

REMAINDER PORTION 10 (CAROLINA) OF THE FARM SANDIES GLEN NO.129, BREDASDORP DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: TS SANDER ON BEHALF OF COLWYN TRUST

Notice is hereby given in terms of Section 48, read with Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for consent use for an agricultural industry (winery) within a portion of the existing structure on the farm.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **31 March 2023**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **Town Planner, Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

RESTANT GEDEELTE 10 (CAROLINA) VAN DIE PLAAS SANDIES GLEN NO. 129, AFDELING BREDASDORP, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK: TS SANDER NAMES COLWYN TRUST

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(o) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is om vergunningsgebruik vir 'n landboubedryf (wynmakery) binne 'n gedeelte van die bestaande struktuur op die plaas.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **31 Maart 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Stadsbeplanner, Mnr P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

INTSALELA YESAHLULO SE-10 (UCAROLINA) SEFAMA I-SANDIES GLEN NO. 129, ICANDELO LE-BREDASDORP, INDAWO KAMASIPALA WASE OVERSTRAND: ISICELO SOKUSETYENZISWA KWEMVUME: TS SANDER EGAMENI LECOLWYN TRUST

Isaziso siyanikezelwa ngokwemigaqo yeCandelo lama-48, sifundwa kunye neCandelo le-16(2)(o) loMthetho kaMasipala woLungiso loMthetho kaMasipala omalunga noCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) sokuba isicelo sifunyenwe invume yokusetyenziswa. ishishini lezolimo (ishishini lewayini) phakathi kwexalenye yesakhiwo esikhoyo efama.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus nakwithala lencwadi laseGansbaai, Main Road, eGansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 laloMthethwana zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) aconradie@overstrand.gov.za) ngolu suku okanye ngaphambi kwalo koLwesihlanu, **31 uMatshi 2023** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukwazi into malunga nesi saziso ungafonela **uMnu. P Roux** ku-028-313 8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

**COLD MOUNTAIN FARM 10/129,
SANDIES GLEN,
OVERSTRAND MUNICIPALITY**

**APPLICATION FOR CONSENT USE ON
BEHALF OF COLWYN TRUST**

December 2022

PO BOX 368 STANFORD

[TEL:0283410432](tel:0283410432)

EMAIL: INFO@COLDMOUNTAIN.CO.ZA

WEBSITE: WWW.BRUNIAWINES.CO.ZA



Section A: Executive Summary

Cold Mountain Farm 10/129, Sandies Glen is registered in the name of Colwyn Trust, and located approximately 17.1 kilometers east of Stanford, the farm is developed with approximately 17 hectares of vines and 5 hectares of figs. The Sander Family as beneficiaries of Colwyn Trust, purchased the farm in the end of 2016, with the intention to establish Brunia wine label as a boutique wine estate.

This application is made for **consent use** for the establishment of Wine Cellar for processing of grapes on a portion of +/- 546.35m² within the current structure on Farm 10/129, Bredasdorp, in terms of the Land use Planning Overstrand Land use planning scheme 2020.

**According to the demarcation board the farm is situated in the Overstrand Municipality and the Cold Mountain pays its rates to the Overstrand Municipality.*

According to the Schedule 2 of bylaw- Overstrand Municipality Land use scheme 2020-3 and current zoning certificate (see annexure A). Consent use is required for agricultural industry as stipulated in Overstrand Chapter 5 clause 5.1.1 extracted for reference below:

AGRICULTURE ZONE 1: AGRICULTURE (AGR1)

Use of the property

The following use restrictions apply to property in this zone:

- a) Primary uses are agriculture, crèche, dwelling house, guest rooms and home occupation.*
- b) Consent uses are additional dwelling units, agricultural industry, animal care center, aquaculture, day care center, farm shop/stall, fertilizer plant, guest house, hotel, institution, intensive animal farming, intensive horticulture, lodge, mining, place of assembly, place of entertainment, place of instruction, plant nursery, riding stables, service trade, tourist accommodation, tourist facilities, transmission apparatus, utility services, wellness center and 4x4 trail.*

03 FEB 2023

Farm 10/129, Bredasdorp

Members: B.M. Sander (Public Officer), W.M. Sander, L.T.I. Sander, L.C. Burns and T.S. Sander



Section B: Introduction

1. Background and Brief

Farm 10/129 is located within the division of Bredasdorp in the Overstrand Municipality. The farm is located 17.1 km east of Stanford and 28.7 km North-East of Gansbaai. The farm is mountainous with agricultural activities present. The farm includes 17.1 hectares of grapes and 5 hectares of figs and is operated by a 100% BEE family enterprise named Cold Mountain Cooperative which manages and operates the farm.

Over the last five years the Sander family has converted the farm from a conventional agricultural enterprise to a natural and organic operation, focusing on small batch terroir based single vineyard wines. Currently the grapes are transported to rented cellar space within the Overberg region where our Winemaker would then travel from Cold Mountain to the respective cellars to manage fermentation and juice in barrel. This application requests the Overstrand Municipality in line with Land Use Planning Scheme 2020, to allow us to process our farms' grapes onsite and thus request the consent for agricultural industry related operations under our current zoning to continue the development of our boutique winery estate.

The previous owner constructed the external structure of the cellar and tourist facilities but never fully completed this development. This structure has served to date as farm shed / storage whilst the necessary plans and infrastructure was put into place in parallel to the re-establishment of the launch of Brunia Wines brand in the market.

Cold Mountain Cooperative/ Brunia Wines farms organically without the use of weedkillers and toxic chemicals. We intend to process our grapes onsite, free of additives producing unfiltered and natural wines from the grapes produced on the farm, demonstrating the balance of environmental responsibility and the sustainability of ecological farming practices.

The previous owner intended to establish a wine cellar, tourism venue and additional dwellings; these developments were approved for the tourism and additional dwellings. The application regarding the establishment of the cellar was previously included into these applications and was withheld due to lack of water management plan and waste management plan at the time as these were viewed as potential risk by BGCMA, raised by the department of agriculture and subsequently municipality. These requirements have been considered by Colwyn Trust and Cold Mountain Cooperative as the operating entity on the land. Cold Mountain has contracted HWT water treatment specialists to install waste water treatment plant to ensure all waste water from the cellar is adequately treated and fed into evaporation dam on the farm, (refer to Annexure G).

Cold Mountain's organic and natural approach to viticulture would ensure limited use of water or chemical additives in the cellar and vineyard, and composting of pressed skins would ensure minimal waste and low risk of water contamination at the cellar or through the recycling of the waste water. We can thus confidently state our processes will have no negative effect on local soil and water health or biodiversity.

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2. The Application (refer to application form)

Application is hereby made for:

- The **consent** for the establishment of wine cellar (agricultural industry), for processing of grapes on a portion of +/- 546.35m² within the current structure on Farm 10/129, Bredasdorp, in terms of the Land use Planning Overstrand Land use planning scheme 2020.

3. Property description, Size and ownership

The characteristics of Farm 10/129 can be summarized as follows:

Property Description	Approximate extent	Ownership	Title deed number
The remainder of portion 10 Carolina of Sandies Glen farm No.129	417.8030 hectare	Colwyn Trust (4652/2014)	T62193/2016

4. Title Deed (refer to Annexure C)

A copy of the property's title deed has been attached as annexure C. From the copy it is evident that no restrictions have been registered which may prohibit the proposed development from taking place. A bond has been registered over the property at the land Bank of South, with Bondholder consent attached in annexure D.

Section C: Contextual analysis (refer to Plan 1 to 8)

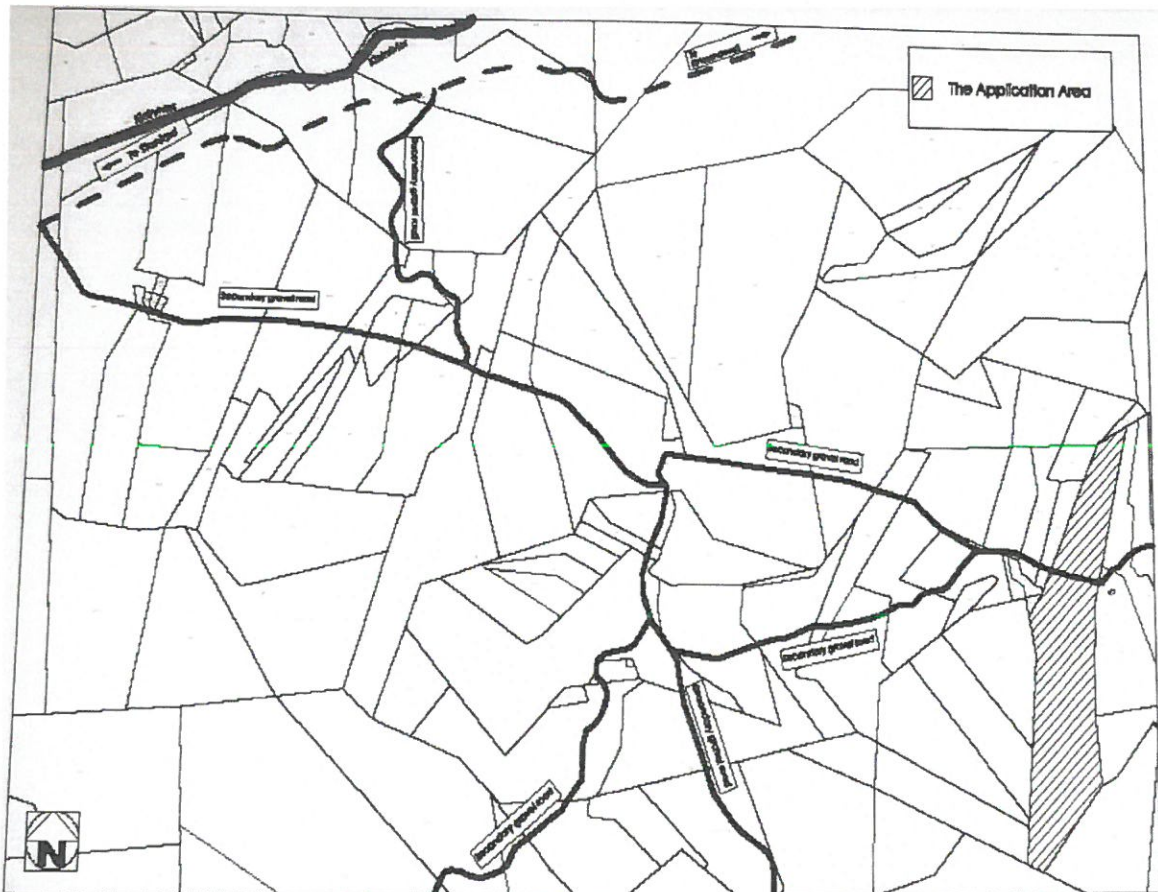
5. Location (refer plan 2)

The application area is situated approximately 17.1 kilometers east of Stanford and 28.7 kilometers northeast of Gansbaai. The farm is furthermore located in the area that has been earmarked as an ecological corridor. The farm is surrounded by other agricultural properties on all its borders. The greater part of the farm is located on a mountain and as a result agricultural production is concentrated on the northern areas of the farm.

Farm 10/129, Bredasdorp

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Members: B.M. Sander (Public Officer), W.M. Sander, L.T.I. Sander, L.C. Burns and T.S. Sander



6. Access (refer plan 3)

Access to the property is via a gravel road that connects with both the R 320 and the R316. The farm has a well-developed road network which ensures that access to most parts of the property can be readily achieved.

7. Zoning

In terms of the Overstrand land use planning scheme the application area is zoned as agricultural zone 1 and thus consent use would need to be requested for agricultural facilities of the boutique wine cellar. The application area does not fall into the restrictions as per the Overstrand land use planning scheme of 2020.

Farm 10/129, Bredasdorp

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Members: B.M. Sander (Public Officer), W.M. Sander, L.T.I. Sander, L.C. Burns and T.S. Sander



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8. Land Use and Status Quo

The Property is improved with one primary dwelling unit and of staff cottages. A barn has also been constructed that will house the wine cellar upon approval of this application. Previously an application was made for 5 additional dwellings units was approved by the Overstrand Municipality, see Annexure E. The table below indicates the agricultural activities on the property:

Land Use	Area in Hectares
Vineyards	+/- 17 ha
Conservation	+/- 270 ha
Figs	+/- 5 ha
Grazing	+/- 40 ha
Seasonal Vegetable production	+/- 4 ha

9. Neighboring Land Use

Neighboring land uses are all agricultural in nature

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Figure 1 – Vineyards

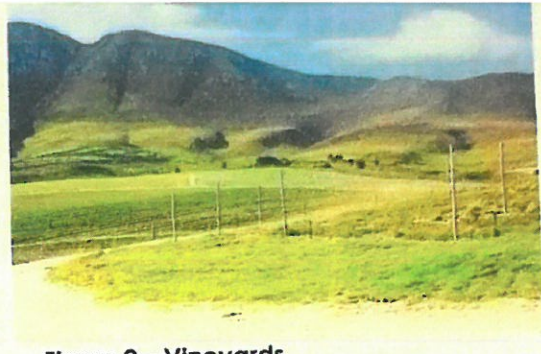


Figure 2 – Vineyards



Figure 3 – Proposed wine cellar



Figure 4 – Proposed wine cellar



Figure 5 – Labourer's cottages



10. Spatial planning initiatives

Overstrand Municipality Spatial Development Framework

The objective of the Overstrand spatial development framework is to formulate strategic specially based policy guidelines and proposals promote sustainable use and growth in the Overstrand that can be managed to the benefit of the environment and its inhabitants. The framework is guided by a realistic set of local goals and objectives which are contextualized within the overall vision for the municipality as well within the broader context of the larger region and Western Cape province.

In the above document a separate section is dedicated to a rural development strategy; this strategy is informed by the DEADP Rural Development Guidelines(2017), where applicable. The objectives are to implement guidelines to protect the rural character of the area and scarce agricultural soil and to designate transition areas that can accommodate land use diversification.

In the above document certain goals and objectives have been developed to guide development within the Overstrand region.

The bioregional planning framework for Western Cape province (compiled by Dennis Moss partnership incorporated).

The primary function of this study goes to serve as a reference framework for promoting a consensus approach to managing the resources of the Western Cape in a sustainable manner within the context of the Western Cape planning and development act, 1999.

This study also provides guidelines for the land use classification of the entire land service of the Western Cape province in accordance with the defined spatial planning categories. This spatial plan for the area indicates that the subject properties are defined by B.c. The category B.c can be summarized in table below:

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Spatial planning category B: Buffer zones	
Category description	General purposes
<p>This category is consistent with UNESCO biosphere reserve buffer zone and transition of zone 1.</p> <p>The buffer zone is a clearly defined area surrounding the core area. category B serves as a buffer between category A (core areas) and category C (transition zones) and extends the conservation efforts to areas where there has been a greater degree of human modification, but in which there are substantial environmental features worthy of conservation.</p> <p>Can include degraded conservation worthy areas that have the potential to be rehabilitated to a natural or near natural state.</p> <p>for the practical planning and management purposes 4 subcategories have been identified namely:</p> <ul style="list-style-type: none"> ● public conservation areas ● private conservation areas ● ecological corridors ● rehabilitation areas 	<p>A) The principal role of category B is nature conservation</p> <p>B) Category B provides tourists and residents with non-consumptive, remote or semi remote wilderness and natural environment experiences, which could generate economic benefits. Some of the economic gains made through capitalizing on these areas could be invested back into conservation i.e. there would be a symbiotic relationship between conservation and nature related economic activities.</p> <p>C) Category B complements the purposes of category C by:</p> <ul style="list-style-type: none"> ● extending the functioning of natural ecosystems falling within the category a by conserving natural habitats on adjoining properties. ● ensuring that natural ecosystems within category a function efficiently without disturbance from humans by providing a buffer of sufficiently sized natural environment ● accommodating appropriate buildings and infrastructure to facilitate the sustainable use of category A areas.



11. Site Analysis

Vegetation

According to the national biodiversity institute four different vegetation types can be found on the subject property these include the following:

Vegetation type	Protection level	Ecosystem status
Overberg Sandstone Fynbos	Poorly protected	Least threatened
Elim Ferric Fynbos	Poorly protected	Endangered
Western Coastal Shale	Well protected	Least Threatened
Cape Lowland Freshwater Wetlands	Poorly protected	Vulnerable

Natural vegetation is limited to areas that have not been disturbed by previous and current agricultural activities. These areas occur mainly on the southern part of the property.

Topography

The general drainage pattern is indicated on **Plan 5**. These patterns are mainly toward the numerous valleys that occur in the area.

12. Existing services infrastructure.

Roads

The application area is developed with a road network. no new roads will be created for the proposed development as only existing roads will be utilized.

Water

On the 1st of October 2005, a 100,000-meter cube of water was registered for the property. These rights have been transferred to Colwyn trust. The water to be used for the cellar would be from the borehole on the farm which currently services the house and staff cottages on the farm from a reservoir with a capacity of 150m³.

We calculate an annual use for the boutique cellar at approximately 120m³ and waste water will be diverted to bio-remediation plant and evaporated in reed bed as volume will be negligible. Please attached description of wastewater treatment to be implemented. We have used independent labs to test suitability of water for processing requirements and this has been acceptable as per test results. As water use in the cellar is below 2500m³ per annum no special requirements are needed according BCGMA

Electricity

Electricity is supplied by Eskom.

Farm 10/129, Bredasdorp

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Sewerage

As the farm is situated outside of an urban area no formal sewerage infrastructure exists. There was initially no opportunity to connect to a sewage treatment plant; the norm for agricultural areas at that time was to install soak-away systems more recently biodigesters. Cold mountain intends to install with a positive response to this application, a low energy, carbon neutral, biological treatment process to naturally biodegrade wine cellar effluent and sewage. (See Annexure G)

Section D: THE APPLICATION

13. Overall Development Principles

The development is informed by the development and broad land use proposals / guidelines established in the four mentioned planning concepts which forms the basis of the application. The broad development concept is to promote ecotourism in the Overstrand region and to ensure that the economic base of the agricultural sector is broadened. this will be done in accordance with:

- The Overstrand spatial development framework; and
- The Overstrand Municipality Land Use scheme 2020
- The Bio-regional planning framework for the Western Cape

14. Development Objectives

The objective of this application is to ensure that a boutique wine cellar can be established on the subject property. Further objective is to ensure that the above is established according to the norms and standards of all relevant departments. The owner intends to develop the current barn structure into a wine cellar, ensuring that economic output on the form is diversified and that the more economically viable and sustainable property is developed.

The wine cellar will also bring a number of new job opportunities for the local community; the upliftment of said community is therefore also contributed towards.

15. Application For Consent Use

Application is hereby made for the consent of a portion(+550m2) of portion 10 of the farm 129 zoned agricultural zone 1, to allow for agricultural industry namely for the processing of wine grapes on the farm.

With the approval of this application the footprint will have the following land use rights in terms of Overstrand Municipality Land use scheme 2020

Primary Use: Agricultural industry processing of wine

Consent use: farm store / barn as a wine cellar

Parking: at least one parking Bay and 100 meters squared of total floor space

Loading and unloading: for the purpose of loading and unloading vehicles, at least two bays shall be provided for every 100m2, or part thereof used for the industry.

Farm 10/129, Bredasdorp

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Members: B.M. Sander (Public Officer), W.M. Sander, L.T.I. Sander, L.C. Burns and T.S. Sander



Agricultural industry: means an enterprise or concern for the processing of agricultural products on a farming unit owing to the nature, perishableness and fragility of such agricultural products and includes inter alia, wineries and farm pack stores, but does not include service trades.

The proposal is to establish the wine cellar in an existing barn; the building has a footprint as mentioned above or 546.35 meters squared. The maximum capacity of the wine cellar will be in the region of 200 tons per year which is not considered as a large cellar.

Section E: MOTIVATION

16. Location and accessibility:

The subject property is located in the area with good potential for agriculture development and eco-tourism. The wine cellar will act as a draw card for the surrounding area. With the approval of this application, it is ensured that the grapes harvested can be processed on the property ensuring a product of high quality and standard. The farm enjoys good accessibility and can be easily reached with a normal motor vehicle, no new roads will be constructed.

17. Compatibility with character of Surrounding area:

The character of the proposed land use is agricultural in nature, the proposal is small and does not overshadow the agricultural landscape the building that will house the proposal has also been constructed in architectural style typical to the Overberg Overstrand region therefore doesn't appear as an industrial building foreign into the landscape.

18. Impact on existing use rights

New land rights will be established with the approval of this application. The consent requested will allow Cold Mountain to process our grapes within the current Agriculture Zone 1 zoning consent use of "Agricultural Industry".

19. Service infrastructure

The farm already has water rights in place that can provide for the proposed activities. With the approval of this application, we will allocate a certain portion of registered volume to the wine cellar. Which will

The building where the cellar will be located has already been developed with electricity serviced from Eskom.

The proposed wastewater treatment plant (bio-remedification plant) , to service the cellar has been designed and added to the site plan. This will ensure all wastewater is suitably treated and used accordingly in composting or suitable irrigation. See appendix G and Plan 8

20. Proof of produce

Cold Mountain Farm currently has 17 hectares of wine grapes and 5 hectares of figs. A report was compiled by Agri Informatics is attached in Annexure H that shows the potential for further development. The future grape harvests will be diverted to the proposed cellar, the current vineyards are stated below:

Farm 10/129, Bredasdorp

Members: B.M. Sander (Public Officer), W.M. Sander, L.T.I. Sander, L.C. Burns and T.S. Sander

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- Block 1: Sauvignon Blanc 6 hec
- Block 2: Sauvignon Blanc 5 hec
- Block3: Syrah 1.2 hec
- Block 4: Semillon 1 hec
- Block 5: Pinot Noir 1.3hec
- Block 6: Chardonnay 1hec

In light of the above it is evident that an adequate amount of produce is present on the farm to justify the construction of a wine cellar. We therefore recommend that this application be approved.

21. Granting Or Refusal Of Application:

The Overstrand Municipality Land Use scheme 2020 stipulates that:

- Any applications shall be refused solely on the basis of a lack of desirability of the contemplated utilization of land concerned including the proposals included in a relevant structure plan insofar as it relates to the desirability more on the basis of its effect on planning existing rights concerned.
- The acceptance of land use on a specific land portion must be tested in accordance with the physical characteristics of the property, existing planning in the area and the character of the environment, the potential, location and accessibility of the property as well as the provision of service infrastructure to the proposed development.

With the above motivational report, it clearly shows that our application meets the requirements of the ordinance and spatial development framework and will contribute to the economic viability of the farm and area. The proposed development has further been considered carefully to ensure that an outcome is reached that is desirable and complements the character of the surrounding area in light of the info provided it is our recommendation and hope that the following application be approved.

SECTION F: CONCLUSION AND RECOMMENDATION

The above motivational report demonstrates that there is a strong and valid case for the approval of this application. Not only will it contribute to the economical viability of the farm, it will also promote tourism in the area . The proposed development has further been considered carefully to ensure that an outcome is reached that is desirable and compliments the character of the surrounding area.


As a black owned business Cold Mountain aligns to many of the policies goals and objectives of the Municipality as stated in the Land Use scheme and IDP. We appreciate the municipality's stance around the state to remove red tape and bureaucracy to enable small and emerging businesses. We thus request a favorable view on our application for the consent use for establishment of a cellar as an agricultural industry in Agriculture Zone 1 as defined in the Overstrand Land Use Scheme 2020.

Farm 10/129, Bredasdorp

Members: B.M. Sander (Public Officer), W.M. Sander, L.T.I. Sander, L.C. Burns and T.S. Sander

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Access

-  Application area
-  R327
-  Secondary gravel roads

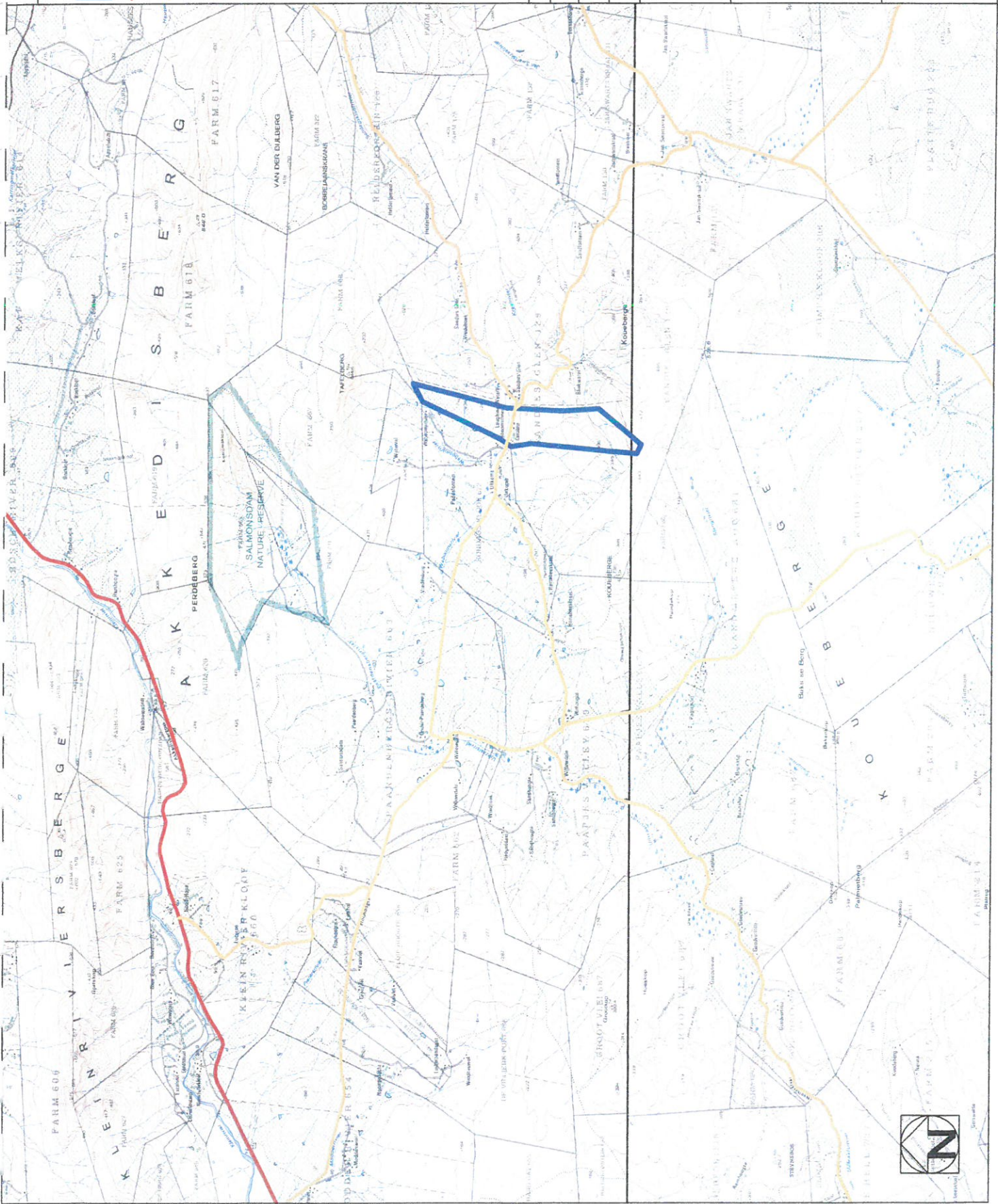
Farm 10/129, Caledon
 Plan number: 9/052/03

Scale: NTS
 All distances approximate and subject to survey.

WRAP makes no warranty of any kind, expressed or implied with regard to data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the property of the client and may only be used for the purposes of the project with the prior written approval of the client.

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SDP LEGEND

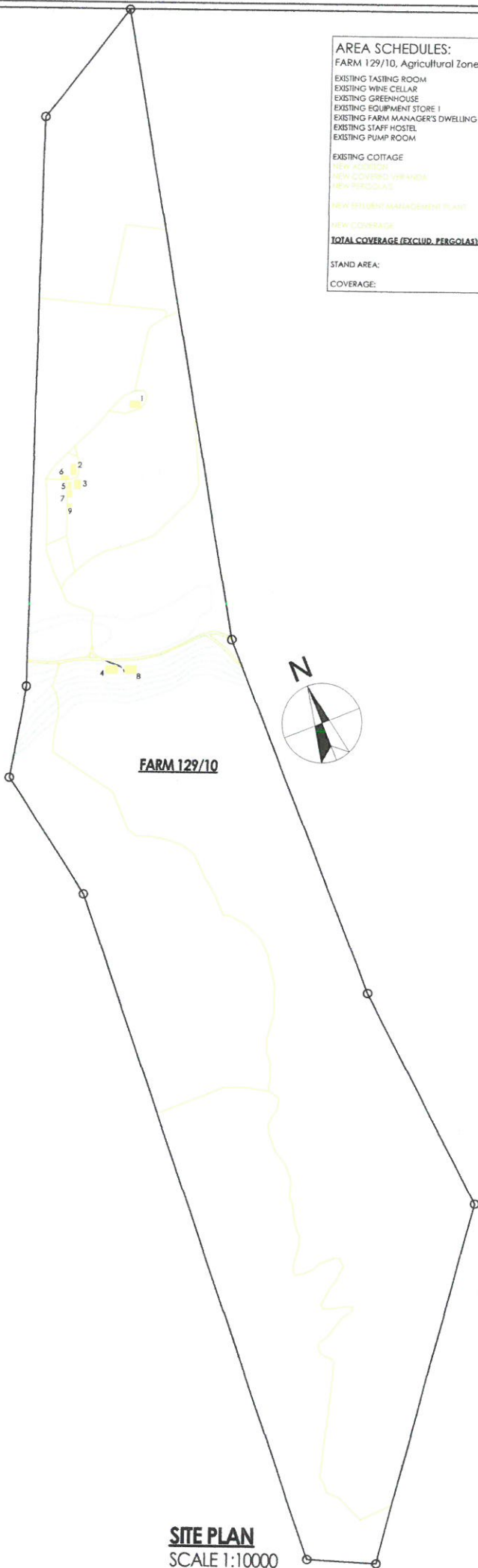
EXISTING TASTING ROOM	1
EXISTING WINE CELLAR	2
EXISTING GREENHOUSE	3
EXISTING EQUIPMENT STORE 1	4
STAFF HOSTEL	5
EXISTING PUMP ROOM	6
FARM MANAGER'S DWELLING	7
EXISTING COTTAGE + EXTENSION	8
EFFLUENT MANAGEMENT PLANT	9

AREA SCHEDULES:
FARM 129/10, Agricultural Zone 1: Agriculture

EXISTING TASTING ROOM	533.000m ²
EXISTING WINE CELLAR	534.670m ²
EXISTING GREENHOUSE	380.000m ²
EXISTING EQUIPMENT STORE 1	126.380m ²
EXISTING FARM MANAGER'S DWELLING	60.000m ²
EXISTING STAFF HOSTEL	90.000m ²
EXISTING PUMP ROOM	8.500m ²
EXISTING COTTAGE	80.280m ²
NEW ADDITION	189.130m ²
NEW COVERED WING	38.830m ²
NEW PERGOLAS	7.100m ²
NEW EFFLUENT MANAGEMENT PLANT	60.000m ²
NEW COVERAGE	189.130m ²
TOTAL COVERAGE (EXCLUD. PERGOLAS)	2019.034m²
STAND AREA:	4 178 030.000m ²
COVERAGE:	0.04832%

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Drawing For Concept Use Only



FARM 129/10



SITE PLAN
SCALE 1:10000

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL ELECTRICAL REGULATIONS.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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10. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

No.	Description	Date

Owner: _____ Architect:

Date: 2022/08/30 Date: 2022/08/30

BRUNIA WINES PROJECT
PORTION 10 OF
FARM 129

SITE DEVELOPMENT PLAN

Project number 2021.1886.04

Sheet number _____

Date 30 August 2022

Drawn by Zephani Checked by HvdB

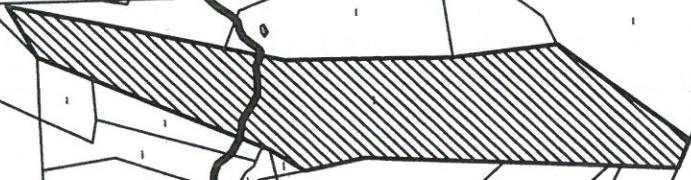
esignmen Pty Ltd
Harry van der Bank, ProjArchT (ST 1951)
083 600 4317 harry@designmen.co.za

Scale As indicated



R327

Towards R316



2/680

896

1/681

24/679

896

25/679

23/679

RE/681



Farm 10/129, Caledon

Plan number: 9/052/01

Scale: NTS

All distances approximate and subject to survey.

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Legend

- 1 - Lands
- 2 - Vineyards
- 3 - Primary dwelling unit
- 4 - Proposed wine cellar
- 5 - Labourer's cottages

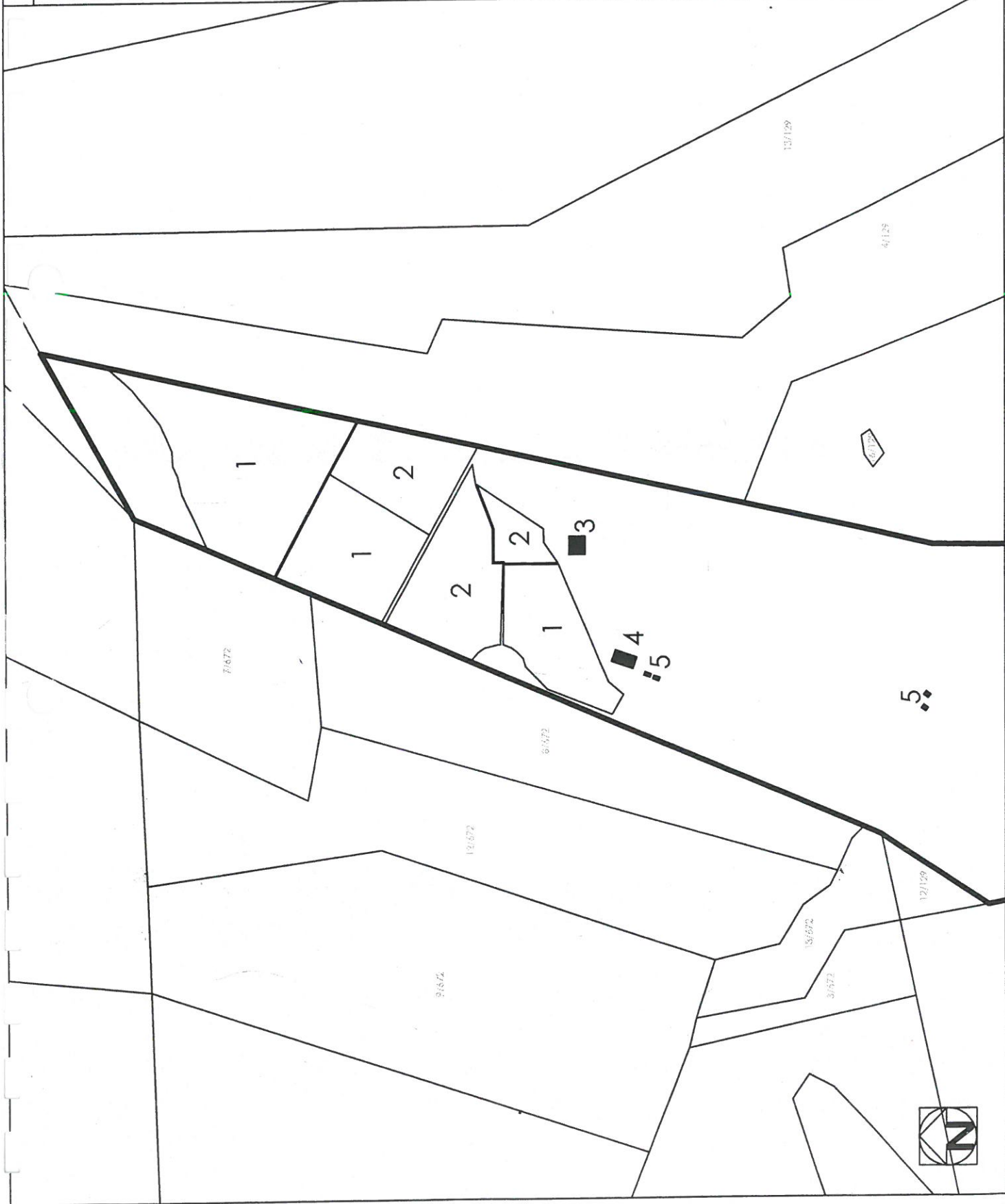
Farm 10/129, Caledon
Plan number: 9/052/04

Scale: NTS
All distances approximate and subject to survey.

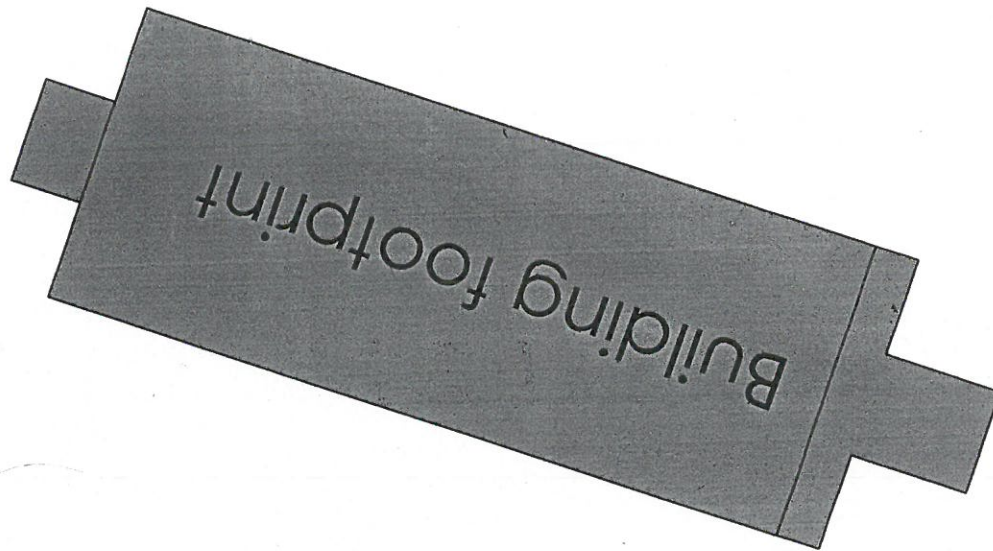
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Frame A



1:350

Sire Development Plan

- 1 - Lands
- 2 - Vineyards
- 3 - Primary dwelling unit
- 4 - Proposed wine cellar
- 5 - Labourer's cottages

■ Agriculture
Zone II



Farm 10/129, Caledon

Plan number: 9/052/06

Scale: NTS

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Drainage

Farm 10/129, Caledon

Plan number: 9/052/05

Scale: NTS

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Jotina du Toit
 PROFESSIONAL
 ARCHITECTURAL
 TECHNOLOGIST
 member SACAP: T 1375

NOTES:
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 ALL STRUCTURAL WORK TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE DRAWINGS BEFORE PUTTING ANY WORK AT HAND.
 CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF BUILDINGS.

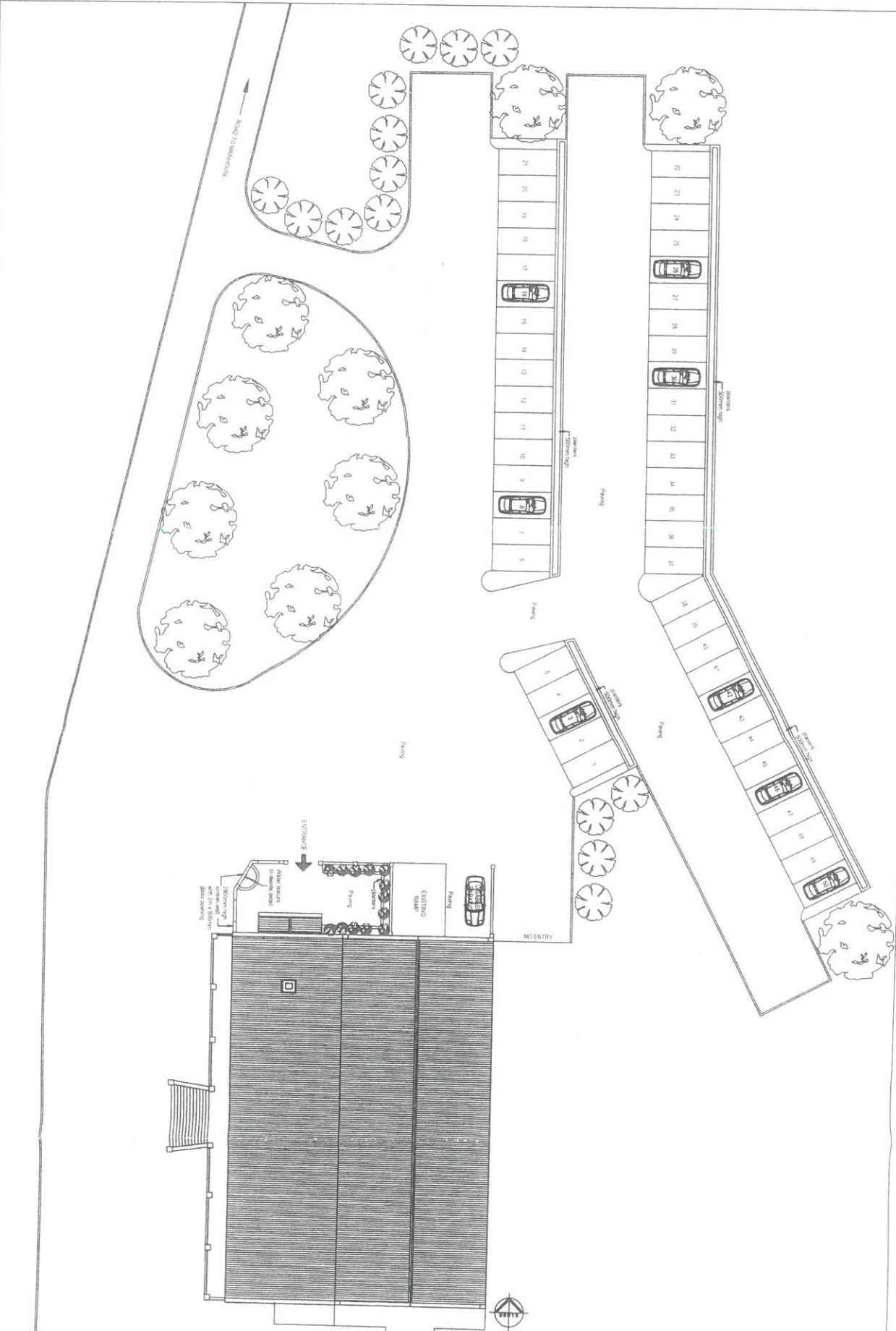
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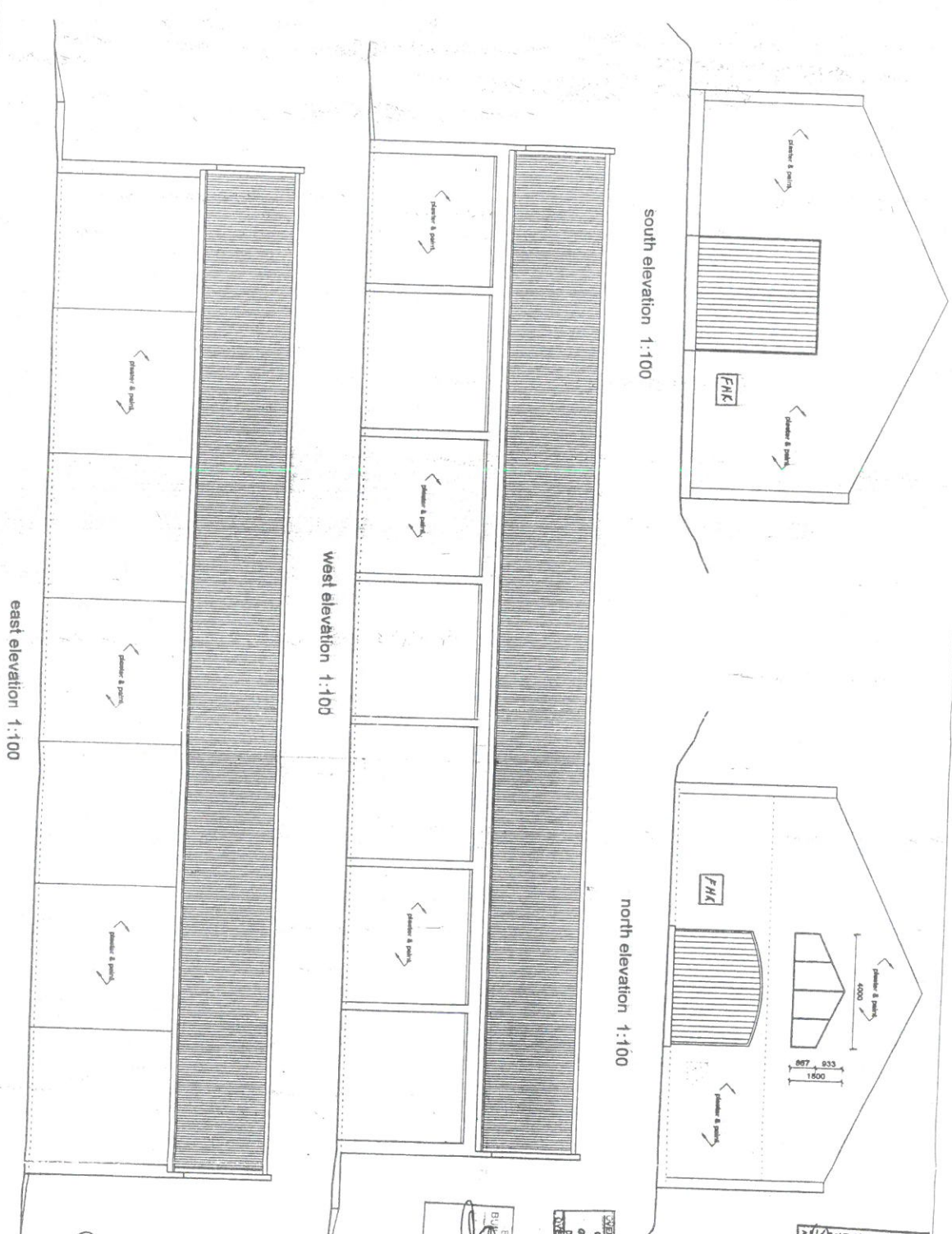
PROJECT: PROPOSED ALTERATIONS TO EXISTING SHED ON CAROLINA FARM, STANFORD FOR MR WILLIE DU PREEZ

DESCRIPTION: SITE PLAN & PARKING LAYOUT sketch plans

SCALE: 1:250 **DATE:** OCTOBER 2009

DRG. NO. 04





east elevation 1:100

west elevation 1:100

south elevation 1:100

north elevation 1:100

REGISTERED ARCHITECTURAL TECHNOLOGIST
 JOTINA DU TOIT
 12-7-07

REGISTERED ARCHITECTURAL TECHNOLOGIST
 BOUVE
 2007-06-24

REGISTERED ARCHITECTURAL TECHNOLOGIST
 GORDON
 2007-06-24

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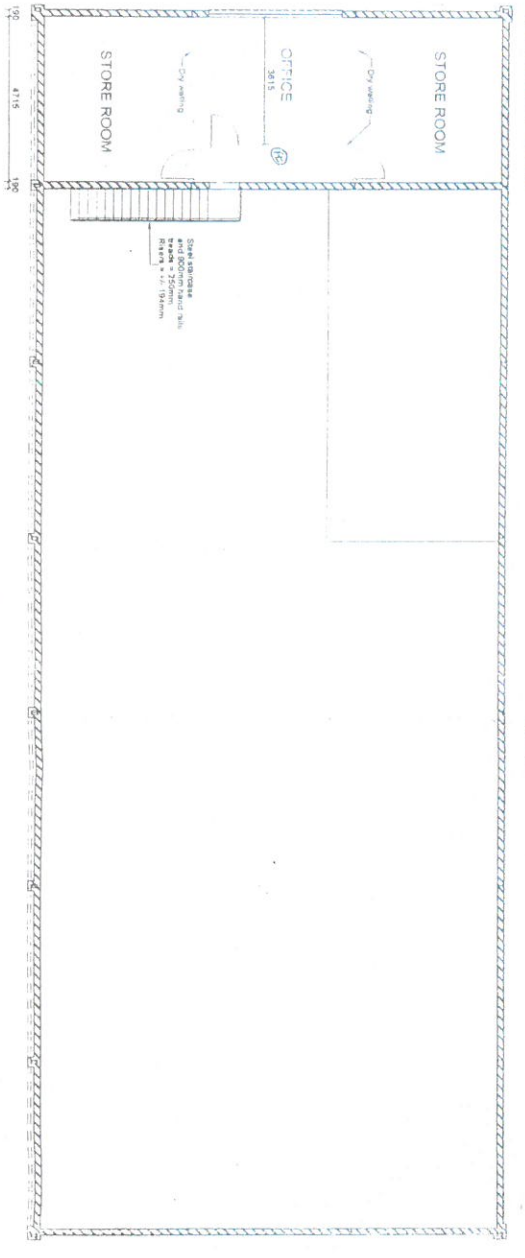
PROJECT:	PROPOSED FARM SHED ON CAROLINA FARM, STANFORD FOR MR WILLIE DU PREEZ
DESCRIPTION:	ELEVATIONS municipal drawings
SCALE	AS SHOWN
DATE	MAY 2008
DRG. NO.	M/03



ground floor 1:100



mezzanine floor 1:100

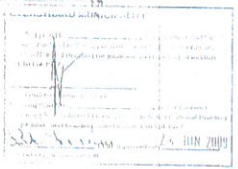


A-A



Frederick

09/07/18



<p>Jotina du Toit PROFESSIONAL ARCHITECTURAL TECHNOLOGIST member SACAP: T 1375</p>	<p>NOTES: ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITIES BY-LAWS. QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT S.A.S. SPECIFICATIONS. ALL STRUCTURAL WORK TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. CONTRACTOR TO VERIFY ALL LEVELS, DIMENSIONS AND SHIMS/SCAB ON SITE AND TO CHECK SAME AGAINST THE DRAWINGS BEFORE PUTTING ANY WORK AT HAND. CONTRACTOR IS BE RESPONSIBLE FOR CORRECT SETTING OUT OF BUILDINGS.</p>	<p>THIS DRAWING IS NOT TO BE REPRODUCED AND ONLY FIGURED COPY MAY BE USED. THE COPYRIGHT OF THIS DRAWING IS RESERVED TO THE TECHNOLOGIST. THIS DRAWING MAY ONLY BE USED</p>	<p>TITLE BLOCK PROJECT: PROPOSED FARM SHED ON CAROLINA FARM, STANFORD FOR MR WILLIE DU PREEZ DESCRIPTION: GROUND FLOOR & MEZZANINE LEVEL municipal drawings SCALE: A1: SHOWN DATE: MAY 2018 DRAWING NO: M/01</p>
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Vineyard Blocks

-  Farm boundary
-  Vineyard Blocks

Farm 10/129, Caledon

Plan number: 9/052/07

Scale: NTS

All distances approximate and subject to survey.

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