

NOTICE OF LAND DEVELOPMENT APPLICATION

STELLENBOSCH WINE ROUTES

47 CHURCH STREET

STELLENBOSCH

7600

Per email: elmarie@wineroute.co.za

5 February 2024

Dear Sir/ Madam,

APPLICATION TYPE: APPLICATION FOR CONSENT USE ON ERF 11904, DIE BOORD, STELLENBOSCH

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

Application Property Address: ERF 11904/52 RHODES AVENUE, SOUTH STELLENBOSCH.

Application Property Number: Erf number 11904

Applicant: BRAND & ROBBERTS ATTORNEYS
(ON BEHALF OF BRENDON RAW FAMILY TRUST)
EMAIL: litigation@brandrobberts.co.za
TELL: 021 883 2751

And

Thomas Gibson
On Behalf of Tusk CSS
Email: thomas@tuskcass.co.za
Cel: 083 456 5669

Owner: BRENDON RAW FAMILY TRUST
PER NINETTE RAW
Per email: ninette.raw@rawgroup.co.za

Application Reference: LU/16000 (TP359/2023)

Description of land development proposal:

An application for a consent use contemplated in the zoning scheme in terms of section 15(2)(O) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 in order to use the existing dwelling house as a three-bedroom commune on Erf 11904, Stellenbosch.

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: BRAND & ROBBERTS ATTORNEYS per email litiigation@brandrobberts.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 7 March 2024.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 883 2751 during normal office hours.

Yours faithfully



**BRAND & ROBBERTS ATTORNEYS
PER ROCHELLE VAN ASWEGEN**

STELLENBOSCH WINE ROUTES

47 CHURCH STREET

STELLENBOSCH

7600

Per epos: elmarie@wineroute.co.za

5 February 2024

Geagte Mnr/Mev,

AANSOEKTIPE: AANSOEK VIR TOESTEMMINGS GEBRUIK OP ERF 11904, DIE BOORD, STELLENBOSCH

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

Adres van aansoek eiendom: ERF 11904/ 52 RHODES AVENUE, DIE BOORD, SOUTH STELLENBOSCH.

Aansoek eiendom beskrywing: Erf 11904

Aansoeker: BRAND & ROBBERTS PROKUREURS
EMAIL: litigation@brandrobberts.co.za
TEL: 082 883 2751

En

Thomas Gibson
namens Tusk CSS
Email: thomas@tuskcass.co.za
Cel: 083 456 5669

Eienaar: BRENDON RAW FAMILY TRUST
PER NINETTE RAW
Per email: ninette.raw@rawgroup.co.za

Aansoek Verwysing: LU/16000 (TP359/2023)

Besonderhede van die grondgebruiksaansoek:

'n Aansoek vir gebruik soos uiteengesit in die sonerings skema in terme van seksie 15(2)(O) van die toepaslike verordening van die bogenoemde eiendom as 'n kommune.

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-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik 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 die 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: BRAND & ROBBERTS PROKUREURS per epos litiigation@brandrobberts.co.za. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 7 Maart 2024.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 883 2751 gedurende normale kantoor ure.

Die uwe

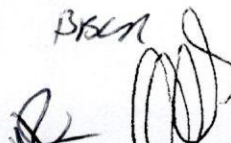


**BRAND & ROBBERTS PROKUREURS
PER ROCHELLE VAN ASWEGEN**

**RESOLUTION OF THE TRUSTEE OF THE
BRENDON RAW FAMILY TRUST NO IT 1150/2011/PMB**


1. **TRUSTEE:** **ALLAN GORDON HARTLEY**
 NINETTE RAW
 BASIL BRENDON LOGAN RAW
2. **RECITAL:**
- 2.1 The BRENDON RAW FAMILY TRUST IT 1150/2011/PMB ("the Trust") was registered with the Master of the High Court, Natal Provincial Division, on 21 July 2011 and in terms of Letters of Authority dated 21 July 2011, ALLAN GORDON HARTLEY, NINETTE RAW and BASIL BRENDON LOGAN RAW were appointed as Trustees.
- 2.2 In terms of clause 14.15 of the Trust Deed, the Trustees are empowered to buy immovable property on behalf of the Trust.
- 2.3 The Trustees record that they wish to develop the immovable property described as ERF 11904 STELLENBOSCH, IN THE STELLENBOSCH MUNICIPALITY AND DIVISION PROVINCE OF THE WESTERN CAPE, IN EXTENT 503 SQUARE METRES, which is owned by the Trust.
- 2.4 The Trustees wish to appoint BRAND & ROBBERTS ATTORNEYS, Attorneys of Stellenbosch to assist them with the necessary planning and economic development application and obtain approval by the Stellenbosch Municipality, on their behalf.
3. **RESOLVED:**


The Trustees hereby agree that:

Basil


- 3.1 BRAND & ROBERTS ATTORNEYS, be authorised to attend to the necessary application for the development of the property and obtaining of the approval by the Stellenbosch Municipality, on behalf of the Trust.
- 3.2 Ninette Raw be and is hereby authorised to sign any and all documents that may be required to give effect to this resolution.

SIGNED AND DATED ON THIS 24 DAY OF AUGUST 2022


A G HARTLEY


N RAW


B B L RAW

This drawing is not to be scaled, all figured dimensions to be used.
 All Dimensions and cadastral setting out information to be thoroughly checked on site and all or any discrepancies to be reported to the Architect or Lead Consultant before any work is put in hand.
 All work is to comply with the NATIONAL BUILDING REGULATIONS (NBR) AND BUILDING STANDARDS act 103 of 1977 as amended
 All work is to comply with all relevant specifications and codes of practice of the SOUTH AFRICAN BUREAU OF STANDARDS (SABS) / SOUTH AFRICAN NATIONAL STANDARDS (SANS) and amendments thereto.

HEALTH AND SAFETY: All construction activities to conform to the OCCUPATIONAL HEALTH AND SAFETY ACT 1993 (Act No 85 of 1993).
 All materials and workmanship to be as per the MODEL PREAMBLES FOR TRADES 2008, and any further additional preambles as noted in the Bills of Materials.

All work is to comply with all relevant specifications and codes of practice of the NATIONAL HOME BUILDERS REGISTRATION COUNCIL (NHBC) (Where applicable)

ELECTRICAL Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

STRUCTURAL and CIVIL Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

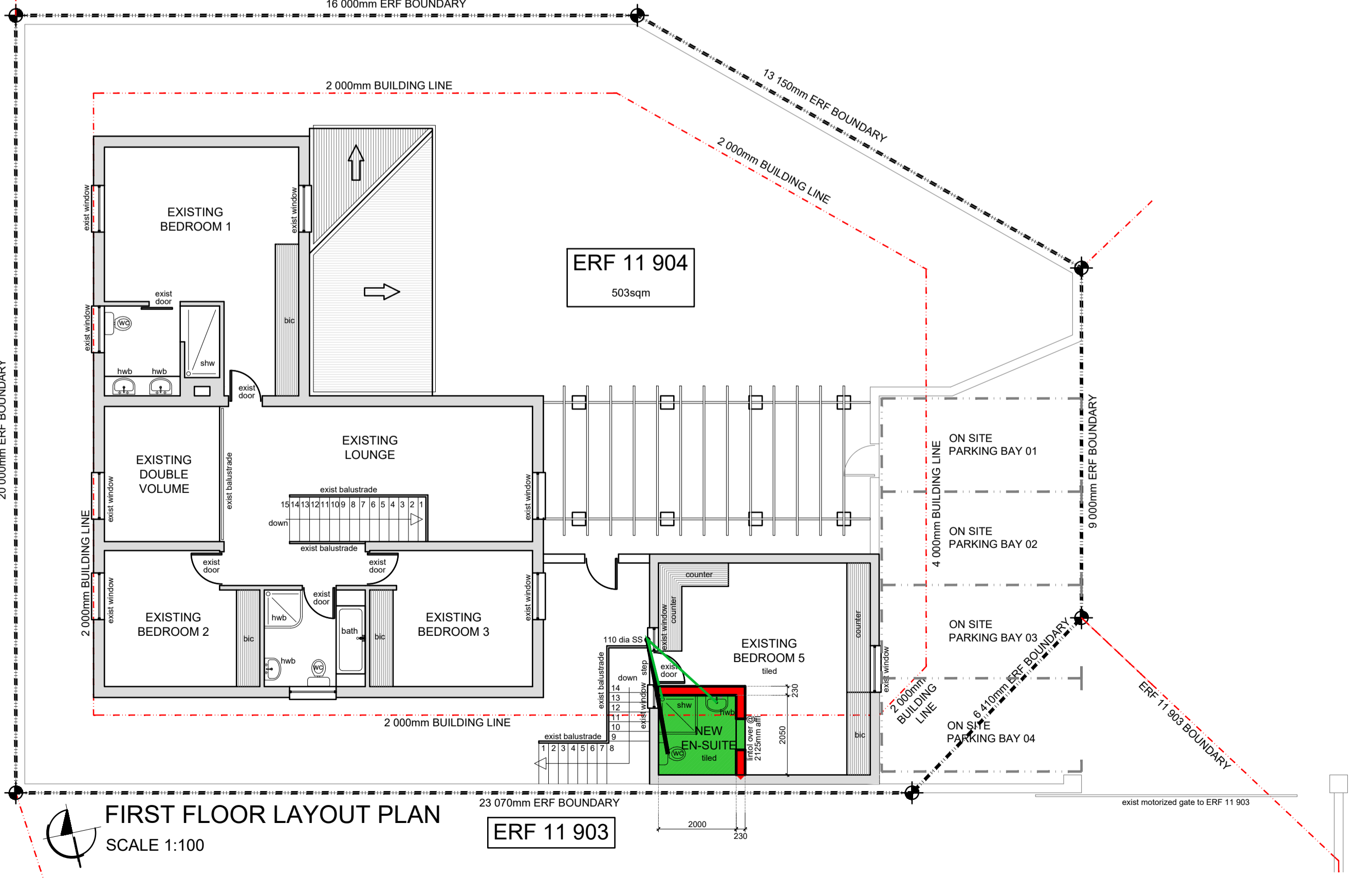
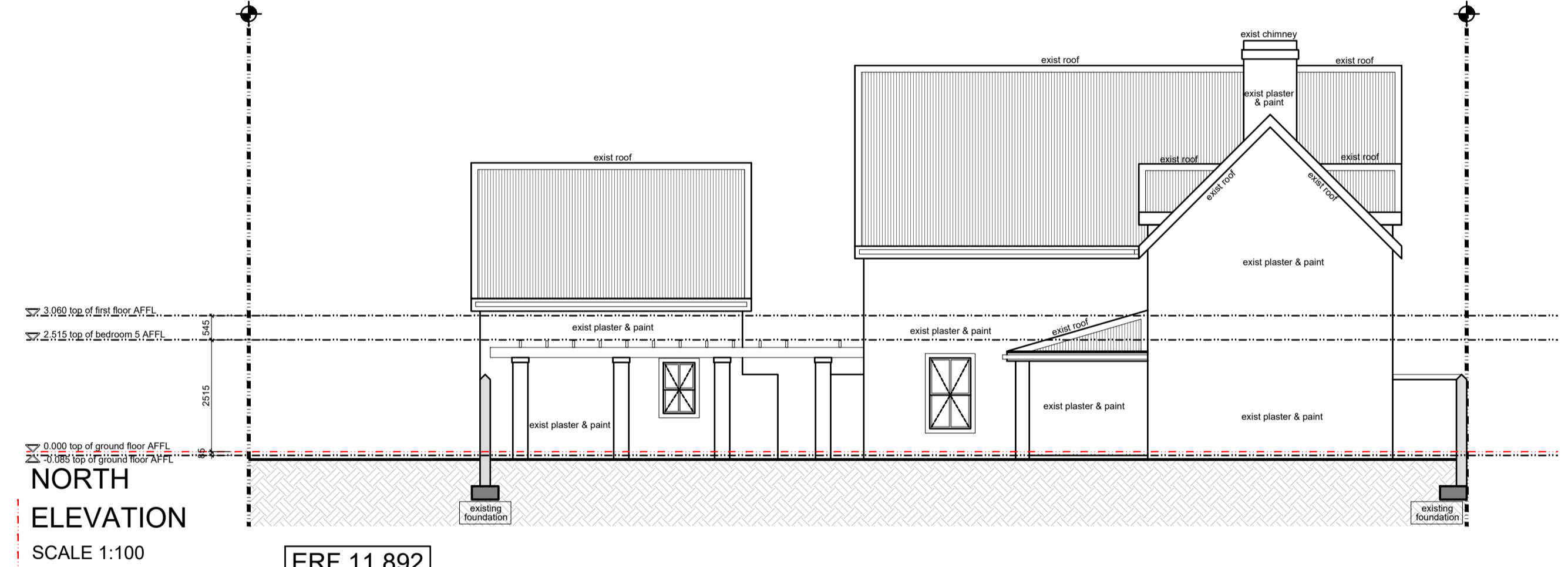
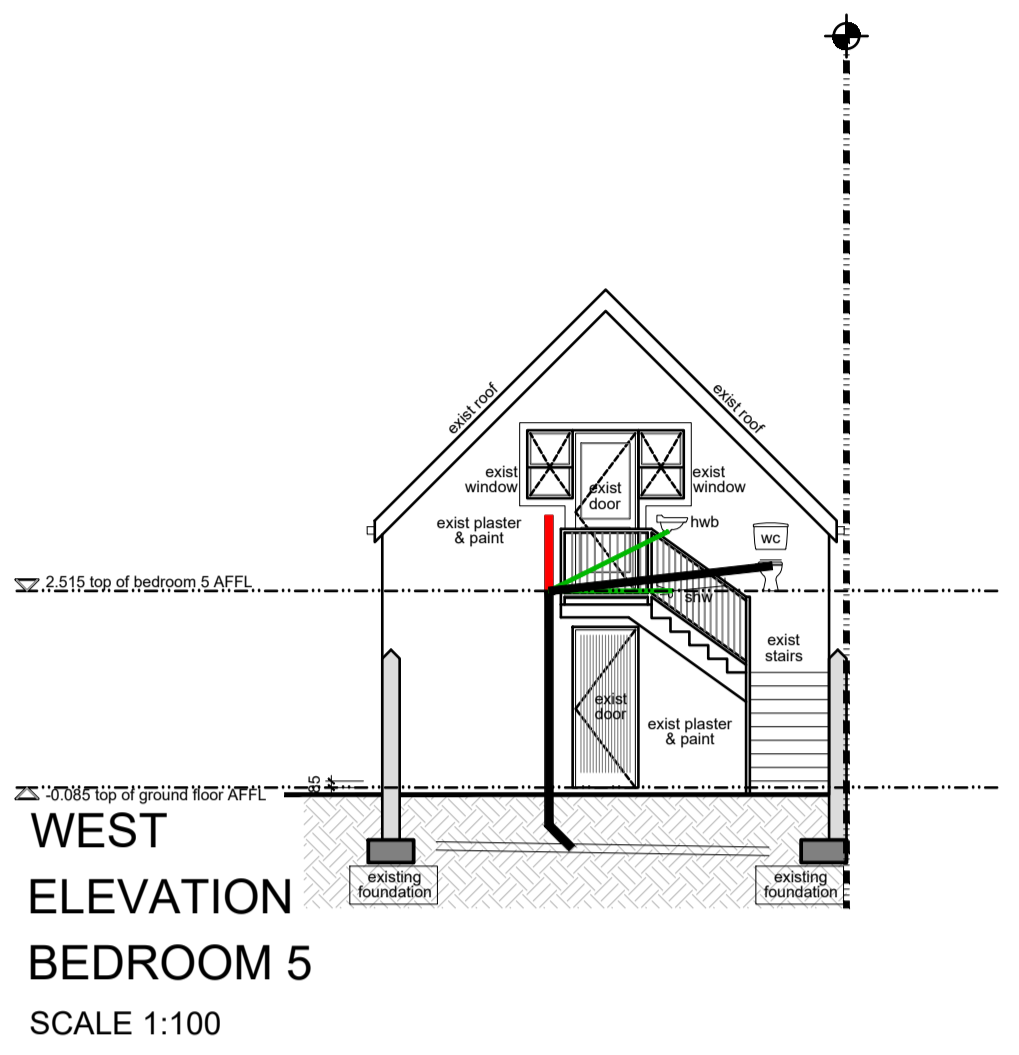
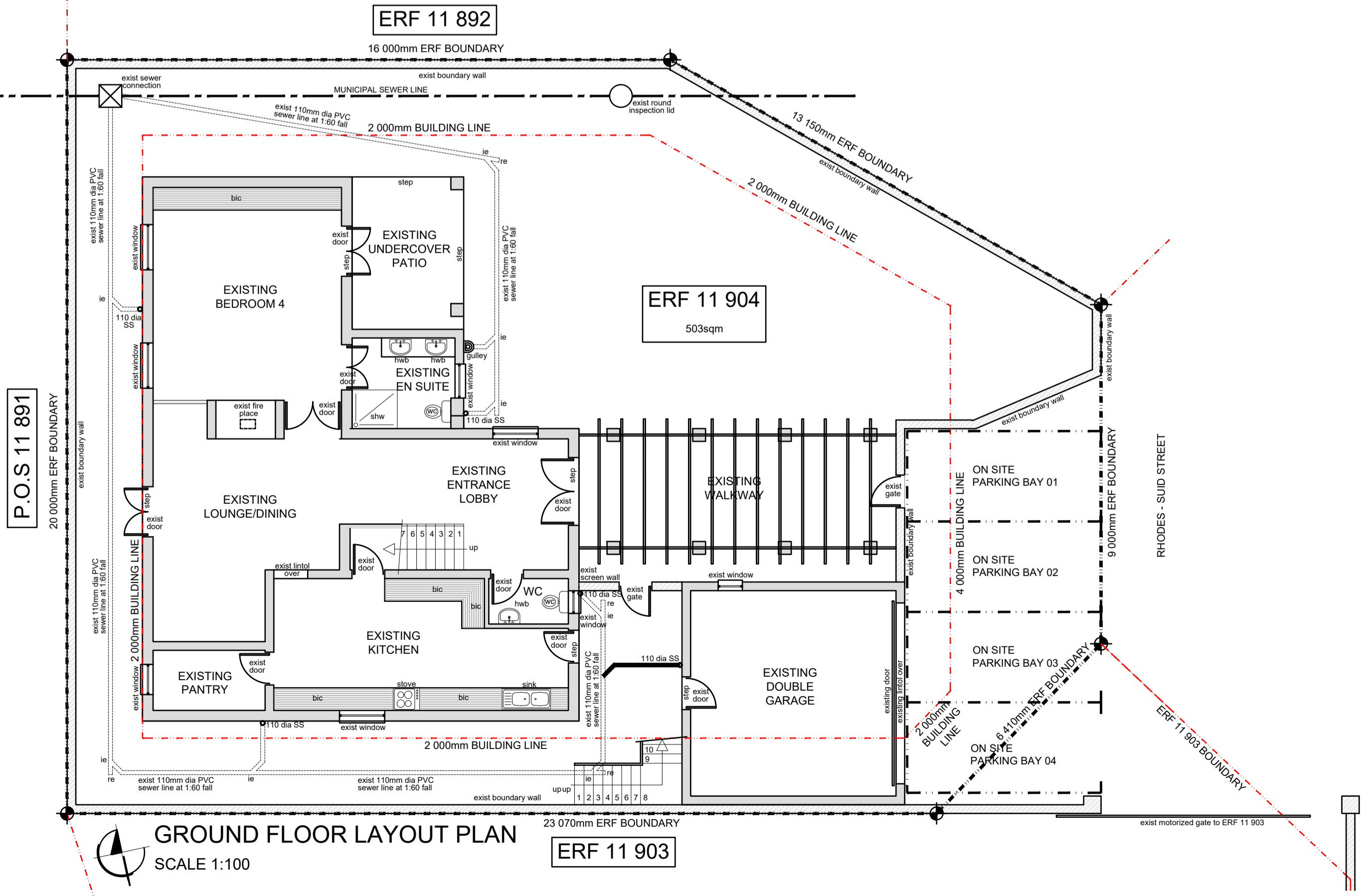
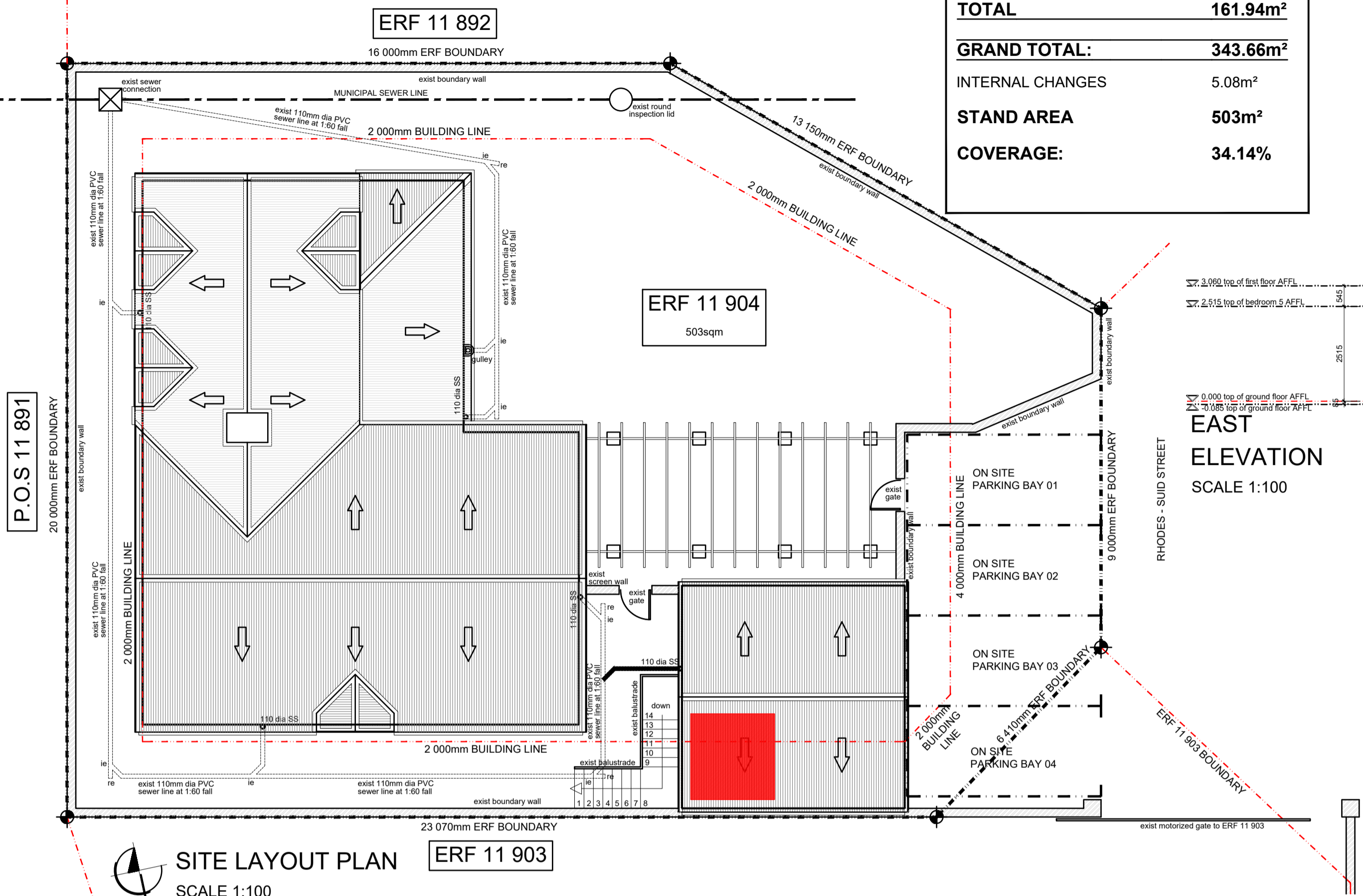
HVAC Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

RATIONAL FIRE Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

WET SERVICES Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

SPECIALIST CONSULTANTS (Where applicable) All materials and workmanship to be as specified on the Consultants drawing.

AREA SCHEDULE	
GROUND FLOOR:	
MAIN HOUSE	146.78m ²
DOUBLE GARAGE	34.94m ²
SUBTOTAL:	181.72m²
FIRST FLOOR:	
MAIN HOUSE	127.00m ²
COTTAGE	34.94m ²
TOTAL	161.94m²
GRAND TOTAL:	343.66m²
INTERNAL CHANGES	5.08m²
STAND AREA	503m²
COVERAGE:	34.14%



Sign of client: [Signature]
 Sign of architect: [Signature]
 Sign of engineer: [Signature]

Issued for SUBMISSION	TG	2022.11.30
description:	by:	date:

SUBMISSION
PROPOSED INTERNAL ADDITION for BRENDON RAW FAMILY TRUST
 ERF 11 904, DIE BOORD STELLENBOSCH

Tusk Construction Support Services
 2nd Floor, Panorama Building,
 Tygerberg Office Park,
 163 Uys Krige Drive,
 Plattklouf,
 Cape Town, 7500
 Tel: +27 (0) 21 424 4586/23
 www.tuskcs.co.za

TUSK ARCHITECTURE
SITE, GROUND FLOOR, FIRST FLOOR LAYOUT PLANS & ELEVATIONS

Arch	1:100	2022.11.30
designer:	scale:	date:
TG	TG	AN
design:	drawn:	checked:
project:	sheet no:	rev:
BRFT/22	200	A