

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Neem asseblief kennis dat hierdie kennisgewing in Afrikaans hieronder volg.

Affected person's Name

Affected persons Physical Address

Dear Sir/Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Property Address : Subdivided part of Remhoogte Farm – Stellenbosch Rural
Property Number : PORTION 1 OF FARM NO. 1539 STELLENBOSCH
Applicant : Friedlaender Burger and Volkmann
Owner : BOABAB HORTICULTURE (PTY)LTD
Application Reference : LU/ 8331
Application Type : Consent Use and Departure to relax building line

Detailed description of land use or development proposal:

Application is made in terms of Section 15(2)(a) of the Stellenbosch Planning By-Law, August 2015 for a consent use in order to allow the construction of an additional dwelling unit on Portion 1 of Farm No. 1539 Stellenbosch.

Application is made in terms of Section 15(2)(b) of the Stellenbosch Planning By-Law, August 2015 for a departure to relax the common building line from 30m to 4,5m in order to accommodate the proposed additional dwelling

Notice is hereby given in terms of the provisions of Section 46 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-notice/land-use-applications-advertisements>.

If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

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

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

The comments must be addressed to the applicant by electronic mail as follows:
Damien Burger e-mail : damien@fbvsurvey.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **25 June 2021**

It should be noted that 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 (Cell/ Office Number) during normal office hours. (or include such applicable hours)

Yours faithfully

D P Burger

**KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEÏMPLANTERDE EN
GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.**

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom : Gedeelte van Remhoogte Plaas – Stellenbosch Rural
Aansoek eiendom beskrywing : Gedeelte 1 van Plaas No. 1539 - Stellenbosch Afdeling
Aansoeker : Friedlaender Burger and Volkmann
Eienaar : BOABAB HORTICULTURE (PTY)LTD
Aansoek Verwysing : LU/ 8331
Tipe Aansoek : Vergunningsgebruik en permanente afwyking

Besonderhede van die grondgebruiksaansoek,

Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Munisipale Verordening op Grondverbruiksbeplanning , 2015 vir n vergunningsgebruik om toestemming te verleen vir die bou van n bykommende wooneenheid op Gedeelte 1 van Plaas No 1539 Stellenbosch

Aansoek word gedoen in terme van Artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Grondverbruiksbeplanning , 2015 vir n permanente afwyking om die gemeenskaplike boulyn van 30 m te verslap na 4,5m om die voorgesteld bykommende wooneenheid te akkomadeer.

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

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

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

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Damien Burger e-mail : damien@fbvsurvey.co.za

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 **25 Junie 2021**

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

D. P. Burger

Executive summary

Proposed consent use application for an additional dwelling on
Portion 1 of the farm No. 1539 Stellenbosch

And

Proposed departure from the zoning scheme land use restriction to
reduce the 30m building line to 4.5m

Prepared by

Friedlaender, Burger and Volkmann

39 Herte Street Stellenbosch, 7600 | P.O. Box 154, Stellenbosch, 7599

Tel +27 21 8864004 Fax +27 21 8878088 Email info@fbvsurvey.co.za

1. Summary

Application is made for consent to erect an additional dwelling, and a departure in terms of from the development parameters of a zoning scheme to relax the building line adjoining the additional dwelling from 30m to 4.5m

The proposal is in keeping with Scheme Regulations applicable to the property at the time of lodgement in that one additional additional dwelling units is allowed in all cases and further units with a density of one unit per 10ha up to a maximum of five additional units per land.

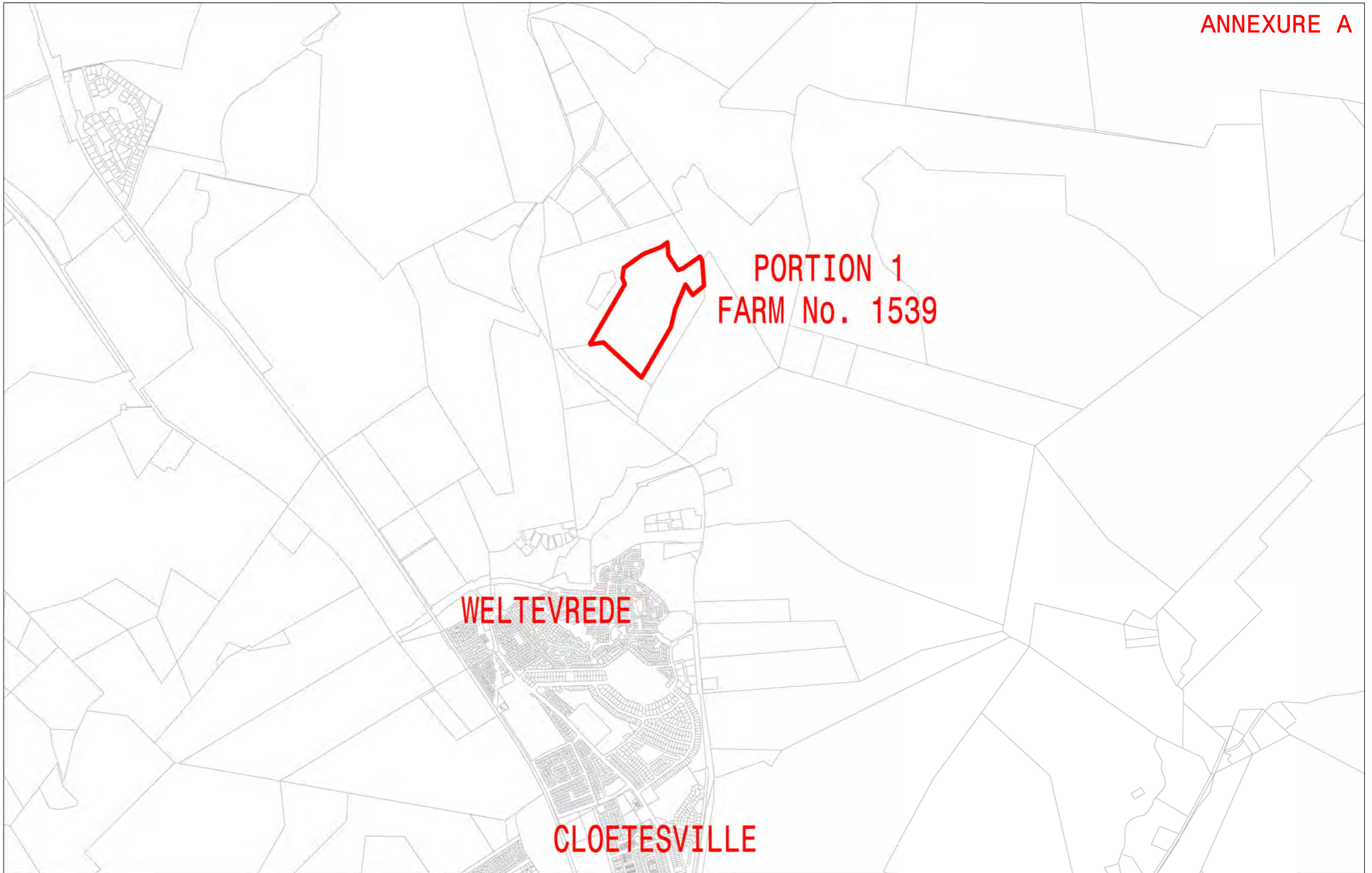
Urban Dynamics Architects have identified suitable sites for the intended main house and manager's house in terms of the current agricultural zoning.


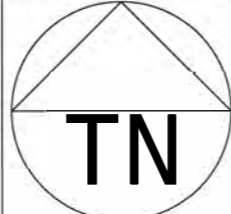
The proposal will not create any discernible threats to the health or safety of the community. It will be a positive attribute to the property concerned and complies with planning guidelines. There are no discernible negative impacts on either the natural or developed environments, on the visual character of the area, on the greater scenic landscape, or on any known heritage resources in the area.

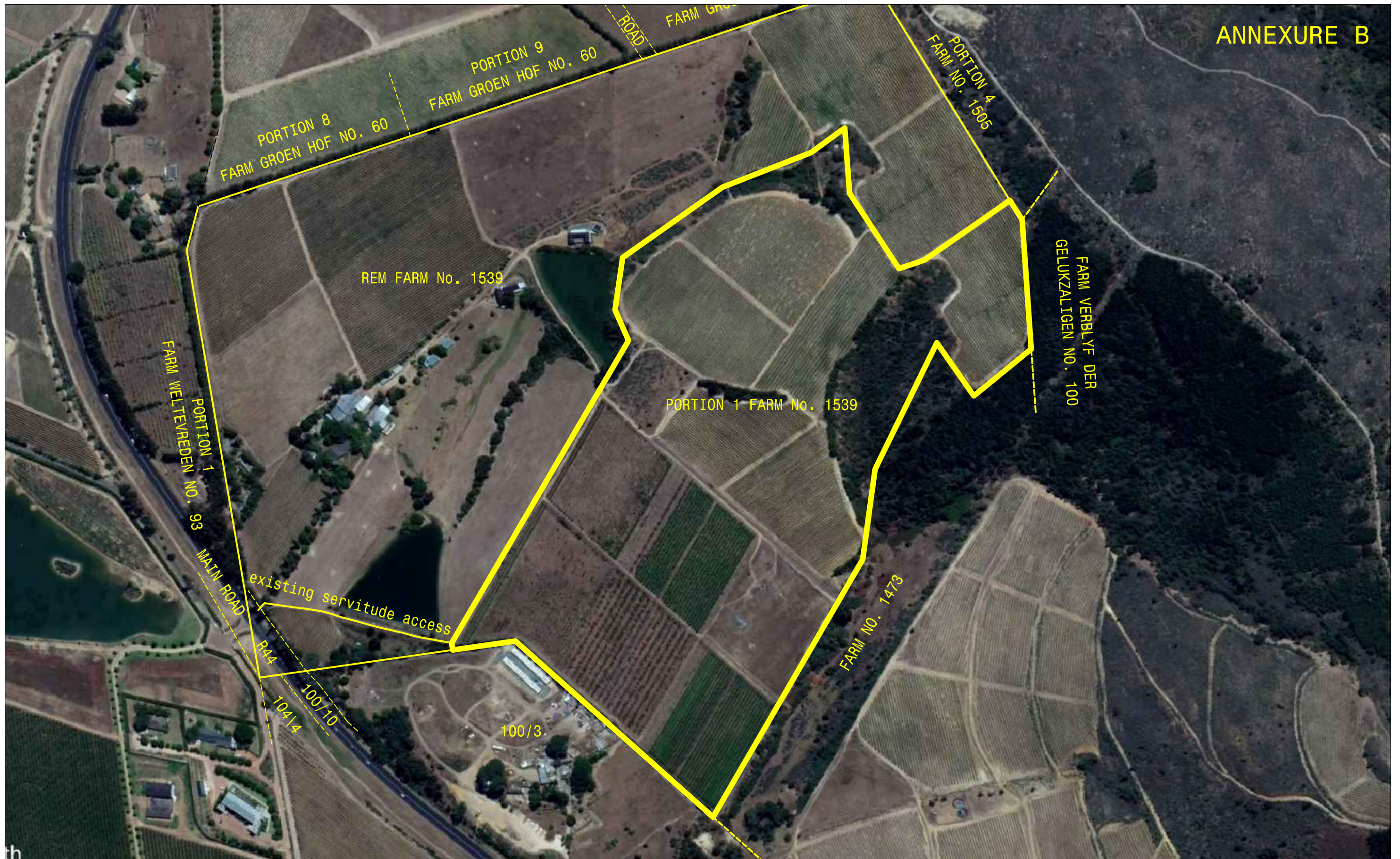
The additional dwelling has been positioned in an area currently not suited for agriculture above the existing vineyards with a low visual impact, maintaining a sense of place with the use of appropriate architecture.

The proposal

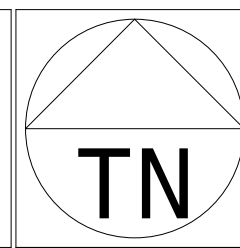
- i. meets the applicant's needs for an additional dwelling to house so that one more family unit can live on the property.
- ii. does not involve any change of land use and zoning,
- iii. is not in conflict with planning legislation,
- iv. is not contrary to zoning scheme policy,
- v. meets the test for desirability,
- vi. has no negative impacts on existing rights, on the environment or on the safety and well-being of any individual or community.



<p>Notes</p> <p> PORTION 1 FARM NO. 1539 STELLENBOSCH</p>	 <p>Caveat 1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey. 2. All levels are to be confirmed prior to construction.</p>	<p>Scale 1:20 000</p> <p>Ref: SA1539-1</p>	<p>Date: 08/08/2018</p> <p>Dwg: LOCALITY_A3</p>	<p>Contours: N/A</p>	<p>System: WG 19</p> <p>FRIEDLAENDER, BURGER & VOLKMANN <i>Professional Land Surveyors Sectional Title Consultants Mapping Consultants</i> <i>Professionele Landmeters Deeltitel Konsultante Kartering Konsultante</i></p> <p><small>39 Herte Street / Hertestraat PO Box / Posbus 154, Stellenbosch, 7599 TEL: 27 21 8864004, FAX: 27 21 8878088 E-mail: info@fbsurvey.co.za</small></p>
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Notes



Caveat
 1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
 2. All levels are to be confirmed prior to construction.

Scale 1:4000 Date:08/08/2018

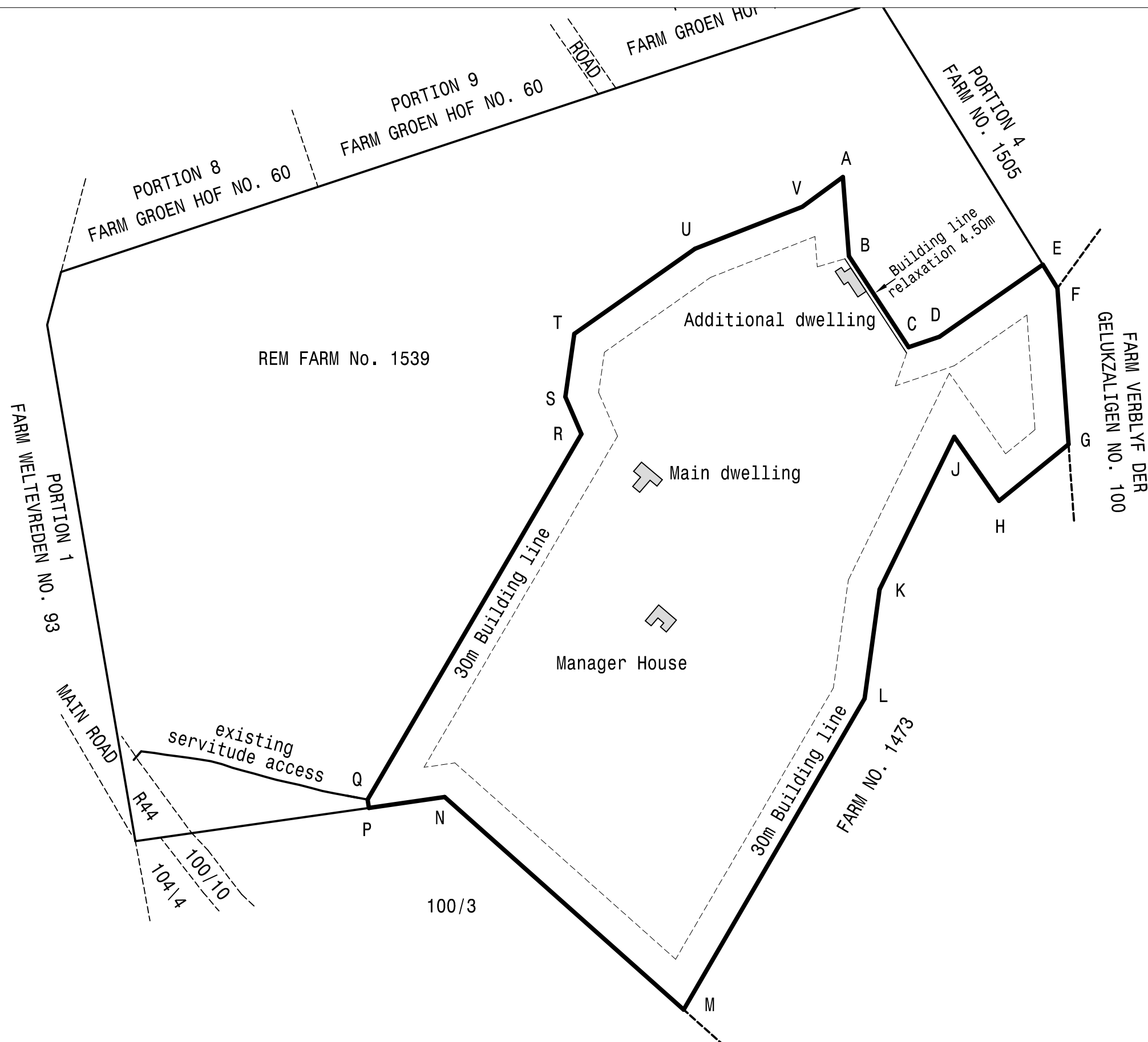
SITE PLAN
 PORTION 1
 FARM No. 1539
 STELLENBOSCH

Ref:SA1539-1 Dwg:ANNEXB_A3.DWG

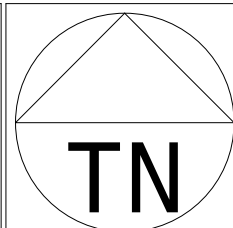
Contours: System: WG 19

FRIEDLAENDER, BURGER & VOLKMANN
 Professional Land Surveyors Sectional Title Consultants Mapping Consultants
 Professionele Landmeters Deeltitel Konsultante Kartering Konsultante

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 TEL: 27 21 8864004, FAX 27 21 8878088 E-mail: info@fbsurvey.co.za



- Notes**
1. Building footprint of additional dwelling not to exceed 300m².
 2. Position as indicated, but shape and form to be finalised by architect.
 3. Building line BC to be relaxed to 4.50m.



Caveat

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.

Scale 1:4000	Date:08/08/2018	Contours:	System: WG 19
ADDITIONAL DWELLING AND BUILDING LINE RELAXATION PORTION 1 OF THE FARM No. 1539 STELLENBOSCH		FRIEDLAENDER, BURGER & VOLKMANN Professional Land Surveyors Sectional Title Consultants Mapping Consultants Professionele Landmeters Deeltitel Konsultante Kartering Konsultante	
Ref:SA1539-1	Dwg:ANNEXC_A3.DWG	39 Herte Street / Hertestraat PO Box / Posbus 154, Stellenbosch, 7599 TEL: 27 21 8864004, FAX 27 21 8878088 E-mail: info@fbvsurvey.co.za	

ARCHITECT'S REPORT

CONSENT USE APPLICATION FOR ADDITIONAL DWELLING AND BUILDING SET BACK RELAXATION

PORTION 1 OF FARM No. 1539, STELLENBOSCH



Prepared by:

Andrew Horne (Pr.Arch) of Urban Dynamics Architects (UDA)

30 July 2018

For: Mr. Murray Boustred, Owner/CEO Remhoogte WINE ESTATE (PTY) Ltd



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- 2.4 Appropriate Architecture

Chapter 1

CONSENT REQUIRED

The current owner of portion 1 of Farm 1539, Stellenbosch, Mr. Murray Boustred, is in the process of selling this property to a new prospective owner, who will invest in the agricultural output of the property. The farm is approximately 23 ha in extent and has 10,6 ha of productive vineyards at the time of writing. The balance of the property will be planted and farmed by the new owner (see Fig. 1).

The sale, and thus the investment into the farming operations, is subject to a suspensive condition, stipulating that the new owner would require consent for the following:

1.1 *An additional dwelling*

The prospective owner commissioned Urban Dynamics Architects to identify a suitable site for this additional dwelling and to establish the locational as well as the design principles that would guide A - the placement, B - the scale & C - the architectural materiality of the proposed house.

The additional dwelling is marked as residence no. 3 at site C as shown in figure 1 below.

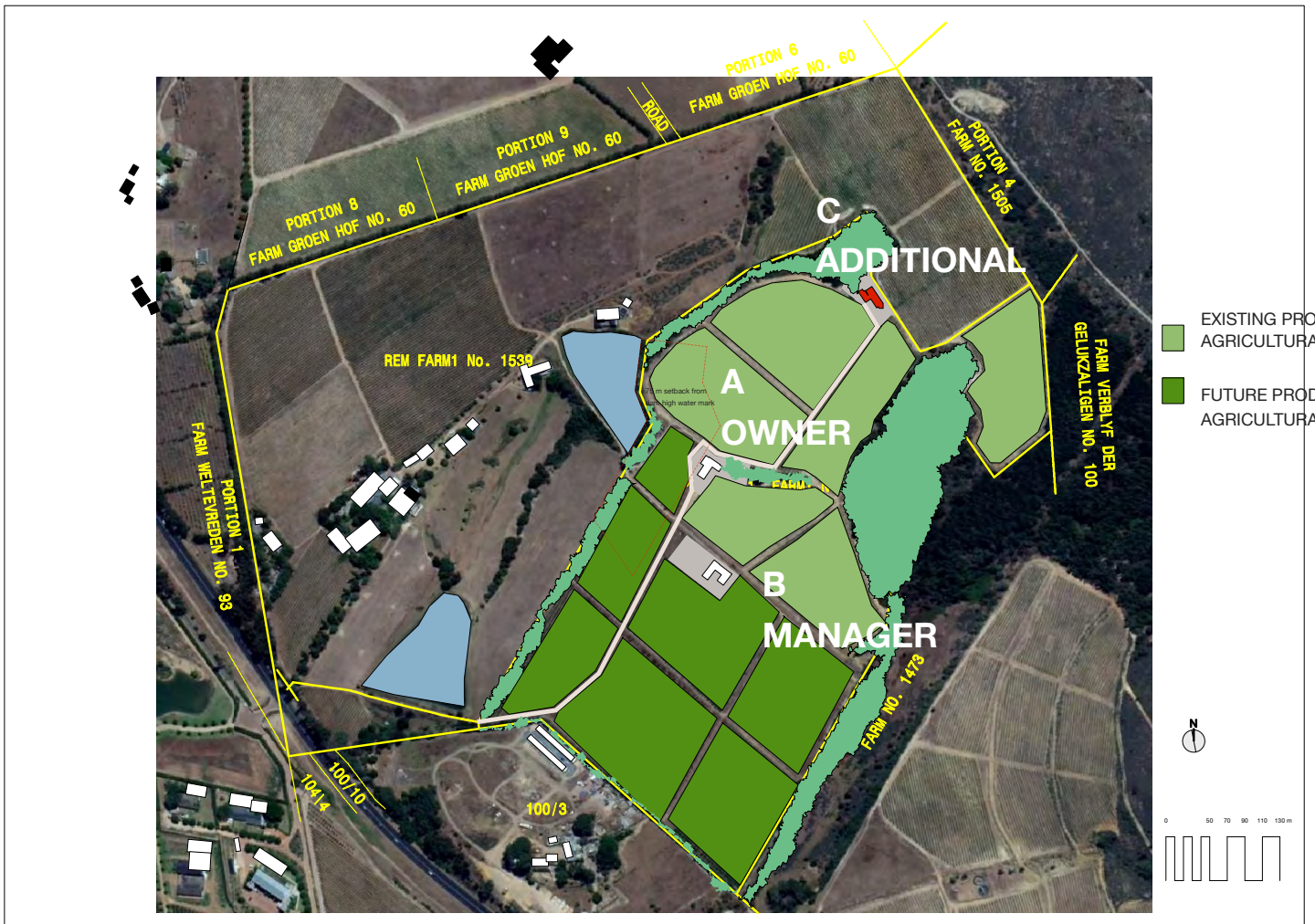
1.2 *Relaxation of set back requirement from 30 m to 4.5 m*

In Chapter 2, the guiding principles regarding the siting of the proposed additional dwelling are discussed in more detail. These principles resulted in the investigation of several potential sites, but delivered only one viable option.

This option, located as it is at position C (see figure 1), however requires a relaxation of the standard 30m building line to one of 4.5m. The owner of the adjoining property, Remainder of Farm 1539, is Mr Boustred of Remhoogte Wine Estate. He has given his written consent to this relaxation of building set back.

The building set back application is a reasonable request, given the low significance of the visual impact related to the position of the proposed house and the adherence to the principle of not utilising agricultural land for the building.

Fig. 1: Additional dwelling proposed at position C, owner's home at position A and farm manager's home at position B.



Chapter 2

Design Principles

The following guiding principles were applied in the selection of an appropriate site for the additional dwelling:

2.1 Visual impact

- The receiving landscape is characterised by rolling foothills, often covered in vineyards, on the western slopes of Simonsberg. (Fig. 2)
- The property is located to the north-east of the R44 between a bend at Slaley to the north and at de Balke to the south. (Fig. 3)
- Another farm (100/3) is located between the property and the R44 and as such most of the property is obscured from view. (Fig. 3)

Fig. 2: Regional Context: Portion 1 of Farm 1539, Stellenbosch

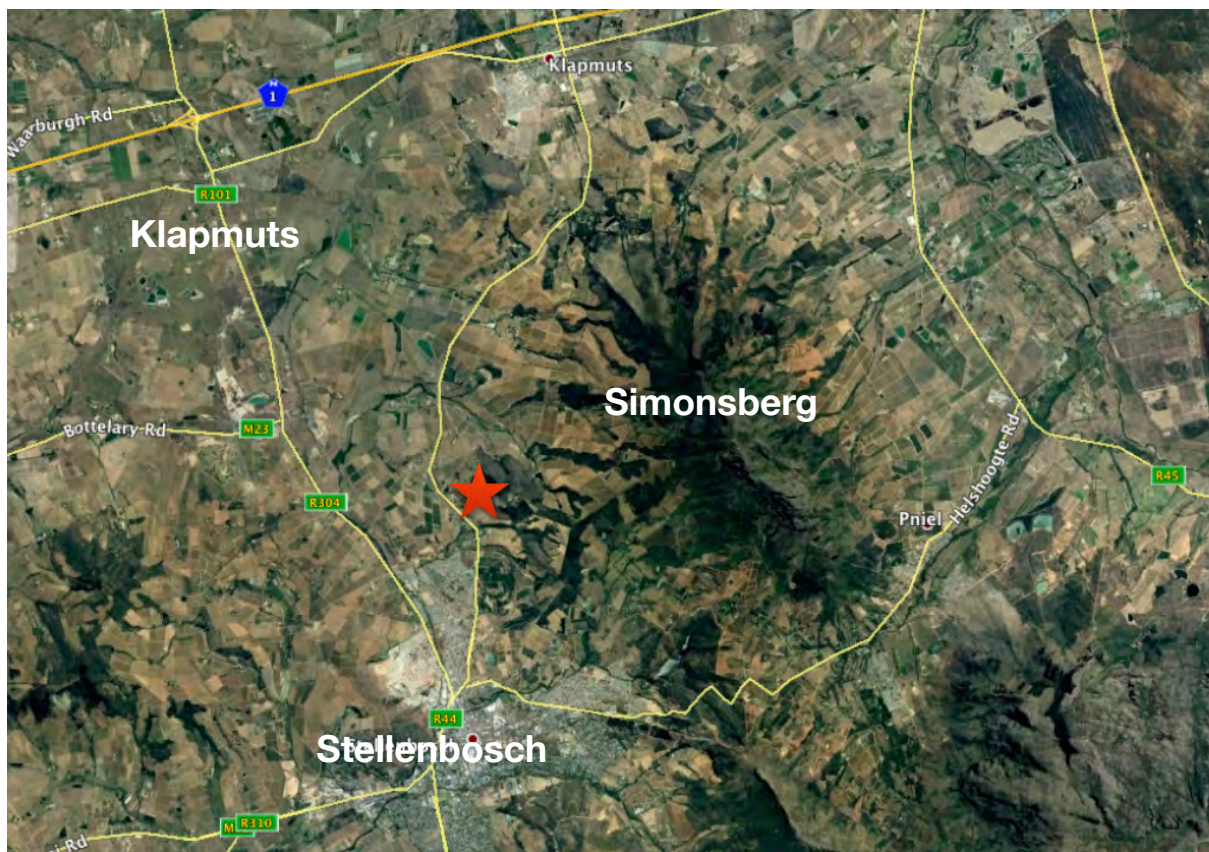




Fig. 3: Local Context: Portion 1 of Farm 1539, Stellenbosch

- The additional dwelling should have a low visual impact, especially as seen from the passing R44. For this reason locality “X” (Fig 5) was identified as appropriate, as it is obscured from view by existing tree lines and by the topography of the site.



Fig. 4: R44 heading north on leaving Stellenbosch

- The additional dwelling should be positioned below the ridge lines (Fig. 6), unlike some of the buildings on nearby properties (Fig. 7)

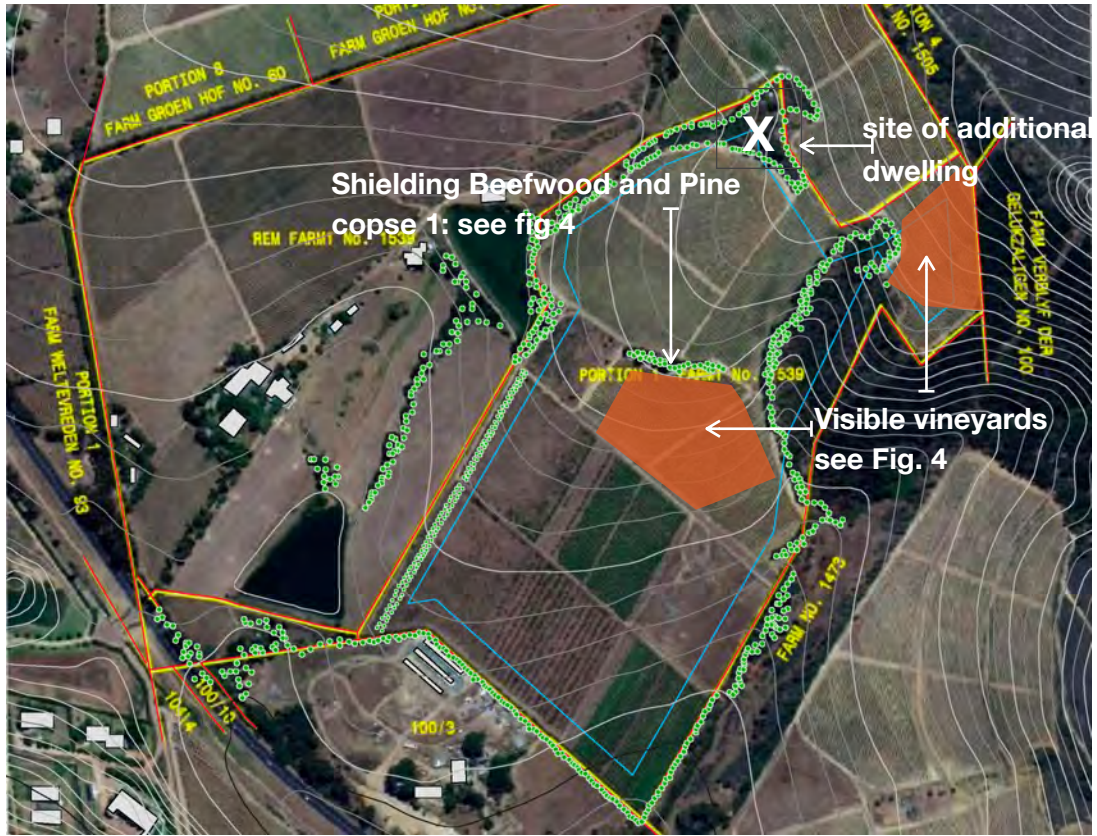


Fig. 5: Visual absorptive capacity of the site is high.

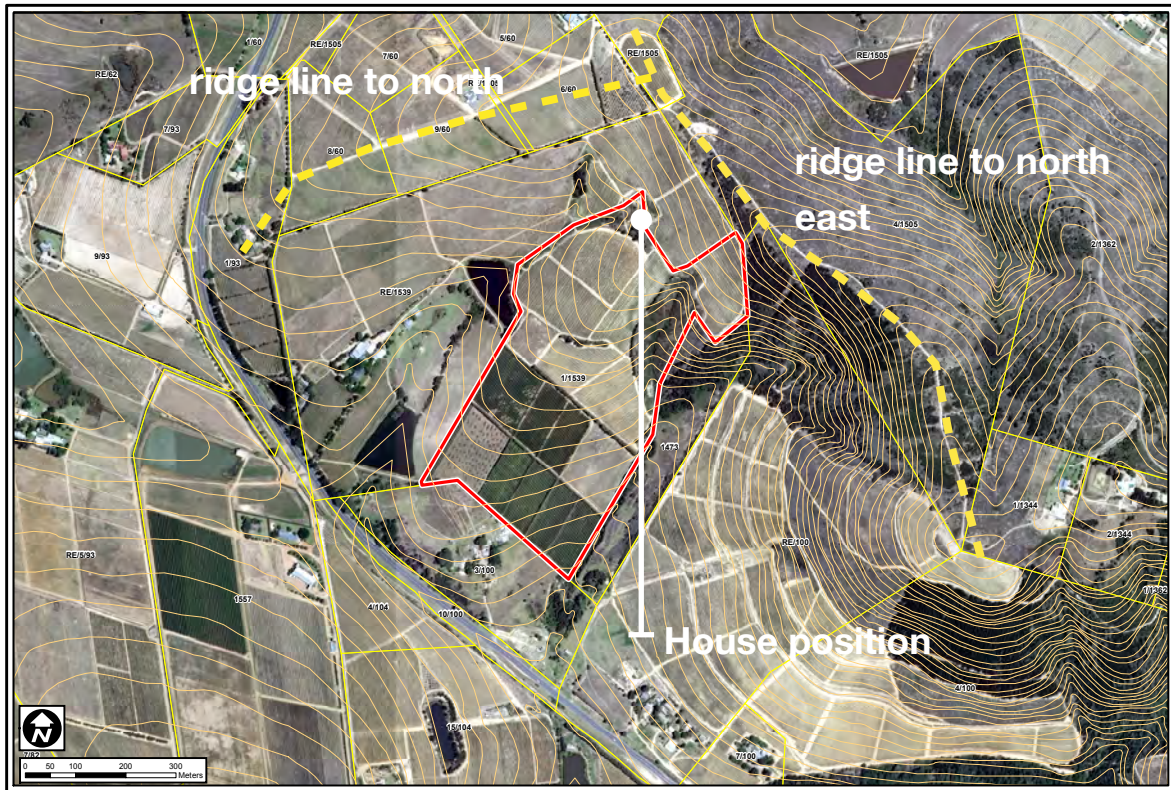


Fig. 6: Surrounding ridge lines. The proposed house position is well below these.



Fig. 7: Examples of houses and farm buildings on ridge lines and with high visibility due to contrasting colours and unbroken massing.

2.2 Sense of place

- The settlement pattern in the local context of the property in question follows the principle of the “valley section” or “transect, where buildings become sparser as one moves out of the urban, to the sub-urban, to the rural and ultimately to the wilderness. Being located in the winelands and between Stellenbosch to the south and Klapmuts to the north, the property enjoys a typically agricultural atmosphere. This sense of place should be maintained and not be negatively affected by the position, scale or architecture of the proposed additional dwelling.
- Heritage indicators overlap with the principles of visual impact and sense of place. The proposed dwelling should consequently be visually inobtrusive.

Fig. 8: An adjoining estate to Remhoogte. Double storey houses very visible from the road are not a sympathetic example of honouring the sense of place.



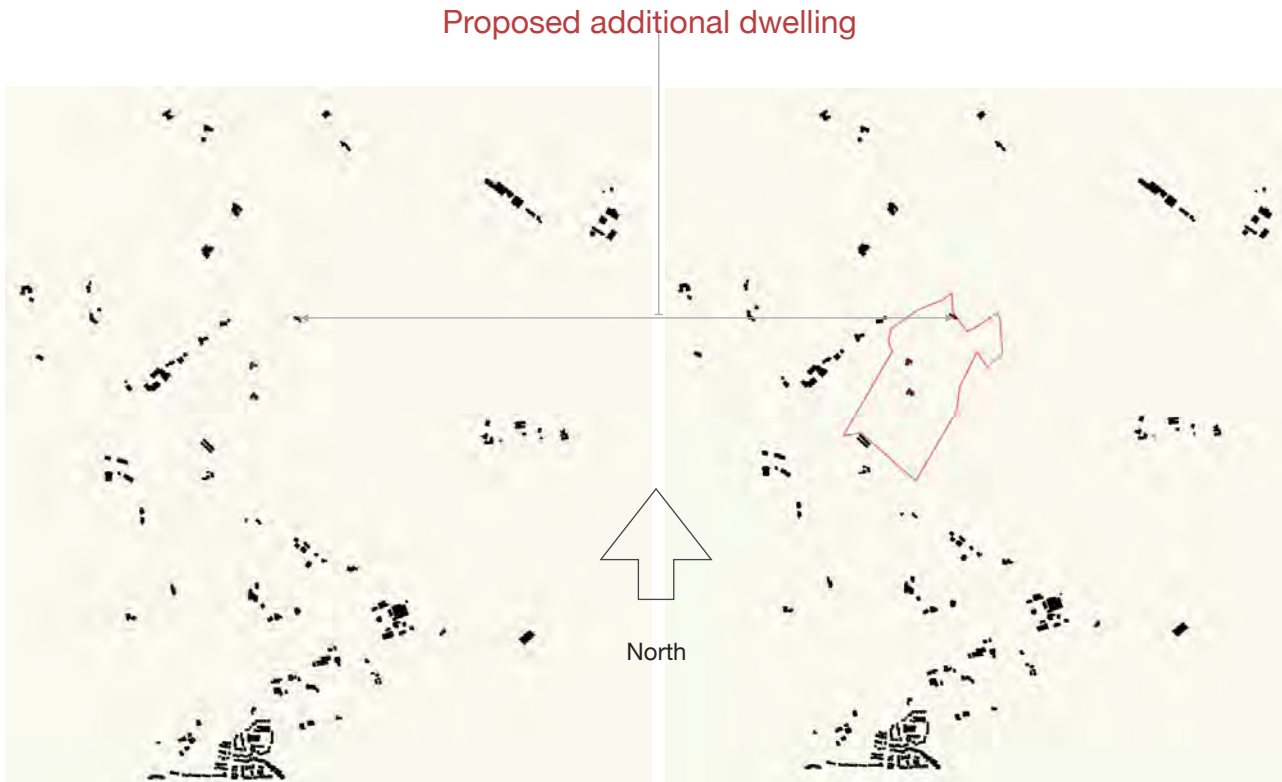


Fig.9: Figure Ground. The building footprints of buildings in the local context of the property, showing the gradual decreasing density of buildings as one leaves the town and heads north. The settlement pattern, which creates the specific spatial qualities and the unique sense of place, is clearly seen.

The proposed additional dwelling does not detract from this settlement pattern.

2.3 Protect agricultural land

- The proposed dwelling is located in alien vegetation between the roads of existing vineyards.



Fig. 10: The patch of alien vegetation at the edge of the productive vineyards

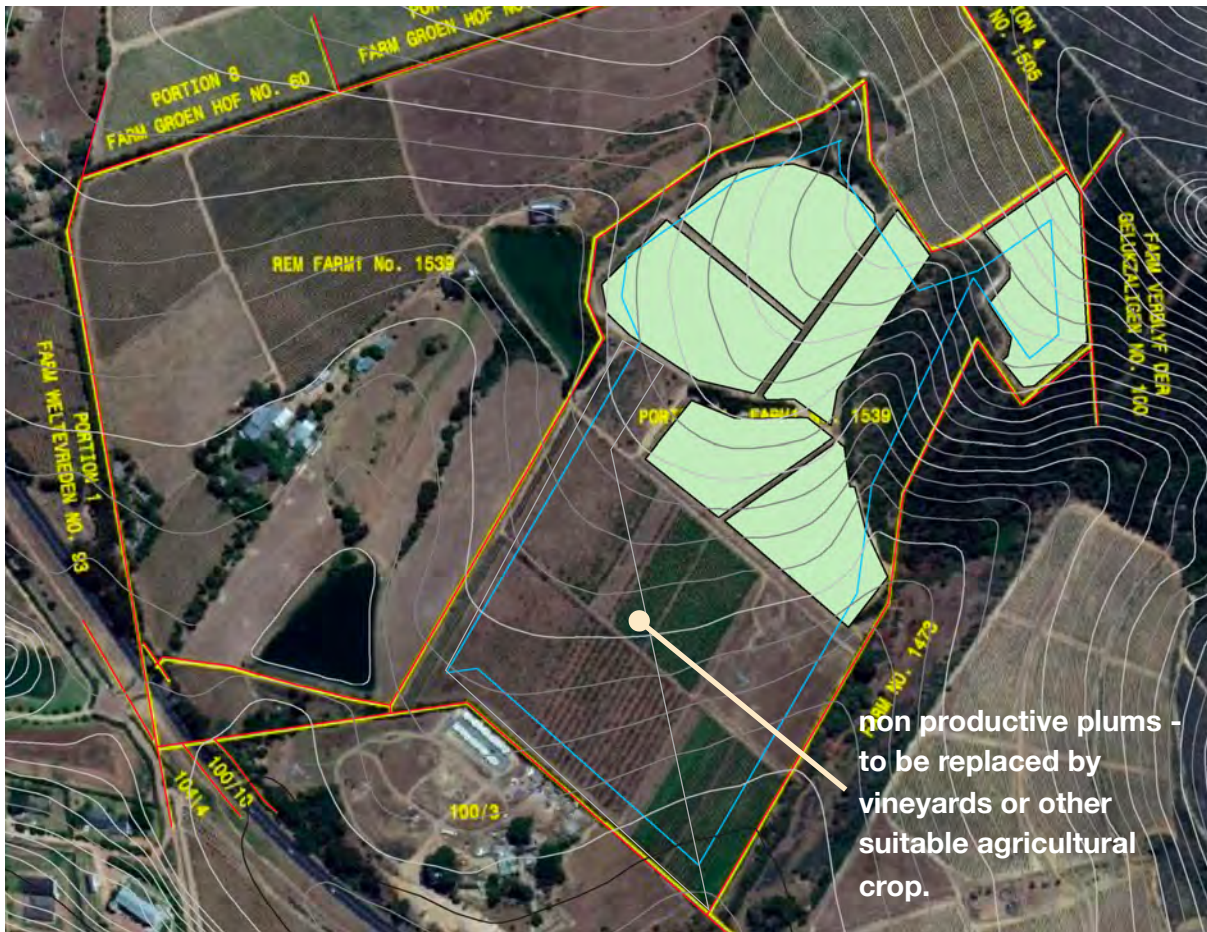


Fig. 11: Productive agricultural areas. (10,6ha) The lower slopes are occupied by non-productive plum orchards. These will be replaced and farmed more intensively.



Fig. 12: non-producing plum orchards and beefwoods along southern boundary with Farm 100/3.

2.4 Appropriate Architecture

- The proposed dwelling should be pre-dominantly single storey, with the possible inclusion of a lower level garage due to the fall of the site.
- Colours of walls and roofs are proposed to be in the grey range with darker tones rather than white.
- Surfaces of walls are to be shaded by overhangs, cantilevers and pergolas, thus softening the massing of the building visually.

- Visual layering of facades is recommended with large glass surfaces being recessed from slab and or roof edges so that reflection of sunlight off these surfaces is minimised.
- The use of stone feature walls and natural timber screens is suggested.

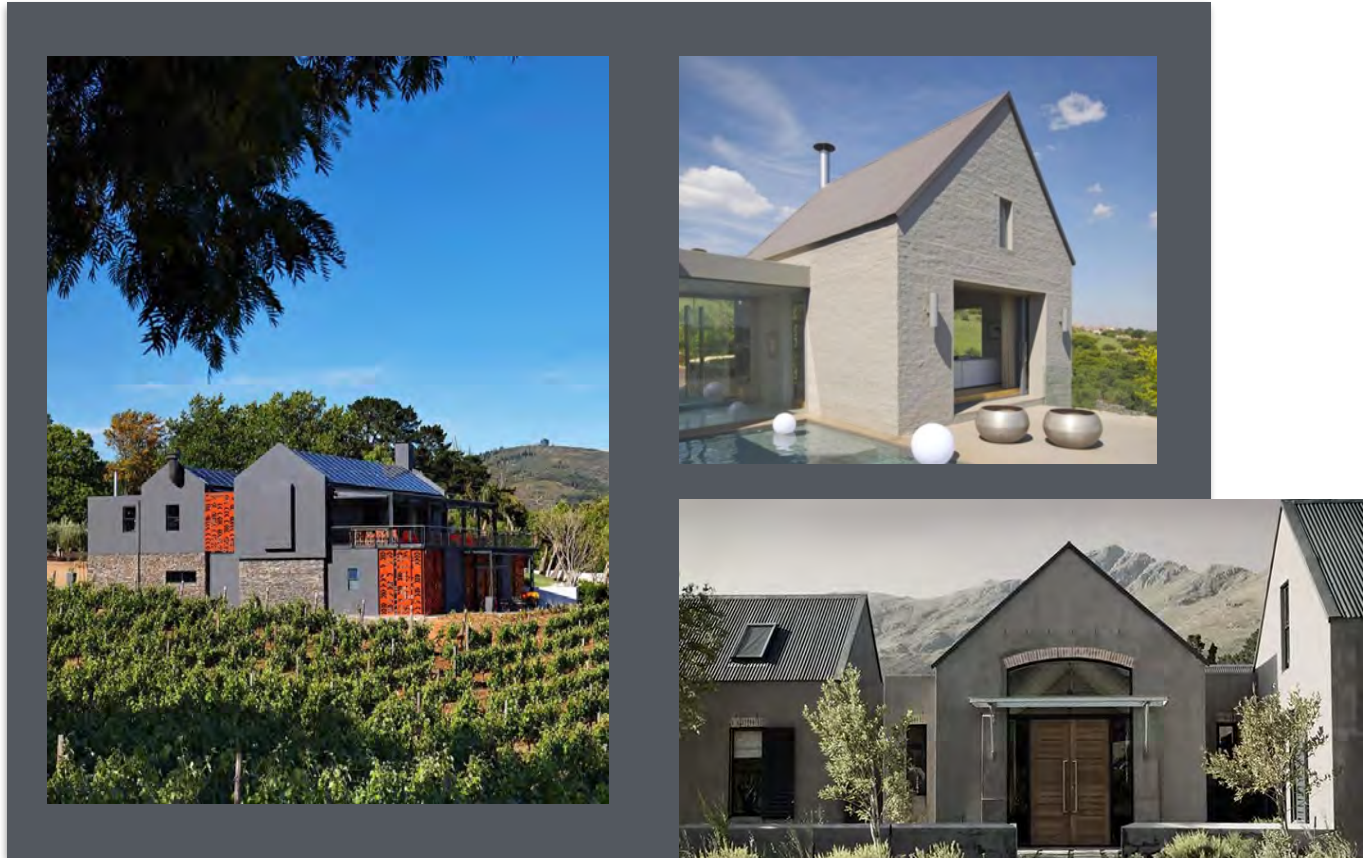


Fig. 13: Examples of building materials and colours that blend into the surrounding landscape.

- The building massing should be broken up by linking different spaces with different roof types.
- The building footprint should not exceed 300 m² (The owner's home: 350 m² & farm manager's home: 325 m²)



Fig. 14: Natural materials and grey tones

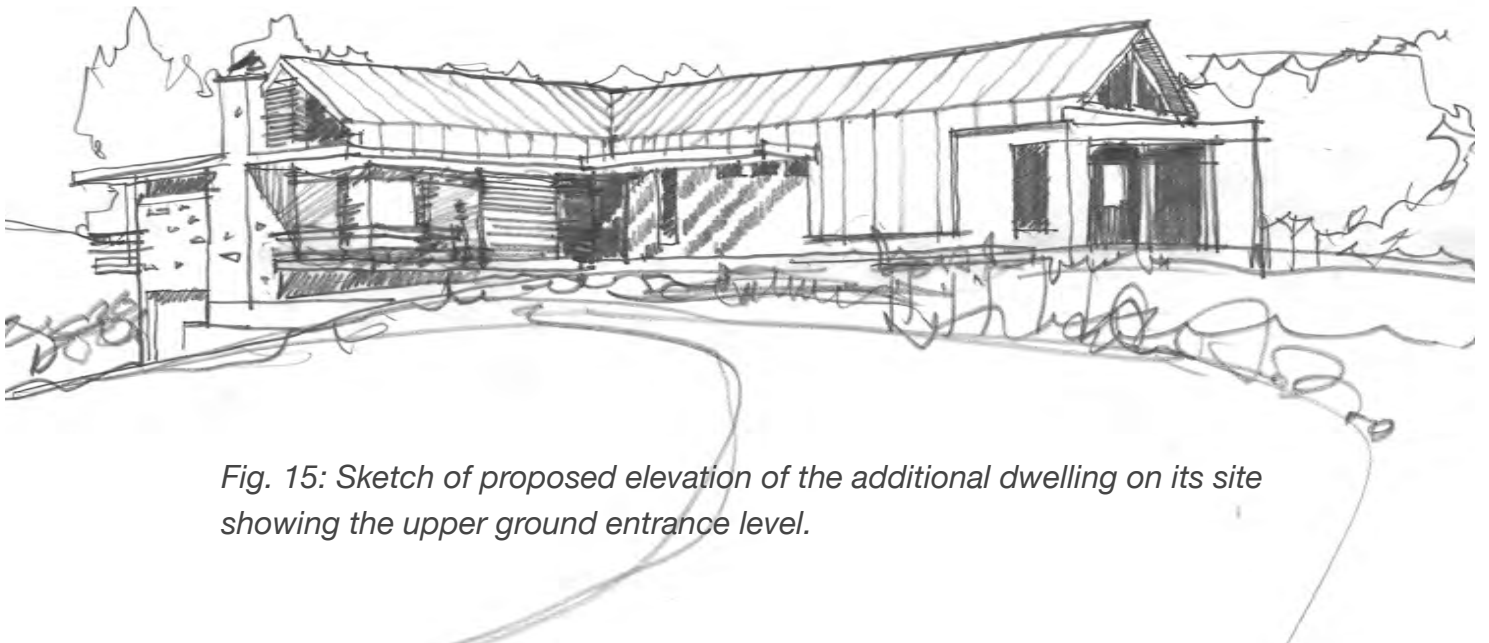


Fig. 15: Sketch of proposed elevation of the additional dwelling on its site showing the upper ground entrance level.



Fig. 16: Natural materials such as stone can be beautifully offset against contemporary architectural surfaces such as concrete and glass.

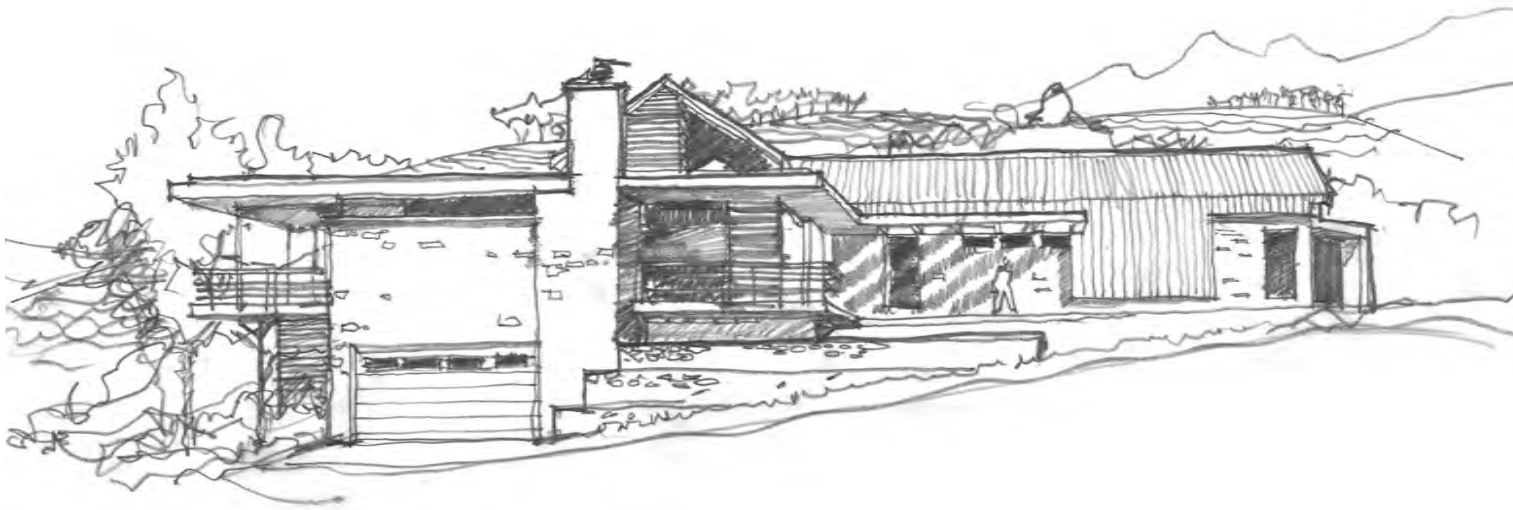


Fig. 17: Design sketch showing the lower ground garage level and the breaking up of the massing of the building by employing different roofs and facade elements.