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

24 February 2022

Dear Sir/Madam

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

**Application Property Address:** Rustenburg Farm, Winery Road, Raithby

**Application Property Number:** Erf 294 Raithby

**Applicant:** mlh architects and planners  
Email: [alleng@mlh.co.za](mailto:alleng@mlh.co.za)  
Contact No.: 021 4243210

**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/13380

**Application Type:**

**Rezoning from Agricultural/Rural zone to Community Zone: Erf 294, Raithby (Rustenburg Addiction Care)**

Application in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law (2015) for the rezoning of ±2.56ha of Erf 294, Raithby from Agriculture and Rural Zone to Community Zone for the establishment of a welfare institution for a health care facility (in-patient rehabilitation centre) of maximum 40-beds, for sufferers of substances abuse and eating disorders in existing buildings and a new building of ±230m<sup>2</sup>.

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 mlh architects & planners: email alleng@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 **28 March 2022**.

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 **(021-4243210)** during normal office hours.

Yours faithfully

Allen Goosen  
mlh architects & planners



## **KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEÏNTRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.**

24 Februarie 2022

Geagte Meneer/Mevrou

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

**Adres van aansoek eiendom:** Rustenburg Plaas, Winery Road

**Aansoek eiendom beskrywing:** Plaas 294 Raithby

**Aansoeker:** mlh argitekate & beplanners

Epos: [alleng@mlh.co.za](mailto:alleng@mlh.co.za)

Contact No.: 021 4243210

**Eienaar:** The Milnerton Estates Ltd

Email: [andrew@me-group.co.za](mailto:andrew@me-group.co.za)

Contact No.: 021 464 3100

**Aansoek Verwysing:** LU/13380

**Tipe Aansoek:**

**Hersonering van Landbou/Landelikesone na Gemeenskapsone: Erf 294, Raithby (Rustenburg Addiction Care)**

Aansoek word gedoen ingevolge Artikel 15(2(a) van die Stellenbosch Verordening op Munisipale Grondgebruiksbeplanning, 2015, vir die hersonering van 'n  $\pm 2.56$ ha gedeelte van erf 294, Raithby, van Landbou en Landeliksone na Gemeenskapsone vir die vestiging van 'n welsynsinstantie (in-pasiënt rehabilitasiesentrum) vir maksimum 40-beddens, vir lyers aan dwelm middels en eetversteurings in betaande en 'n nuwe gebou van  $\pm 230$ m<sup>2</sup>.

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 gediën 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 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; mlh argitekte en beplanners; alleng@mlh.co.za**. 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 **28 Maart 2022**.

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 021-4243210 gedurende normale kantoor ure.

Die uwe

Allen Goosen  
mlh argitekte & beplanners



- Legend**
- Farm Portions
  - Ef
  - Notification
  - Application Area

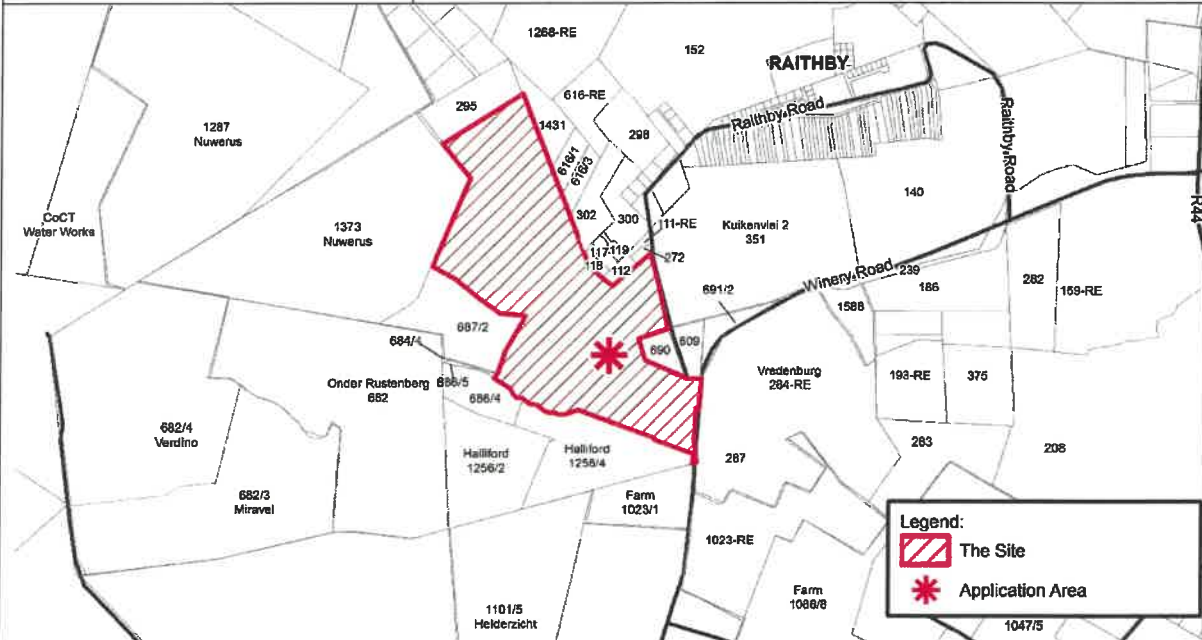
Map Center: Lon: 18°47'28.6"E  
 Lat: 34°15'1.8"S  
 Scale: 1:9 028  
 Date created: January 27, 2022

## ERF 294, RAITHBY – REZONING

### Introduction

Erf 294 is known as Rustenburg and it is situated close to Raithby within the local Winery Road – Raithby valley.

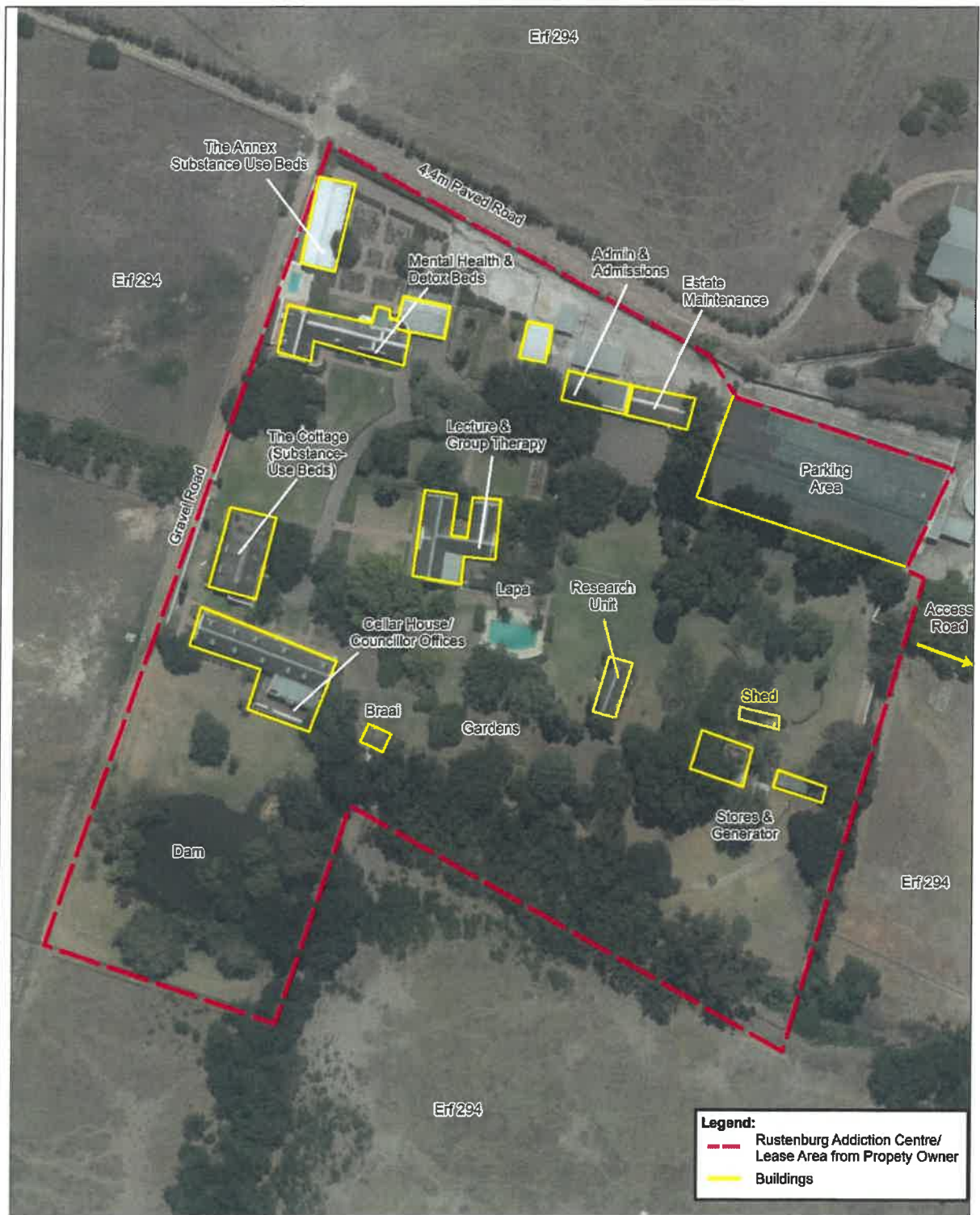
The proposed rezoning is to ensure the continued use of existing buildings (on  $\pm 2.56$ ha of the property) as an in-patient rehabilitation centre, which treats substance abuse and eating disorders. The facility is being managed by Rustenburg Addiction Care and has been operating for the last eight years on the site under a temporary land use departure.



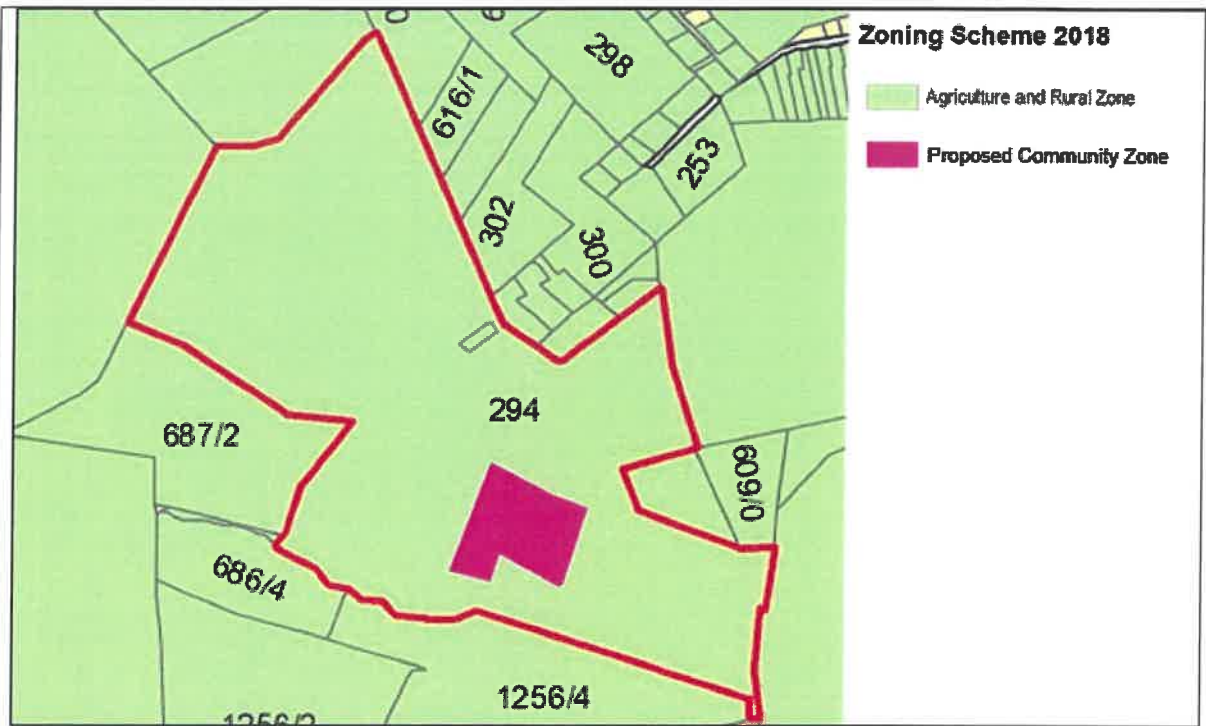
### Locality Plan

#### Summary of Development

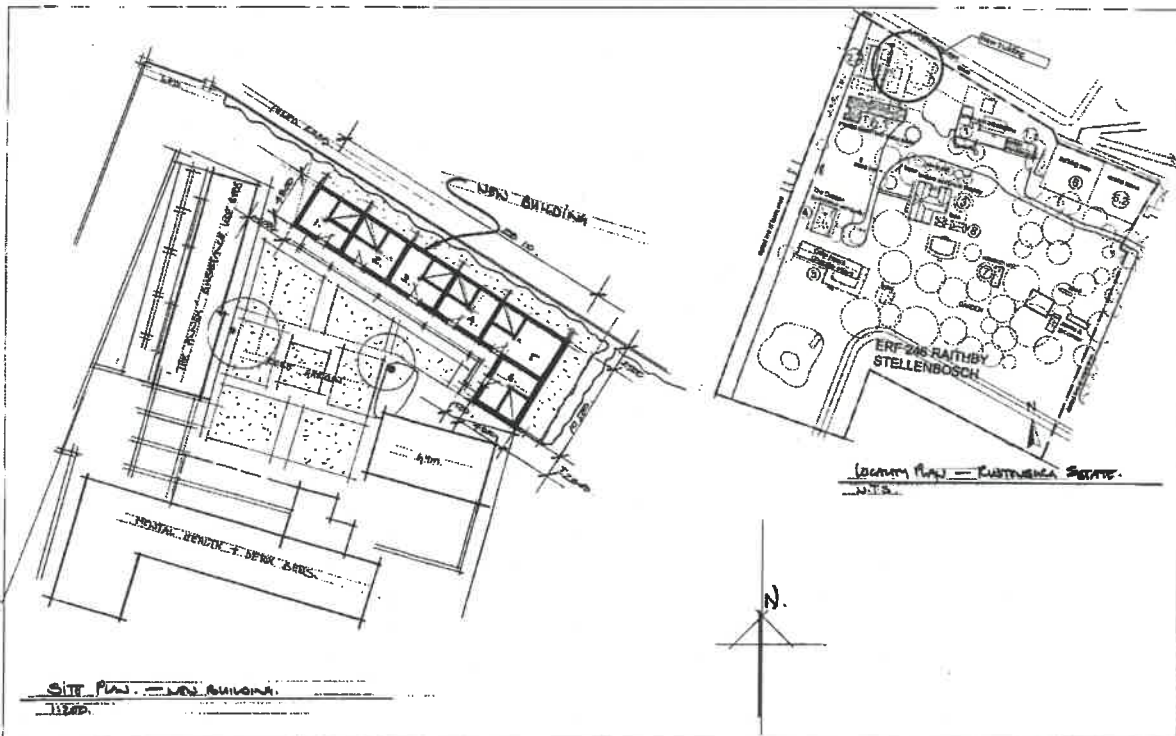
- The "in-patient rehabilitation centre" will continue to accommodate a maximum of 40 patients;
- The extent of the facility will remain unchanged;
- Adequate on-site parking is provided;
- Updated installation of existing services will be done;
- The centre has been a success during its time operating from the site, with no negative implications to the local area, while providing an important health-care service in addition to the permanent employment;
- The facility is fully-licensed by the Department of Social Development and Health;
- In addition to providing in-patient treatment to sufferers of substance abuse and eating disorders, the Centre also provides subsidised, off-site treatment to previously disadvantaged, at-risk learners from schools in the Helderberg and Stellenbosch area;



**Site Plan: Existing Facilities**



**Existing & Proposed Spot Rezoning**



Client	MILNERTON ESTATES	Drawing	CITY PLAN & LOCATION PLAN	Site Status	FOR INFORMATION	 <small>©2014 mlh architects &amp; planners. All rights reserved. Tel: 021-959-4111. Fax: 021-959-4112. Email: info@mlh.co.za</small>	
Title	RUSTENBERG NEW ACCOMMODATION	Project Number	2283_154	Drawing Number	01		
Architect		Scale	1:1000	Client	MILNERTON ESTATES	Drawn By	
Check		Issue Date	15/01/2014	Approved By		Drawn Date	01/01/2014

**Existing and Proposed Building**





**STELLENBOSCH**

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# **NOTICE: LAND USE APPLICATION**

**PLEASE CONSULT THE PLANNING PORTAL FOR FURTHER DETAILS**

**STELLENBOSCH MUNICIPAL WEBSITE ([www.stellenbosch.gov.za](http://www.stellenbosch.gov.za))**

**ADVERTISING PERIOD: 24 February 2022 – 28 March 2022**

**Erf 294 Raithby**

**ENQUIRIES: mlh architects and planners**

**CONTACT No: 021 424 3210**

**EMAIL ADDRESS: [alleng@mlh.co.za](mailto:alleng@mlh.co.za)**