



Application Number: LU/16736

Our File Reference Number: Farm 111/1, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL. [REDACTED]

Sir/Madam

APPLICATION FOR TECHNICAL APPROVAL ON FARM 111/1, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application made in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023 on Farm 111/1 Stellenbosch Division, for the following;
 - 2.2 **Permission/ Technical Approval** in terms of Section 15 (2) (g) of the said by-law in order to utilise the existing agricultural storage as agricultural industry.
- BE APPROVED** in terms of Section 60 of the by law and subject to the following conditions in terms of Section 66 of the said Bylaw:
 3. Conditions of approval
 - 3.1 The approval applies only to the application under consideration as indicated on Drawings referenced as Site plan number & Floor plan: 2440, Drawn by Ben Burger Architects, dated 22/05/2018 and 17/07/2018 respectively and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
 - 3.2 The development shall be implemented substantially in accordance with the Drawings referenced as Site plan number & Floor plan: 2440, Drawn by Ben Burger Architects, dated 22/05/2018 and 17/07/2018 respectively attached as **Annexure C**.
 - 3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.4 Building plans must be generally in accordance with the Drawings referenced as Site plan number & Floor plan: 2440, Drawn by Ben Burger Architects, dated 22/05/2018 and 17/07/2018 respectively as **Annexure C**.

3.5 The proposed agricultural industry shall be limited to **116 m²** in extent and be limited to wine and cordials making only.

3.6 No directional signage may be erected without prior approval of the Provincial Road Engineer and Municipality.

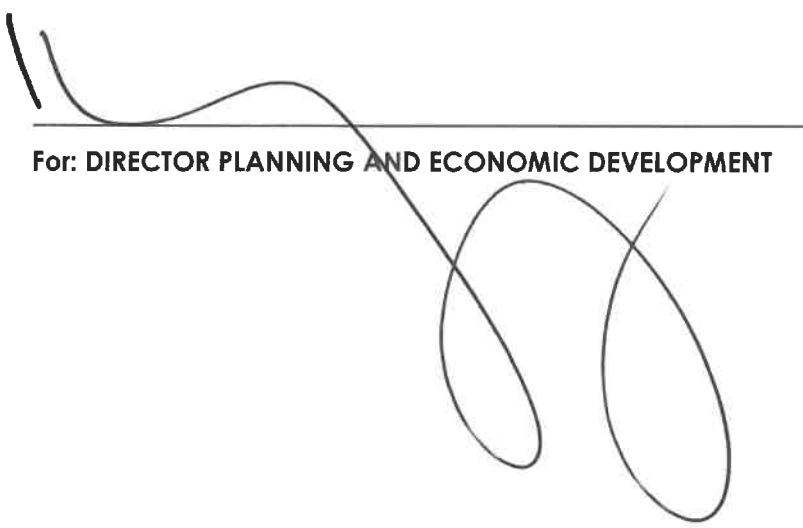
3.7 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

4. The reasons for the above decision are as follows:

4.1 The application will not negatively affect the agricultural activities of the property or surrounding environment and the primary use of the property will remain agriculture.

5. You may now act on the above decision subject to compliance with the conditions of approval.

Yours faithfully



For: **DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

16/8/2024
DATE

ANNEXURE C: SITE DEVELOPMENT PLAN



23 March 2020

APPROVED

DATE	DESCRIPTION
	POURING QUALITY OF SOIL TO BE CHECKED BY STRUCTURAL ENGINEER. ON THE FOUNDING IS CONCRETE AND REMAINING THE PROPERTY OF THE ARCHITECT. ALL MATERIALS WILL BE TO BE CHECKED ON SITE AND NO WORK IS PUT IN HAND. THIS DRAWING IS NOT TO BE SCALED.

BEN
BURGER
OF STAMBOUC
OSMAUS CROSSIN
STELLINGMA
ARCHITECT
BO+FOA

PROJECT TITLE	Project Krone
PROJECT DESCRIPTION	Proposed new Outbuilding for Mr. & Mrs. Krone on Farm 111/1, Rustenberg Rd., Stellenbosch
DRAWING DISPOSITION	Site Plan
DESIGNER	Ben Burger
DATE	SACAP 7839
SCALE	1 : 400
PROJECT NUMBER	2440
DATE	Erich 22/05/2018
ISSUED BY	03-01

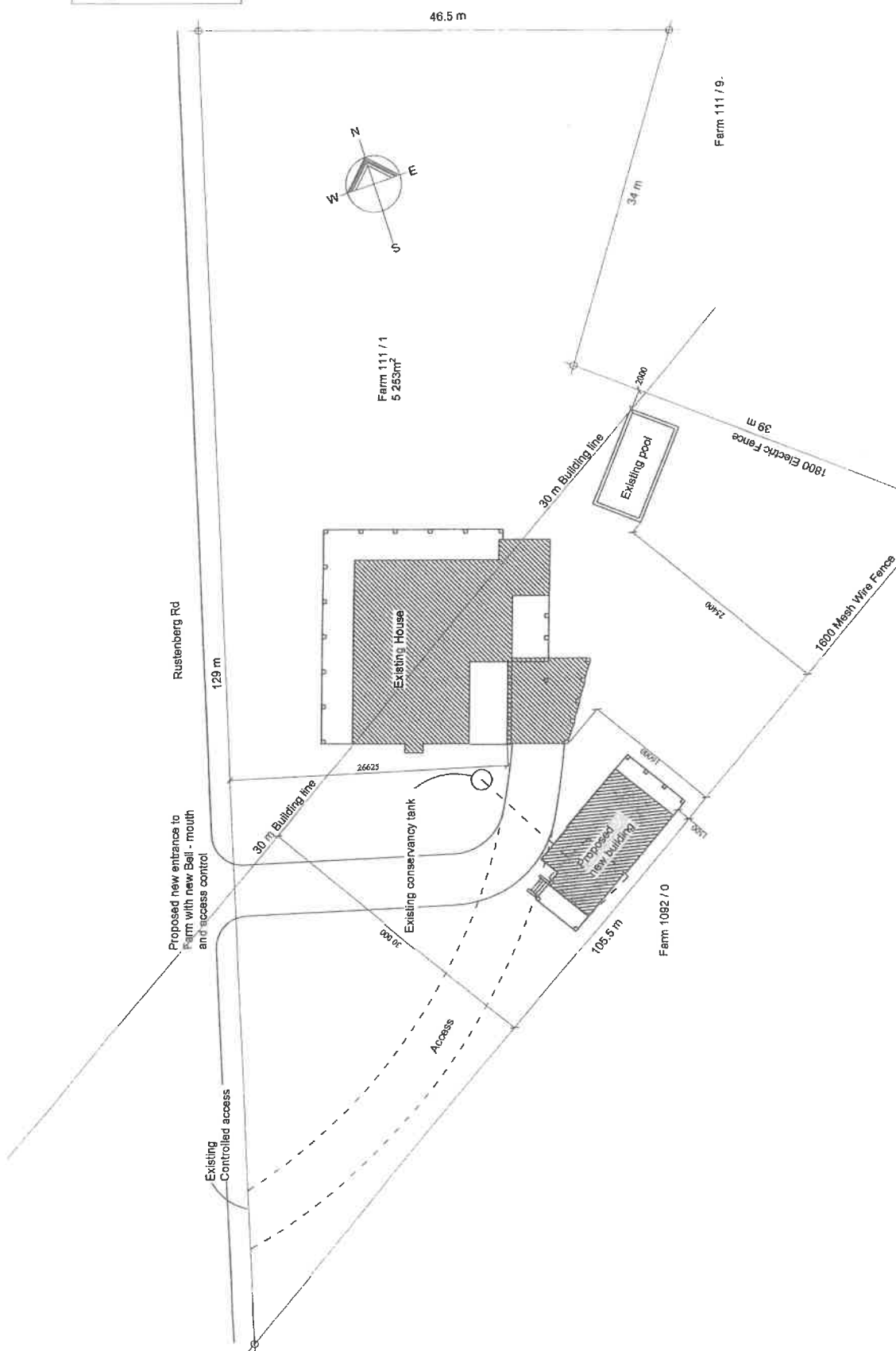
NEIGHBOUR SIGNATURE

H. DIEKMANN

FOR MUNICIPAL APPROVAL

Site Plan

Scale 1:400



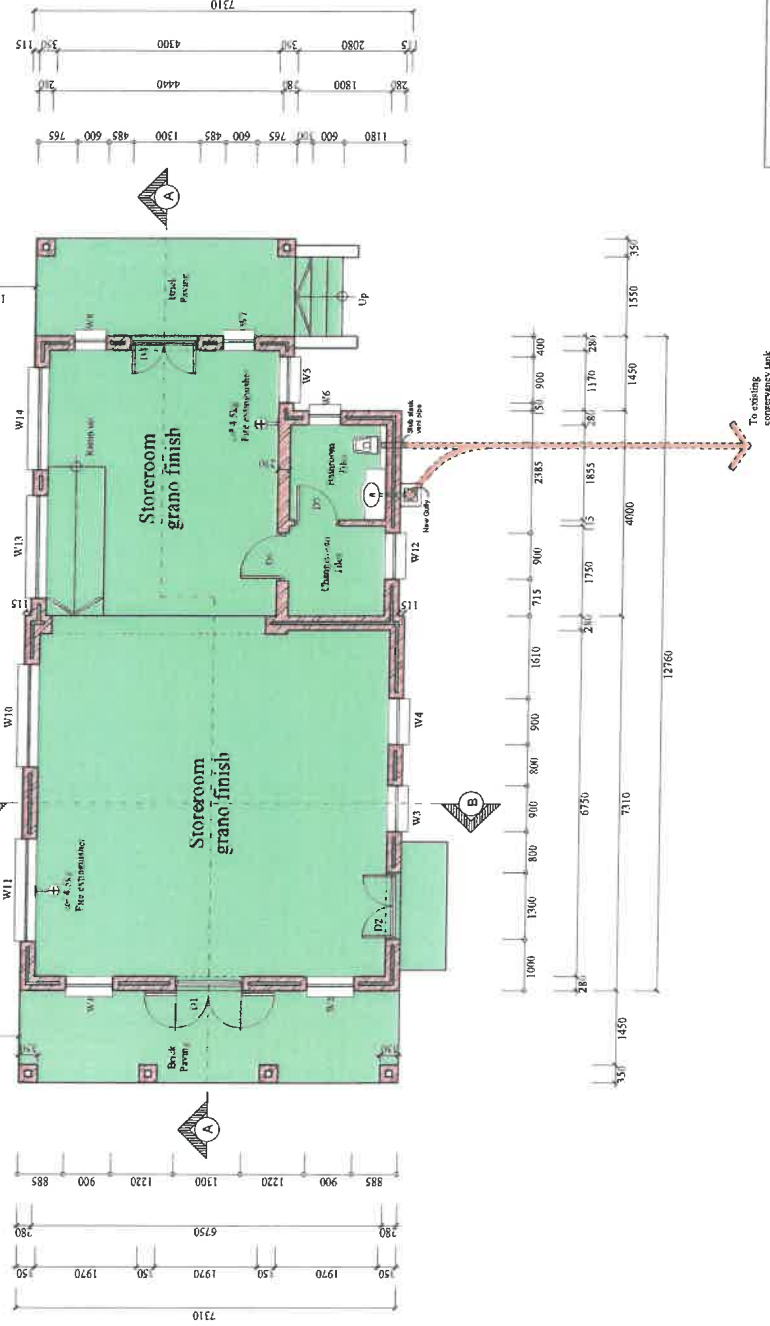


Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

23 March 2020

Existing farm
boundary

APPROVED



IND DATE DESCRIPTION

FOUNDING QUALITY OF SOIL TO BE CHECKED BY STRUCTURAL ENGINEER. THIS DRAWING IS FOR INFORMATION ONLY AND NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FOUNDING QUALITY OF SOIL. THE FOUNDING QUALITY OF SOIL TO BE CHECKED BY STRUCTURAL ENGINEER. THIS DRAWING IS FOR INFORMATION ONLY AND NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FOUNDING QUALITY OF SOIL.

BURGER ARCHITECT
DE STEENBERG
BUSHMAN CROSSING
STELLENBOSCH
BOX 616

Project Krone

Proposed new Outbuilding
for Mr. & Mrs. Krone on
Farm 111/1,
Rustenberg Rd
Stellenbosch

NEIGHBOUR SIGNATURE

H. Diekmann
H. DIEKMANN

FOR MUNICIPAL APPROVAL

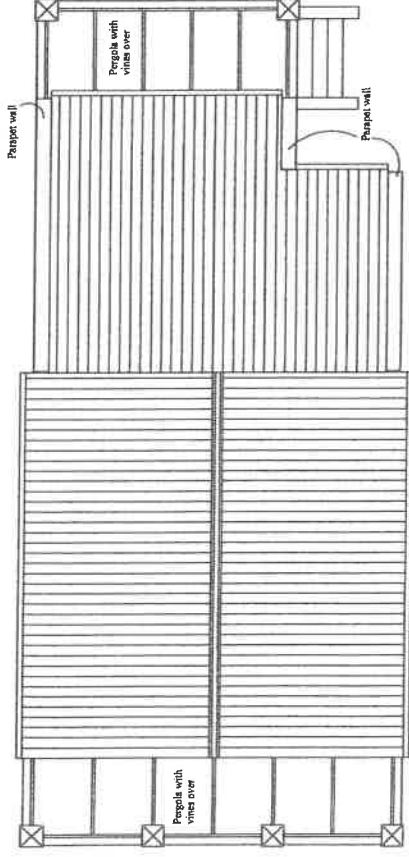
Ground Floor dimensions Scale 1:100

Ground Floor dimensions

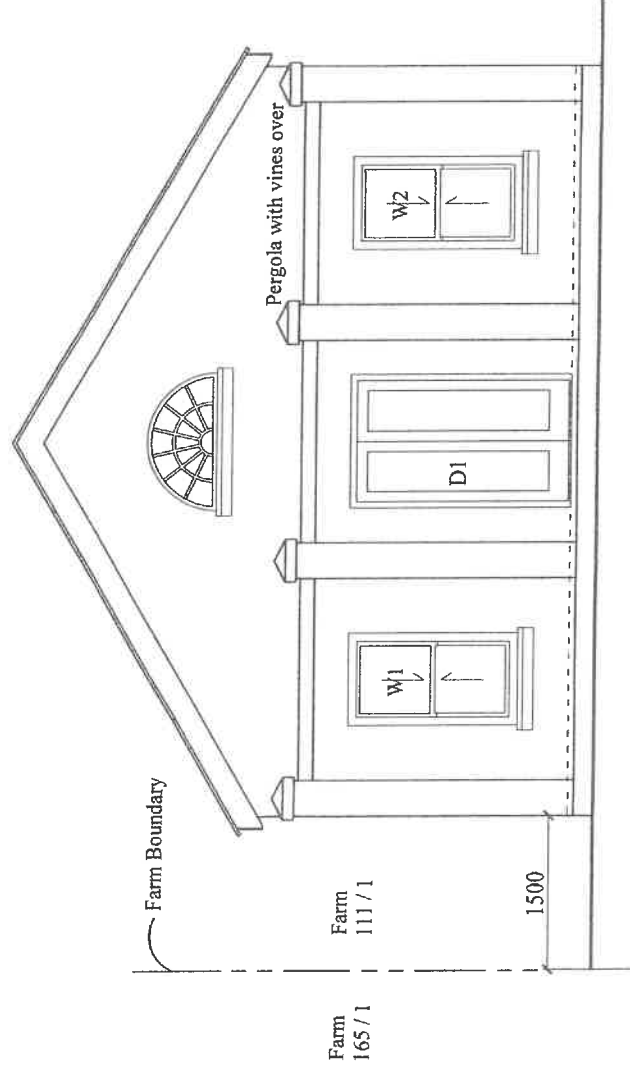
Ben Burger
SACAP
7839

1:100
Erich
17/07/2018

2440
03-03



Roof plan Scale 1:100



North East Elevation Scale 1:50

FOR MUNICIPAL APPROVAL



REV	DATE	DESCRIPTION

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BEN BURGER ARCHITECT
DE STEERING
BORHAGE CHRS INC
STELLENBOSCH
061 841

PROJECT TITLE	Project Krone
PROJECT DESCRIPTION	Proposed new Outbuilding for Mr. & Mrs. Krone on Farm 111/1, Rustenberg Rd, Stellenbosch
OWNER	Rooft Plan & North East elevation
DESIGNER	Ben Burger
SCALE	1:50 1:100
DATE	17/07/2018
PROJECT NUMBER	2440
PROJECT NAME	03-05

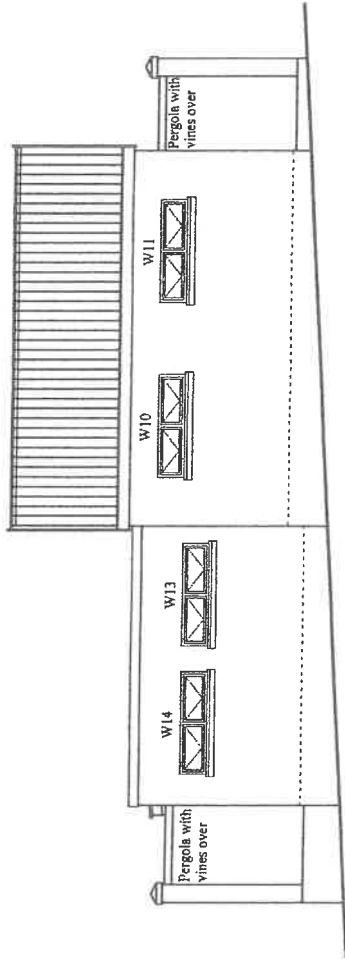
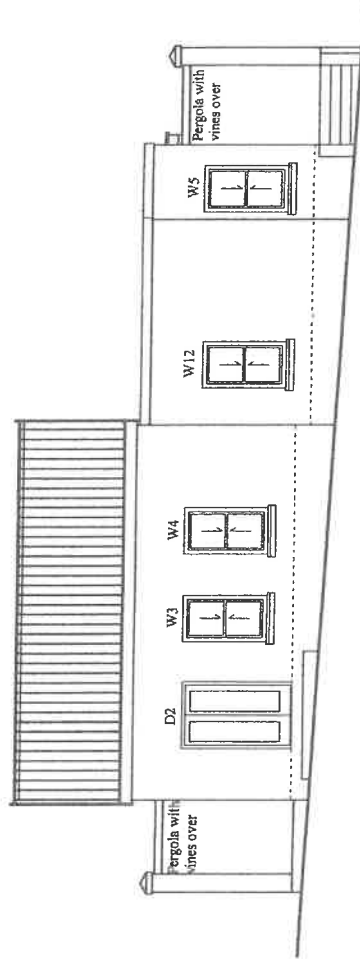
NEIGHBOUR SIGNATURE
H. Diekmann
H. DIEKMANN

Heritage Western Cape
Erfenis Wes-Kaap
Iifa leMveli leNtshona Koloni

23 March 2020
[Signature]

APPROVED

South East Elevation Scale 1:100



North West Elevation Scale 1:100

BEN
BURGER ARCHITECT

DE STEERSTE
DOMPNE ERVENING
STELLENBOSCH

[Redacted]
802 816

PROJECT TITLE	Project Krone
PROJECT DESCRIPTION	Proposed new Outbuilding for Mr. & Mrs. Krone on Farm 111/1, Rustenberg Rd, Stellenbosch
PROJECT NUMBER	2440
DATE	17/07/2018
DRAWN BY	Erich
CHECKED BY	Ben Burger
SCALE	1:100
PROJECT NAME	North West elevation & South East elevation
PROJECT ADDRESS	Ben Burger SACAP 7839
PROJECT PHONE	03-06

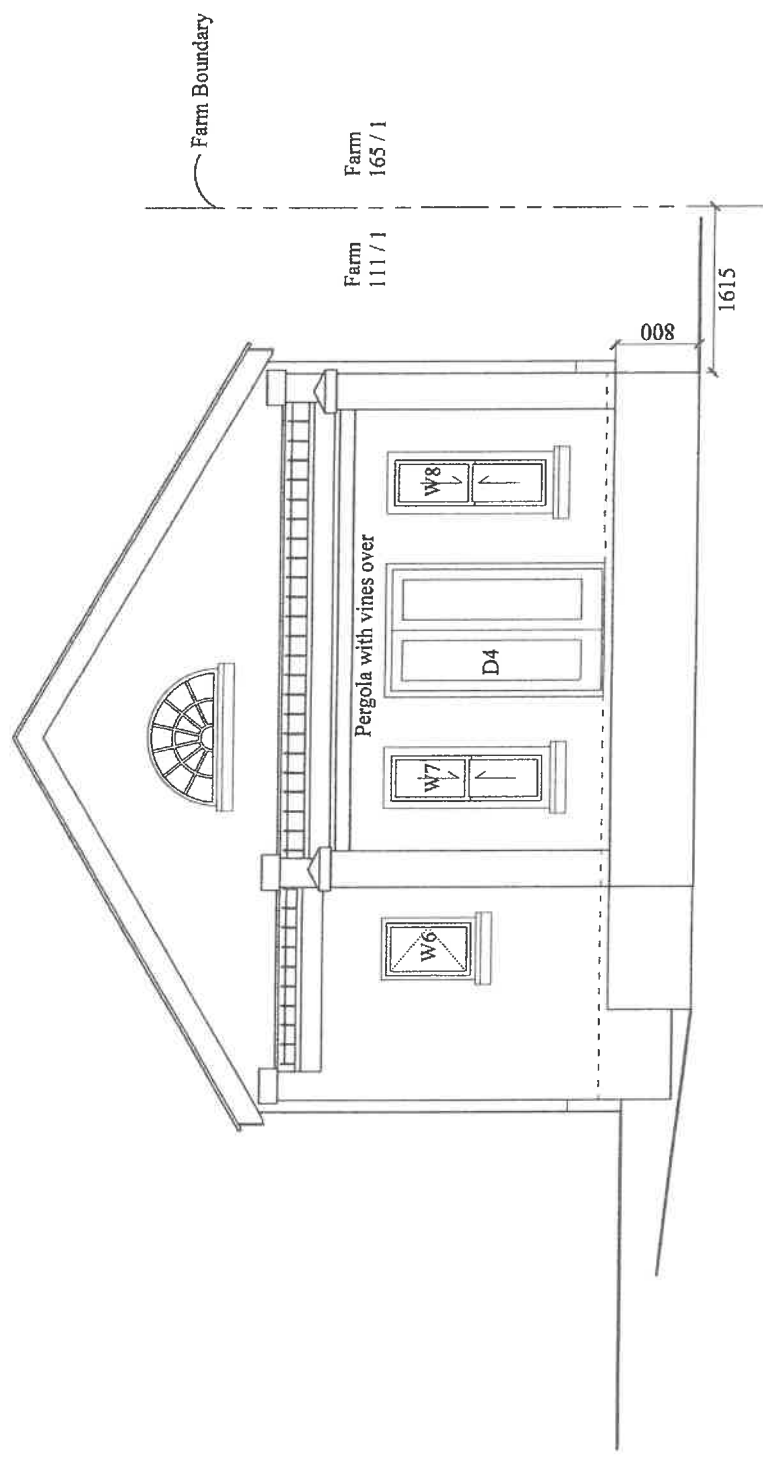
[Signature]
H. DIEKMANN

FOR MUNICIPAL APPROVAL

Heritage Western Cape
Erfenis Wes-Kaap
iLifa leMveli iNtshona Koloni

23 March 2020
H. Burger

APPROVED



Farm 111 / 1

Farm 165 / 1

REV	DATE	DESCRIPTION
ENGINEERING QUALITY OF K&S TO BE CHECKED BY STRUCTURAL ENGINEER. THE ENGINEER'S REPORT MUST BE SUBMITTED TO THE PROPERTY OF THE ARCHITECT. ALL DIMENSIONS AND LEVELS TO BE GIVEN IN METERS AND MILLIMETERS. THIS DRAWING IS NOT TO BE REPRODUCED.		

BEN
BURGER

ARCHITECT
RE: ELEVATION -
DESIGNING CHANGING
SOUTH ELEVATION

[Redacted]
007 416

PROJECT TITLE	Project Krone
PROJECT DESCRIPTION	Proposed new Outbuilding for Mr. & Mrs. Krone on Farm 111/1, Rustenberg Rd, Stellenbosch
DRAWING NO.	South West elevation
DRAWING DATE	Ben Burger
DRAWING SCALE	SACAP 7839
DRAWING SCALE	1:50
DRAWING SCALE	Erich
DRAWING SCALE	17/07/2018
DRAWING SCALE	2440
DRAWING SCALE	03-07

NEIGHBOUR SIGNATURE
[Signature]
H. DIEKMANN

FOR MUNICIPAL APPROVAL

South West Elevation Scale 1:50



Heritage Western Cape
Ereinis Wes-Keap
ILifa lekhvili lekhvili Koloni

23 March 2020

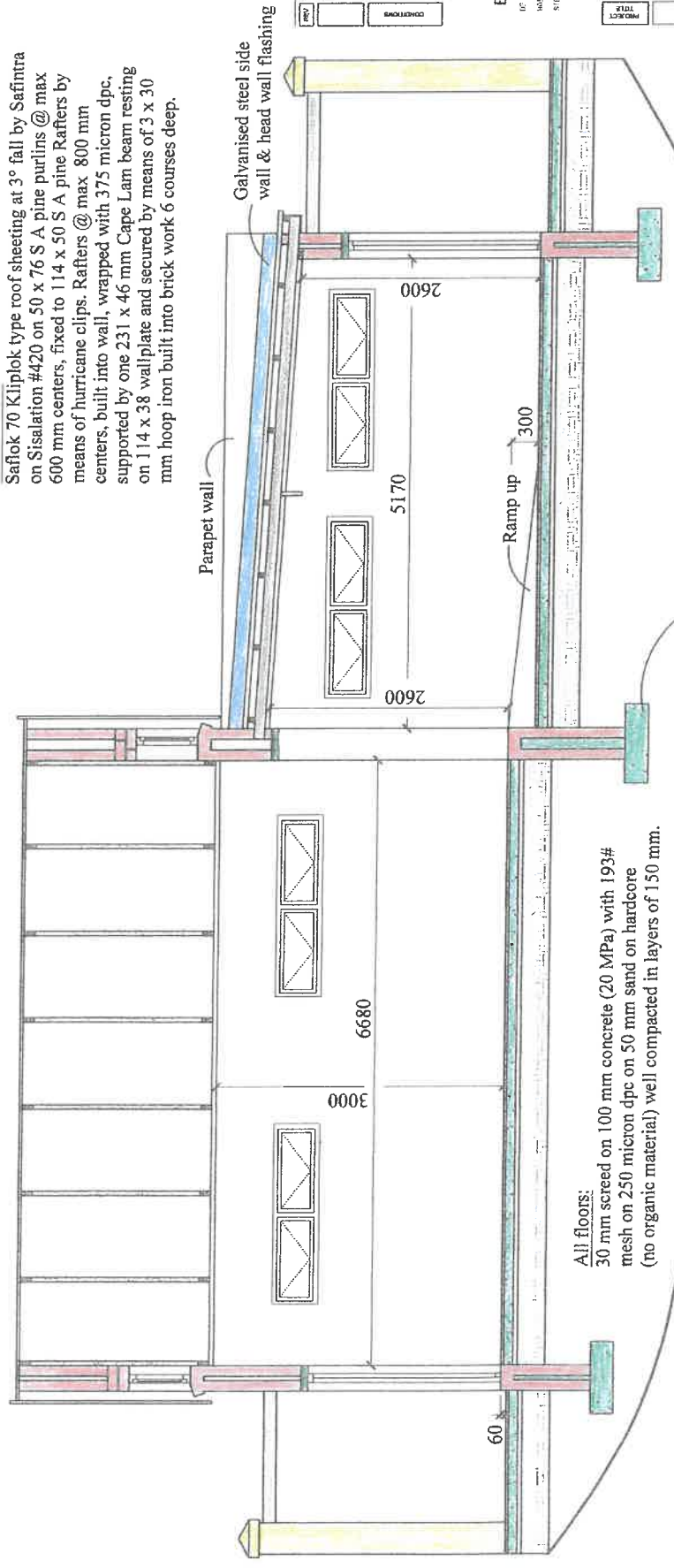
M. Burger

APPROVED

Main roof:
Corrugated Zincalume roof sheeting of 3.5 mm thickness @ 35° fall on Sisalation #420 on 50 x 76 mm S A pine purlins @ max 800 mm centers, fixed to Gangnail roof trusses by means of hurricane clips. Trusses @ max 900 centers resting on 114 x 38 mm wallplate and secured by means of 3 x 30 mm hoop iron built into brick work 8 courses deep.

All ceilings:
40 mm Isoboard against 38 x 38 mm bracker at max 380 mm spacing with the necessary matching cornices

Lean-to roof:
Saflok 70 Kliplok type roof sheeting at 3° fall by Safintra on Sisalation #420 on 50 x 76 S A pine purlins @ max 600 mm centers, fixed to 114 x 50 S A pine Rafters by means of hurricane clips. Rafters @ max 800 mm centers, built into wall, wrapped with 375 micron dpc, supported by one 231 x 46 mm Cape Lam beam resting on 114 x 38 wallplate and secured by means of 3 x 30 mm hoop iron built into brick work 6 courses deep.



All floors:
30 mm screed on 100 mm concrete (20 MPa) with 193# mesh on 250 micron dpc on 50 mm sand on hardcore (no organic material) well compacted in layers of 150 mm.

All foundations:
700 mm x 250 mm
12 mm Ø re-bar in
20 MPa concrete.

THE QUALITY OF THIS DRAWING IS TO BE CHECKED BY STRUCTURAL ENGINEER. THE ENGINEER'S SIGNATURE AND SEAL MUST BE PLACED ON THIS DRAWING. THIS DRAWING IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



BEN BURGER
ARCHITECT

101 STATION
HARRISBURG, PA
17110-1000
TEL: 717.634.1111
FAX: 717.634.1112

Project Krone

Proposed new Outbuilding
for Mr. & Mrs. Krone on
Farm 111/1,
Rustenberg Rd,
Stellenbosch

Section A-A

PROJECT NUMBER	2440	DATE	03-09
PROJECT NAME	Section A-A	DATE	17/07/2018
PROJECT DESCRIPTION	Ben Burger	DATE	17/07/2018
PROJECT LOCATION	Ben Burger	DATE	17/07/2018
PROJECT SCALE	1:50	DATE	17/07/2018
PROJECT DRAWN BY	Ben Burger	DATE	17/07/2018
PROJECT CHECKED BY	Ben Burger	DATE	17/07/2018
PROJECT APPROVED BY	Ben Burger	DATE	17/07/2018
PROJECT SIGNATURE	Ben Burger	DATE	17/07/2018

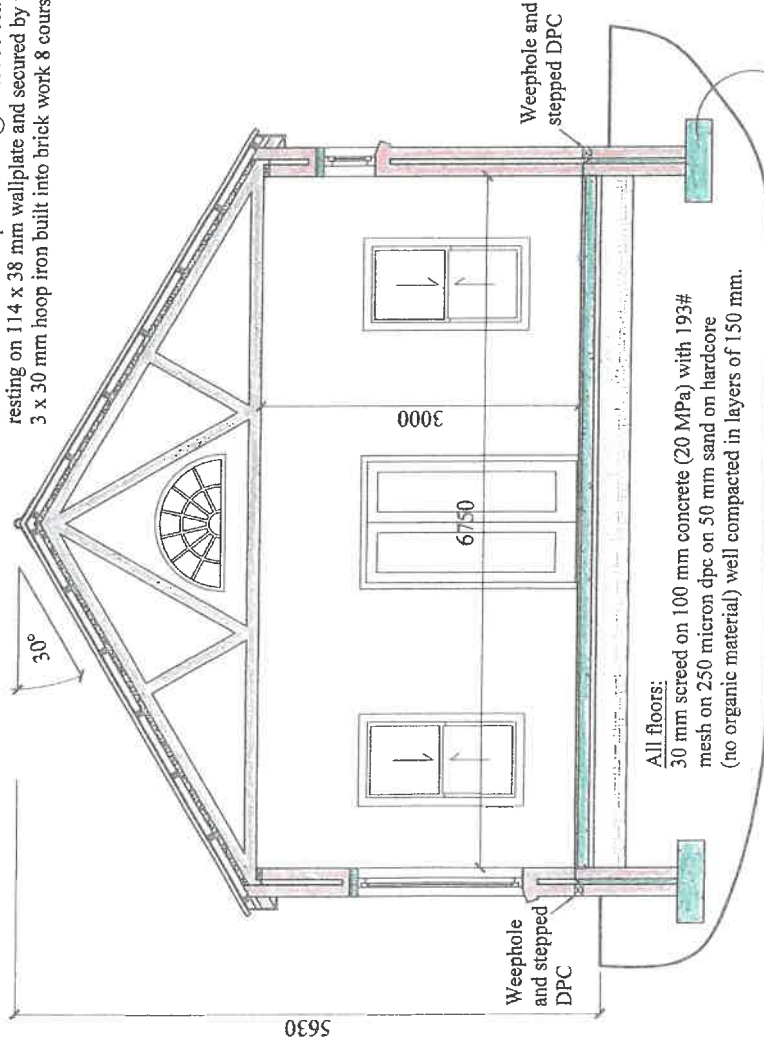
Section A-A Scale 1:50

FOR MUNICIPAL APPROVAL

H. Diekmann

H. DIEKMANN

Main roof:
Corrugated Zincalume roof sheeting of 3.5 mm thickness @ 35° fall on Sisalation #420 on 50 x 76 mm S/A pine purlins @ max 800 mm centers, fixed to Gangnail roof trusses by means of hurricane clips. Trusses @ max 900 centers resting on 114 x 38 mm wallplate and secured by means of 3 x 30 mm hoop iron built into brick work 8 courses deep.



All floors:
30 mm screed on 100 mm concrete (20 MPa) with 193# mesh on 250 micron dpc on 50 mm sand on hardcore (no organic material) well compacted in layers of 150 mm.

All foundations:
700 mm x 250 mm
12 mm Ø re-bar in
20 MPa concrete.

Section B-B

Scale 1:50

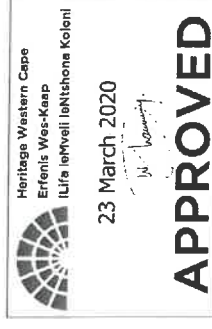
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50 mm Isoboard fixed to underside of purlins

Sisalation #420

Detail

Scale 1:10



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BEN BURGER ARCHITECT
BE 11707/2018
REGISTERED ARCHITECT
SULLYBACH

Project Krone

Proposed new Outbuilding
for Mr. & Mrs. Krone on
Farm 111/1,
Rustenberg Rd,
Stellenbosch

NEIGHBOUR SIGNATURE

H. Diekmann

H. DIEKMANN

Section B-B

Ben Burger 7839

1:50 17/07/2018

2440

03-10

2 500 mm					
2 100 mm					
outside view					
inside floor level					
WINDOW No.	W1, W2, W3, W4, W5, W12	W6	W7, W8	W9, W10, W11, W13, W14	W9, W15
AMOUNT	6	1	2	4	2
DESCRIPTION	Meranti timber Vertical sliding sash	Meranti casement window	Meranti timber Vertical sliding sash	Meranti top hung opening out	Meranti timber window
GLAZING	4mm	4mm	4mm	4mm	4mm
FINISH	Varnish	Varnish	Varnish	Varnish	Varnish

Window Schedule Scale 1:75

2 100 mm				
outside view				
inside floor level				
DOOR No.	D1	D2, D4	D6	D5
AMOUNT	1	2	1	1
DESCRIPTION	Meranti French door	Meranti French door	Meranti timber frame with semi-solid door as per client	Meranti timber frame, with semi-solid floor as per client
IRONMONGERY	3 x 150 mm brass Parliament hinges per leaf, 4 lever lockset by Union or Yale	3 x 100 mm x 40 mm brass hinges per leaf, 4 lever lockset by Union or Yale	3 x 100 mm brass hinges per door and 4 lever lockset by Yale	3 x 100 mm brass hinges per door and 3 lever lockset by Yale
GLAZING	6 mm safety glazing	6 mm safety glazing	-	-
FINISH	Varnish	Varnish	Painted	Painted

Door Schedule Scale 1:75



NO.	DATE	DESCRIPTION

BEN BÜRGER ARCHITECT
DE STEENHOF
PO BOX 175
STU HANDBOCH
Box 175

PROJECT TITLE	Project Krone
PROJECT DESCRIPTION	Proposed new Outbuilding for Mr. & Mrs. Krone on Farm 111/1, Rustenberg Rd, Stellenbosch
DRAWING NO.	Window and Door schedule
CHECKED	Ben Burger
DATE	17/07/2018
SCALE	1:75
PROJECT NUMBER	2440
PROJECT NAME	03-11

H. Diekmann
H. DIEKMANN

FOR MUNICIPAL APPROVAL