STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14635 (TP111/2022)
Our File Reference Number: Farm 484/11, Stellenbosch
Your Reference Number: V30-113
Enquiries: Ulrich von Molendorff
Contact No: 021 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir/Madam

APPLICATION IN TERMS OF SECTION 15(2)(O) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015 FOR CONSENT USE ON FARM NO. 484/11, STELLENBOSCH DIVISION

1. The above application refers. This letter replaces my letter dated 17 July 2023, in that it addresses the correct recommendation and additional condition of approval (3.14).

2. The duly authorised decision maker has decided on the above application as follows:

   2.1 That the application in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, October 2015 for consent use for a tourist facility in order to use the existing conference facility building and outside lawn area for functions and receptions on Farm No. 484/11, Stellenbosch Division;

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

   3.1 The approval only applies to the consent use application under consideration, as indicated on the Site Development Plan with File No. V 30-113 and Drawing No. 4, drawn by P-J Le Roux Town and Regional Planners and dated September 2022 (attached as **Annexure B**), and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

3.2 The development be undertaken generally in accordance with the Site Development Plan with File No. V 30-113 and Drawing No. 4, drawn by P-J Le Roux Town and Regional Planners and dated September 2022 (attached as **Annexure B**).

3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.4 Building plans must be generally in accordance with the Site Development Plan with File No. V 30-113 and Drawing No. 4, drawn by P-J Le Roux Town and Regional Planners and dated September 2022 and the amended Floor Layout Plan with Plan No. BP/10/2638, drawn by Ben Burger Architects and dated September 2022 (attached as **Annexure B**).

3.5 The conditions imposed by the Directorate: Infrastructure Services as contained in their internal memo dated 22/11/2022 (attached as **Annexure G)** be complied with.

3.6 The conditions imposed by the Western Cape Directorate of Infrastructure: Transport Infrastructure Branch as contained in their letter dated 26/05/2023 (attached as **Annexure G**) be complied with.

3.7 Effective traffic control be provided for access off Vlaeberg Road, at the access gates and to the parking area.

3.8 No directorial, advertisement, or any other signs may be erected prior to the approval of Stellenbosch Municipality or the competent authority.

3.9 The land use hereby permitted shall only operate between 08:00 and 23:00 from Mondays to Sundays.

3.10 The land use hereby permitted, and premises must comply with the relevant health regulations at all times.

3.11 The land use hereby permitted shall not create any undue noise or be a nuisance to the neighbouring farms and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

3.12 No outdoor amplified sound is permitted during functions and receptions.

3.13 No more than one event (function, reception, conference, or any other) is permitted on the farm at any given time.

3.14 The tourist facility be limited to the existing building in extent of ±378m² and the lawn area of ±800m² with a maximum capacity of 150 guests.

3.15 The primary use of the farm must remain agriculture with the tourist facility and tourist accommodation establishment functioning as secondary use.

4. Matters to be noted:

4.1 The subject farm is located outside the Stellenbosch Municipality area of electricity supply. All electrical requirements should be directed to Eskom. All electrical work to comply with SANS142 and Municipal Bylaws.

4.2 The conditions contained in the land use decision letter dated 11/01/2007, attached as **Annexure H** remain valid.

5. The reasons for the above decision are as follows:

5.1 The proposed non-agricultural land use is ancillary to the existing approved tourist facility and tourist accommodation establishment.

5.2 The proposal is of such a scale and nature that its impact on the agricultural potential of the farm and surrounding area will not be affected.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

(I) First names and surname;
(II) ID number;
(III) Company of Legal person's name (if applicable)
(IV) Physical Address;
(V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

(i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

(ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is and offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The approved tariff structure may be accessed and viewed on the municipal website (https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs) and the banking details for the General Account can also be accessed on the municipal website (https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file).

11. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

25/7/2023
DATE

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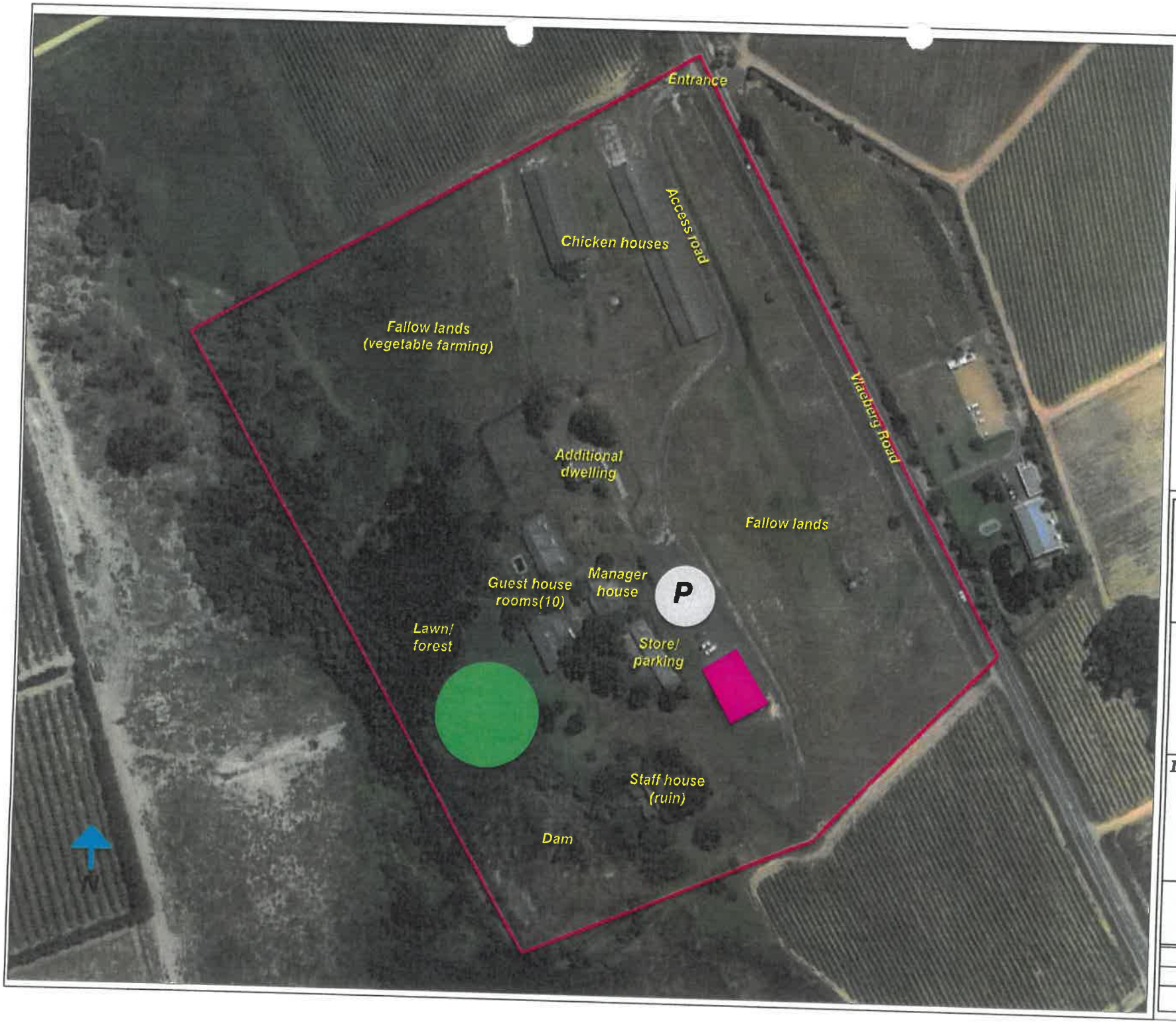
ANNEXURE B

SITE PLAN



TOURIST FACILITIES

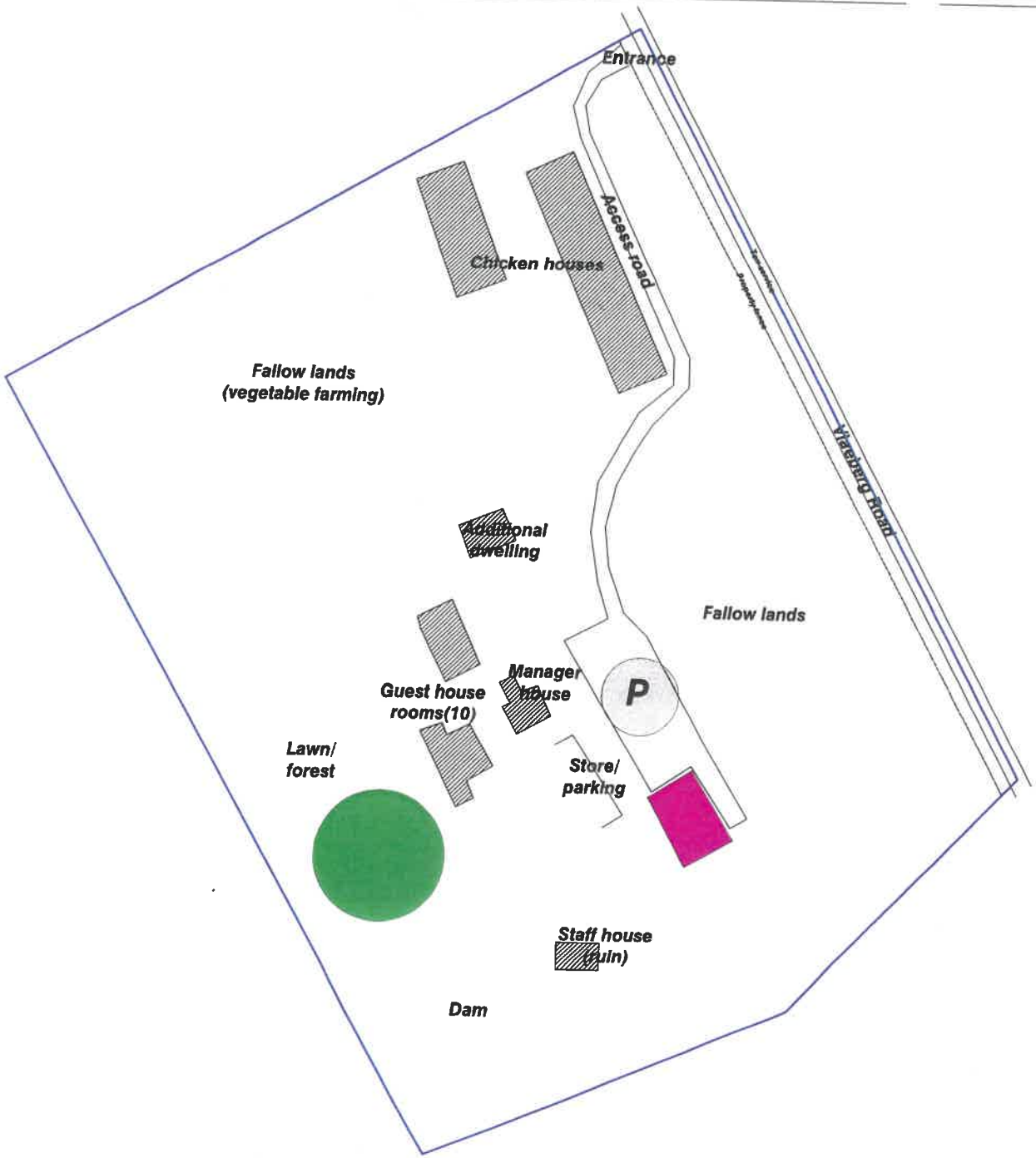
- Venue for functions and receptions (±378m² and 150 guests)
- Outside venue area ±800m²
- P — Parking

Project: Application for Consent Use: Portion 11 of Farm No. 484 Stellenbosch

Description: Site Development Plan

DEANNIE

Skaal	N.T.S	Leer nr.	V 30-113
Teken	PJLR	Datum	SEPTEMBER 2022
Keur	PJLR	Tekening nr.	4



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- Outside venue area ±800m²
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[redacted]

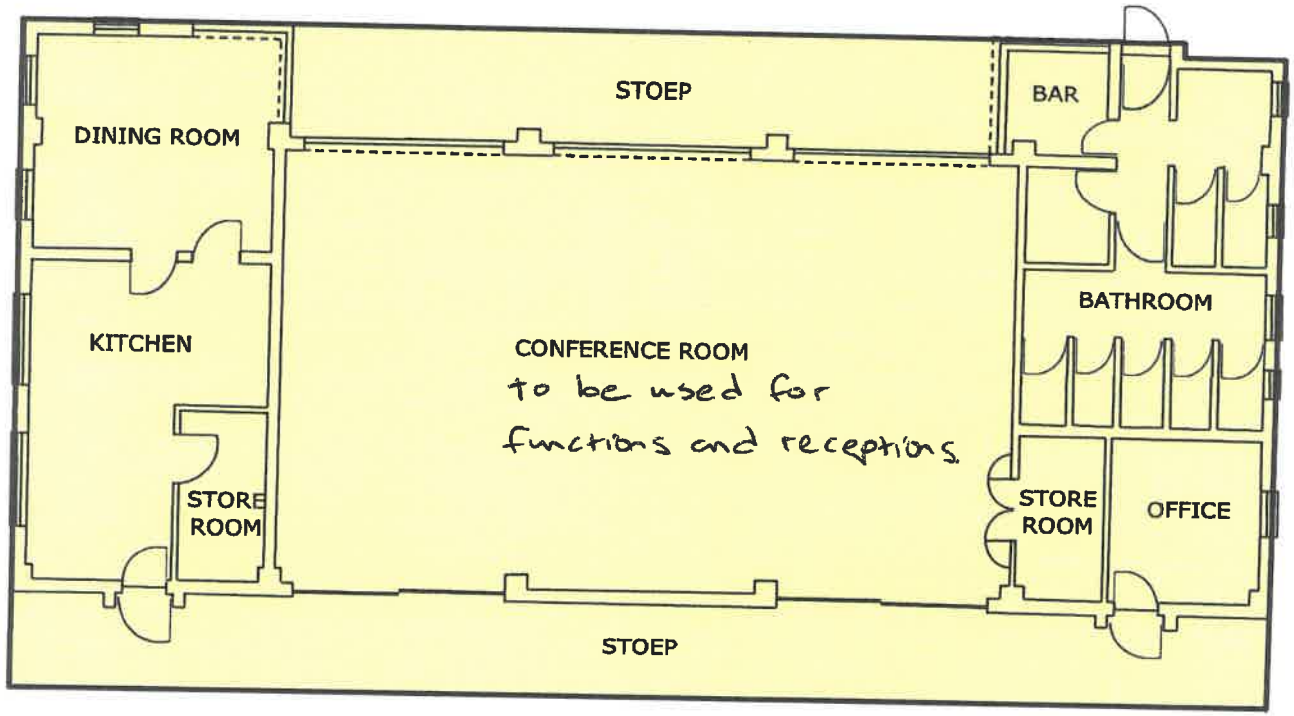
Project: Application for Consent Use: Portion 11 of Farm No. 484 Stellenbosch

Description: Site Development Plan

DEANNIE

Skaal	N.T.S	Lêer nr.	V 30-113
Teken	PJLR	Datum	SEPTEMBER 2022
Keur	PJLR	Tekening nr.	4

FLOOR PLAN LAYOUT



BUILDING AREA:	235m²
STOEP AREA:	143m²
TOTAL	**378m²**

APPLICANT :

P-J LE ROUX TOWN PLANNERS PTY LTD ON BEHALF OF MBALI LIVING PTY LTD

PROJECT :

PORTION 11 OF FARM ONRUST NO. 484 STELLENBOSCH, WESTERN CAPE PROVINCE

APPLICATION :

APPLICATION FOR CONSENT USE FOR TOURIST FACILITY

DESIGNER : GdV
DATE : SEPT/2022
OFFICE : **PAARL**

AS PER APPROVED PLAN PREPARED BY BEN BURGER ARCHITECTS
PLAN NO: BP/10/2638
APPROVED: 19/10/2010

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ANNEXURE G

COMMENTS FROM DEPARTMENTS

STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Bulelwa Mdoda**
From ▫ Van:	**Manager: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**22 Nov 2022**
Our Ref ▫ Ons Verw:	**Civil LU 2427**
Your Ref:	**TP111/2022**
Re ▫ Insake:	**Farm 484/11, Stellenbosch:**

The application is recommended for approval, subject to the following:

1. Civil Engineering Services

1.1 No objection, no municipal services are affected.

1.2 The Owner will be responsible for own services provision ito water and sewer.

1.3 Water quality must comply with SANS 241 standards.

1.4 No septic tanks are allowed.

2. Roads

2.1 Access is from a provincial road (DR1052) – please obtain approval from Provincial Roads Engineer.

3. Development Charges (DCs)

3.1 The following DC's are payable: See **Development Charge Calculation** attached.

3.2 The DC's were calculated by using the 2022/2023 tariff structure. If DC's are paid after 30 June 2023 it will have to be recalculated by using the tariff structure applicable at date of payment.

3.3 The appropriate DC's are payable before building plan approval or the facility being put to use.

4. Electrical Engineering

4.1 Refer to Annexure: Electrical

Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\00 Developments\2427 () Farm 484-11 Stellenbosch (TP111-2022)\2427 () Farm 484-11 Stellenbosch (TP111-2022).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	2427 () Farm 484-11 Stellenbosch (TP111-2022)
Development Name:	
Date:	22 November 2022
Financial Year:	2022/2023
Erf Location (Select from 7 Locations):	Polkadraai
Vehicle Ownership (Select Normal or Low):	Normal
Erf Region (Select Urban or Rural):	Rural
Erf No:	484-11
DC Parameters Reference:	Page 3 of motivation report

SUMMARY OF DC CALCULATION							
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day	persons	
Total Increased Services Usage:	3.2	2.8	0.12	0.16	40	8	
Total Service Usage Reduction:	0	0	0	0	20.0	0	
Total Service Usage after Reduction:	3.20	2.80	0.12000	0.160	20.0	8	
Total Development Charges before Deductions:	R -	R -	R -	R 14 016.64	R 371 040.00	R -	R 385 056.64
Total Deductions:	R -	R -	R -	R -	R 185 520.00	R -	R 185 520.00
Total Payable (excluding VAT):	R -	R -	R -	R 14 016.64	R 185 520.00	R -	R 199 536.64
VAT:	R -	R -	R -	R 2 102.50	R 27 828.00	R -	R 29 930.50
Total Payable (including VAT):	R -	R -	R -	R 16 119.14	R 213 348.00	R -	R 229 467.14

APPLICANT INFORMATION	
Application Processed by:	T King
Signature:	
Notes:	DCs applicable to 800m2 lawn area only (to be used for functions) and will generate additional trips.

Polkadraai

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)						
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water (No)	Sewer (No)	Stormwater (No)	Solid Waste (Yes)	Roads & Transport (Yes)	Community (No)	Total
Residential	Single Residential - >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -
	Single Residential - >500m2	du							0	R -	R -	R -	R -	R -	R -	R -
	Single Residential - >250m2	du							0	R -	R -	R -	R -	R -	R -	R -
	Single Residential - <250m2	du							0	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -
Accom.	Student Accommodation/Commune	rooms							0	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -
	Converted Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -
	Hotel/Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA				800			800	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R 14 017	R 371 040	R -	R 385 057
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -
	School/University/College/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -
Non-dwelling	Public Open Space	ha							0	R -	R -	R -	R -	R -	R -	R -
	Private Open Space	ha							0	R -	R -	R -	R -	R -	R -	R -
	Natural Environment	ha							0,0000	R -	R -	R -	R -	R -	R -	R -
	Public Roads and Parking	ha							0,0000	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0			0							R -
									0							R -
Deduct	Total Development Charges before Deductions															R -
	Deductions per service (amount)									R -	R -	R -	R 14 017	R 371 040	R -	R 385 057
	Additional Deduction per service - from Service Agreement (sum)									R -	R -	R -	R -	R 185 520	R -	R 185 520
Totals	Sub Total after Deductions (excluding VAT)									R -	R -	R -	R 14 016.64	R 185 520.00	R -	R 199 536,64
	VAT									R -	R -	R -	R 2 102.50	R 27 828.00	R -	R 29 930,89
	Total									R -	R -	R -	R 16 119.14	R 213 348.00	R -	R 229 467,14

Western Cape Government

Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: TPW/CFS/RP/LUD/REZ/SUB-25/435 (Job 29887)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

FILE NR: F 484/11 S
SCAN NR:
COLLABORATOR NR: 780356

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
29 MAY 2023
RECEIVED

Attention: Mr U von Molendorff

Dear Sir

PORTION 11 OF FARM ONRUST 484, STELLENBOSCH: DIVISIONAL ROAD DR1052: APPLICATION FOR CONSENT USE (FUNCTION VENUE)

1. The application V30-11325 received from P-J le Roux Town and Regional Planners dated 23 September 2022 refers.

2. The application entails the utilisation of the existing approved conference facility building (±378m² including stoep) and outside lawn area (±800m²) on the farmstead also for the purposes of functions and receptions with a maximum capacity of 150 guests. This function venue will work in conjunction with the approved conference facility which operates from the same building.

3. The motivation report confirmed that access to the property is via an existing formal farm entrance in the north-eastern corner of the subject property. This entrance provides access to all the existing buildings on the subject property via an internal gravel road. This road also leads to the existing large parking area abutting the approved conference facility.

4. Divisional Road 1052 (DR1052) is directly affected by this application at ±km3.3.

5. A site visit confirmed the following:

5.1. The posted speed limit on DR1052 is 80 km/h requiring 240m shoulder sight lines in both directions at the entrance. The affected access adheres to the minimum safe shoulder sight lines for stop condition at the posted speed limit.

5.2. A sliding security gate and build entrance gate structure is present at the entrance with stacking distance of approximately 20m.

5.3. The access surface is substandard in terms of type of surfacing (gravel) and needs to be replaced with a permanent surface (premix or pavers).

6. This Branch has no objection to the application received for Consent Use for Portion 11 of Farm Onrust 484; Stellenbosch subject to the following conditions:

6.1. The access surfacing to be upgraded to a permanent surface by the applicant to the geometric standards of this Branch (15m radius and to the width of the security gate/wall structure) and under the supervision of the District Roads Engineer in Paarl (Mr S Bain – stewart.bain@westerncape.gov.za tel: 021 863 2020); and

7. On-site parking must be provided in accordance with the Scheme Regulations of Stellenbosch Municipality.

Yours Sincerely

SW CARSTENS
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE**
DATE: 26 MAY 2023

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ANNEXURE H

APPROVED LAND USE APPLICATION AND BUILDING PLANS

29

Your Ref:
My Ref: Farm 484 (Mrs H Deacon - 8088657)

REGISTERED POST

2007-01-11

Alwi Theart Development Planners
P O Box 7257
STELLENBOSCH
7599

Sir

APPLICATION FOR THE REZONING AND A CONSENT USE ON FARM 484, STELLENBOSCH

With reference to your application dated 2005-08-30, the following was resolved:

1. that approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of a portion (±375 m²) of farm 484, Stellenbosch, from Agriculture Zone I to Residential Zone V, to accommodate 10 guest rooms;
2. that in terms of Regulation 4.6 of the Section 8 Scheme Regulations of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), a consent use be approved for the conversion of an existing building on farm 484, Stellenbosch, to an additional dwelling;
3. that in terms of Regulation 4.6 of the Section 8 Scheme Regulations of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), a consent use be approved on farm 484, Stellenbosch, for a conference facility (± 240 m²); and
4. the above approval is subject to the following conditions in terms of Section 42(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985):

(i) the approval applies only to the rezoning and consent use in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
(ii) the additional dwelling must serve as the main dwelling on the property and no new buildings will be permitted as the main dwelling unit;
(iii) the sewer system must be constructed in accordance with the EMS waste treatment process, subject to the submission of the schematic layout and operational protocol of the said system to the Head of Sanitation;
(iv) all sewer and storm water must not create a nuisance on the property;
(v) all wash water from the kitchen in the tourist facility must go through a fat catcher before it flows into the sewer system;

RD 857 701 1942

P.6/2. 12/1

(vi) the applicant must connect to the Council's refuse removal system;

(vii) if any of the activities on the property creates noise, it is the owner's responsibility to do the necessary tests and provide this department with the results. (The SABS User Code 0103 of 1994 as well as the Regulations of the Environment Conservation Act, 1989 (Act 73 of 1989, must be used as a guideline.);

(viii) if food is prepared on the property, to be sold to the public, an application has to be made to the Stellenbosch Municipality for the necessary license as well as to the Cape Winelands District Municipality for a Certificate of Acceptability in terms of R918 of 30 July 1999;

(ix) all food preparation and handling on the premises must comply with R918;

(x) sufficient clean piped drinking water must be available;

(xi) the existing access from Vlaeberg Road (Divisional Road 1052) at log km 3.30 must be the only access used to the public facility and all other accesses to be closed;

(xii) no advertisements or any other signs visible from the proclaimed road may be erected without the prior written approval of the District Roads Engineer: Paarl;

(xiii) the access from Vlaeberg Road must comply with the standard as laid down by the District Municipality;

(xiv) no surface water, ground or storm water may be polluted as a result of any activities on the site;

(xv) all the requirements of the National Water Act (NWA), 1998 (Act 36 of 19998), must be adhered to at all times;

(xvi) solid waste must be managed in accordance with the requirements of Section 20 of the Environment Conservation Act, 1989 (Act 73 of 1989);

(xvii) authorization has been given for a chlorine disinfection unit/chamber to be added to the SANTECH Waste Water Treatment System that is presently in operation on the property;

(xviii) authorization is granted for the treatment and disposal of an estimated 4 – 5 m^3 per day of domestic effluent by treating it and irrigating and/or storing the final treated effluent;

(xix) all recommendations as contained in the WQMR must be adhered to;

(xx) irrigation may not take during the wet winter months;

(xxi) irrigation may not take place above the 100 year floodline, or alternatively, closer than 100 meters from the edge of a water resource or a borehole which is utilized for drinking water or stock watering;

(xxii) no discharge of irrigation water from the dam, the treatment plant and the reed bed into any storm water channel may take place unless the water complies with the general effluent limits for discharge;

(xxiii) the requirements as contained in Schedule 2 of the named Government Notice must be adhered to;

(xxiv) the monitoring programme to monitor the quality and quantity of the above mentioned effluent must be submitted to the office of the Department of Water Affairs and Forestry on a monthly basis under the reference 16/2/7/G204/B93;

(xxv) the following parameters must be analysed: Electrical Conductivity (mS/M), pH, Chemical Oxygen Demand (mg/l), Sodium Adsorption Ration, E-coli cfu/100ml, Total suspended solids and NH^3;
(xxvi) an on-scale parking layout has to be submitted for approval;
(xxvii) building plans for any alterations must be submitted to the Stellenbosch Aesthetics Committee for approval;
(xxviii) the Council may request landscaping should it become necessary in the future;
(xxix) all the above and any other changes to any existing services of this Local Authority (Stellenbosch Municipality) shall be for the account of the applicant;
(xxx) the applicant is responsible for all costs necessary to comply with all the conditions unless otherwise specified;
(xxxi) the owners or his/her assignee must confirm in writing that the aforementioned conditions are understood and will be adhered to at all times;
(xxxii) these conditions of approval imposed must be made known to any new owner and/or developer and are binding on any new owner and/or developer;
(xxxiii) Council reserves the right to impose further conditions if needed; and
(xxxiv) The applicant is hereby reminded that failure to comply with any of these conditions, shall be regarded an offence and will be dealt with by using the appropriate legal mechanisms.

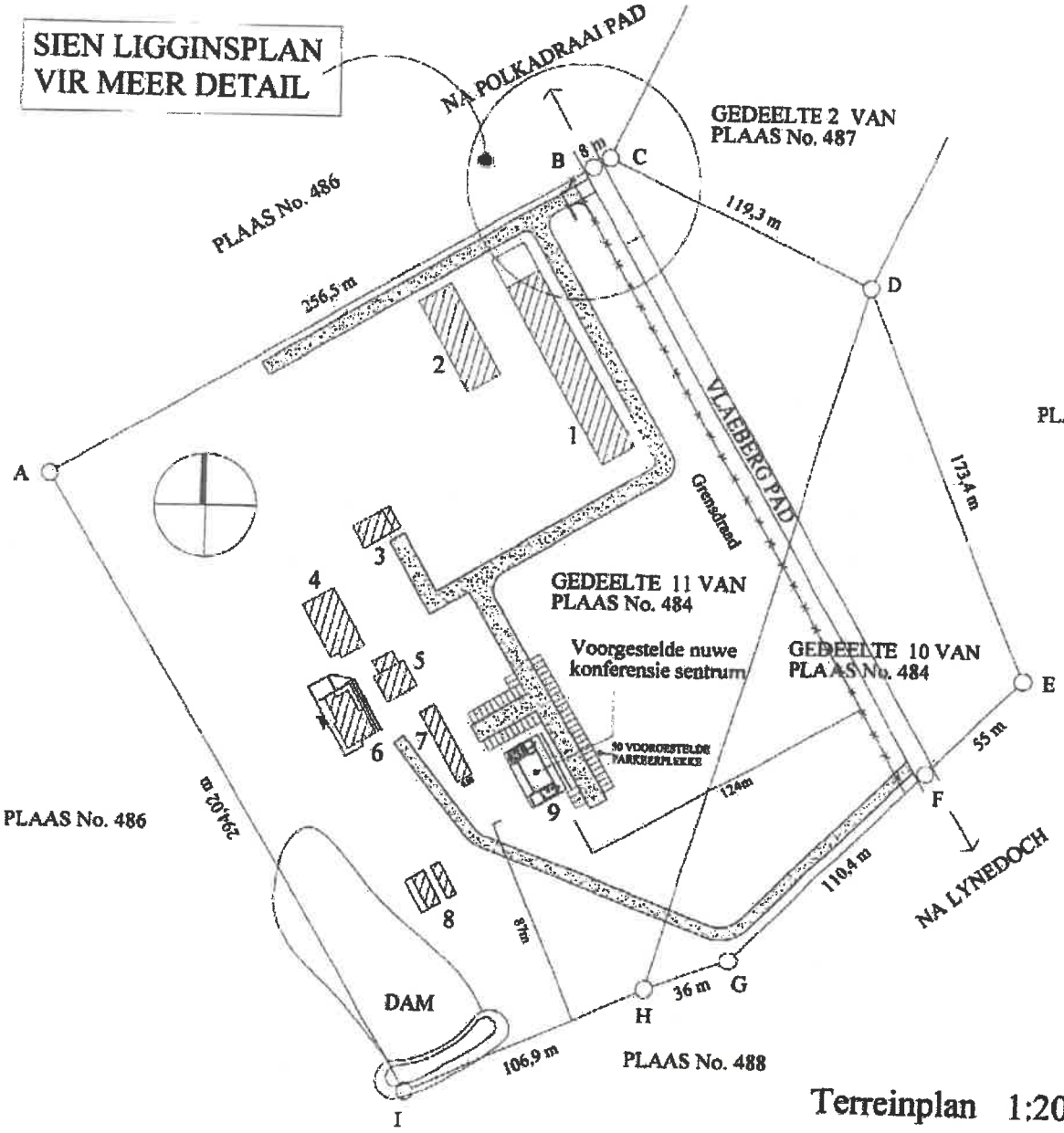
With reference to the above decision, please note that in terms of Section 62 of the Municipal Systems Act, 2000 (Act 32 of 2000), you have the right to lodge an appeal against the Council's decision/conditions. If you wish to appeal, you must provide me with your written motivated appeal, together with a cheque to the amount of R250,80, namely the appeal fees, within twenty-one (21) days from the date of registration of this letter.

Also note that at the conclusion of the above internal appeal procedure, you will receive the right to appeal in terms of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

Yours faithfully

p. **EXECUTIVE DIRECTOR: ECONOMIC FACILITATION SERVICES**
PL484SJ10

SIEN LIGGINSPLAN
VIR MEER DETAIL



Terreinplan 1:2000

LEGENDE

1 Stoor
2 Stoor
3 Bestaande kothuis
4 Victoriaanse huis
5 Plaasbestuurder se huis
6 Hoofhuis
7 Onderdak parkering
8 Werkershuise
9 Voorgestelde nuwe konferensie sentrum

Interne pad

BP/10/2153 10

25/10/2010

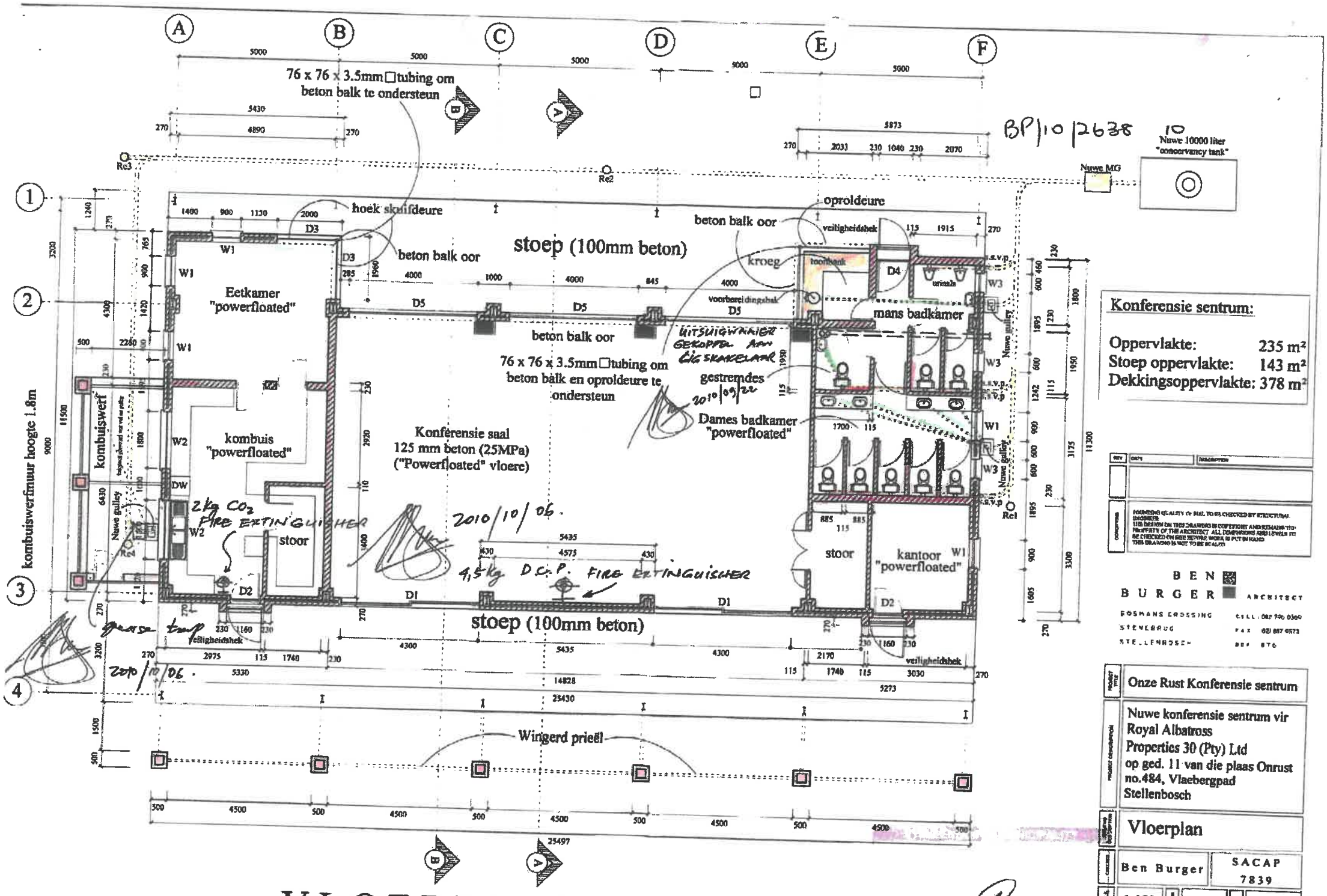
BEN BURGER ARCHITECT
7 GRANDIEERS
PARADYSKLOOF
STELLENBOSCH
TEL. 021 886 0300
FAX 021 886 0307

PROJECT TITLE: Onze Rust ingangshek

PROJECT DESCRIPTION: Nuwe konferensie sentrum vir Royal Albatross Properties 30 (Pty) Ltd op ged. 11 van die plaas Onrust no.484, Vlaebergpad Stellenbosch

DRAWING DESCRIPTION: Terreinplan

CHECKED	Ben Burger	SACAP	7839
SCALE	1:2000	DRAWN	Dominic
DATE	28/09/2010		
PROJECT NUMBER	2330	DRAWING No.	03-01



VLOERPLAN - SKAAL 1:100

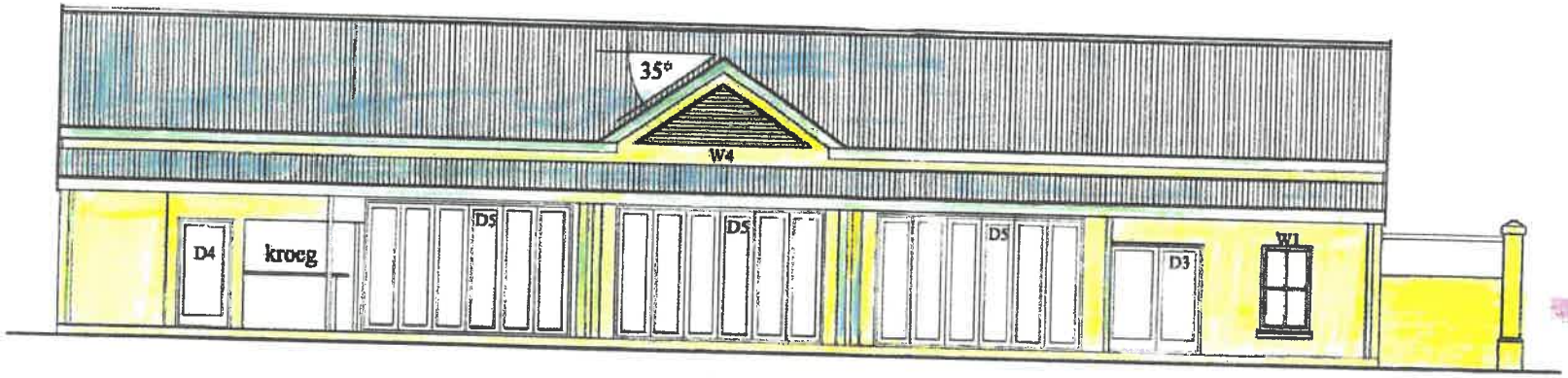
14/10/2010

Konferensie sentrum:

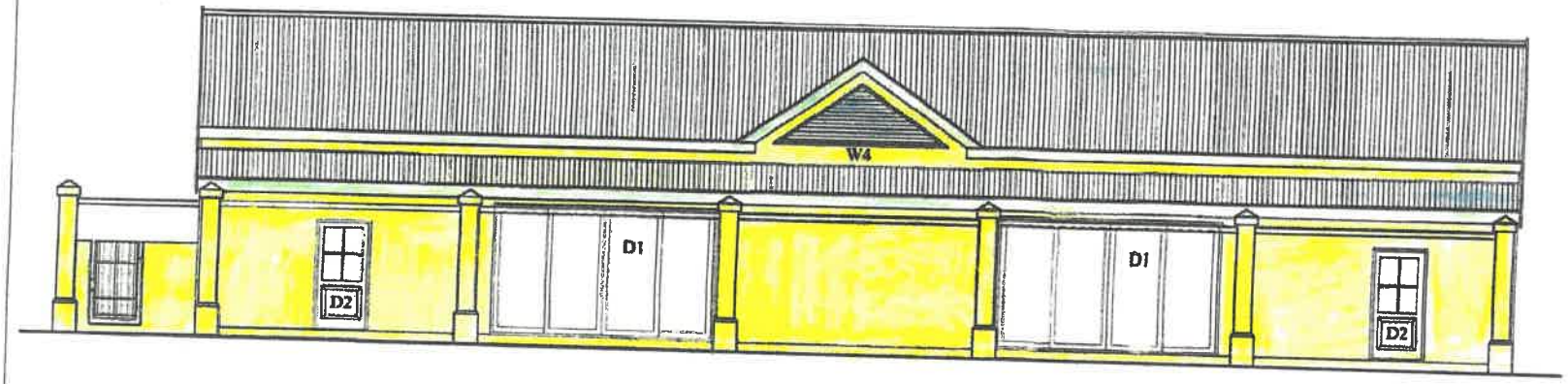
Oppervlakte:	235 m²
Stoep oppervlakte:	143 m²
Dekkingsoppervlakte:	378 m²

BEN BURGER ARCHITECT
BOSMANS CROSSING
STEENBRUG
STELLENBOSCH
CELL: 082 706 0309
FAX: 021 887 0573

Project title	Onze Rust Konferensie sentrum
Project description	Nuwe konferensie sentrum vir Royal Albatross Properties 30 (Pty) Ltd op ged. 11 van die plaas Onrust no.484, Vlaebergpad Stellenbosch
Drawing title	Vloerplan
Author	Ben Burger — SACAP 7839
Scale	1:100
Drawn	Dommie
Date	25/08/2010



SUID WES AANSIG-Skaal 1:100



NOORD OOS AANSIG-Skaal 1:100

BP|10|2638 10

19/10/2015

REV	DATE	DESCRIPTION

CONDITIONS

FOUNDING QUALITY OF SITE TO BE CHECKED BY STRUCTURAL ENGINEER.
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THIS DRAWING IS NOT TO BE SCALED

BEN BURGER ARCHITECT
ROSMANS CROSSING
STENEBRUG
STELLENBOSCH
CELL: 082 796 6569
FAX: 021 887 9575
Box: 876

PROJECT TITLE	Onze Rust Konferensie sentrum
PROJECT DESCRIPTION	Nuwe konferensie sentrum vir Royal Albatross Properties 30 (Pty) Ltd op ged. 11 van die plaas Onrust no.484, Vlaebergpad Stellenbosch
DRAWING DESCRIPTION	Aansigte
DRAWN / CHECKED	Ben Burger / SACAP 7839
SCALE / DRAWN / DATE	1:100 / Dominic / 25/08/2010
PROJECT NUMBER / SHEET NUMBER	2328 / 03-04