

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

3<sup>rd</sup> Floor, Graphic Centre  
199 Loop Street,  
Cape Town, 8001, South Africa  
PO Box 15002, Vlaeberg, 8018  
Tel +27 21 424 3210  
E-mail [reception@mlh.co.za](mailto:reception@mlh.co.za)  
Web [www.mlh.co.za](http://www.mlh.co.za)

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

12 April 2023

Dear Sir/Madam

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

Application Property Address: Winery Road, Vredenburg Farm, Raithby

Application Property Number: Farm Erf 284 Raithby

Applicant:

Allen Goosen

Company: MLH Architects & Planners

Email & Contact no.: [allen@mlh.co.za](mailto:allen@mlh.co.za) / 021 424 3210

Owner:

The Milnerton Estates Ltd.

Email & Contact no.: [andrew@me-group.co.za](mailto:andrew@me-group.co.za) / 021 464 3100

Application Reference: LU/14880 (TP157/2022)

Application Type: Application for Consent Use

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

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 for a tourist facility for the continued use of the existing barn as a function venue (200 guests) and to use the werf area for functions as well as to utilise a portion of the existing stables for storage of catering equipment (used in conjunction with function venue) on Erf 284, Raithby.

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: (Allen Goosen / email: allen@mlh.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 of (12 May 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 021 464 3100 / 084 468 0914 during normal office hours (Mondays to Fridays between 9am to 5pm).

Yours faithfully

Allen Goosen



**mlh** architects & planners



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

**12 April 2023**

Liewe Meneer / Mevrou

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

Adres van aansoek eiendom: Vredenburg Plaas, Wineryweg, Raithby

Aansoek eiendom beskrywing: Erf 284 Raithby

Aansoeker:  
Allen Goosen  
Maatskappy: MLH Argitekta en Beplanners  
E-pos en Kontak nr.: [allen@mlh.co.za](mailto:allen@mlh.co.za) / 021 424 3210

Eienaar:  
The Milnerton Estates Ltd.  
E-pos en Kontak nr.: [andrew@me-group.co.za](mailto:andrew@me-group.co.za) / 021 464 3100

Aansoek Verwysing: LU/14880 (TP157/2022)

Tipe Aansoek: Aansoek om Vergunningsgebruik

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen ingevolge artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, afgekondig per kennisgewing nommer 354/2015, gedateer 20 Oktober 2015, vir 'n Vergunningsgebruik vir 'n toeristefasiliteit vir die voortgesette gebruik van die bestaande skuur as 'n funksielokaal (200 gaste) en om die werf vir funksies te gebruik, asook om 'n gedeelte van die bestaande stalle te benut vir stoor van spysenieringstoerusting (gebruik tesame met funksielokaal) op Erf 284, Raithby.

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-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 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: (Allen Goosen / e-pos: [allen@mlh.co.za](mailto:allen@mlh.co.za)). 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 **(12 Mei 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 021 464 3100 / 084 468 0914 gedurende normale kantoor ure (Maandae tot Vrydae tussen 9vm tot 5nm.).

Die uwe

Allen Goosen



**mlh** argitekthe & beplanners

## ERF 284, RAITHBY – CONSENT USE

### Introduction

Erf 284 is known as “Vredenburg Farm” and is situated close to Raithby within the local Winery Road Valley.

Application is made for *Consent Use* to permit the continued use of the existing barn as “Tourist Facility”, as well as to include the extended werf area around the barn, into the Tourist Facility consent area.

The well-established use of the existing barn as function venue and tourist facility within the existing Vredenburg manor context has been successful since 2015, without negative impacts on the Vredenburg farm, Vredenburg Manor werf, surrounding uses, neighbouring property owners and the rural character of the surrounding area.

The landowner also wishes to extend the Tourist Facility *consent area* to include the larger werf area. Interest and demand from visitors to the existing bar indicate a real interest in the use of the entire werf. This includes the existing Vredenburg Manor house, swimming pool, braai area, stables, existing cottages, and various parts of the gardens.

The extended area will not increase the current Tourist Facility Consent Use in terms of permitted activities or the maximum limit of 200 guests at any one time – only the area within which the permitted land uses can be exercised.

No additional construction will be required to enable the functionality of the current Tourist Facility Consent Use into the extended consent area.

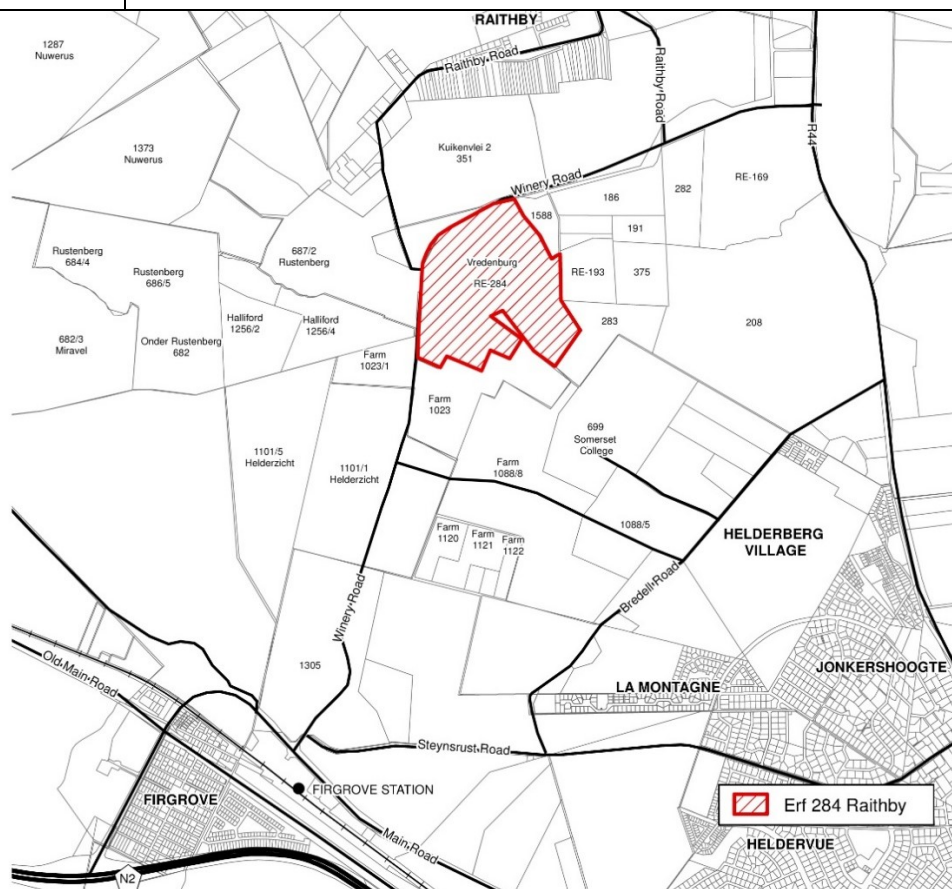
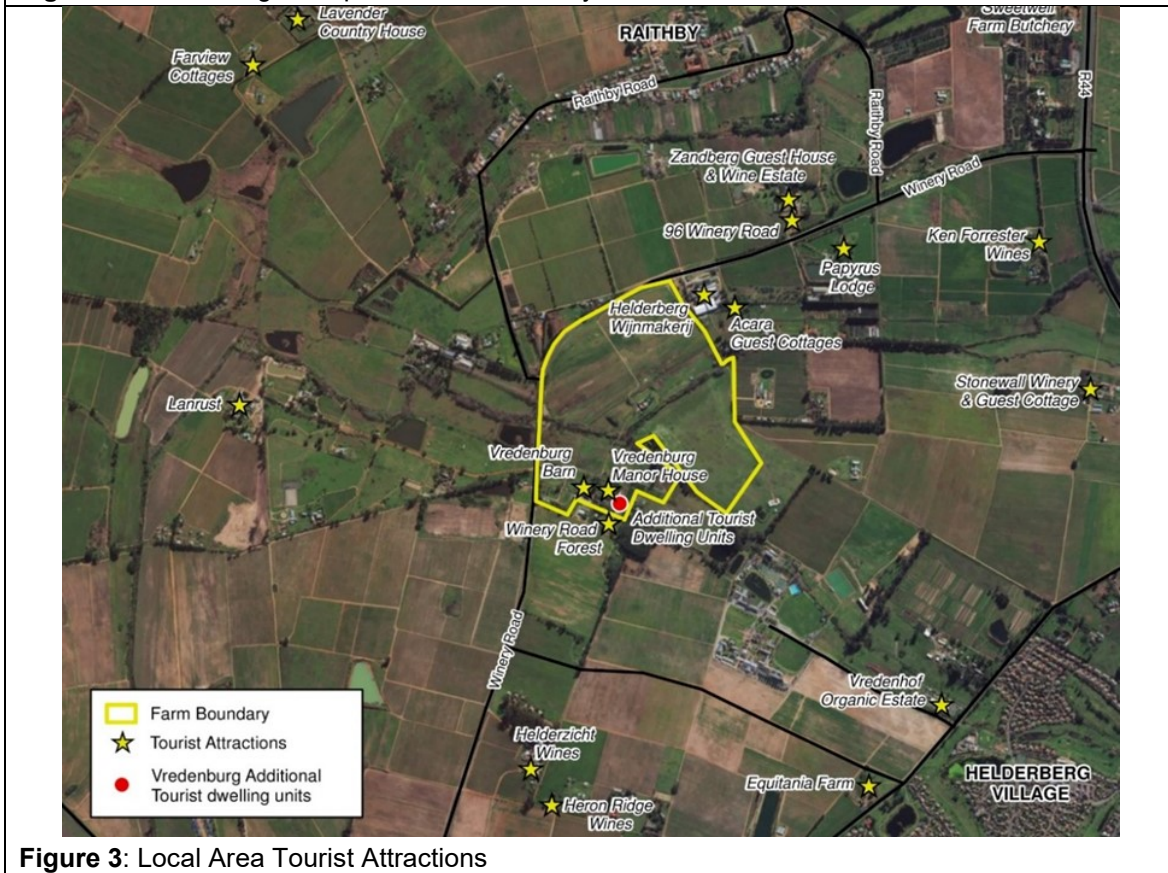


Figure 1: Vredenburg Farm Local Context & Locality





**Figure 2:** Aerial Image: Proposed Tourist Facility Consent area



**Figure 3:** Local Area Tourist Attractions

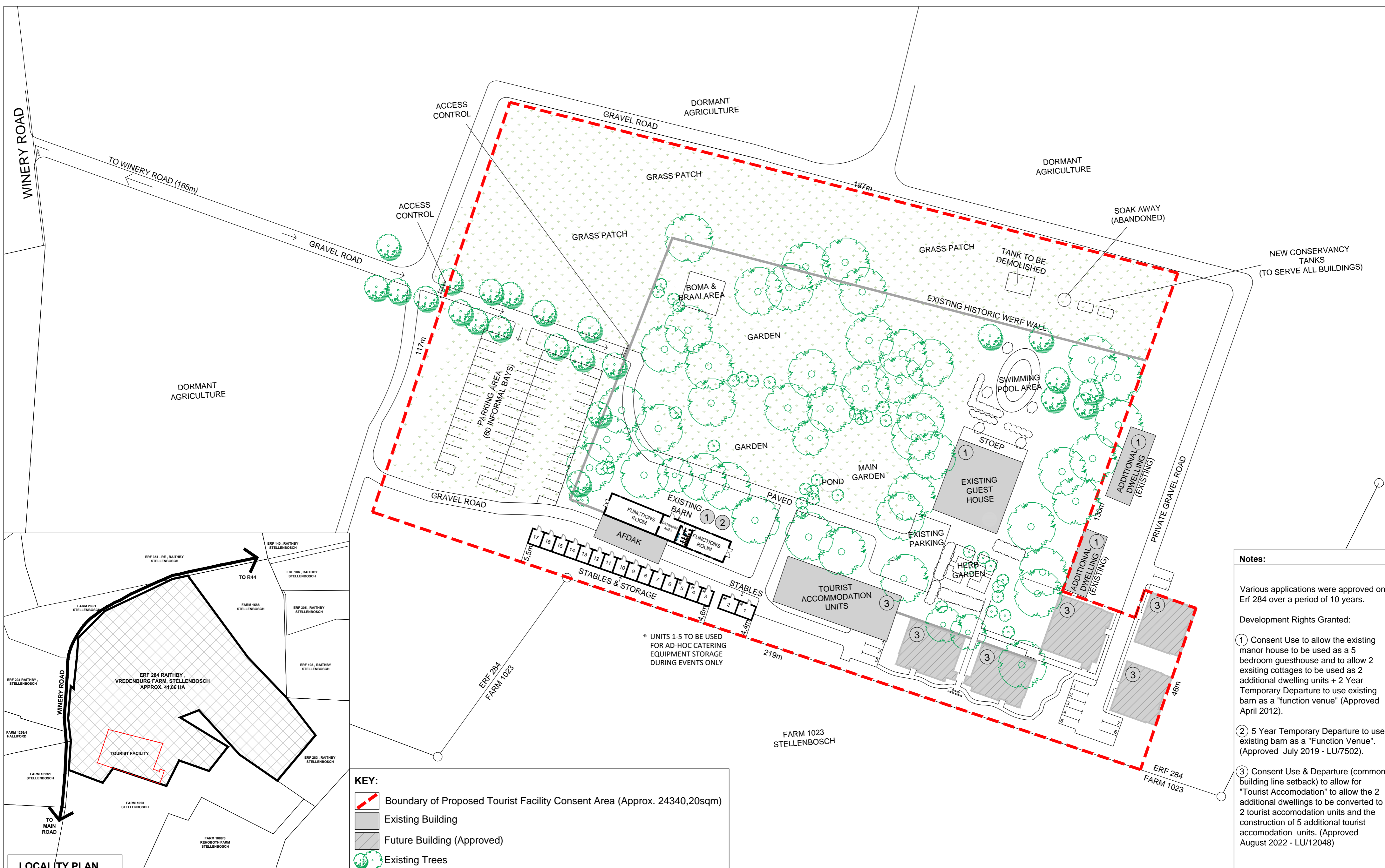
## THE APPLICATION

Land Use	<p>This Consent Use application does not introduce a new land use, new buildings, or increased visitors' threshold onto Erf 284.</p> <p>The barn as a 'Function Venue' was first approved in 2012 on a temporary Consent (and again in 2019) and has since been successful in generating a sustainable income for the farm without having negative impact on the surrounding uses and neighbours. The landowner therefore wishes to secure the necessary <i>permanent</i> rights to use the barn for functions along with the existing manor house, swimming pool, braai area, stables, and various parts of the gardens. Refer to <b>Annexure A</b>.</p> <p>The extended consent area will not permit multiple functions on the werf at the same time. It will only allow for a wedding, or a function permitted for the barn, to be extended to the wider werf area – as demarcated on <b>Figure 2 &amp; Annexure A</b>.</p> <p>The maximum number of 200 guests remains as before.</p> <p>The guest house and tourism accommodation will continue to operate under their own approved rights.</p> <p>The stables will be used for temporary storage of catering equipment during an event.</p>
Consent Use	<p>The Stellenbosch Municipal Zoning Scheme lists the definition of a '<b>Tourist Facility</b>' and is defined as:</p> <p><b>'Tourist Facilities'</b> describes land uses that provide facilities, amenities, and activities, aimed at tourists and visitors, such as shops, markets, restaurants, and places of entertainment (which may be licensed to sell alcohol), outdoor sport, conference facilities, place of assembly, wellness centres and/or open spaces, and may also include ancillary uses, limited industry only related to the manufacturing of clothing, food, beverages or making of craft items and/or art, a liquor store for the sale of alcoholic beverages for off-site consumption, provided that the alcoholic beverages are produced under license on the land unit, and examples include farm stalls, farm shops, farmers markets, farm deli, wine sales, wine tasting facilities, 4x4 or mountain bike trails, cycle and hiking trails, picnic facilities, function venues, brew-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie but excludes tourist accommodation, guest houses, bed-and-breakfast establishments and hotels;</p> <p>This is permitted in terms of the existing Agriculture and Rural zoning as a consent use, hence this land use application:</p> <ul style="list-style-type: none"><li>• Consent use in terms of section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2015.</li></ul>

**Annexure A**

SITE PLAN





**Notes:**

Various applications were approved on Erf 284 over a period of 10 years.

Development Rights Granted:

- Consent Use to allow the existing manor house to be used as a 5 bedroom guesthouse and to allow 2 existing cottages to be used as 2 additional dwelling units + 2 Year Temporary Departure to use existing barn as a "function venue" (Approved April 2012).
- 5 Year Temporary Departure to use existing barn as a "Function Venue". (Approved July 2019 - LU/7502).
- Consent Use & Departure (common building line setback) to allow for "Tourist Accommodation" to allow the 2 additional dwellings to be converted to 2 tourist accommodation units and the construction of 5 additional tourist accommodation units. (Approved August 2022 - LU/12048)

**KEY:**

- Boundary of Proposed Tourist Facility Consent Area (Approx. 24340,20sqm)
- Existing Building
- Future Building (Approved)
- Existing Trees

**LOCALITY PLAN**

**mlh architects & planners**

GRAPHIC CENTRE, 199 LOOP STREET, CAPE TOWN, PO BOX 15002, VLAEBERG 8018  
 TELEPHONE +27 21 4243210, FAX +27 21 4247810  
 E-MAIL mlh@mlh.co.za, WEBSITE www.mlh.co.za

Drawing			Issue Status			Client		
<b>SITE PLAN</b>			PDF: (P)_2023 636_Plans_SDP-3636-02			<b>THE MILNERTON ESTATES</b>		
TOURIST FACILITY CONSENT AREA			DWG: (N)_2023 636_Working Drawings_SDP-3636-02					
Project Number	Drawing Number	Revision	Drawing Scale	Issue Date	Save Date	Project		
2023 636	SDP-3636-02	1	NOT TO SCALE	2023-02-23	2023-02-23	<b>ERF 284 RAITHBY VREDENBURG FARM PERMANENT CONSENT FOR TOURIST FACILITY</b>		