

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

Franschhoek Electric

ERF 459, Franschhoek – 10 Fabriek Street, Franschhoek

Attn: Herman

Affected person's Title: OWNER

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

Application Property Address: 6-8 Fabriek Street, Franschhoek

Application Property Number: Erf 1431, Franschhoek

Applicant: PJ Fouche / PB Consulting, email: admin@probuildsa.co.za, 067 747 7987

Owner: Susan May Bailey, email: franschhoekstorage@gmail.com, 082 886 3146

Application Reference: Reference: LU/ 15592(TP242/2023)

Application Type: APPLICATION FOR REZONING ON ERF 1431 FRANSCHHOEK

Detailed description of land use or development proposal, including its intent and purpose:

Purpose of the application is to apply for a split zoning to accommodate a Multi-Unit Residential Zone portion on a portion of the property.

There has been an increase over the past three years in demand for storages facilities in the Franschhoek area. This is due to the influx of permanent residents from other provinces in South Africa as well as overseas.

Current storage facilities have a demand over run of 30% and cannot accommodated this withing the existing facility. The upgrade of the facility will also contribute aesthetically to the area.

A rezoning application in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Bylaw, to have a split zoning to accommodate a Multi-Unit Residential Zone portion on a portion of the property.

The land is currently being used for warehousing and storage and Employee housing, but the intention is to change the land use to a combination of storage with employee housing and a single residential unit in the form of two flatlets.

This is in line with the other land use in Fabriek Street, which comprises of a mixture of business, industrial and residential units.

The neighbouring owners has been consulted and is in support of e application.

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-notices/land-use->

[applications-advertisements](#). If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said 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: (PJ Fouche / PB Consulting, email: admin@probuildsa.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 31 August 2023.

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 067 747 7987 during normal office hours. (09H00 – 16H00)

Yours faithfully

PJ FOUCHE

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFFEKTERDE PARTYE VIR KOMMENTAAR.

Franschhoek Electric

ERF 459, Franschhoek – 10 Fabriek Street, Franschhoek

Attn: Herman

Affected person's Title: OWNER

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

Adres van aansoek eiendom: 6-8 Fabriek Street, Franschhoek
Aansoek eiendom beskrywing: Erf 1431, Franschhoek
Aansoeker: PJ Fouche / PB Consulting, email: admin@probuildsa.co.za, 067 747 7987
Eienaar: Susan May Bailey, email: franschhoekstorage@gmail.com, 082 886 3146
Aansoek Verwysing: LU/15592(TP242/2023)

Tipe Aansoek: APPLICATION FOR REZONING ON ERF 1431 FRANSCHHOEK

Die doel van die aansoek is om aansoek te doen vir 'n splits sonering om 'n Multi-eenheid residentiele sone op 'n gedeelte van die eiendom te vestig.

Daar is 'n toenemende aanvraag, in die laaste 3 jaar, vir stoor fasaliteite in die Franschhoek area. Dit is toe te skryf aan die invloed van permanente inwoners van ander provinsies in Suid Afrika asook nuwe inwoners van oorsee.

Huiding stoor fasaliteite is in aanvraag en 30% oorvol en kan nie die aanvraag na stoor spasie voorsien nie. Die opgradering van die huiding stoor fasaliteit sal 'n estetiese bydrae to die omgewing lewer.

'n Hersonerings aansoek, in terme van Seksie 15(2)(a) van die Stellenbosch Munisipaliteit 'Land Use Bylaw,' om 'n splits sonering te he wat 'n Multi-eenheid residentiele sone akkommodeer op 'n gedeelte van die eiendom.

Die eiendom word tans gebruik vir pakhuis doeleindes, stoor fasaliteit asook werknemers behuising. Die doel is om die gebruik te verander na 'n kombinasie van stoor fasaliteit met werknewers behuising en 'n enkel residensiele eenheid wat bestaan uit twee woonstelle.

Hierdie is in lyn met ander grondgebruik wat bestaan uit 'n kombinasie van besigheid, industriële en residensiele eenhede in Fabriek straat.

Die bure is gekonsulteer en ondersteun die aansoek.

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;

- o Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- o 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: PJ Fouche / PB Consulting, email: admin@probuildsa.co.za, 067 747 7987. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **31 August 2023**.

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 067 747 7987 gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

PJ FOUCHE

Executive summary – Erf 1431

Annexure c

Purpose of the application is to apply for a split zoning to accommodate a Multi-Unit Residential Zone portion on a portion of the property.

There has been an increase over the past three years in demand for storages facilities in the Franschhoek area. This is due to the influx of permanent residents from other provinces in South Africa as well as overseas.

Current storage facilities have a demand over run of 30% and cannot accommodated this withing the existing facility. The upgrade of the facility will also contribute aesthetically to the area.

A rezoning application in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Bylaw, to have a split zoning to accommodate a Multi-Unit Residential Zone portion on a portion of the property.

The land is currently being used for warehousing and storage and Employee housing, but the intention is to change the land use to a combination of storage with employee housing and a single residential unit in the form of two flatlets.

This is in line with the other land use in Fabriek street, which comprises of a mixture of business, industrial and residential units.

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PARKING BAY REQUIREMENT TABLE FOR NEW LAYOUT	
Nr.	SIZE AUTH ALLOCATION DETAILS
RESIDENTIAL (3 REQUIRED 1 EXTRA)	
001	5m x 2.5m Resident
002	5m x 2.5m Resident
003	5m x 2.5m Resident
004	5m x 2.5m Visitor
INDUSTRIAL (8 REQUIRED)	
005	5m x 3.5m Disabled
006	5m x 2.5m Visitors
007	5m x 2.5m Visitors
008	5m x 2.5m Visitors
009	5m x 2.5m Visitors
010	5m x 2.5m Visitors
011	5m x 2.5m Visitors
012	5m x 2.5m Visitors

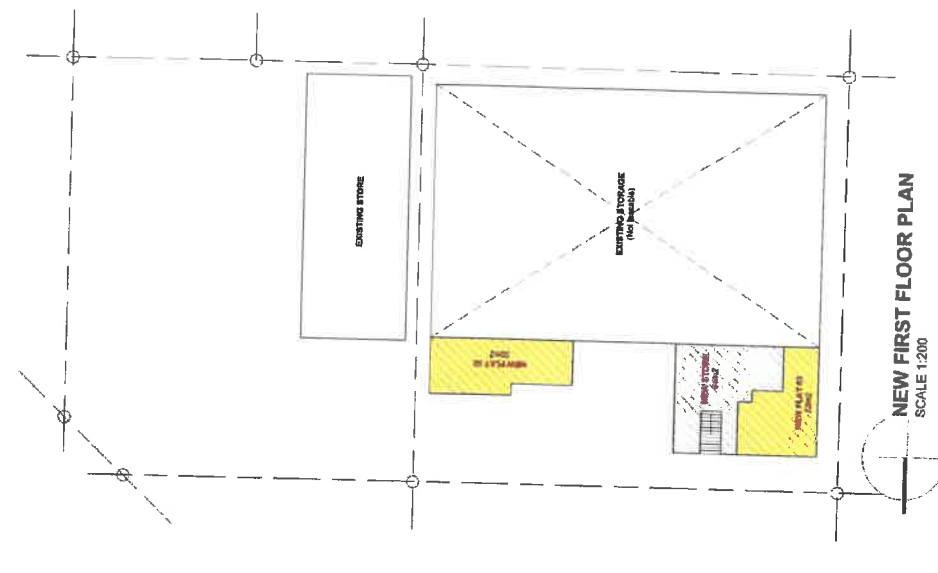
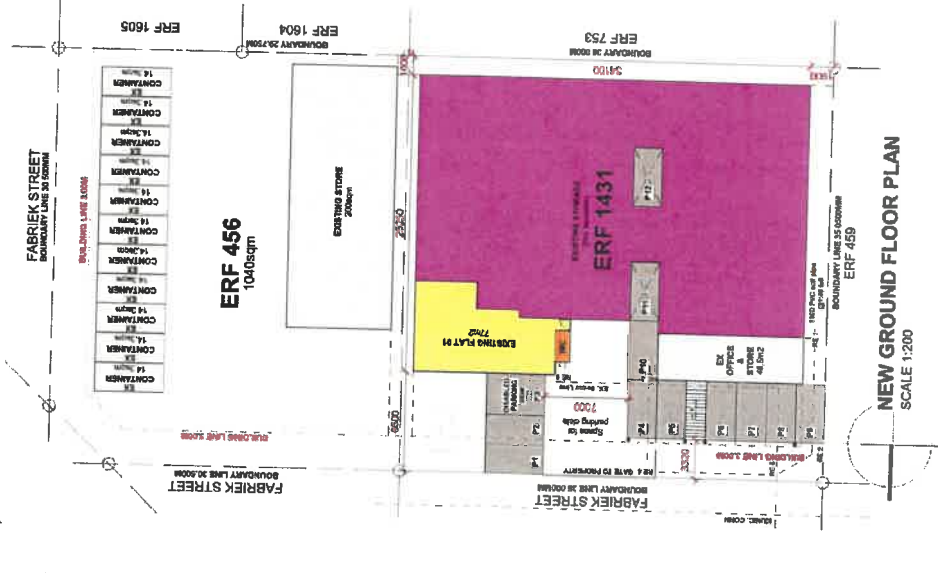
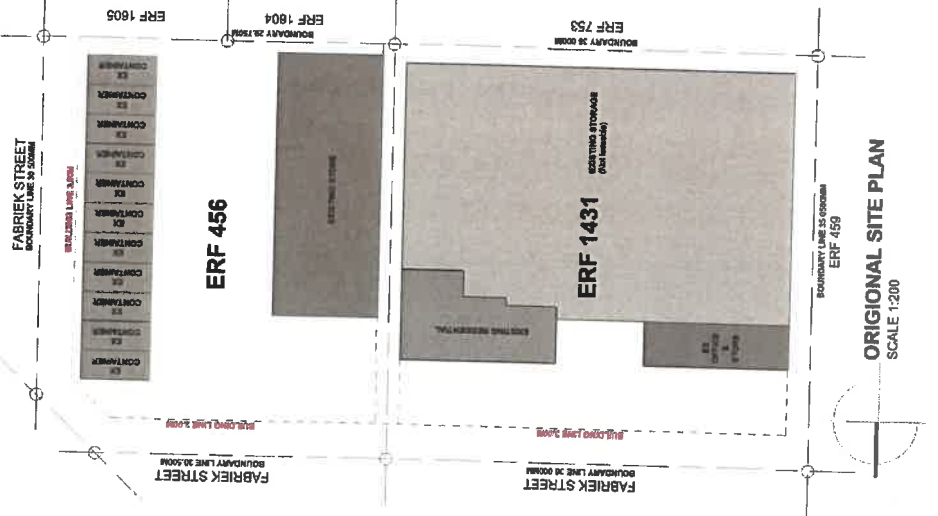
Stellenbosch Municipality - Zoning Scheme - By-law-2019
 Flat (18sqm) 1bay/100sqm = 0.5 Visitors = 3 Parkings
 Warehouse/Storage (715sqm) 1bay/100sqm = 0 Parkings
 Office 4bay/100sqm (gross leasable area) = 0 Parkings (not leased out)

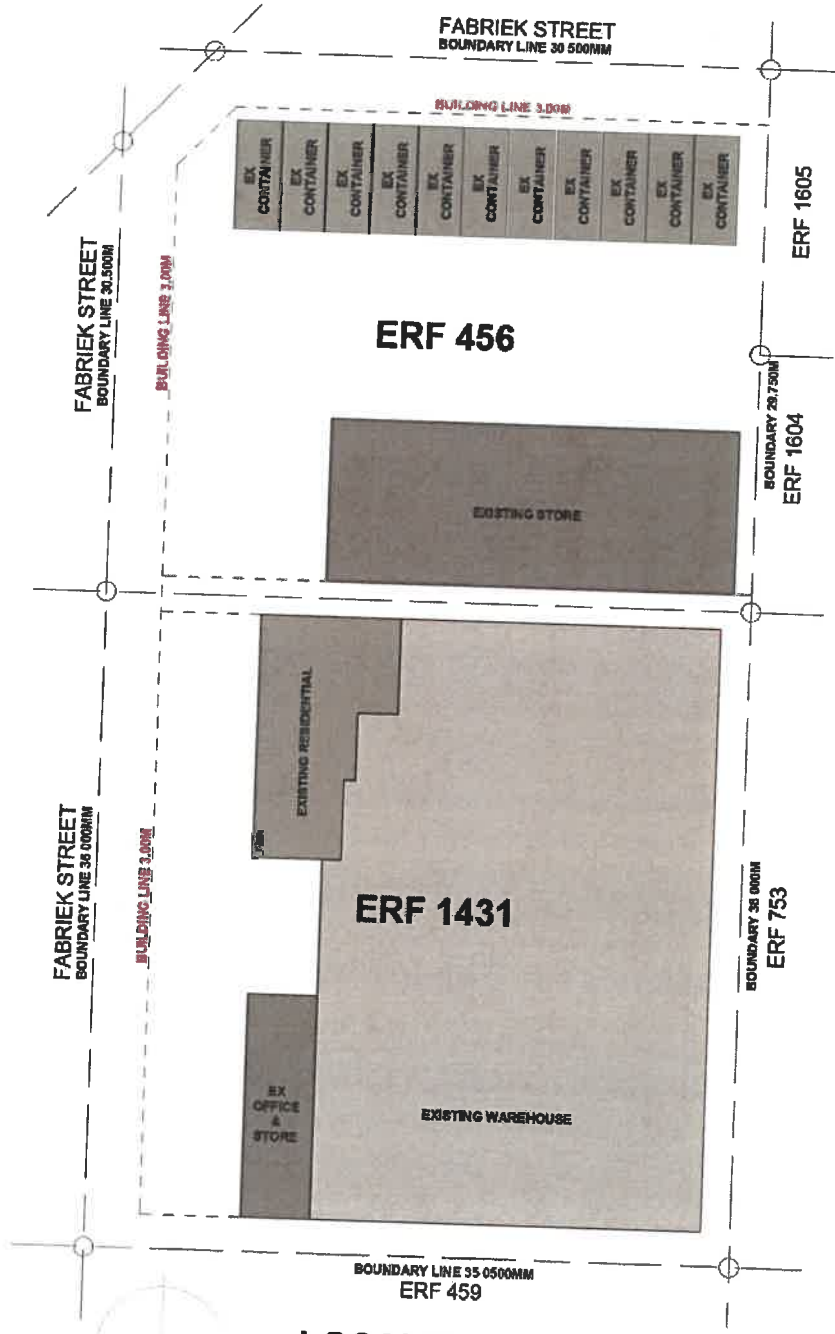
ERF 456 AREA AND COVER (SQM)			
DESCRIPTION	EX. GROUND	EX. FIRST	TOTALS
Site	200		1040
Store		157.3	
11x Container			
Total area	357.3		1040
Cover area			357.3
Percentage area			34%

ERF 1431 AREA AND COVER (SQM)				
DESCRIPTION	EX. GROUND	EX. FIRST	NEW GR	TOTALS
Site	710			(1272)
Storage		77		77
Film 01		3.2		3.2
VIC		53		53
Film 02		50		50
Film 03			64	64
Office Unit				
Office unit	48.5			48.5
Store		64		64
Total area	836.7		(187)	1003.7
Cover area				77%

GENERAL SPECIFICATIONS:
 ALL WALLS, CEILING, FLOOR, ROOF, FOUNDATIONS AND R.C. STRUCTURES TO BE FINISHED TO SURFACE AND APPROVAL FOUNDATIONS ETC. TO END. SPEC. FOR ALL WORKING AS PER ENCL. SPEC. FLOORS: ALL FLOORS TO BE FINISHED TO SURFACE AND APPROVAL ROSEED. ON 100mm SANDS. CONCRETE TO BE FINISHED TO SURFACE AND APPROVAL. ALL WALLS TO BE FINISHED TO SURFACE AND APPROVAL. ALL WALLS TO BE FINISHED TO SURFACE AND APPROVAL. ALL WALLS TO BE FINISHED TO SURFACE AND APPROVAL.

ERF 1431 Franschhoek
 Site Plan
 PROJECT NUMBER: 2301
 DATE: 25/04/2023
 DRAWN: DF
 074 174 2893 www.finehline.com.za
FINE LINE
 DESIGN | PLANNING | BUILDING
 SCALE: 1:200 A1 PG1





LOCALITY PLAN

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

APPLICATION TYPE: PROPERTY DESCRIPTION Erf 1431, Franschoek

Application Address: 6-8 Fabriek Street, Franschoek

Applicant: PJ Fouche / PB Consulting, email: admin@probuidsa.co.za, 067 747 7987

Owner: Susan May Bailey, email: franschhoekstorage@gmail.com, 082 886 3146

Application Reference: LU/ 15592(TP242/2023)

Description of land development application:

Purpose of the application is to apply for a split zoning to accommodate a Multi-Unit Residential Zone portion on a portion of the property.

There has been an increase over the past three years in demand for storage facilities in the Franschoek area. This is due to the influx of permanent residents from other provinces in South Africa as well as overseas.

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This is in line with the other land use in Fabriek street, which comprises of a mixture of business, industrial and residential units.

The neighbouring owners have been consulted and is in support of the application.

Notice is hereby given in terms 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 can be requested from the Applicant.

Written comments, 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 in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: Fouche / PB Consulting, email: admin@probuidsa.co.za, 067 747 7987. 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 31 August 2023.

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 PJ Fouche / PB Consulting, email: admin@probuidsa.co.za, 067 747 7987 during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

AANSOEK TIPE: EIENDOMS BESKRYWING ERF 1431, Franschoek

Adres van eiendom: 6-8 Fabriek Straat, Franschoek

Aansoeker: PJ Fouche/PB Consulting, email: admin@probuidsa.co.za, 067 747 7987.

Eienaar: Susan May Bailey, email: franschhoekstorage@gmail.com, 082 886 3146

Aansoek Verwysing: LU/ 15592(TP242/2023)

Beskrywing van grondontwikkelingsaansoek:

Die doel van die aansoek is om aansoek te doen vir 'n splits sonering om 'n Multi-eenheid residensiële sone op 'n gedeelte van die eiendom te vestig.

Daar is 'n toenemende aanvraag, in die laaste 3 jaar, vir stoor fasiliteite in die Franschoek area. Dit is toe te skryf aan die inflou van permanente inwoners van ander provinsies in Suid Afrika asook nuwe inwoners van oorsese.

Huiding stoor fasiliteite is in aanvraag en 30% oorvol en kan nie die aanvraag na stoor spasie voorsien nie. Die opgradering van die huiding stoor fasiliteit sal 'n estetiese bydrae to die omgewing lewer.

'n Hersonerings aansoek, in terme van Seksie 15(2)(a) van die Stellenbosch Munisipaliteit Land Use Bylaw, om 'n splits sonering te he wat 'n Multi-eenheid residensiële sone akkommodeer op 'n gedeelte van die eiendom.

Die eiendom word tans gebruik vir pakhuis doeleindes, stoor fasiliteit asook werknemers behuising. Die doel is om die gebruik te verander na 'n kombinasie van stoor fasiliteit met werknemers behuising en 'n enkel residensiële eenheid wat bestaan uit twee woonstelle.

Hierdie is in lyn met ander grondgebruik wat bestaan uit 'n kombinasie van besigheid, industriële en residensiële eenhede in Fabriek Straat.

Die bure is gekonsulteer en ondersteun die aansoek.

Kennis word hiermee gegee in terme 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 tydskedule van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

Skriflike 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, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: PJ Fouche/PB Consulting, email: admin@probuidsa.co.za, 067 747 7987. 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 31 August 2023.

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 geskakeel word vir bystand by die vermelde elektroniese pos adres of telefonies by PJ Fouche/PB Consulting, email: admin@probuidsa.co.za, 067 747 7987 gedurende normale kantoor ure.