



Application Number: LU/12048  
Our File Reference Number: 2020 628  
Your Reference Number: Erf 284, Raithby  
Enquiries: mlh architects and planners  
Contact No: 021 424 3210  
Email address: alleng@mlh.co.za  
Date: 17 March 2021

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199 Loop Street,  
Cape Town, 8001, South Africa  
PO Box 15002, Vlaeberg, 8018  
Tel +27 21 424 3210  
E-mail reception@mlh.co.za  
Web www.mlh.co.za

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

**REGISTERED MAIL**

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX

Sir/Madam

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

- Application Property Address: Vredenburg Farm, Winery Road, Raithby
- Application Property Number: Erf 284 Raithby
- Applicant: mlh architects and planners  
Email: [alleng@mlh.co.za](mailto:alleng@mlh.co.za)  
Contact No.: 021 424 3210
- Owner: The Milnerton Estates Ltd  
Email: [andrew@me-group.co.za](mailto:andrew@me-group.co.za)  
Contact No.: 021 464 3100
- Application Reference: LU/12048
- Application Type: Consent Use & Departure

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

1. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 for a **Consent Use** to operate a 20 bedroom Tourist Accommodation Establishment in order to accommodate 5 additional guest cottages together with the existing main dwelling and two additional dwelling units with a total capacity of 40 transient guests of which 5 bedrooms in the main dwelling has already been approved.
2. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 for a **departure** to relax the common building line (adjacent to Farm 1023) from 5m to 3.4m in order to accommodate the proposed tourist accommodation establishment.

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: mlh architects and planners: Allen Goosen - alleng@mlh.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 **15 April 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 021 424 3210, Monday – Thursday, between the hours of 08h30 and 17h00.

Yours faithfully



**Allen Goosen**  
mlh architects and planners

**mlh****architects & planners**

Aansoeknommer: LU/12048  
Aansoeker Verwysingsnommer: 2020 628  
Munisipale Lêerverwysingsnommer: Erf 284, Raithby  
Navrae: **mlh** architects and planners  
Kontaknommer: 021 424 3210  
E-pos adres: [alleng@mlh.co.za](mailto:alleng@mlh.co.za)  
Datum: 17 Maart 2021

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**AFRIKAANSE WEERGAWE VAN ADVERTENSIE:**

**KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK AAN GEINTERESEERDE EN  
GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.**

**GEREGISTREERDE POS**

XXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXX

Meneer/ Mevrou

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

Adres van aansoek eiendom: Vredenburg Farm, Winery Road, Raithby  
Aansoek eiendom beskrywing: Erf 284 Raithby  
Aansoeker: mlh architects and planners  
E-pos: [alleng@mlh.co.za](mailto:alleng@mlh.co.za)  
Kontak No.: 021 424 3210.  
Eienaar: The Milnerton Estates Limited  
E-pos: [andrew@me-group.co.za](mailto:andrew@me-group.co.za)  
Kontak No.: 021 464 3100  
Aansoek Verwysing: LU/12048  
Tipe Aansoek: Vergunningsgebruik en afwyking

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Verordening op die Grondgebruiksbeplanning van Stellenbosch Munisipaliteit, afgekondig deur kennisgewing nommer 354/2015, gedateer 20 Oktober 2015, vir 'n Vergunningsgebruik vir die bestuur van 'n 20 slaapkamer toeristeverblyf eenheid d.m.v. 5 addisionele kothuse, tesame met die bestaande hoofwoning en twee addisionele wooneenhede met 'n totale kapasiteit van 40 verbygaande gaste, waarvan 5 slaapkamers in die hoofwoning reeds goedgekeur is.
2. Aansoeke word gedoen ingevolge artikel 15(2)(b) van die Verordening op die Grondgebruiksbeplanning van Stellenbosch Munisipaliteit, afgekondig deur kennisgewing nommer 354/2015, gedateer 20 Oktober 2015, vir n afwyking van die

gemeenskaplike boulyn (aangrensend aan Plaas 1023) vanaf 5m tot 3.4m ten einde die voorgestelde toeristeverblyfplek te akkommodeer.

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 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, 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 ingligting 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:  
mlh architects and planners: Allen Goosen - alleng@mlh.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 **15 April 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 424 3210, Maandag - Donderdag, tussen 08:30 en 17:00.

Die uwe



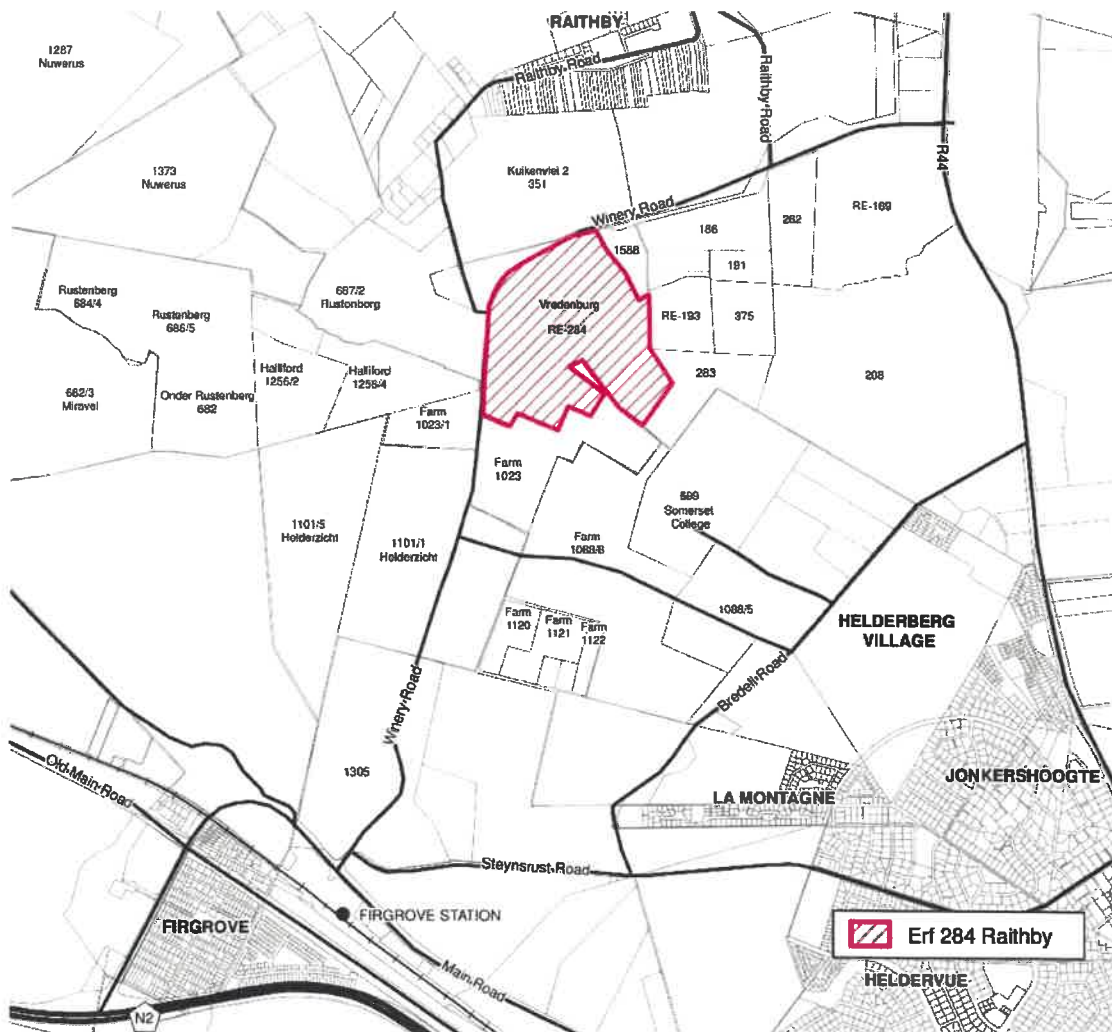
Allen Goosen  
mlh architects and planners

## ERF 284, RAITHBY – CONSENT USE & DEPARTURE

### Introduction

Erf 284 is known as Vredenburg and it is situated close to Raithby within the local Winery Road – Raithby valley.

It is proposed to develop 5 new additional tourist dwellings (13 rooms, 26 guests) and convert 2 existing additional dwellings (2 bedroom, 4 guests) to tourist accommodation units. Along with the existing 5 bedrooms (10 guests) in the guest house, the total guest accommodation will be 40 guests.



### Locality Plan

### Summary of Development

The **Development Proposal** is to:

- develop 5 x additional tourist dwelling units:
  - 3 x "Type A" units (1 Bedroom suites @ 39m<sup>2</sup> per unit)
  - 2 x "Type B" units (2 Bedroom suites @ 101m<sup>2</sup> per unit).
- convert existing 2 x cottages (one bedroom each @ 35m<sup>2</sup> each) into the "tourist accommodation establishment".

- The 7 x tourist accommodation units will augment the existing 5-bedroom bed & breakfast building and further expand the local agri-tourism footprint and economy, ensuring a more sustainable operation;
- These units will function as self-catering, temporary accommodation for tourists coming to and moving through the Raithby Valley and greater Stellenbosch, Winelands area.
- The proposed architectural theme will complement the existing contemporary Cape Dutch style theme.

The Proposed **Consent Use:**

A tourist accommodation establishment is permitted in terms of the existing Agriculture and Rural zoning as a **consent use**, hence this application. It is important to note that this consent use ties into the existing guest house and associated self-catering cottages already existing and approved on site.

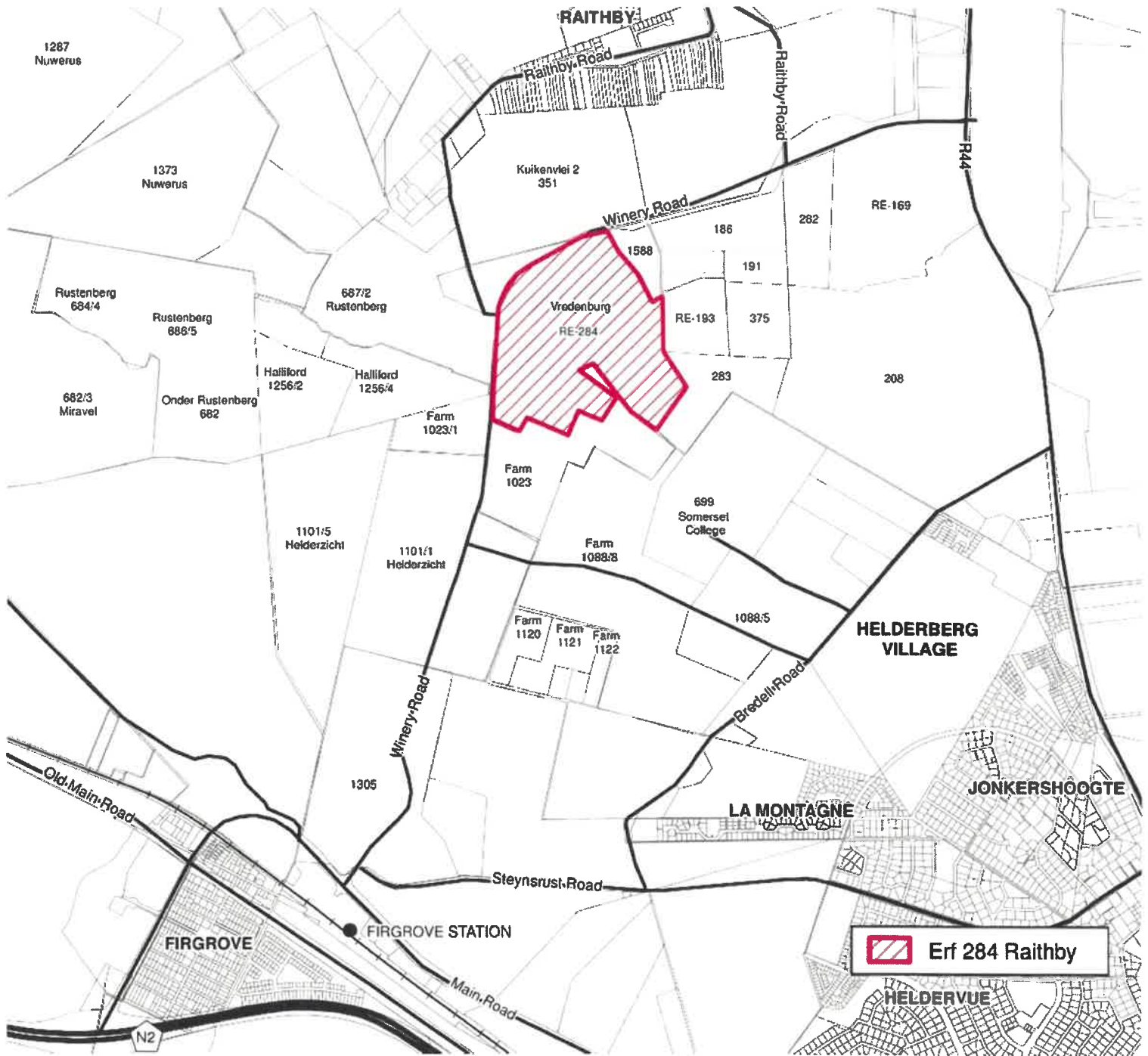
The Proposed **Departure:**

In order to avoid demolishing the existing low garden wall, which has some heritage value, two of the cottages need to straddle the 5m common building line with farm 1023 by approximately 1m at most.



**Site Plan**





1287  
Nuwerus

1373  
Nuwerus

Rustenberg  
684/4

Rustenberg  
888/5

682/3  
Miravel

Onder Rustenberg  
682

Halliford  
1256/2

Halliford  
1256/4

Farm  
1023/1

Kuikenlei 2  
351

687/2  
Rustenberg

Vredenburg  
RE-284

Farm  
1023

1101/5  
Helderzicht

1101/1  
Helderzicht

Farm  
1088/3

699  
Somerset  
College

Farm  
1120

Farm  
1121

Farm  
1122

1088/5

HELDERBERG  
VILLAGE

JONKERSHOOGTE

LA MONTAGNE

Steynsrust Road

Winery Road

Old Main Road

FIRGROVE STATION

FIRGROVE

Main Road

N2

 Erf 284 Raithby

HELDERVUE

RAITHBY

Raithby Road

Raithby Road

R44

Winery Road

RE-169

186

282

1588

191

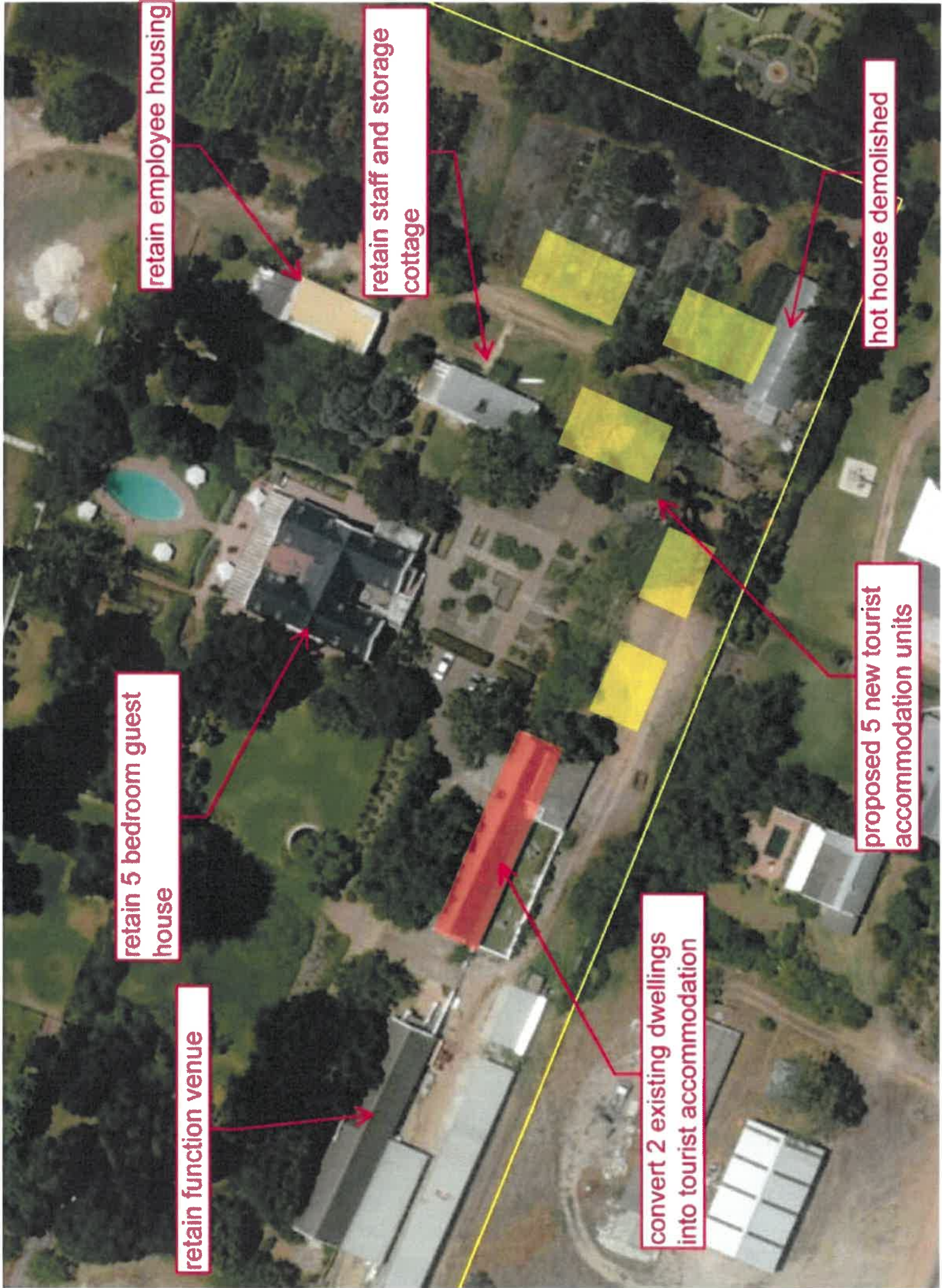
375

RE-193

208

283

Bredell Road



retain employee housing

retain staff and storage cottage

hot house demolished

retain 5 bedroom guest house

proposed 5 new tourist accommodation units

retain function venue

convert 2 existing dwellings into tourist accommodation