

Verw/Ref: FP/0823/1092

29 October 2024

:Date/Datum

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Dear Mr/Ms:

APPLICATION TO ALLOW A CONSENT USE FOR TOURIST FACILITIES

REMAINDER FARM 27, STELLENBOSCH (WILD CLOVER FARM)

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

Application Property Address: Abutting the R304 Road (to the west)

Application Property Number: Remainder Farm 27, Stellenbosch (Wild Clover Farm)

Applicant: First Plan Town and Regional Planners, e-mail address info@firstplan.co.za, tel 021 930 7183

Owner: Strobe Properties (Pty)Ltd

Application Reference: LU/17324 (TP804/2024)

Description of land development proposal:

Application is made in terms of Section 15(2) of the Stellenbosch Municipal By-Law on Municipal Land Use Planning, 2023 for the following:

- A Consent Use in terms of Section 15(2)(o) of the said by-law for a Tourist Facility in order to use utilise an existing structure as a function venue.

The following information is provided with this notice:

- A Locality Plan
- Site Plans
- Summary of the application

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.

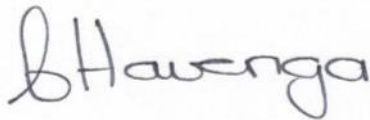
You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **(First Plan Town and Regional Planners, info@firstplan.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 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 **021 930 7183 or 073 1951 040** during normal office hours.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'CHavenga', is written over a light blue rectangular stamp.

Christine Havenga
FIRST PLAN TOWN AND REGIONAL PLANNERS

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Geagte Mnr/Me:

APPLICATION TO ALLOW A CONSENT USE FOR TOURIST FACILITIES (

REMAINDER FARM 27, STELLENBOSCH (WILD CLOVER FARM)

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

Adres van aansoek eiendom: Aanliggend aan die R304 Pad (aan die westekant)

Aansoek eiendom beskrywing: Restant Plaas 27, Stellenbosch (Wild Clover Plaas)

Aansoeker: First Plan Stads- en Streekbeplanners, e-pos adres info@firstplan.co.za, tel 021 930 7183

Eienaar: Strobe Properties (Pty)Ltd

Aansoek Verwysing: LU/17324 (TP804/2024)

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 15(2) van die Stellenbosch Munisipale Verordening op Munisipale Grondgebruikbeplanning, 2023 vir die volgende:

- 'n Vergunningsgebruik ingevolge Artikel 15(2)(o) van die genoemde verordening vir 'n Toeristefasiliteit ten einde 'n bestaande struktuur as 'n funksielokaal te gebruik.

Die volgende inligting word saam met hierdie kennisgewing verskaf:

- 'n Liggingsplan
- Terreinplanne
- Opsomming van die aansoek

Kennis word hiermee gegee in terme van die voorskrifte 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 tydspan 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, 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

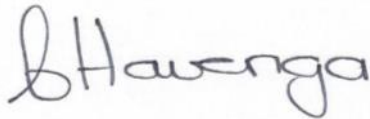
kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **(First Plan Stads- en Streekbeplanners, info@firstplan.co.za)**. Deur 'n beswaar, kommentaar of verhoë te rig, 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 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **021 930 7183 or 073 1951 040** gedurende normale kantoor ure.

Die uwe

A handwritten signature in black ink, appearing to read 'CHavenga', written in a cursive style.

Christine Havenga
FIRST PLAN TOWN AND REGIONAL PLANNERS

APPLICATION TO ALLOW A CONSENT USE FOR TOURIST FACILITIES

REMAINDER FARM 27, STELLENBOSCH (WILD CLOVER FARM)

SUMMARY OF APPLICATION

The intention of this application is to obtain approval for a Consent Use to allow for a Tourist Facility (Function Venue) to operate from an existing building on Remainder Farm 27 Stellenbosch.



Locality Plan: Remainder Farm 27 Stellenbosch is demarcated in red



Site Plan of the Farm showing the existing land uses on the farm

The venue is primarily utilised for weddings on weekends and public holidays. On weekday evenings, however, smaller corporate and private events are occasionally hosted as well. The venue can accommodate up to 200 persons, but most weddings have approximately 100 attendees.

On the next page is a Site Plan showing the extent of the facility, access thereto and the proposed parking area.



Site Development Plan

As per the notice, the full report can be requested from First Plan Town and Regional Planners. All submission documentation is also uploaded on Stellenbosch Municipality's website.