

NOTICE OF LAND DEVELOPMENT APPLICATION

STELLENBOSCH WINE ROUTES

47 CHURCH STREET

STELLENBOSCH

7600

TO WHOM IT MAY CONCERN

APPLICATION FOR CONSENT USE AND DEPARTURE ON FARM 263, STELLENBOSCH

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

Application Property Address: **VUE DE VINE FARM, STELLENBOSCH KLOOF ROAD**

Application Property Number: **FARM 263, STELLENBOSCH**

Applicant: **EXACT PLAN, MICHELLE DE BRUYN, CONTACT NUMBER 0722748123**

Owner: **CARLA FERREIRA, CONTACT NUMBER 083 669 6959**

Application Reference: **LU/17327 / TP 764/2024**

Description of land development proposal:

1. Application has been made in terms of section 15 (2)(o) of the Stellenbosch Municipal Planning Bylaw on Municipal Land Use Planning 2023, for a consent use for an agricultural industry (<2000m²) in order to allow a wine cellar that exceeds the zoning parameters (building lines).
2. Application is made in terms of Section 15 (2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023, for a departure to relax the street and common building lines from 5m to 0.5m (street and to 1m (both common building lines) in order to accommodate the proposed wine cellar and additions to the existing main dwelling.

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: **Michelle de Bruyn on email address: exactplan@gmail.com** 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 **Wednesday 6 November 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 **0722748123** during normal office hours.

Yours faithfully

MICHELLE DE BRUYN
EXACT PLAN
0722748123
exactplan@gmail.com

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

STELLENBOSCH WINE ROUTES

47 CHURCH STREET

STELLENBOSCH

7600

AAN WIE DIT MAG GAAN:

AANSOEK VIR GRONDSGEBRUIK EN BOULYN VERSLAPPINGS OP PLAAS 263, STELLENBOSCH

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

Adres van aansoek eiendom: **VUE DE VINE FARM, STELLENBOSCH KLOOF ROAD**

Aansoek eiendom beskrywing: **FARM 263, STELLENBOSCH**

Aansoeker: **EXACT PLAN, MICHELLE DE BRUYN, CONTACT NUMBER 0722748123**

Eienaar: **CARLA FERREIRA, CONTACT NUMBER 083 669 6959**

Aansoek Verwysing: **LU/17327 / TP 764/2024**

Besonderhede van die grondgebruiksaansoek:

1. Aansoek is gedoen ingevolge artikel 15 (2)(o) van die Stellenbosch Munisipale Beplanningsverordening op Munisipale Grondgebruikbeplanning 2023, vir 'n vergunningsgebruik vir 'n landboubedryf (<2000m²) ten einde 'n winkelder toe te laat wat die soneringsparameters (boulyne) oorskry.
2. Aansoek word gedoen ingevolge Artikel 15 (2)(b) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning 2023, vir 'n afwyking om die straat- en gemeenskaplike boulyne van 5m tot 0,5m (straat en na 1m (albei gemeenskaplike boulyne) ten einde die voorgestelde winkelder en aanbouings tot die bestaande hoofwoning te akkommodeer.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir ooreweging. 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 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 terme 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: **Michelle de Bruyn on email address: exactplan@gmail.com** 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 **Wednesday 6 November 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 **0722748123** gedurende normale kantoor ure

Die uwe

MICHELLE DE BRUYN
EXACT PLAN
0722748123
exactplan@gmail.com

Exact Plan CC
Registration no: 2010 / 046526 / 23
Michelle de Bruyn
Cell: 072 2748 123
Email: exactplan@gmail.com

To: STELLENBOSCH MUNICIPALITY
DEPARTMENT: PLANNING

To Whom It May Concern:

**MOTIVATION FOR APPLICATION FOR CONSENT USE AND DEPARTURE ON
FARM 263, STELLENBOSCH**

I would like to apply for:

1. Application in terms of section 15 (2)(o) of the Stellenbosch Municipal Planning Bylaw on Municipal Land Use Planning 2023, for a consent use for an agricultural industry (<2000m²) in order to allow a wine cellar that exceeds the zoning parameters (building lines).
2. Application in terms of Section 15 (2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023, for a departure to relax the street and common building lines from 5m to 0.5m (street and to 1m (both common building lines) in order to accommodate the proposed wine cellar and additions to the existing main dwelling.

My client would like to extend onto her house to create a wine cellar where she can produce and store wine. She has vineyards on the property and would like to utilize the grapes to produce wine on a small scale (about 2000L per year).

The wine cellar will be mostly sunk below the driveway, with only the entrance which will be on ground floor and will be extending onto the existing lean-to store room that is currently behind the garage. There will be access to the roof slab here, to enjoy the views over the surrounding vineyards.

The extensions will increase the value of the property and has not affected any of the neighboring properties negatively. This application should be advertised to obtain their consent.

I ask you to please consider the factors mentioned above. Please feel free to contact me should there be any questions or comments.

Kind regards
Michelle de Bruyn
072 2748 123



CapeFarmMapper 3

33.947343°S 18.775986°E

SG Layers Resource Layers

WC SG Farm Portion Info

Name: n/a

Farm Nr: RE/263

Area (Ha): 0.22

SG Region: STELLENBOSCH

SG Code: C06700000000026300000

Convert to Graphic Download SG Diagrams

WC SG Parent Farm Info

Ver 3

min, Foursquare, METI/NASA, USGS

Powered by Esri

LOCAL AUTHORITY APPROVAL:

SPECIFICATIONS:

SUBSTRUCTURE

Foundations: 30MPa Concrete foundations to external / load bearing walls to be 700x250mm and slab thickening to internal walls to be 600x200mm. No foundation may project beyond erf boundary. All water to discharge away from foundations and towards road side. Depth and size of foundations to suit ground conditions.

Foundation Walls: All foundations walls to have brickforce in every course. Expansion joints to be provided as required. All foundation walls to be filled with concrete up to floor level.

Column Foundations: Foundations to brickwork columns to be min 800x800x300mm.

SUPER STRUCTURE:

Floor Construction:

Solid Floors: 100mm concrete slab on 250mic DPC lap joined, sealed and turned up around the perimeter of and for the full length of the slab on 50mm sand binding on min 150mm well compacted fill.

Suspended Floors: precast concrete floor to engineer detail

External envelope:

Walls: 280mm supporting wall with 50mm cavity, 115mm clay ROK or equal applied with brickforce in every 5th course. Stepped DPC to be provided to all external walls. Provide min 400mm brickwork between all lintels and wall plate / rafter and provide cavity wall ties at 2.5 ties per m². All openings less than 3000mm wide to have precast concrete lintels over. External masonry walls to achieve min CR-value of 80h

Windows and doors: All windows and doors to have aluminium frames, all sliding and folding-and-stacking doors to be fitted with single low e glazing, the aggregate conductance and solar heat gain of the glazing shall not exceed the values obtained by multiplying the net floor area with the constants for conductance (1.4) and solar heat gain (0.13), as per fenestration schedule. All glazing to comply with requirements of sams 10137 and sams 10400 part N - access doors and sidelights to have safety glass. windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass.

Roof:

Pitched Roof: not applicable

Flat Roof: Chromadeck roof sheeting with Kliplock profile at 5' on sisalation 405 multipurpose underlay on 76x50mm purlins at max 900mm c/c on 152x50mm rafters at max 900mm c/c. Rafters to be secured to wall with galvanized Teco brackets. All timbers to be DPC wrapped where built into brickwork.

Rainwater Goods: Seamless aluminium O-Gee gutters fixed to 228x32mm hardwood fascia boards to discharge into seamless aluminium down pipes in accordance with manufactures specifications.

Roof Assemblies: the roof assembly shall achieve a min total r-value of upward heat flow not less than 3.7

the roofing material has a r-value of

0.38 (metal)

the skim plastered ceiling has a r-value of

0.06

135mm "therm-guard" cellulose fibre insulation has an r-value of

3.35

total

3.79

Internal Division:

Walls: 115mm and 230mm clay ROK brickwork or equal approved

Doors: All internal timber doors to be paneled semi-solid doors, painted white.

Balustrade: Balustrades to be min 1m high with max vertical openings of 100mm

FINISHES:

External:

Walls: All walls to be smooth plastered and painted to owner (preliminary specification by Plascon)

Pavies / Courtyards: cement pavers on 25mm sand binding on well compacted fill. All overland storm water to be taken away from building and towards roadside.

Internal:

Walls: Generally plastered with 1 coat plaster, skimmed and painted to owner detail

Floors: Tiles, carpet or timber (as specified by client) on screed. Finished floor level to be min 150mm above NGL

Ceilings: No ceiling to garage. 38x38mm Ceiling bradders at max 320mm c/c fixed to u/s of roof trusses, with 6.4mm gypsum ceiling boards to be skimmed and painted with 135mm Therm-guard insulation fitted to specialist contractor.

Joinery: All built in cupboards, vanity units and kitchen cupboards to owner design and colour specifications.

SERVICES:

Electrical: All electrical installations to comply with local authority requirements and SANS 10400.

Distributions, reticulation and lighting as per electrical layout provided.

Plumbing: All plumbing installations to comply with local authority requirements and SANS 10400.

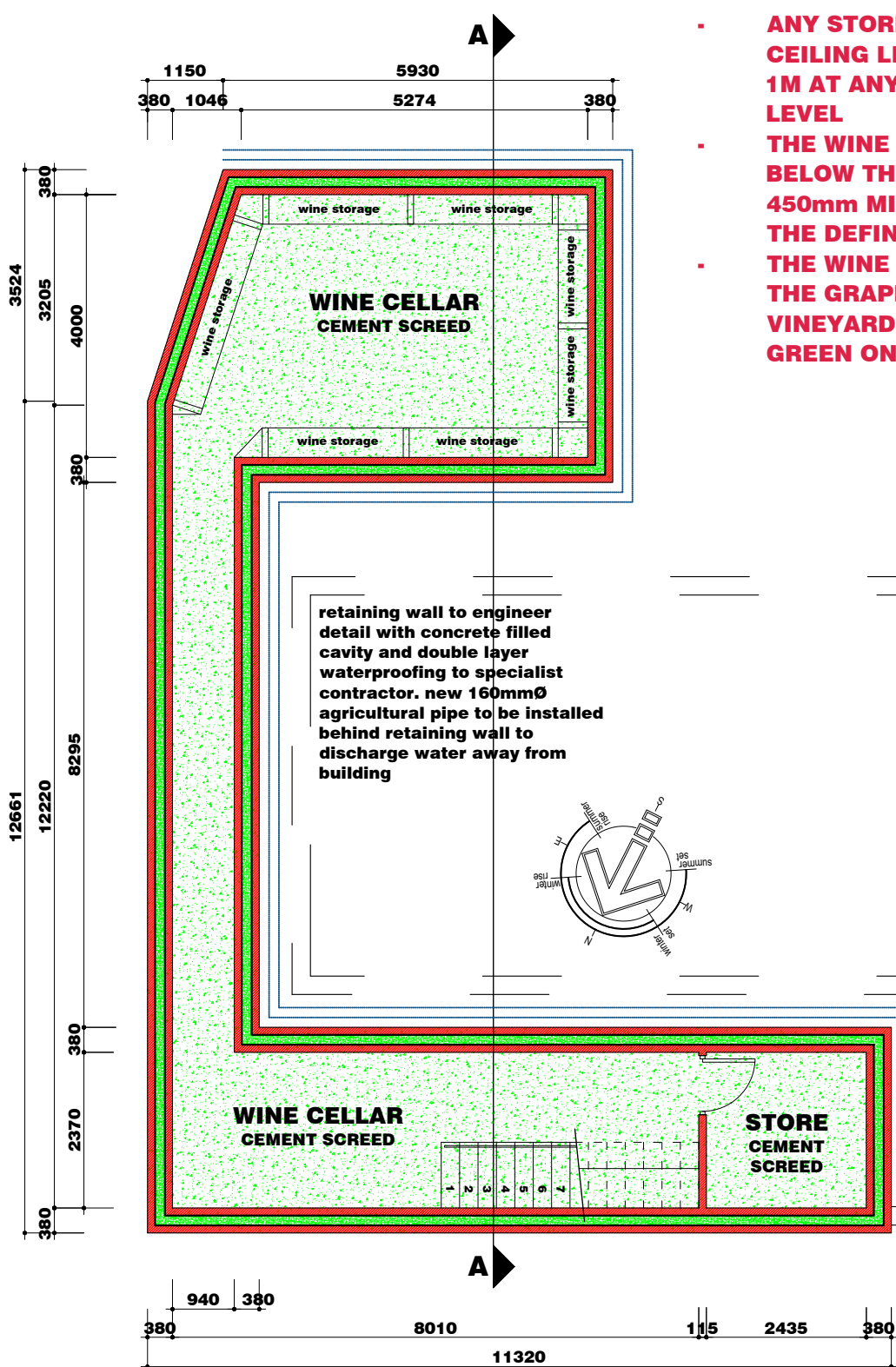
Existing hot water system to remain as is - no new connections to be made. All exposed pipes to and from hot water cylinder and central heating system shall be insulated with pipe insulation: internal diameter of pipe <80mm = r-value to be min 1 and >80mm = r-value to be min 1.5. Hot water vessels shall be insulated with a material cladding achieving a min r-value of 2.0

Ventilation and lighting: All areas to comply with municipal regulations and SANS 10400 i.e. min 5% of floor area ventilation and min 10% of floor area lighting

Drainage: All soil drains to be closed system 110mmØ PVC pipes with min fall of 1:60. All vent pipes to be 50mmØ PVC pipes. All heights pertaining to drainage to be checked and confirmed on site prior to installation. All bends to have min 600mm inside radius. All drains below building to be encased in 150mm concrete all round.

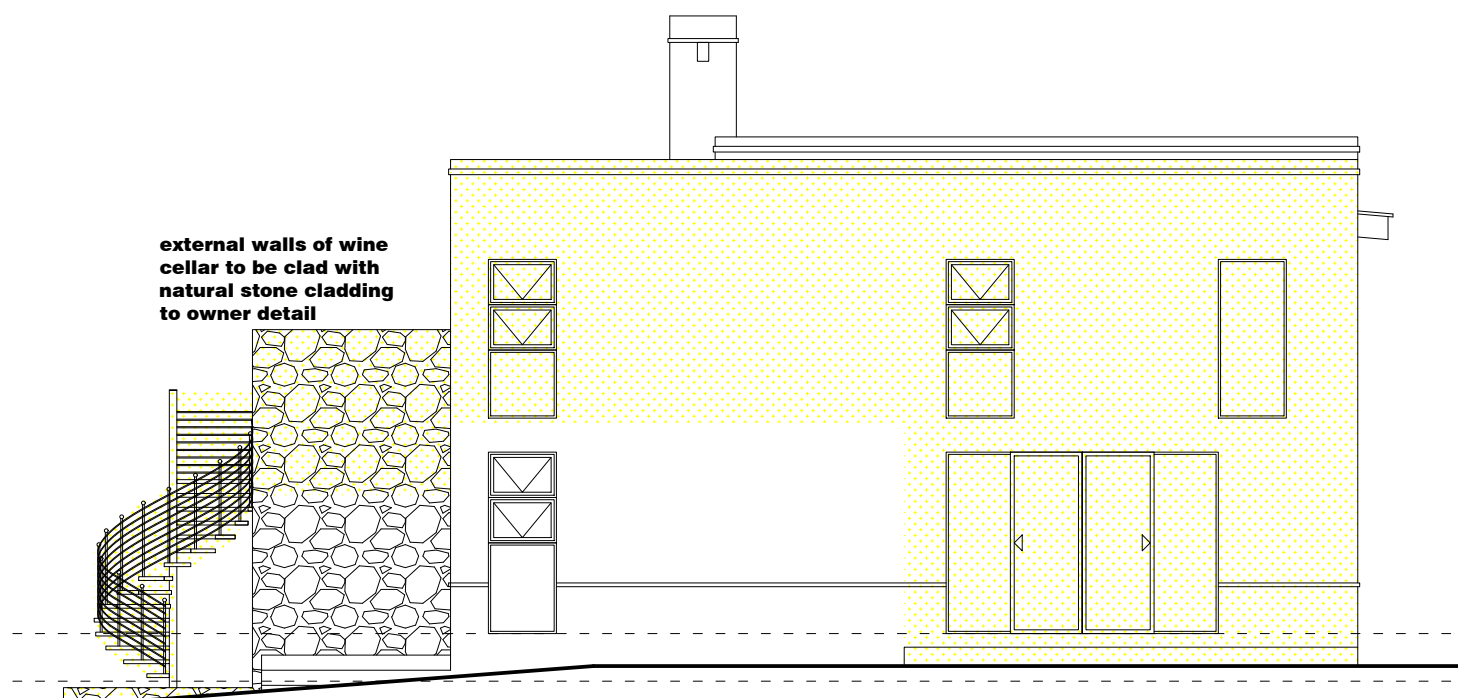
DEFINITION OF BASEMENT STOREY:

- ANY STOREY OF DIVISION OF A STOREY WITH A CEILING LEVEL WHICH PROTRUDES LESS THAN 1M AT ANY POINT ABOVE EXISTING GROUND LEVEL
- THE WINE CELLAR IS COMPLETELY SUBMERGED BELOW THE EXISTING GROUND LEVEL (MIN 450mm MIN BELOW) AND THUS COMPLIES WITH THE DEFINITION OF A BASEMENT STOREY
- THE WINE CELLAR WILL PRODUCE WINE FROM THE GRAPES HARVESTED ON THE 1525m² OF VINEYARDS ON THE PROPERTY, INDICATED IN GREEN ON THE SITE PLAN



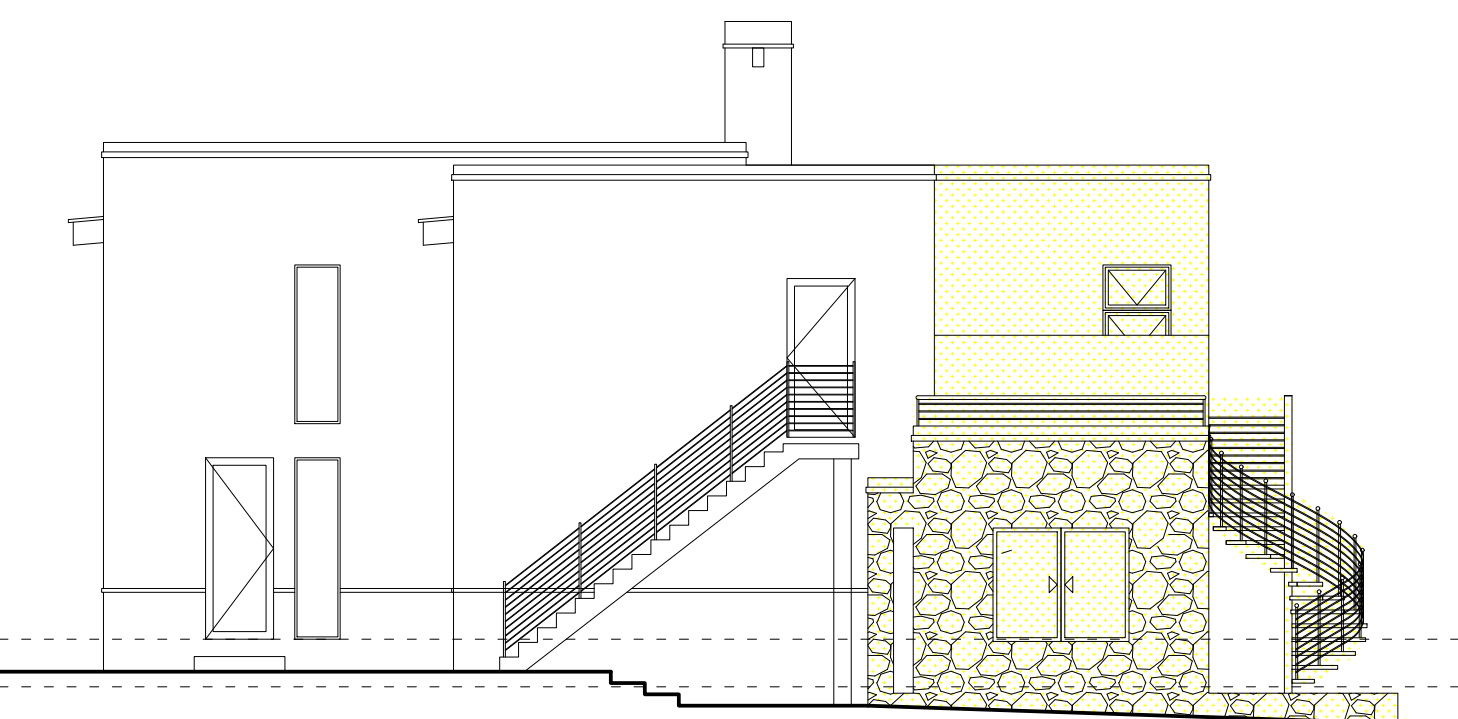
BASEMENT FLOOR PLAN

SCALE 1:100



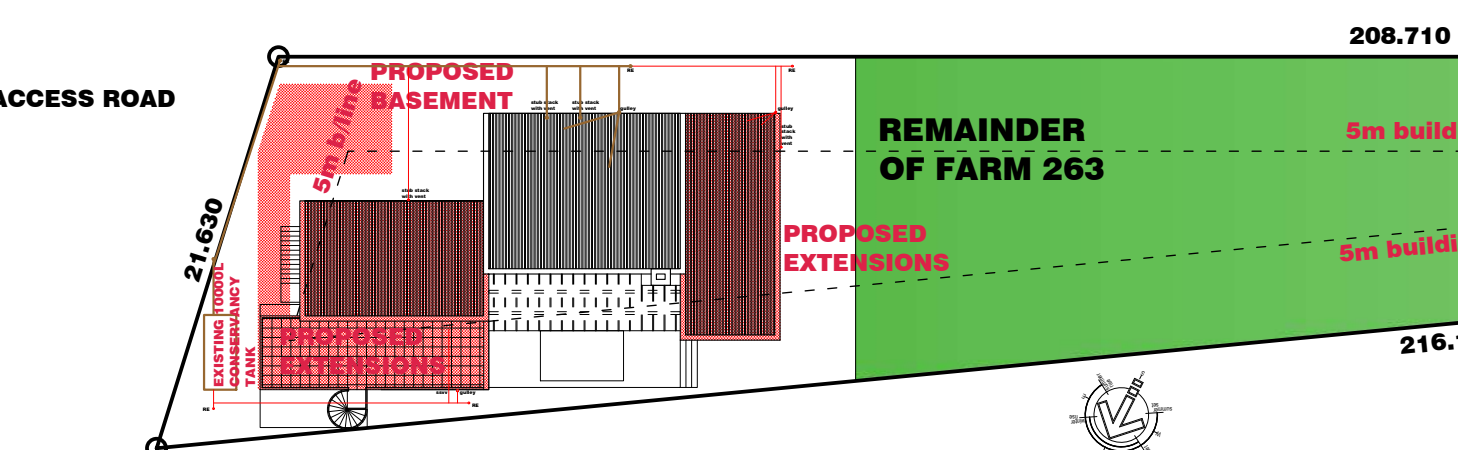
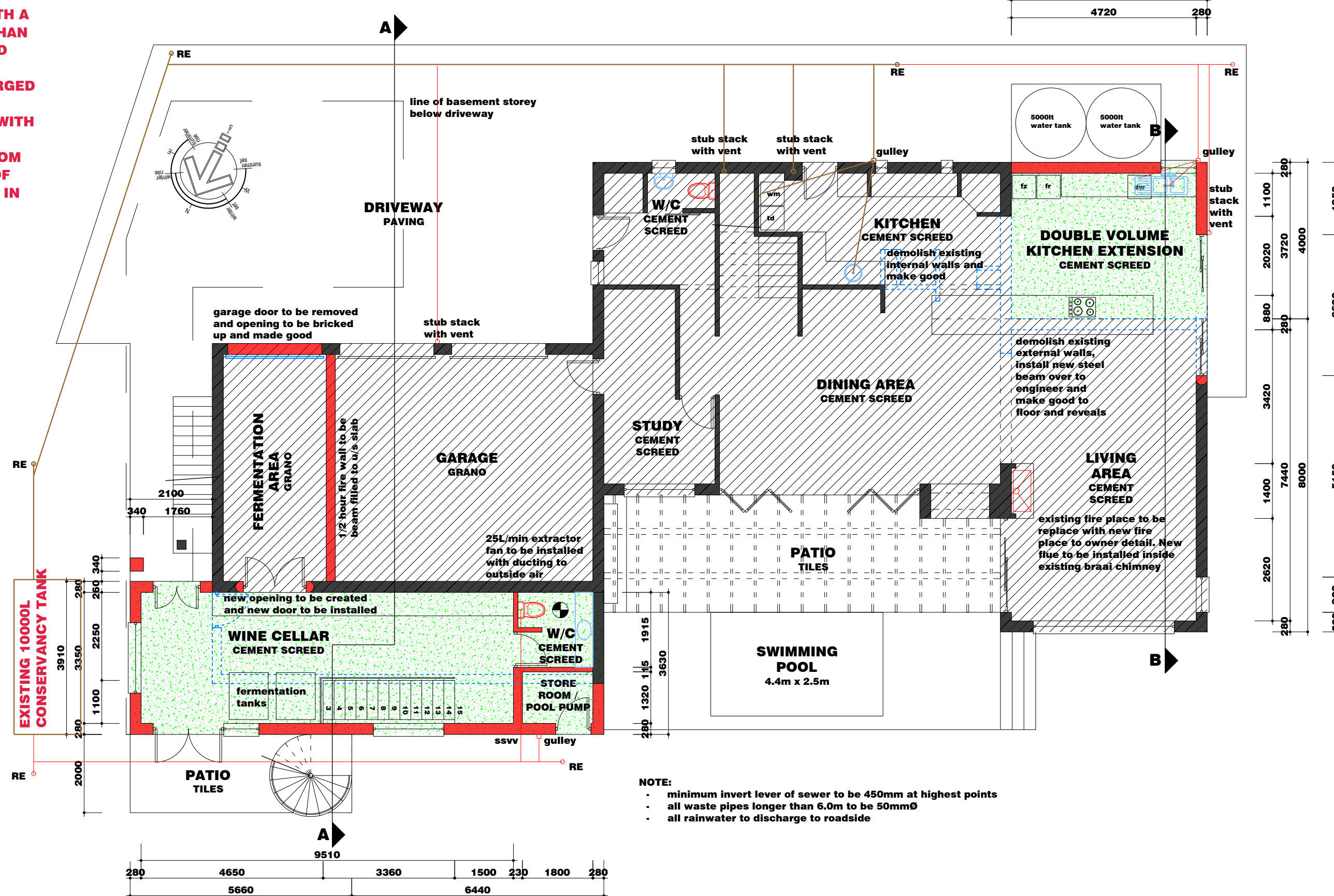
SOUTH WEST ELEVATION

SCALE 1:100



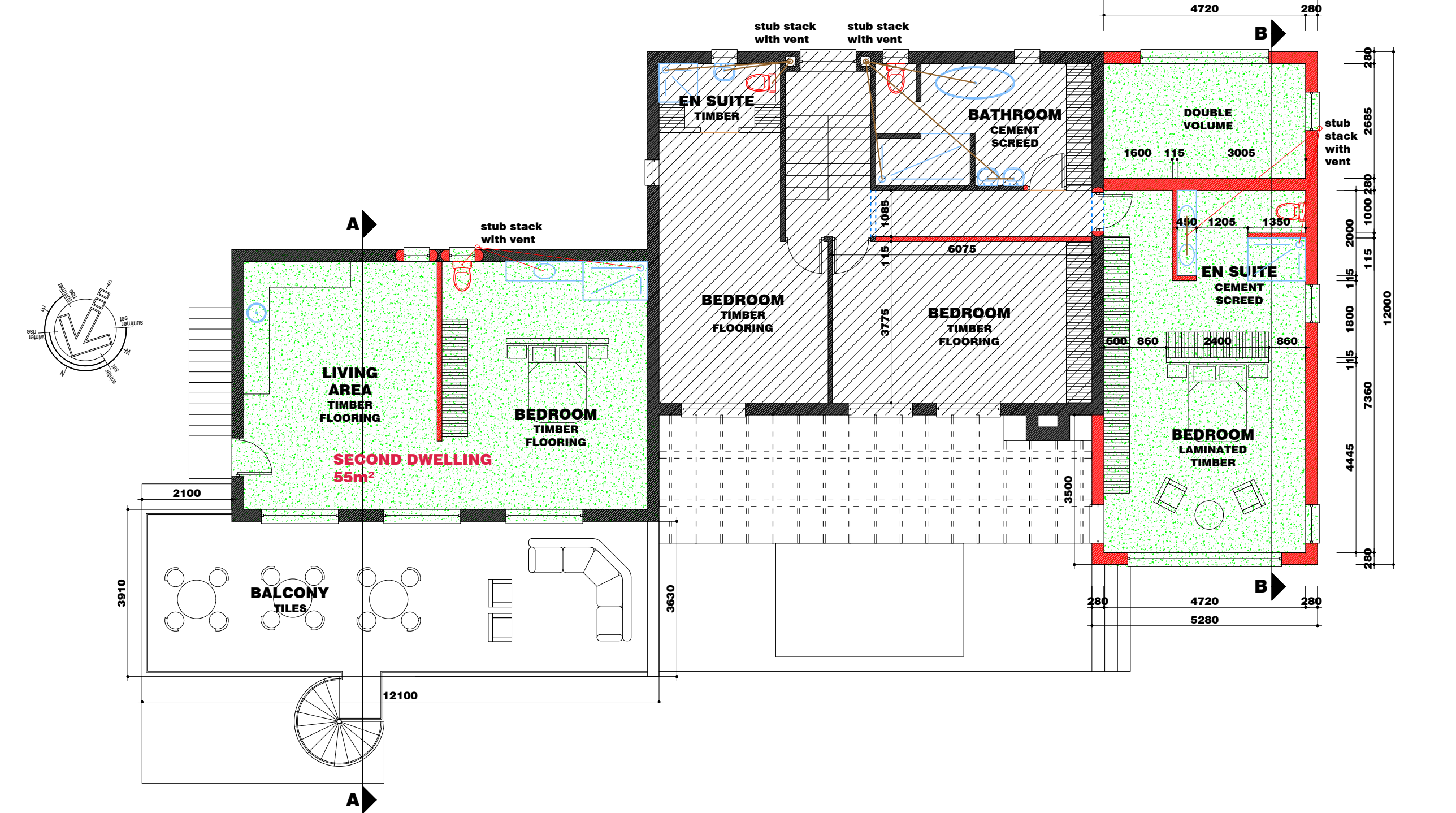
NORTH EAST ELEVATION

SCALE 1:100



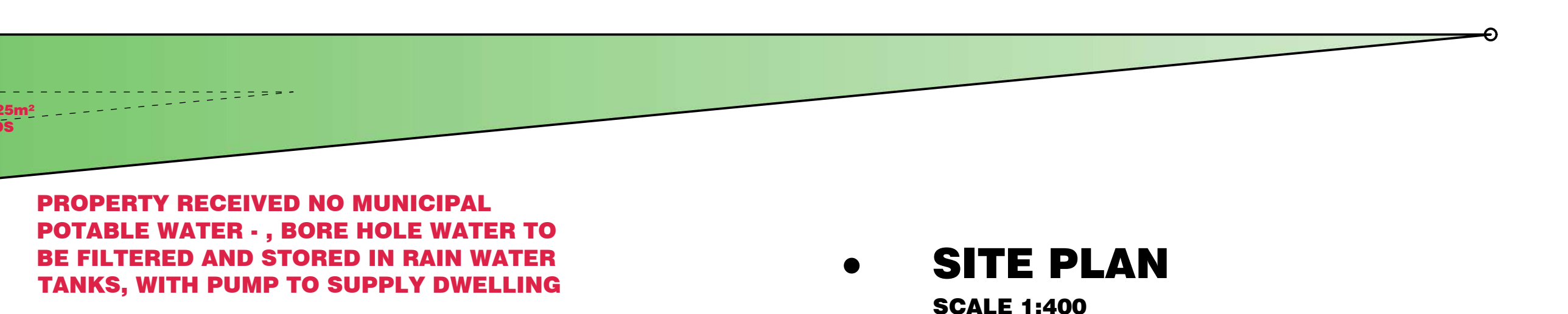
GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100



PROPERTY RECEIVED NO MUNICIPAL POTABLE WATER - , BORE HOLE WATER TO BE FILTERED AND STORED IN RAIN WATER TANKS, WITH PUMP TO SUPPLY DWELLING

SITE PLAN

SCALE 1:400

PARAMETERS:

EXISTING:	
ground floor:	195.60m ²
first floor:	90.85m ²
TOTAL:	286.45m ²

PROPOSED:	
extensions to ground floor:	64.50m ²
extensions to first floor:	110.70m ²
basement level:	81.20m ²
TOTAL:	256.40m ²

TOTAL AREA:	542.85m ²
TOTAL FOOTPRINT:	259.50m ²

SITE AREA:	2162.00m ²
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COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL:	12.00%

PLEASE NOTE:
THESE ARE MUNICIPAL DRAWINGS ONLY AND MAY NOT BE USED AS CONSTRUCTION DRAWINGS.
ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DRAUGHTSPERSON'S ATTENTION PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF ANY BUILDING WORKS.

HOUSE FERREIRA

CLIENT:	MS C FERREIRA
PROPERTY:	REMAINDER OF FARM 263 STELLENBOSCH
ADDRESS:	KLOOF ROAD STELLENBOSCH
DRAWING:	COUNCIL SUBMISSION

REVISIONS:

•	A	change done	date	person
•	B	change done	date	person
•	C	change done	date	person
•	D	change done	date	person

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SCALE:	PAGE:	DATE:
as shown	1 of 2	2023-11-18

EXACT PLAN
architectural drawings

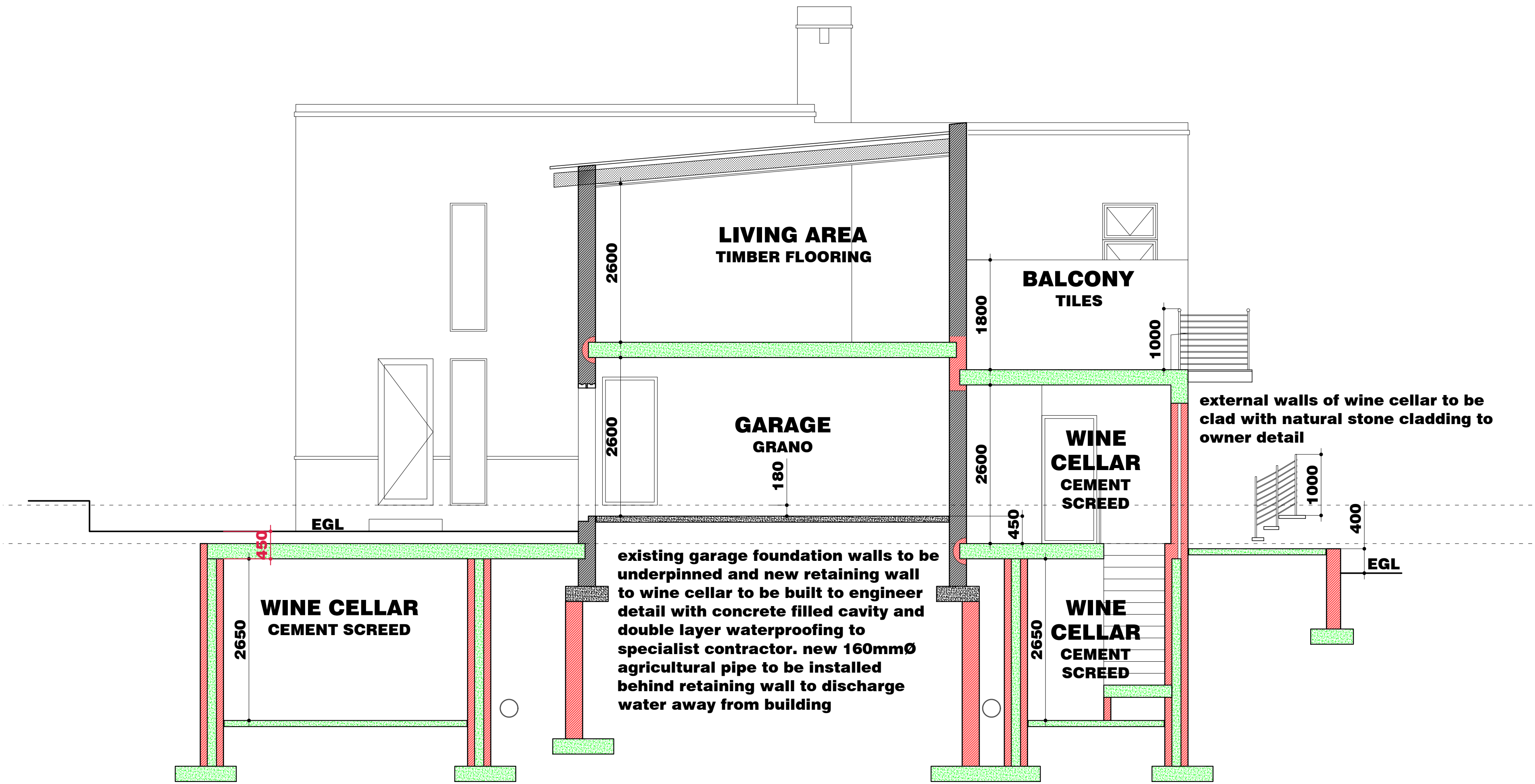
MICHELLE DE BRUYN
SACAP REG NO: PAD 24744614

102 DE HULK WAY
PENHILL ESTATE

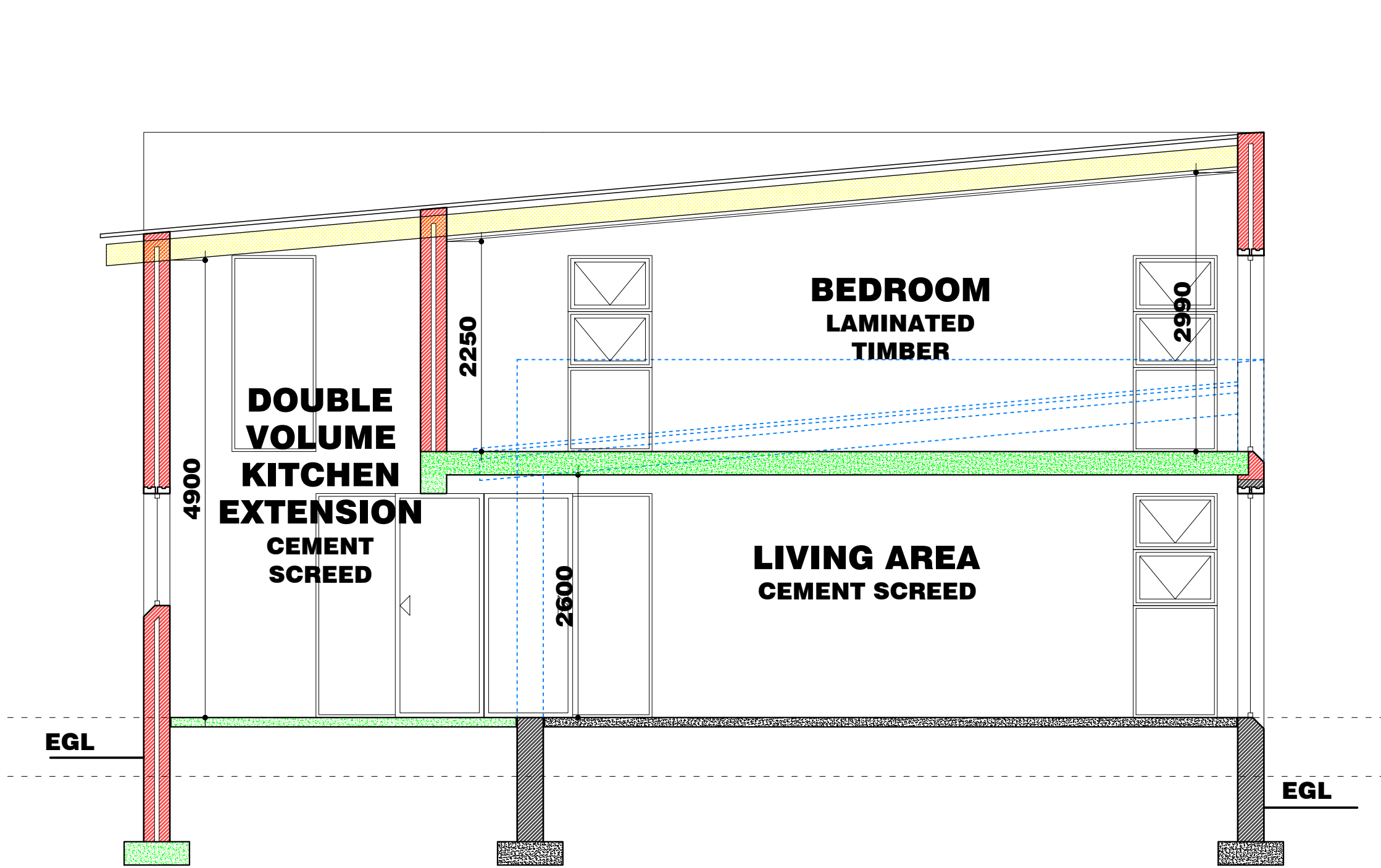
TEL: 072 2748 123
EMAIL: EXACTPLAN@GMAIL.COM

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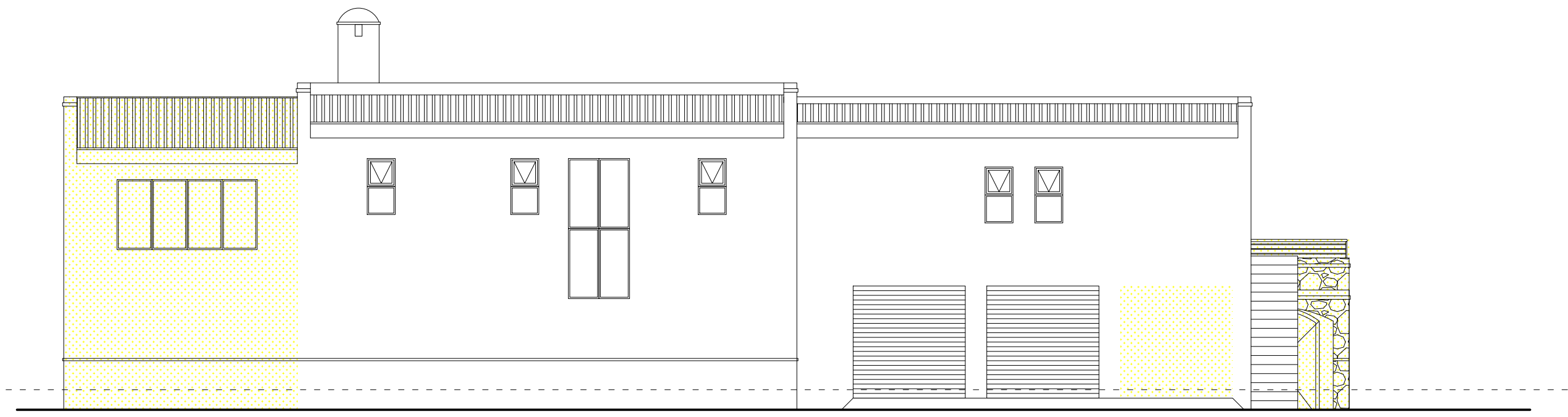
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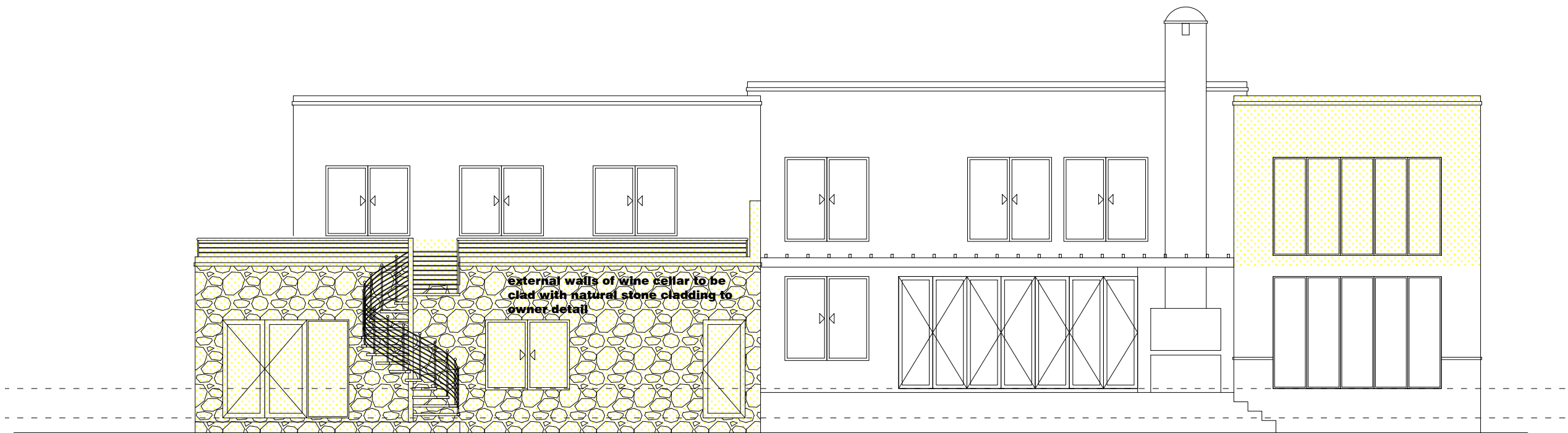
SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50



SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100

PARAMETERS:	
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first floor:	90.85m²
TOTAL:	286.45m²
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HOUSE FERREIRA

CLIENT:	MS C FERREIRA
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ADDRESS:	KLOOF ROAD STELLENBOSCH
DRAWING:	COUNCIL SUBMISSION

REVISIONS:			
•	A	change done	date person
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•	C	change done	date person
•	D	change done	date person

DRAWING NUMBER:	
01330-carla - stb263-20231002	

SCALE:	PAGE:	DATE:
as shown	2 of 2	2023-11-18

EXACT PLAN architectural drawings	072 274 123 021 902 0036 exactplan@gmail.com
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MICHELLE DE BRUYN SACAP REG NO: PAD 24744614

102 DE HULK WAY PENHILL ESTATE

TEL: 072 2748 123 EMAIL: EXACTPLAN@GMAIL.COM

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