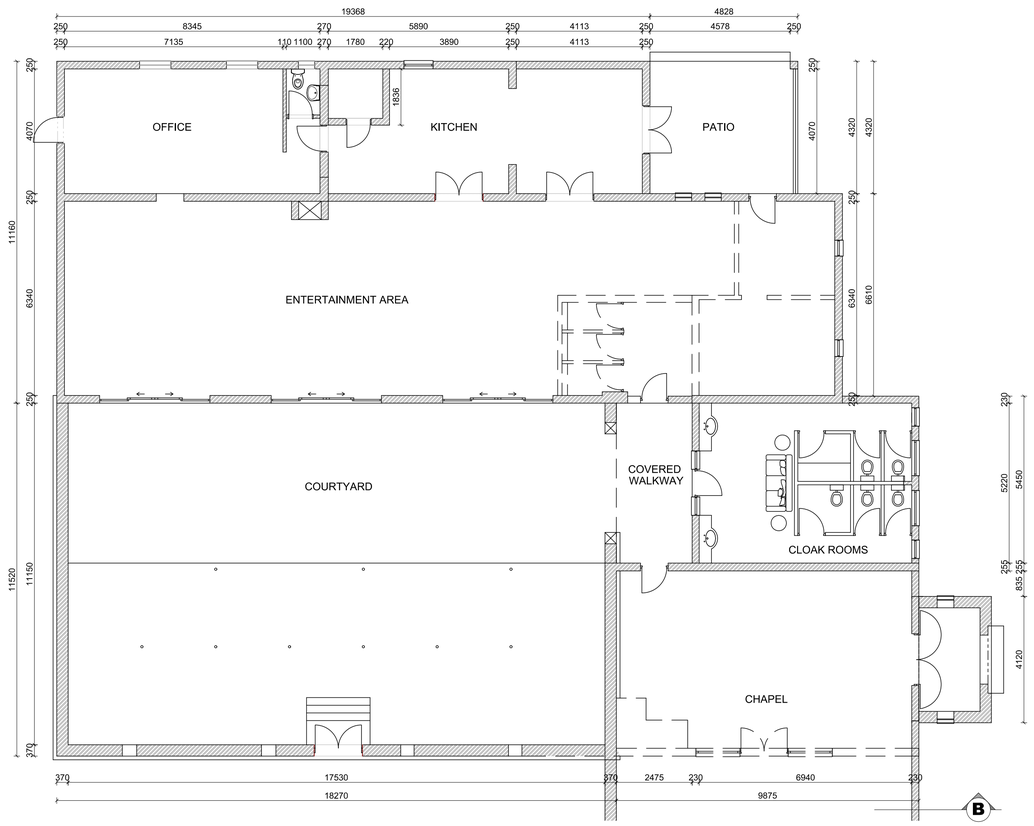
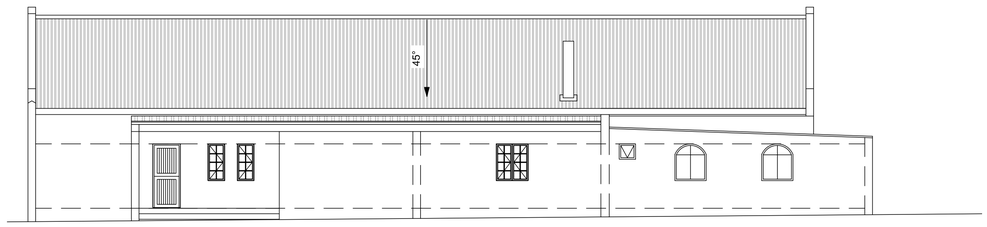


SECTIONAL ELEVATION B-B



FLOOR PLAN 1:100



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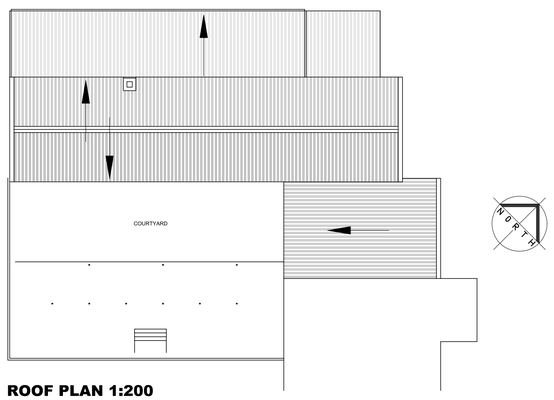

ROOF PLAN 1:200

SDP REF. 6

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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

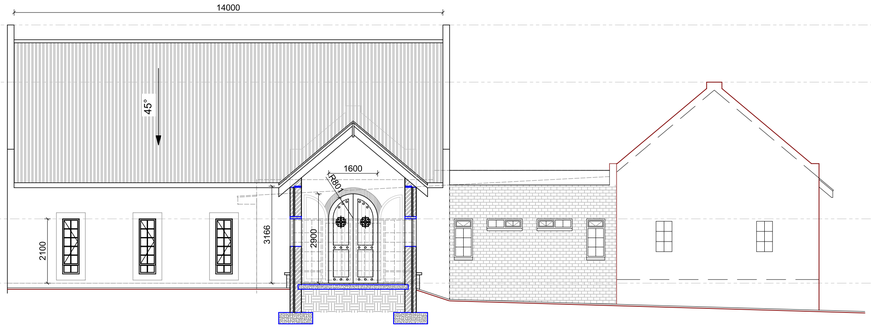
FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

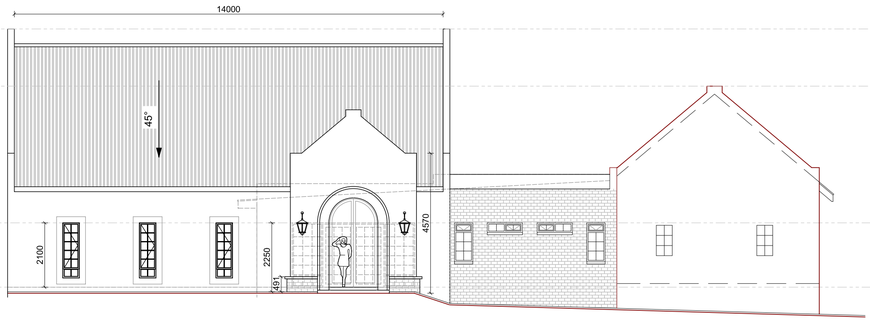
FUNCTION VENUE

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	**drawing no.**
CAR-01	REF-6

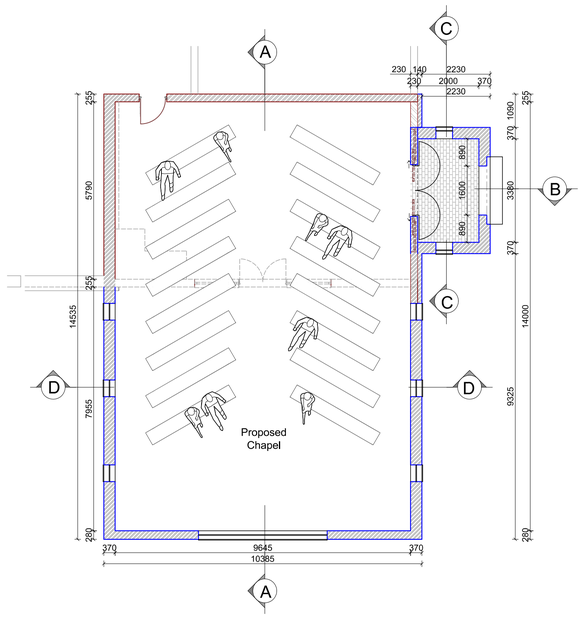
FOR COUNCIL APPROVAL STAMP



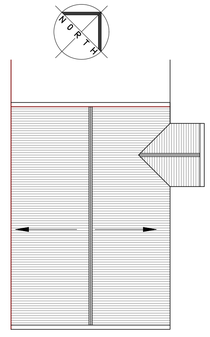
SECTIONAL ELEVATION C-C



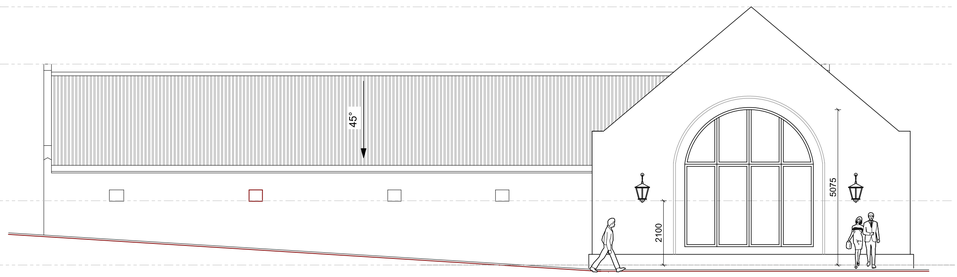
NORTH EAST ELEVATION 1:100



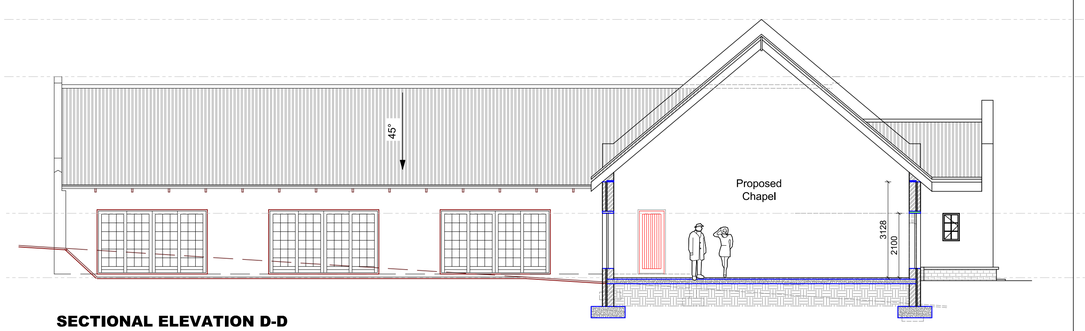
FLOOR PLAN 1:100



ROOF PLAN 1:200



SOUTH EAST ELEVATION



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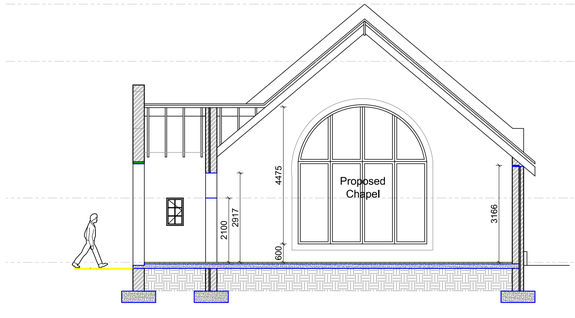
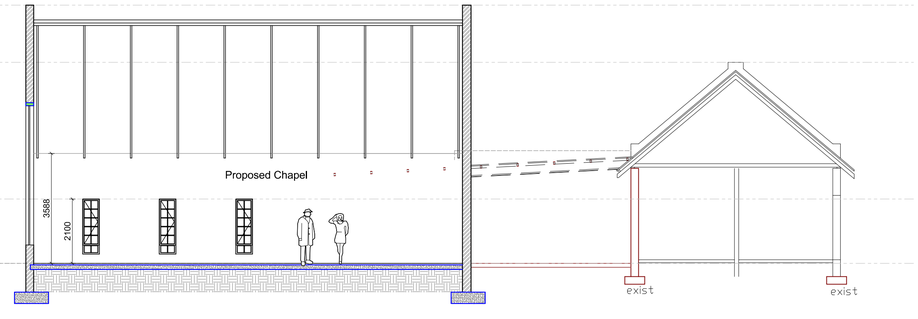


SECTION B-B 1:100



SECTION A-A 1:100

SDP REF. 7

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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

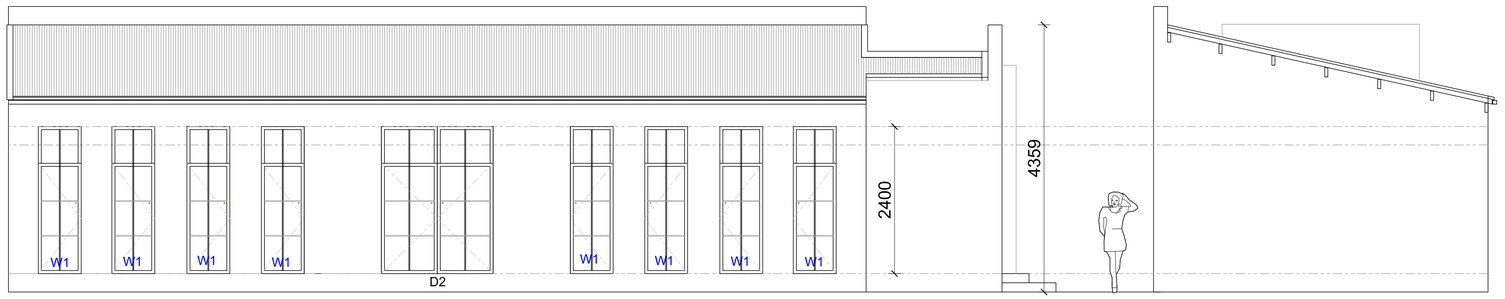
FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

CHAPEL

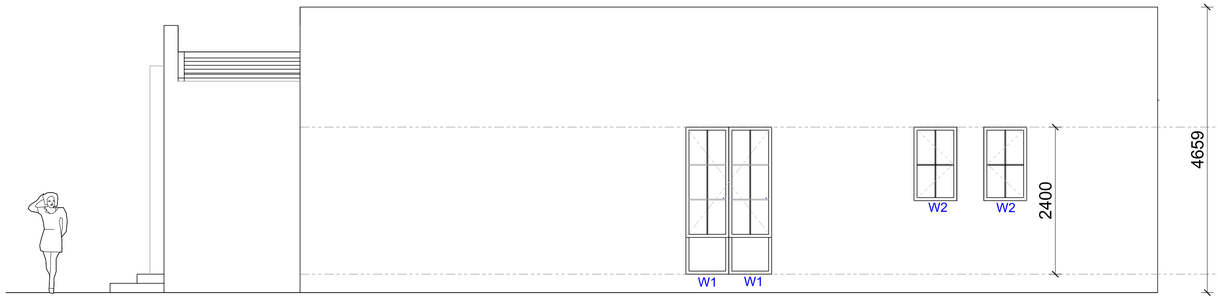
dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	drawing no.
CAR-01	REF-7

FOR COUNCIL APPROVAL STAMP



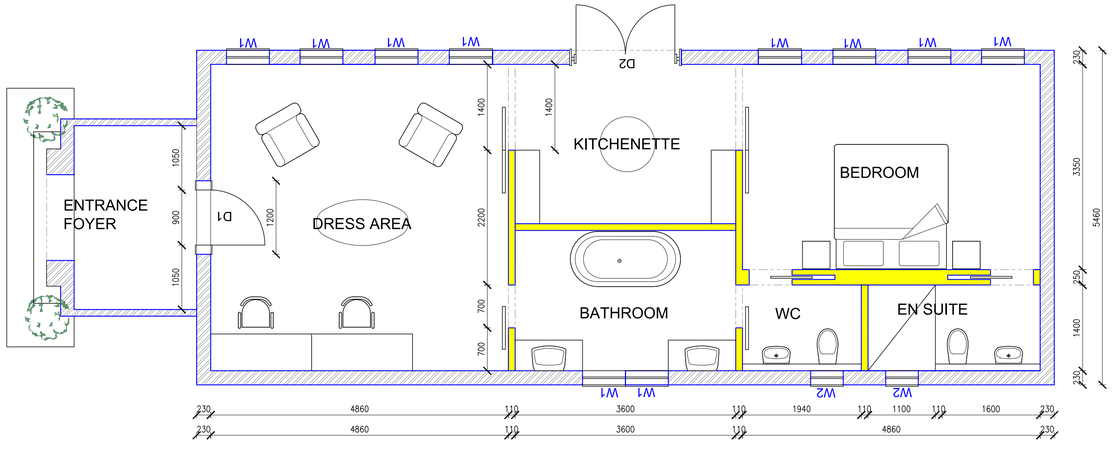
SIDE ELEVATION , 1:50

REAR ELEVATION , 1:50

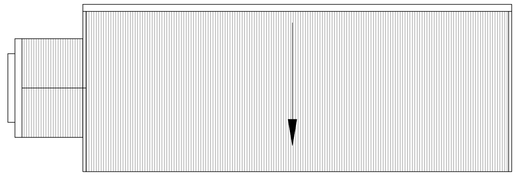


SIDE ELEVATION , 1:50

FRONT ELEVATION , 1:50



PLAN 1:50



ROOF PLAN 1:100

DOOR SCHEDULE		
	D1	D2
NUMBER REQUIRED	1 REQUIRED	1 REQUIRED
DESCRIPTION	SOLID TIMBER FRONT DOOR	ALUMINIUM DOUBLE DOORS
GLASS		ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 & 10400 PART N, ALL DOORS & WINDOWS TO BE SAFETY GLASS & CLEARLY INDICATED AS SUCH ON GLASS AT EYE LEVEL.
FINISH	NATURAL VARNISHED	TO BE CONFIRMED

WINDOW SCHEDULE		
	W1	W2
NUMBER REQUIRED	10 REQUIRED	2 REQUIRED
DESCRIPTION	ALUMINIUM SIDE HUNG WITH FIXED PANE AT BOTTOM	ALUMINIUM SIDE HUNG
GLASS	ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 & 10400 PART N, ALL DOORS & WINDOWS TO BE SAFETY GLASS & CLEARLY INDICATED AS SUCH ON GLASS AT EYE LEVEL.	ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 & 10400 PART N, ALL DOORS & WINDOWS TO BE SAFETY GLASS & CLEARLY INDICATED AS SUCH ON GLASS AT EYE LEVEL.
FINISH	TO BE CONFIRMED	TO BE CONFIRMED

SDP REF. 9

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REFER TO FLOOR PLANS. CLIMATIC ZONE 4.

SHADING:
ROOF OVERHANGS AS SHOWN ON PLANS AND SECTIONS.

EXTERNAL WALLS:
REFER TO FLOOR PLANS. ALL WALLS PLASTERED AND PAINTED INTERNALLY, PLASTERED AND PAINTED EXTERNALLY TO MATCH. 250 / 230mm CLAY BRICK WALLS AND / OR 270 / 280 / 350mm CLAY BRICK CAVITY WALLS, COMPLIES WITH SANS 10400-XA PART 4.4.3.2.

FENESTRATION:
ALUMINIUM FRAMED SYSTEM WITHOUT THERMAL BREAK, DOUBLE GLAZING, ALL AS PER SCHEDULES. ALL NEW EXTERNAL DOORS AND OPENABLE WINDOWS TO BE FITTED WITH RUBBER GASKET TO MINIMISE DRAUGHT/ AIR LEAKAGE TO A MAXIMUM OF 2,00 L/S.M.SQ. NON-OPENABLE WINDOWS MAXIMUM AIR LEAKAGE OF 0,31 L/S.M.SQ - ALL AS PER SANS 613.

ROOF ASSEMBLY AND THERMAL INSULATION:
INSTALL THERMAL INSULATION, AS PER SPECIFICATION, ROOF ASSEMBLY TO COMPLY WITH SANS 10400-XA WITH TOTAL R-VALUE OF 3,70 M.SQ.K/W FOR HEAT FLOW UP DIRECTION.

IN-SLAB HEATING:
NOT APPLICABLE.

FLOOR SLAB INSULATION:
PERIMETER INSULATION ONLY, MINIMUM R-VALUE OF 1,00 M.SQ.K/W (30mm ISOBOARD), MINIMUM 300mm DEEP.

SERVICES:
LIGHTING AND POWER - LIGHTING TO NEW AREAS NOT TO EXCEED 85VA/SQ.M AND 240KWH/SQ.M USAGE PER ANNUM. MECHANICAL VENTILATION AND AIRCONDITIONING AS PER MECH. ENG.

HOT WATER SUPPLY:
MAXIMUM OF 50%, BY VOLUME, WATER HEATING BY ELECTRICAL RESISTANCE HEATING. ALL ADDITIONAL WATER HEATING TO BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING. HOT WATER VESSEL TO BE INSULATED BY INSULATION WITH MINIMUM R-VALUE OF 2,00 M.SQ.K/W. ALL HOT WATER SERVICE PIPES TO BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1,00 M.SQ.K/W FOR PIPES WITH A DIAMETER OF LESS OR EQUAL THAN/TO 80mm AND A MINIMUM R-VALUE OF 1,50 M.SQ.K/W FOR PIPES WITH A DIA. OF MORE THAN 80mm.

we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

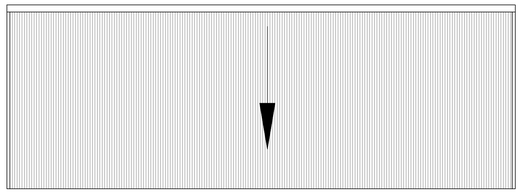
FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

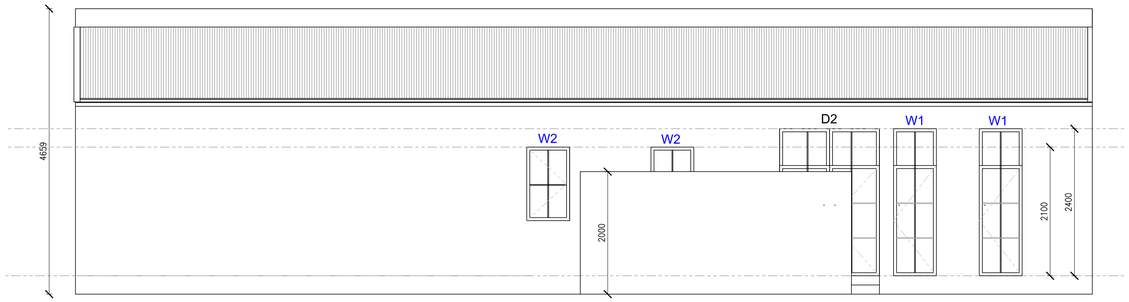
DRESS ROOM

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	**drawing no.**
CAR-01	REF-9

FOR COUNCIL APPROVAL STAMP



ROOF PLAN 1:100



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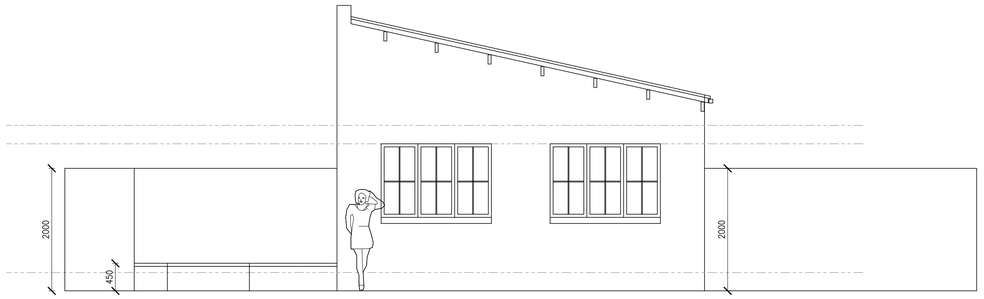

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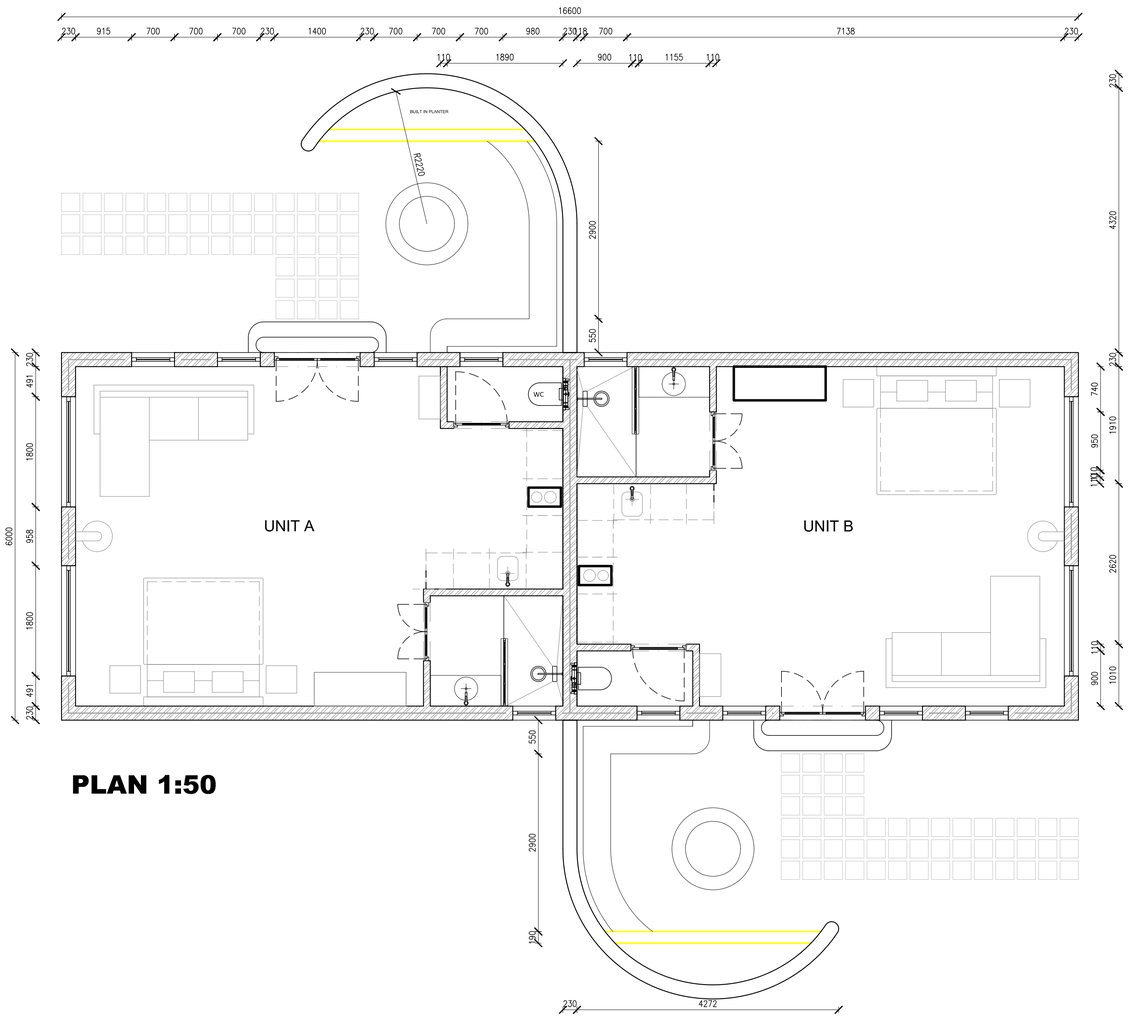
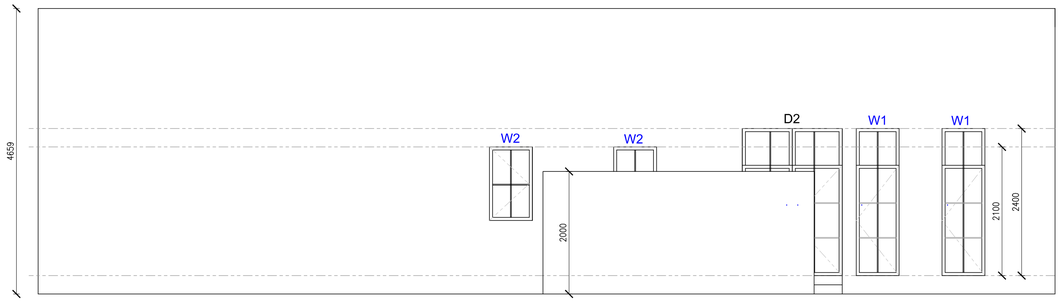


PLAN 1:50



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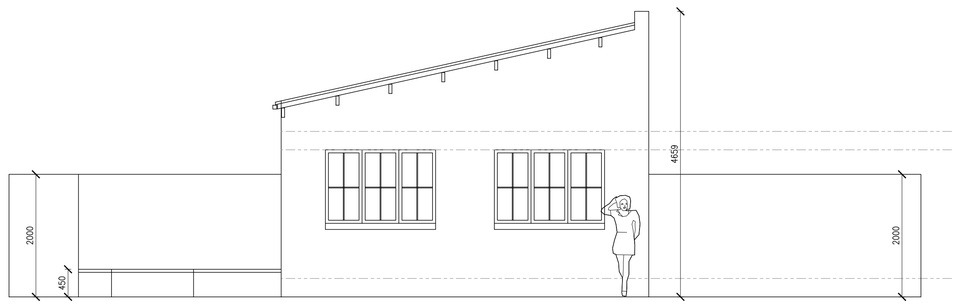

SIDE ELEVATION 1:50

SDP REF. 10

GENERAL NOTE:

- ALL WORK MUST COMPLY WITH LOCAL AUTHORITIES AND NBR BY-LAWS.
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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

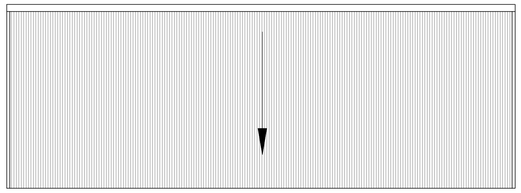
FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

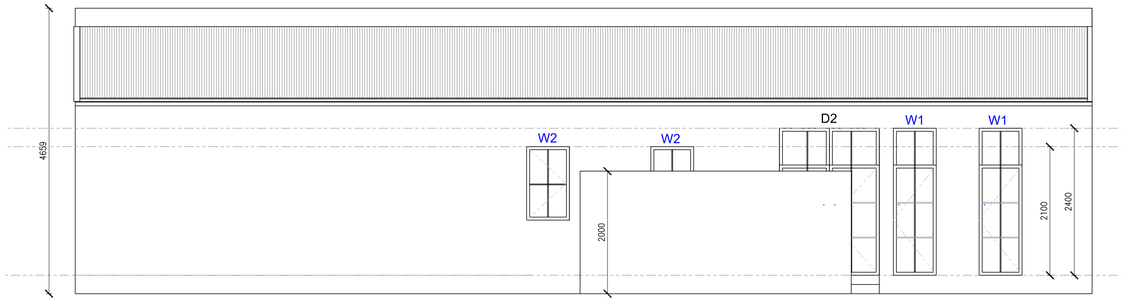
LABOUR COTTAGE

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	**drawing no.**
CAR-01	REF-10

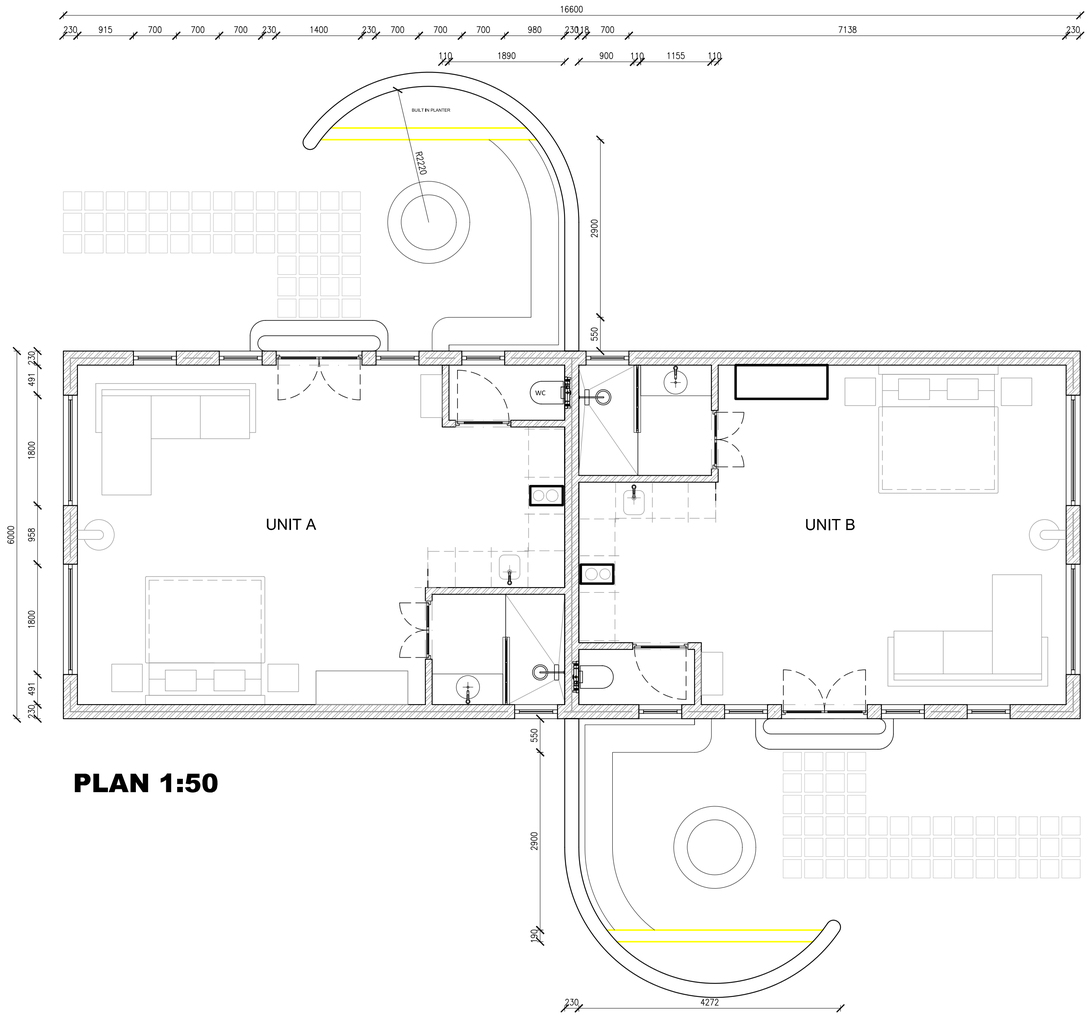
FOR COUNCIL APPROVAL STAMP



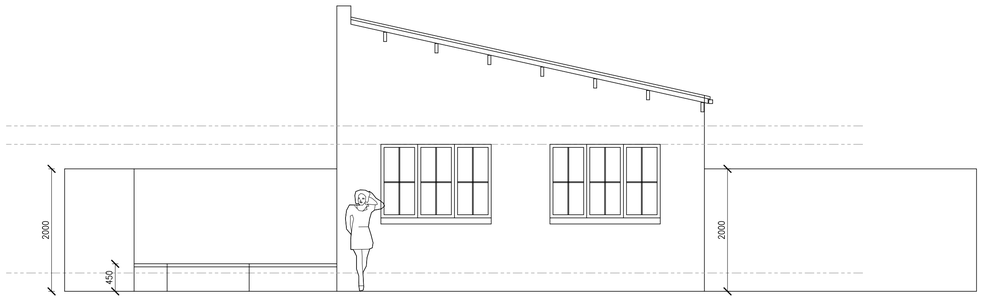
ROOF PLAN 1:100



FRONT ELEVATION 1:50



PLAN 1:50



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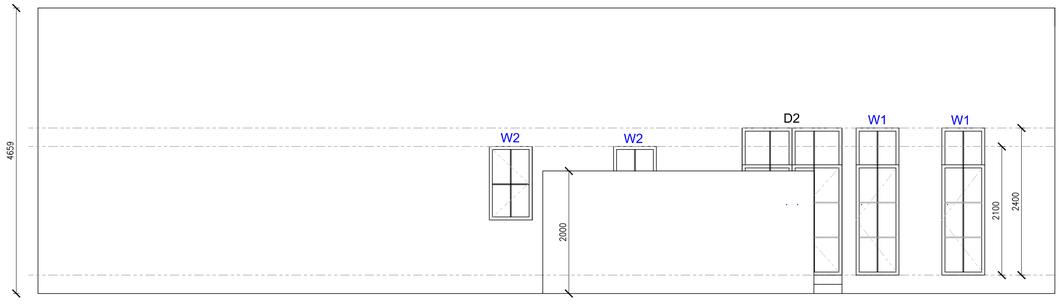
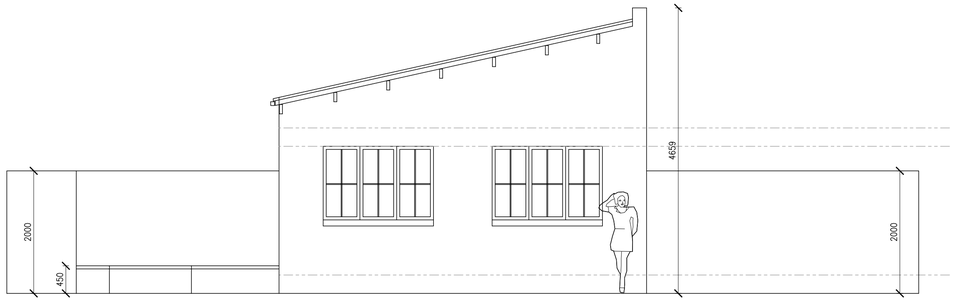


REAR ELEVATION 1:50



SIDE ELEVATION 1:50

SDP REF. 11

GENERAL NOTE:

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FENESTRATION:
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IN-SLAB HEATING:
NOT APPLICABLE.

FLOOR SLAB INSULATION:
PERIMETER INSULATION ONLY, MINIMUM R-VALUE OF 1,00 M.SQ.K/W (30mm ISOBOARD), MINIMUM 300mm DEEP.

SERVICES:
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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

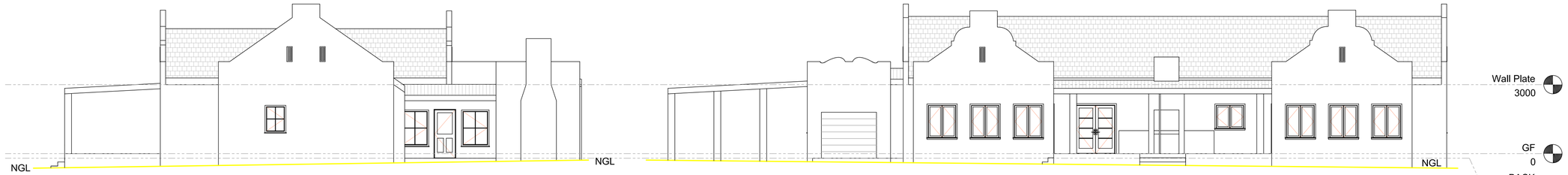
LABOUR COTTAGE

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	drawing no.
CAR-01	REF-11

FOR COUNCIL APPROVAL STAMP

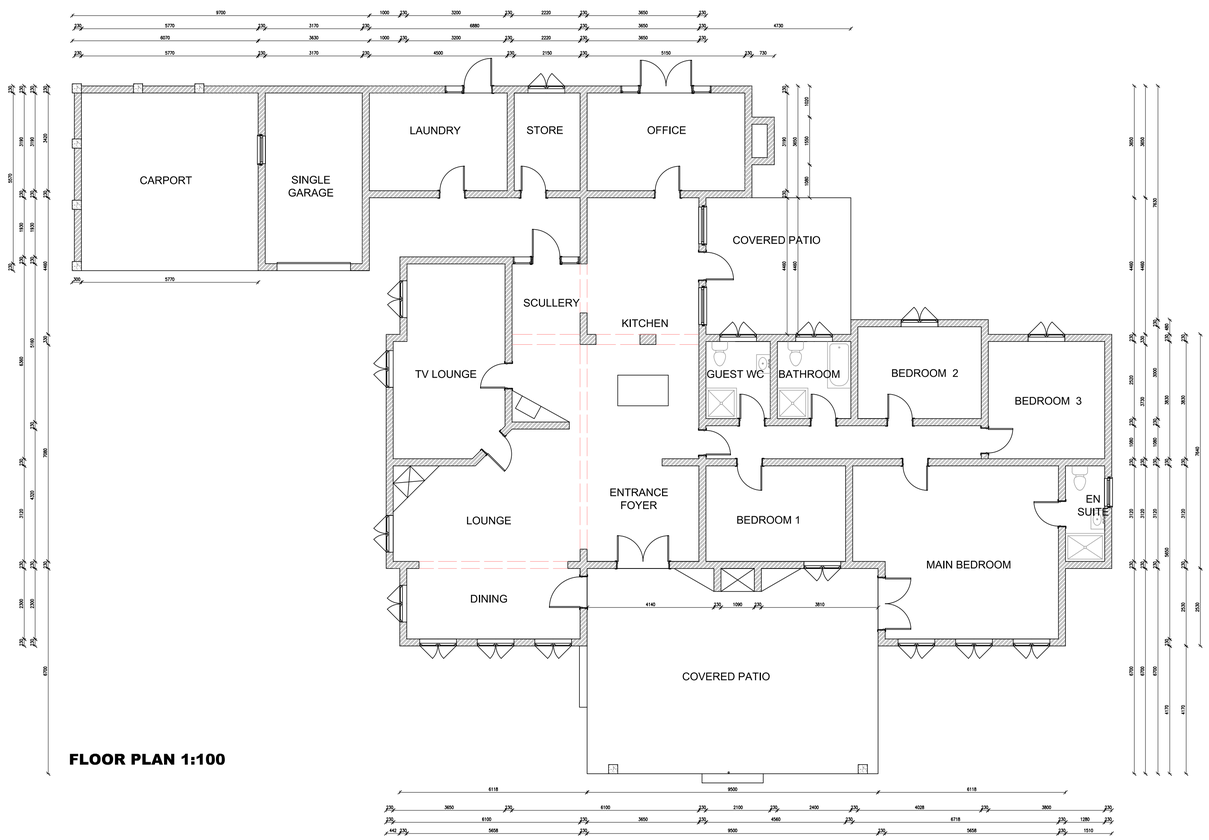
NORTH ELEVATION

EAST ELEVATION

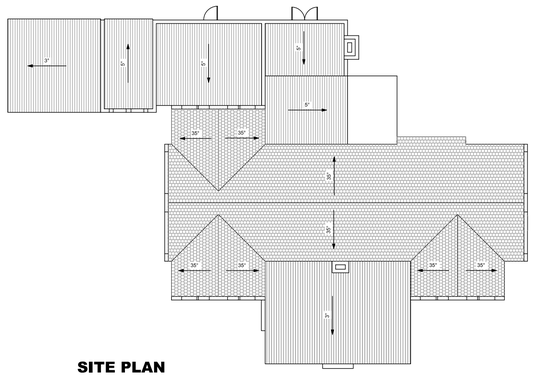


SOUTH ELEVATION

WEST ELEVATION



FLOOR PLAN 1:100



SITE PLAN

SDP REF. 12

GENERAL NOTE:

- ALL WORK MUST COMPLY WITH LOCAL AUTHORITIES AND NBR BY-LAWS.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
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ORIENTATION:
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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

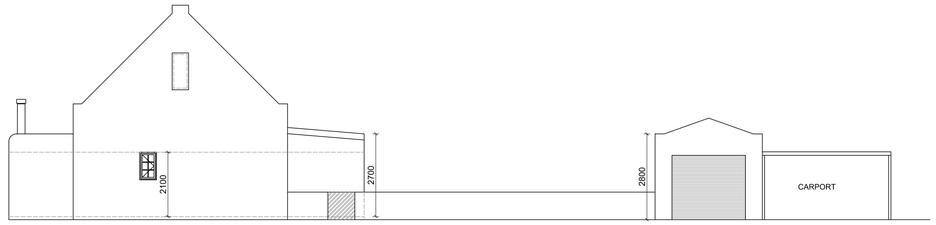
FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

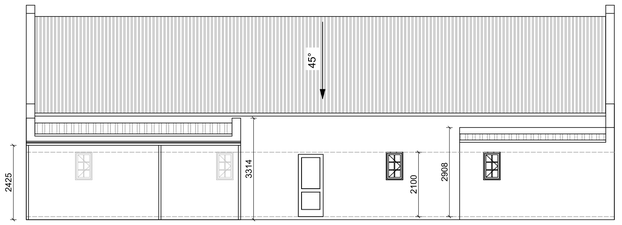
MAIN RESIDENCE

dwn	scale
CT	1:100
date	
11-06-2026	
proj.no.	**drawing no.**
CAR-01	REF-12

FOR COUNCIL APPROVAL STAMP



EAST ELEVATION 1:100



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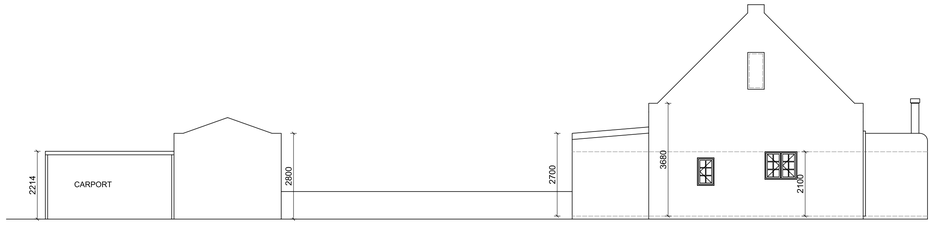
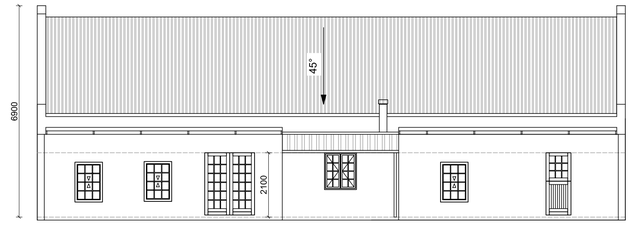
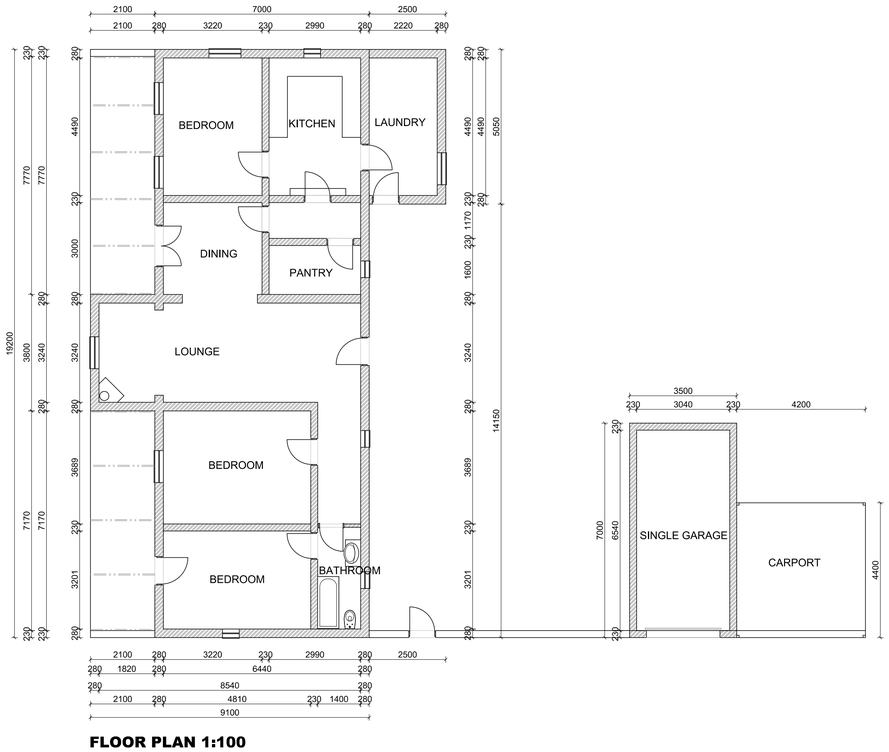


WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



FLOOR PLAN 1:100

ROOF PLAN 1:100

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REFER TO FLOOR PLANS. ALL WALLS PLASTERED AND PAINTED INTERNALLY, PLASTERED AND PAINTED EXTERNALLY TO MATCH. 250 / 230mm CLAY BRICK WALLS AND / OR 270 / 280 / 350mm CLAY BRICK CAVITY WALLS, COMPLIES WITH SANS 10400-XA PART 4.4.3.2.

FENESTRATION:
ALUMINIUM FRAMED SYSTEM WITHOUT THERMAL BREAK, DOUBLE GLAZING, ALL AS PER SCHEDULES. ALL NEW EXTERNAL DOORS AND OPENABLE WINDOWS TO BE FITTED WITH RUBBER GASKET TO MINIMISE DRAUGHT/ AIR LEAKAGE TO A MAXIMUM OF 2,00 L/S.M.SQ. NON-OPENABLE WINDOWS MAXIMUM AIR LEAKAGE OF 0,31 L/S.M.SQ - ALL AS PER SANS 613.

ROOF ASSEMBLY AND THERMAL INSULATION:
INSTALL THERMAL INSULATION, AS PER SPECIFICATION. ROOF ASSEMBLY TO COMPLY WITH SANS 10400-XA WITH TOTAL R-VALUE OF 3,70 M.SQ.K/W FOR HEAT FLOW UP DIRECTION.

IN-SLAB HEATING:
NOT APPLICABLE.

FLOOR SLAB INSULATION:
PERIMETER INSULATION ONLY, MINIMUM R-VALUE OF 1,00 M.SQ.K/W (30mm ISOBOARD), MINIMUM 300mm DEEP.

SERVICES:
LIGHTING AND POWER - LIGHTING TO NEW AREAS NOT TO EXCEED 85VA/SQ.M AND 240KWH/SQ.M USAGE PER ANNUM. MECHANICAL VENTILATION AND AIRCONDITIONING AS PER MECH. ENG.

HOT WATER SUPPLY:
MAXIMUM OF 50%, BY VOLUME, WATER HEATING BY ELECTRICAL RESISTANCE HEATING. ALL ADDITIONAL WATER HEATING TO BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING. HOT WATER VESSEL TO BE INSULATED BY INSULATION WITH MINIMUM R-VALUE OF 2,00 M.SQ.K/W. ALL HOT WATER SERVICE PIPES TO BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1,00 M.SQ.K/W FOR PIPES WITH A DIAMETER OF LESS OR EQUAL THAN/TO 80mm AND A MINIMUM R-VALUE OF 1,50 M.SQ.K/W FOR PIPES WITH A DIA. OF MORE THAN 80mm.

we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

FARM 1023, WINERY ROAD, STELLENBOSCH

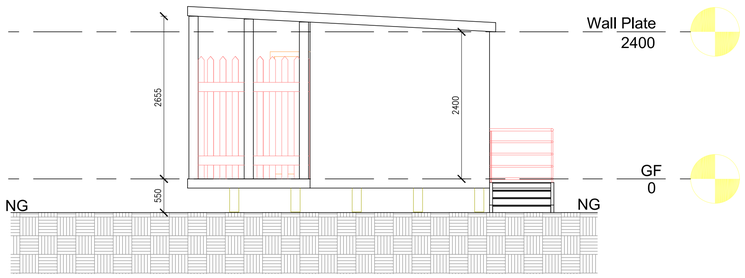
drawing description

THE "OAKS" COTTAGE

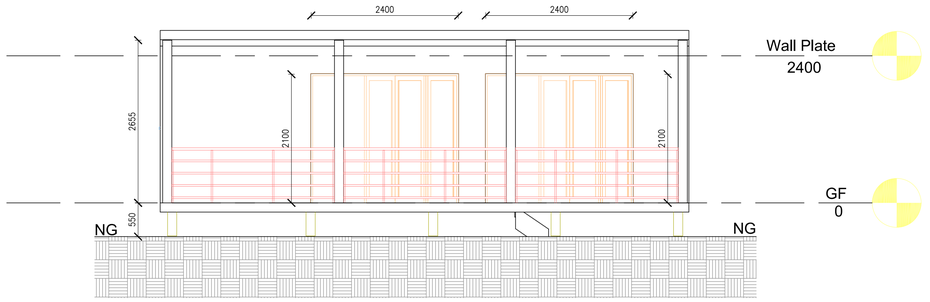
dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	drawing no.
CAR-01	REF-16

SDP REF. 16

FOR COUNCIL APPROVAL STAMP



NORTH ELEVATION 1:50



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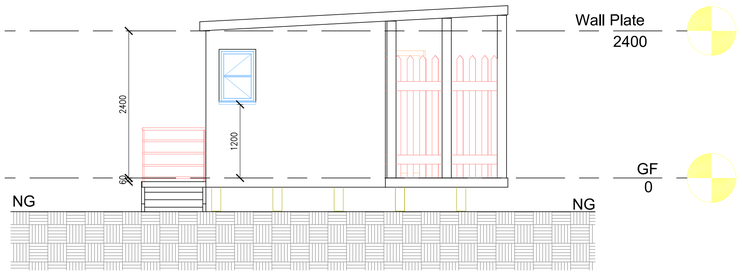

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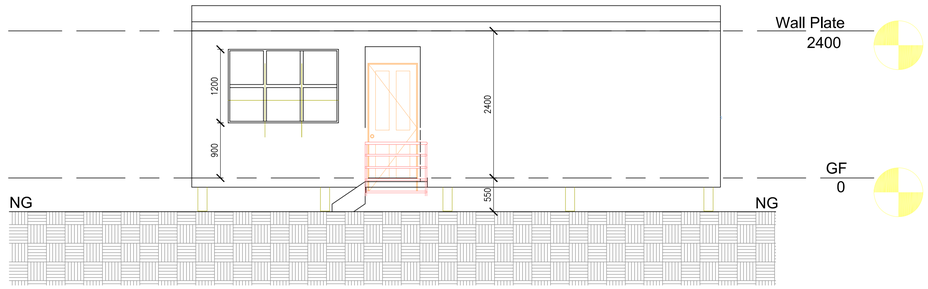

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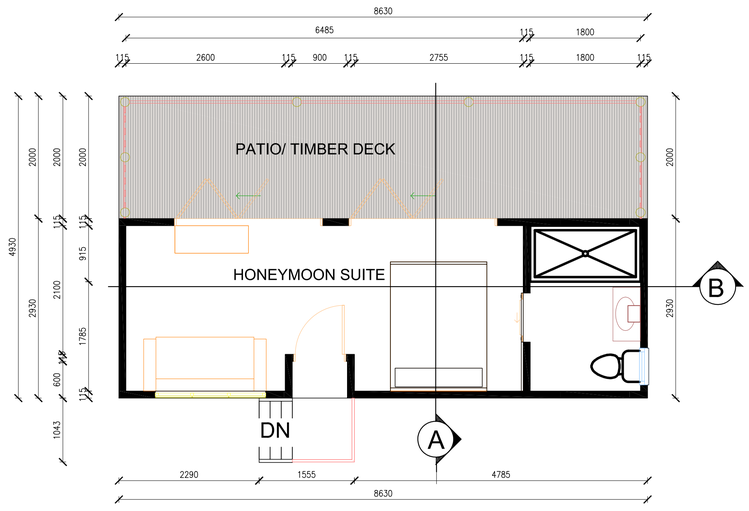

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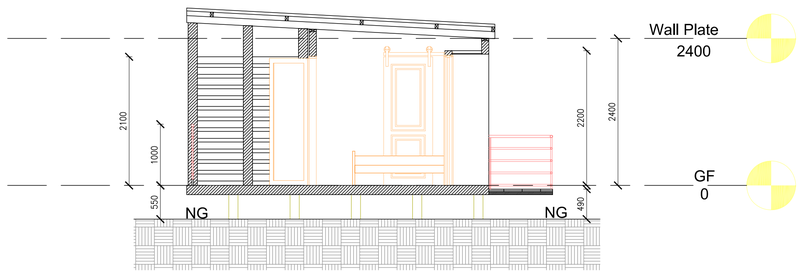
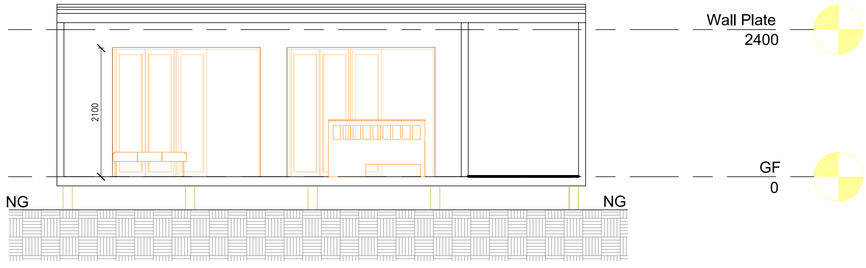


SECTION A-A 1:50



SECTION B-B 1:50

SDP REF. 17

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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

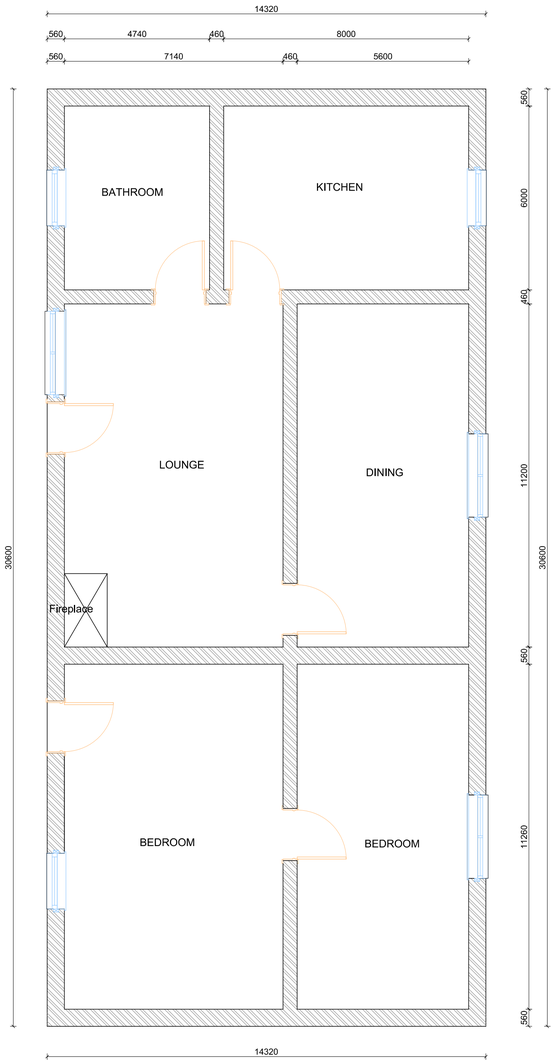
FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

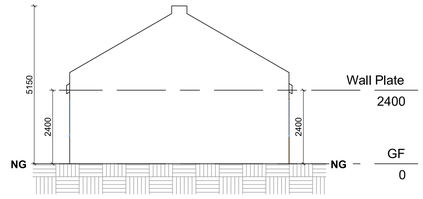
HONEYMOON SUITE

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	**drawing no.**
CAR-01	REF-17

FOR COUNCIL APPROVAL STAMP



FLOOR PLAN 1:50



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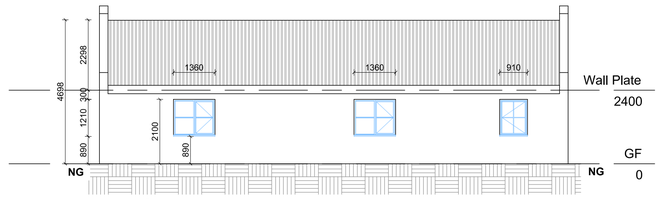

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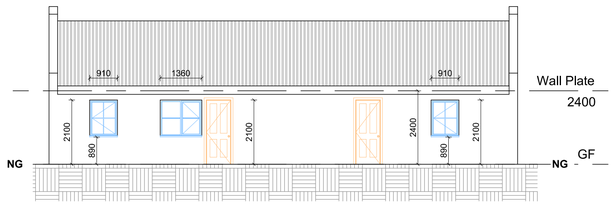

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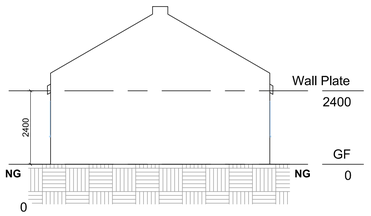

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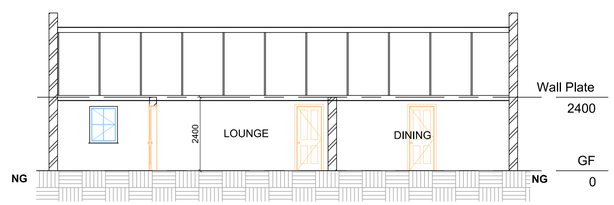
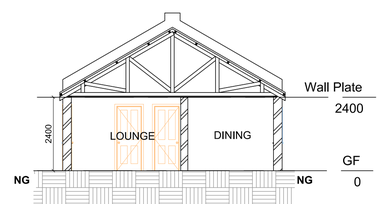


SECTION 1



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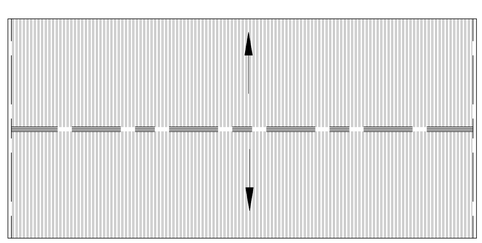

ROOF PLAN 1:100

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we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

LABOUR COTTAGE

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	drawing no.
CAR-01	REF-19

SDP REF. 19

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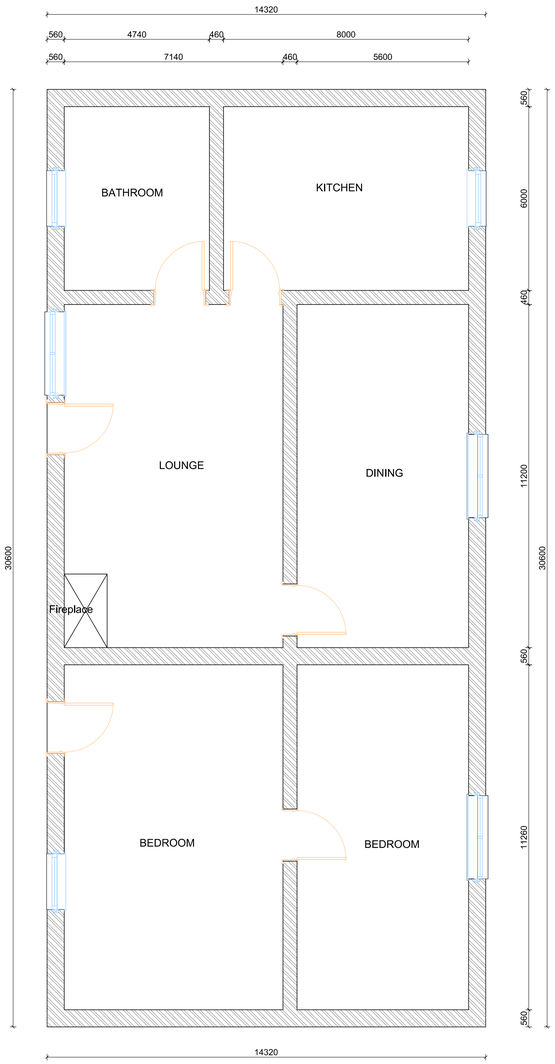
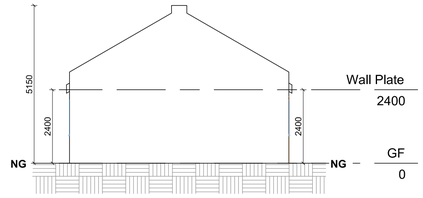


FLOOR PLAN 1:50



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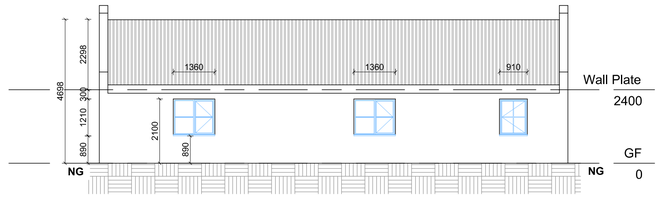

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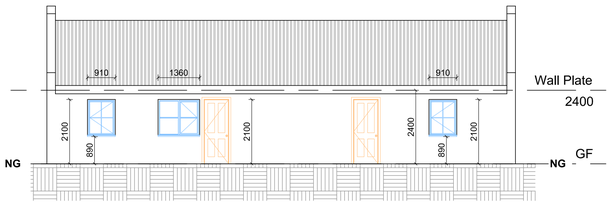

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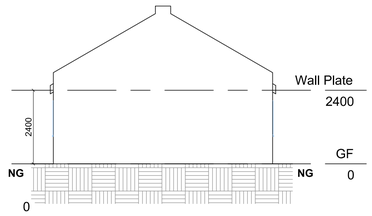

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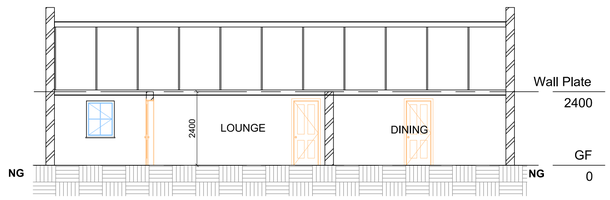
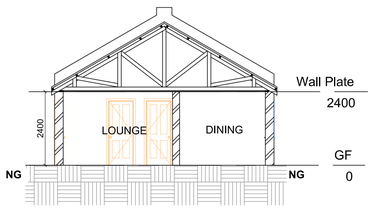


SECTION 1



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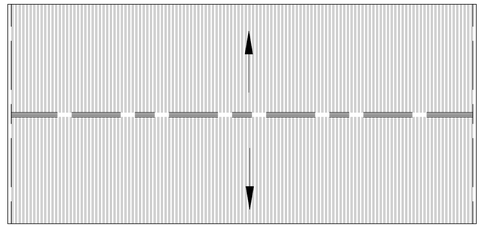

ROOF PLAN 1:100

SDP REF. 20

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COUNCIL APPROVAL

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FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

LABOUR COTTAGE

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	drawing no.
CAR-01	REF-20

FOR COUNCIL APPROVAL STAMP

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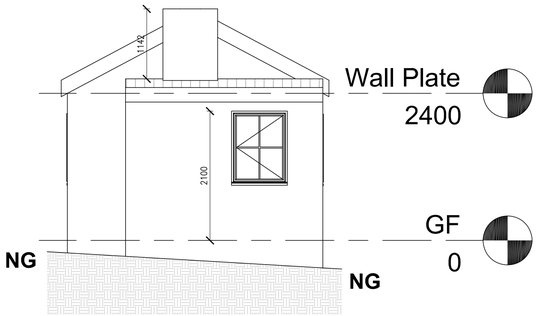

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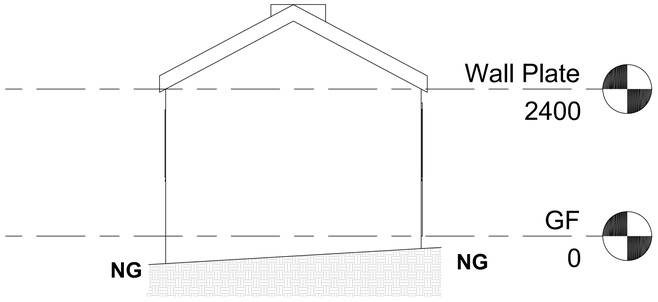

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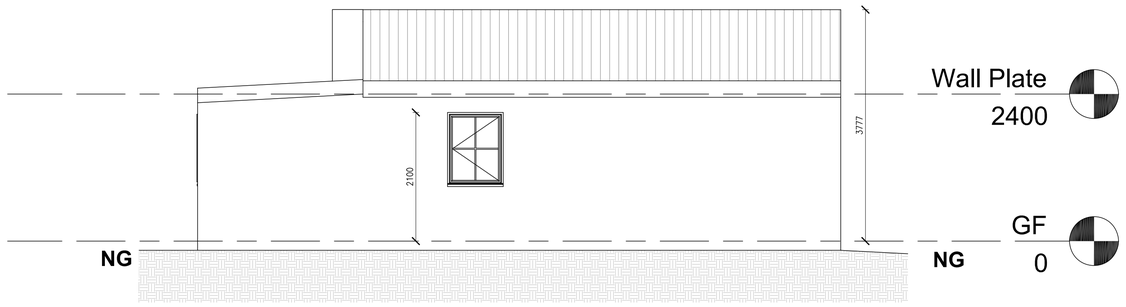

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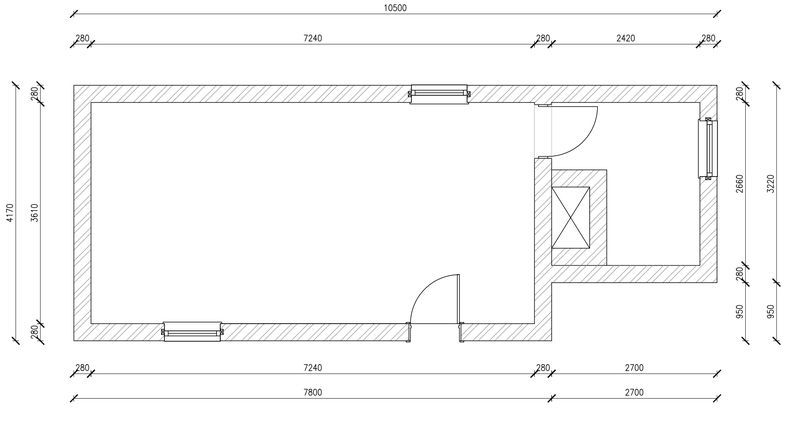
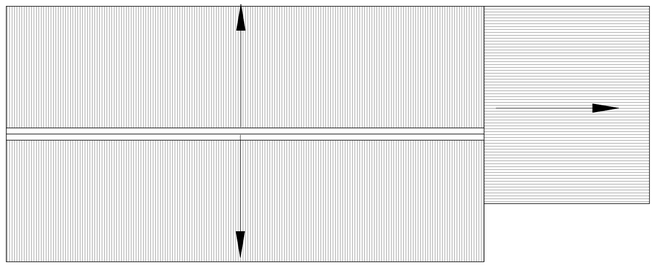


PLAN 1:50



SDP REF. 21

GENERAL NOTE:

- ALL WORK MUST COMPLY WITH LOCAL AUTHORITIES AND NBR BY-LAWS.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
- THE CONTRACTOR MUST VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE SET OF DRAWINGS BEFORE COMMENCING WORK AND TO CONVINCE HIMSELF THAT THE INFORMATION GIVEN IS CORRECT AND IN ACCORDANCE WITH THE CONDITIONS ON SITE.
- CONTRACTORS ARE TO LOCATE EXISTING SERVICES ON SITE AND TO PROTECT THESE FOR DURATION OF THE WORKS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT IDENTIFICATION OF ALL SURVEYOR PEGS AND MARKERS AND SETTING OUT OF THE BUILDING WITH PARTICULAR REFERENCE TO GRIDLINES, COLUMN POSITIONS, EXTERNAL AND INTERNAL WALLS FROM THE SURVEYOR MARKERS, BOUNDARIES, BUILDING LINES, ETC.
- ANY ERRORS, DISCREPANCIES OR OMISSION TO BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY WORK.
- 4 PLY DAMP PROOF-COURSE UNDER ALL WALLS AND CILLS AND VERTICAL DPM TO ALL CHANGES OF FLOOR LEVELS.
- I.T.C. OF TIMBER ROOF STRUCTURE TO BE SUPPLIED BY ROOF MANUFACTURER AND SUBMITTED TO BUILDING SURVEY DEPT. AT LOCAL COUNCIL.

NOTE:
ALL WORK AS PER NBR AND SANS 10400-XA:2011 (OR SANS 204:2011, WHERE INVOKED BY SANS 10400-XA:2011) AND TO APPROVAL OF THE LOCAL AUTHORITY.

ORIENTATION:
REFER TO FLOOR PLANS. CLIMATIC ZONE 4.

SHADING:
ROOF OVERHANGS AS SHOWN ON PLANS AND SECTIONS.

EXTERNAL WALLS:
REFER TO FLOOR PLANS. ALL WALLS PLASTERED AND PAINTED INTERNALLY, PLASTERED AND PAINTED EXTERNALLY TO MATCH. 250 / 230mm CLAY BRICK WALLS AND / OR 270 / 280 / 350mm CLAY BRICK CAVITY WALLS, COMPLIES WITH SANS 10400-XA PART 4.4.3.2.

FENESTRATION:
ALUMINIUM FRAMED SYSTEM WITHOUT THERMAL BREAK, DOUBLE GLAZING, ALL AS PER SCHEDULES. ALL NEW EXTERNAL DOORS AND OPENABLE WINDOWS TO BE FITTED WITH RUBBER GASKET TO MINIMISE DRAUGHT/ AIR LEAKAGE TO A MAXIMUM OF 2,00 L/S.M.SQ. NON-OPENABLE WINDOWS MAXIMUM AIR LEAKAGE OF 0,31 L/S.M.SQ - ALL AS PER SANS 613.

ROOF ASSEMBLY AND THERMAL INSULATION:
INSTALL THERMAL INSULATION, AS PER SPECIFICATION, ROOF ASSEMBLY TO COMPLY WITH SANS 10400-XA WITH TOTAL R-VALUE OF 3,70 M.SQ.K/W FOR HEAT FLOW UP DIRECTION.

IN-SLAB HEATING:
NOT APPLICABLE.

FLOOR SLAB INSULATION:
PERIMETER INSULATION ONLY, MINIMUM R-VALUE OF 1,00 M.SQ.K/W (30mm ISOBOARD), MINIMUM 300mm DEEP.

SERVICES:
LIGHTING AND POWER - LIGHTING TO NEW AREAS NOT TO EXCEED 85VA/SQ.M AND 240KWH/SQ.M USAGE PER ANNUM. MECHANICAL VENTILATION AND AIRCONDITIONING AS PER MECH. ENG.

HOT WATER SUPPLY:
MAXIMUM OF 50%, BY VOLUME, WATER HEATING BY ELECTRICAL RESISTANCE HEATING. ALL ADDITIONAL WATER HEATING TO BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING. HOT WATER VESSEL TO BE INSULATED BY INSULATION WITH MINIMUM R-VALUE OF 2,00 M.SQ.K/W. ALL HOT WATER SERVICE PIPES TO BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1,00 M.SQ.K/W FOR PIPES WITH A DIAMETER OF LESS OR EQUAL THANTO 80mm AND A MINIMUM R-VALUE OF 1,50 M.SQ.K/W FOR PIPES WITH A DIA. OF MORE THAN 80mm.

we design

client

WINERY ROAD FOREST

submission

COUNCIL APPROVAL

project description

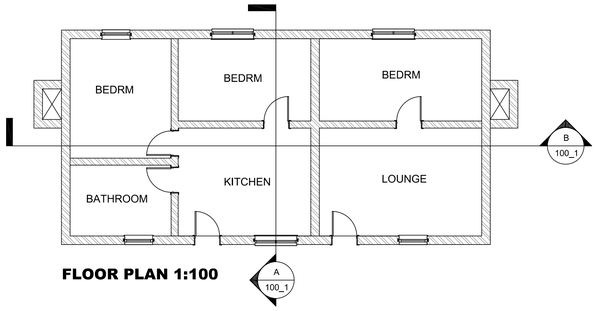
FARM 1023, WINERY ROAD, STELLENBOSCH

drawing description

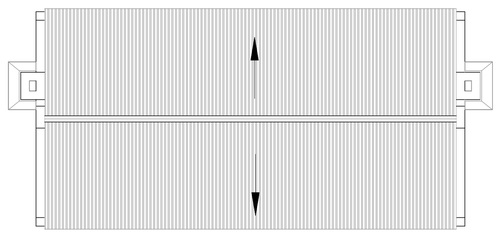
LABOUR COTTAGE

dwn	scale
CT	1:100
date	
07-06-2026	
proj.no.	drawing no.
CAR-01	REF-21

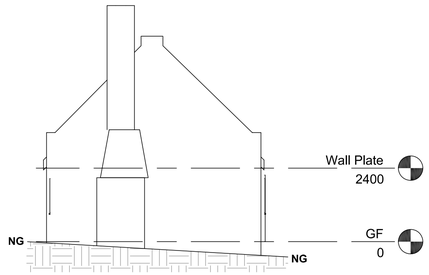
FOR COUNCIL APPROVAL STAMP



FLOOR PLAN 1:100



ROOF PLAN 1:100



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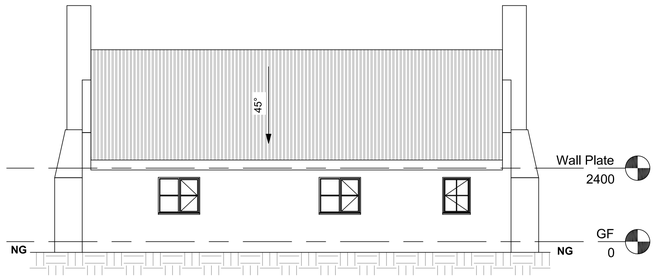

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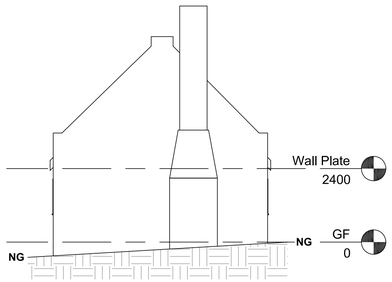

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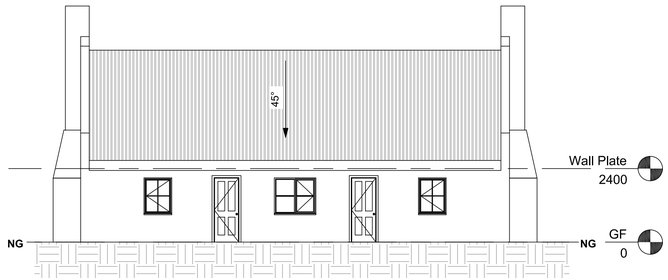

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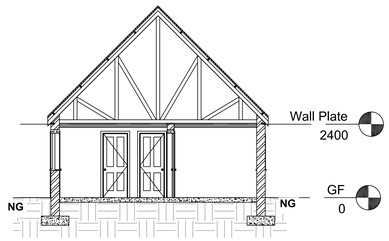
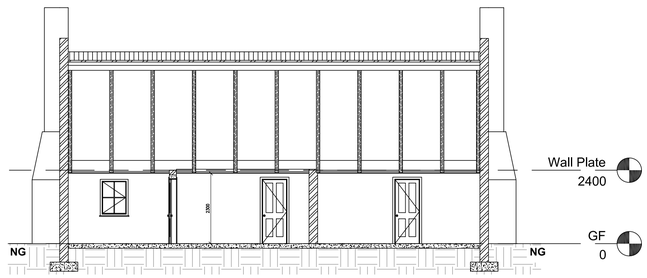


SECTION A



SECTION B

SDP
REF.
22

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