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Application Number: LU/16002 (TP407/2023)

Our File Reference Number: Erf 211, Raithby

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir / Madam

APPLICATION FOR CONSENT USES TO PERMIT A TOURIST ACCOMMODATION ESTABLISHMENT AND TOURIST FACILITIES ON ERF 211, RAITHBY

1. The above application refers.
2. The Municipal Planning Tribunal on 21 November 2025 resolved as follows:
3. That the application in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law for consent use to permit a tourist facility (outdoor sport) consisting of two (2) padel courts with associated viewing deck, clubhouse facilities and parking area on Erf 211, Raithby

BE REFUSED in terms of Section 60 of the said By-law.

4. The **reasons** for the above decision are as follows:
 - 4.1 The proposal is not generally in line with the spatial vision of the Spatial Development Framework for the rural areas.
 - 4.2 The proposed land use is not aligned with the purpose of the Zoning Scheme By-law for Agriculture and Rural Zone properties as the use is not considered an ancillary use to agriculture or an appropriate agriculture and rural tourism activity.
 - 4.3 The proposed land use is in conflict with the objectives of the Zoning Scheme By-law and the Western Cape Land Use Planning Guidelines for Rural Areas as it is not considered a rural activity but rather an urban activity that is more appropriate within, or peripheral to, urban centres.

- 4.4 Competitive sporting facilities such as padel courts in rural areas have a negative impact on not only agricultural activities and the tranquillity and ambience of the rural areas but also other appropriate and established agriculture and rural tourism and passive recreational activities.

UNANIMOUSLY RESOLVED:

5. That the following application(s) in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law for consent use on Erf 211, Raithby for:

- 5.1 the use of the existing main dwelling house as a tourist accommodation establishment,
- 5.2 a tourist facility to permit a restaurant and wine tasting and sales facility, including the expansion of the existing restaurant and wine tasting and sales facility with indoor and outdoor seating areas,
- 5.3 a tourist facility to use the restaurant and wine tasting and sales facility and existing wine cellar as a function venue,

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

6. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said By-law:

- 6.1 The approval only applies to the land uses hereby approved and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.
- 6.2 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.
- 6.3 The land uses hereby approved be located in accordance with the endorsed site development plans, attached as **Annexure A** with drawings referenced Basemap of Avontuur Estate Erf 211, with Sheet No. 1 of 5 to 5 of 5, drawn by Joubert & Brink Surveyors and dated 20 Jul 2023.
- 6.4 The non-agricultural land uses hereby permitted must remain subservient to and not adversely impact the primary agricultural land use activities on the subject property or surrounding properties.

- 6.5 The tourist accommodation establishment be limited to the existing dwelling house indicated on the site plan, attached as **Annexure A** with drawings referenced Floor plans of Tourist Accommodation Establishment, with Sheet No. 1 of 2 to 2 of 2, and the surrounding associated outdoor areas.
- 6.6 The existing building to be used as the tourist accommodation establishment is to remain the primary use dwelling house on the subject property and the construction of a new dwelling unit to serve as a replacement of the primary use dwelling house is not permitted.
- 6.7 The tourist accommodation establishment be limited to a maximum number of nine (9) bedrooms and a maximum of 18 paying overnight guests shall be permitted at any one time.
- 6.8 The tourist accommodation establishment facilities and surrounding associated outdoor areas be for the exclusive use of paying overnight guests only.
- 6.9 The selling or supply of meals and/or refreshments by the tourist accommodation establishment shall be for overnight paying guests only.
- 6.10 The area for the restaurant and wine tasting and sales facility be limited to the building and area indicated on the site plan, attached as **Annexure A** with Drawing No. D2149/C/201, referenced Ground floor plan: Restaurant / Wine tasting extensions, drawn by Jurgen Breuninger Architectural Design and dated 3rd of September 2024 and Drawing No. D2149/C/301, referenced Section A-A/Elevations: Restaurant / Wine tasting extensions, drawn by Jurgen Breuninger Architectural Design and dated 20th of August 2024.
- 6.11 The function venue be limited to 170 seats/attendees and the building and area indicated on the site plan, attached as **Annexure A** with Drawing No. D2149/C/201, referenced Ground floor plan: Restaurant / Wine tasting extensions, drawn by Jurgen Breuninger Architectural Design and dated 3rd of September 2024 and Drawing No. D2149/C/301, referenced Section A-A/Elevations: Restaurant / Wine tasting extensions, drawn by Jurgen Breuninger Architectural Design and dated 20th of August 2024.
- 6.12 The function venue hereby permitted to operate only between 09:00-24:00.
- 6.13 The use of outdoor amplified sound associated with the approved land uses is not permitted.

- 6.14 No more than one event (function, reception, or any other) is permitted on the property at any given time.
- 6.15 Effective traffic control measures must be provided during functions or events to regulate traffic flow at the entrance and exit points of the property, and also to direct and manage onsite traffic flow and parking to ensure that the R44 Road is not obstructed.
- 6.16 Sufficient on-site parking to be provided in accordance with the provisions of the Zoning Scheme By-law to the satisfaction of the Municipality.
- 6.17 The existing entrance and exist points of the subject property along the R44 Road to be relocated in accordance with the requirements, and at a time determined by the Western Cape Government Department of Infrastructure (Transport Infrastructure Branch).
- 6.18 The land uses hereby permitted, and all related premises must comply with the relevant health regulations at all times.
- 6.19 The non-agricultural land uses hereby permitted shall not create any undue noise or be a nuisance to the surrounding area and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulation PN200/2013 and the By-law on the Prevention of Public Nuisances & the Keeping of Animals.
- 6.20 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 6.21 Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 6.22 Building plans be generally in accordance with the site plans, attached as **Annexure A** with drawings referenced Floor plans of Tourist Accommodation Establishment, with Sheet No. 1 of 2 to 2 of 2, Drawing No. D2149/C/201, referenced Ground floor plan: Restaurant / Wine tasting extensions, drawn by Jurgen Breuninger Architectural Design and dated 3rd of September 2024, and Drawing No. D2149/C/301, referenced Section A-A/Elevations: Restaurant / Wine tasting

extensions, drawn by Jurgen Breuning Architectural Design and dated 20th of August 2024.

- 6.23 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.
- 6.24 The conditions imposed by the Directorate Infrastructure Services as contained in the memorandum dated 05/08/2025, and attached as **Annexure B1**, be complied with to the satisfaction of the said department.
- 6.25 The conditions imposed by the Cape Winelands District Municipality (Environmental Health) as contained in the email dated 05/12/2023, and attached as **Annexure B3**, be complied with to the satisfaction of the said department.
- 6.26 The conditions imposed by the Western Cape Government Department of Infrastructure (Transport Infrastructure Branch) as contained in the letter dated 17/02/2024, and attached as **Annexure B2**, be complied with to the satisfaction of the said department.

7. The **reasons** for the above decision are as follows:

- 7.1 The land uses hereby approved is for the expansion of existing approved tourist facilities and/or uses to be accommodated within and around exiting approved buildings. Agricultural land will not be converted to make provision for any of the non-agricultural activities and the proposal will therefore not undermine the agricultural potential of the subject property or surrounding properties.
- 7.2 The land uses hereby approved is compatible with the surrounding area and serves as the diversification of farm income through appropriate and acceptable means. Similar agricultural and rural tourism uses are currently conducted on the surrounding properties.
- 7.3 The land uses hereby approved are aligned with the objectives and principles of the Stellenbosch Municipality Spatial Development Framework and Western Cape Land Use Planning Guidelines for Rural Areas, and the purpose of the Zoning Scheme By-law for Agriculture and Rural Zone. It establishes appropriate agricultural and rural related tourism opportunities without compromising agricultural production, biodiversity conservation, or scenic quality.

8. Matters **to be noted**:

- 8.1 An application for the erection of advertising signs to be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality or be in line with the relevant signage policy of the Municipality.
- 8.2 No directional signage be erected without the prior approval of the applicable authority.
- 8.3 All electrical requirements to be directed to Eskom.
- 8.4 A business license and a liquor license to be applied for if required.
- 8.5 Any existing unauthorised land uses and building structures not supported in this decision must be ceased and any unauthorised structures must be removed, and the land be rehabilitated.
- 8.6 Should, after following due process -
 - a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or
 - b) The operational use of the approved tourist facilities or tourist accommodation establishment be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or
 - c) The property be used for any unauthorised uses not permitted in terms of this approval,the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

9. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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.

10. Appeals must be submitted by completing the required form 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.
11. **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**
12. 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.
13. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za or 021 – 808 8684.
14. An applicant who lodges 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.
15. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
16. Kindly note the above decision in the case of any approval, is suspended, and 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

25/11/2025
DATE

COPIES TO:

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2)



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ANNEXURE A

LOCALITY MAP, SITE PLANS AND
SITE PHOTOGRAPHS

LEGEND

- NEIGHBOURHOOD
- PASTURE
- BUILDING/STRUCTURE
- VINEYARD
- ENTRANCE GATE
- DAM
- TAR ROAD
- TREES



NORTH

ERF 177

ERF 178

ERF 169

ERF 184

FARM No. 1392

Buffer Line

PROPOSED PADEL COURTS

PROPOSED CLUB HOUSE

ERF 211 RAITHEY

WINERY, RESTAURANT, WINE TASTING, FUNCTION ROOM AND OUTDOOR AREA

FARM STORES & FARM OFFICES

CHEMICAL STORE

FARM SHED

JOUBERT & BRINK SURVEYS

TOPOGRAPHIC, ENGINEERING & CONSTRUCTION SURVEY SOLUTIONS

14 DE WILDEBOER
WESTERN CAPE
SOUTH AFRICA

SAAC REGISTERED SURVEYORS

08 18600113922

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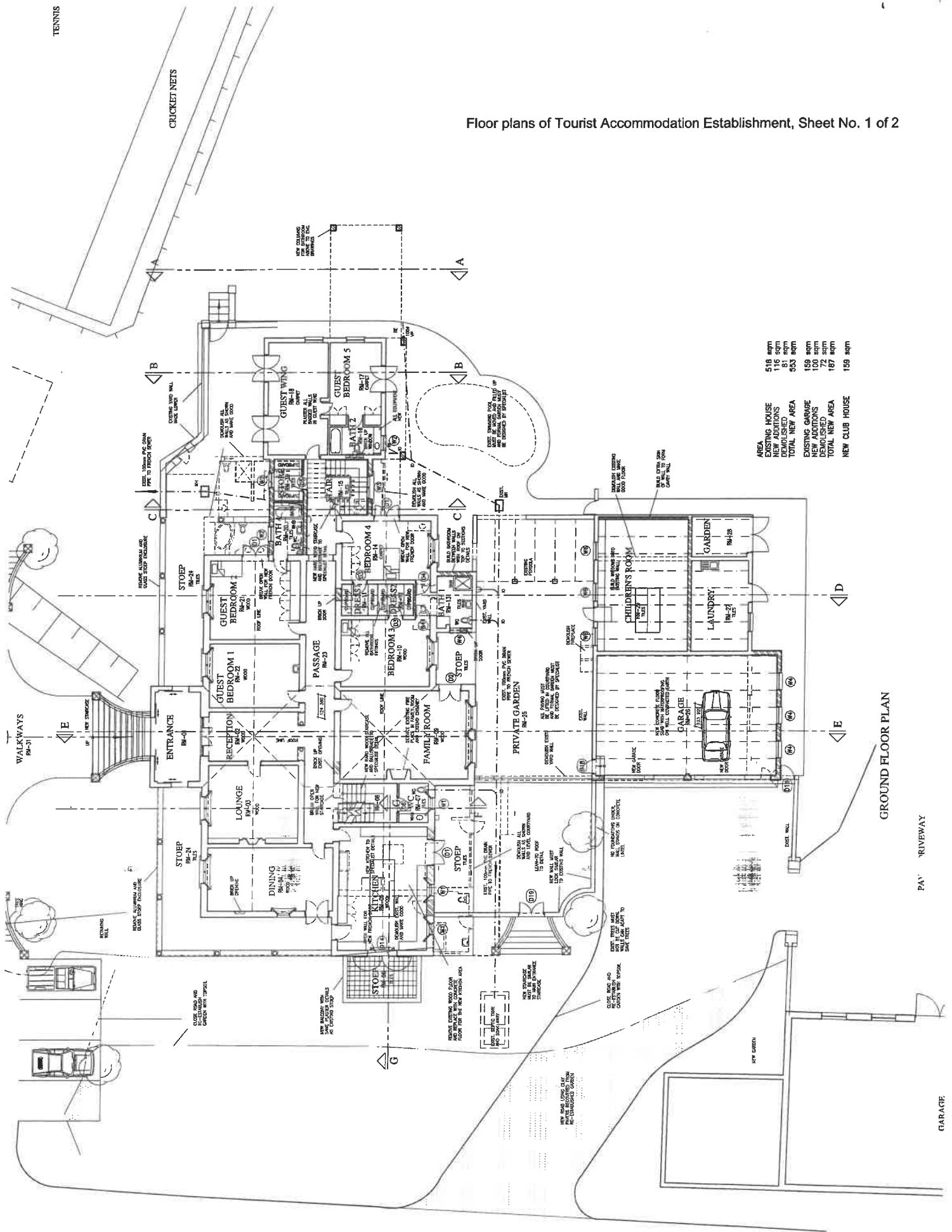
1. All measurements were taken in accordance with the relevant legislation and standards.
2. All points marked on this plan are true and correct as far as the surveyors are concerned.
3. This survey includes only the boundaries shown on this plan and does not include any other boundaries.
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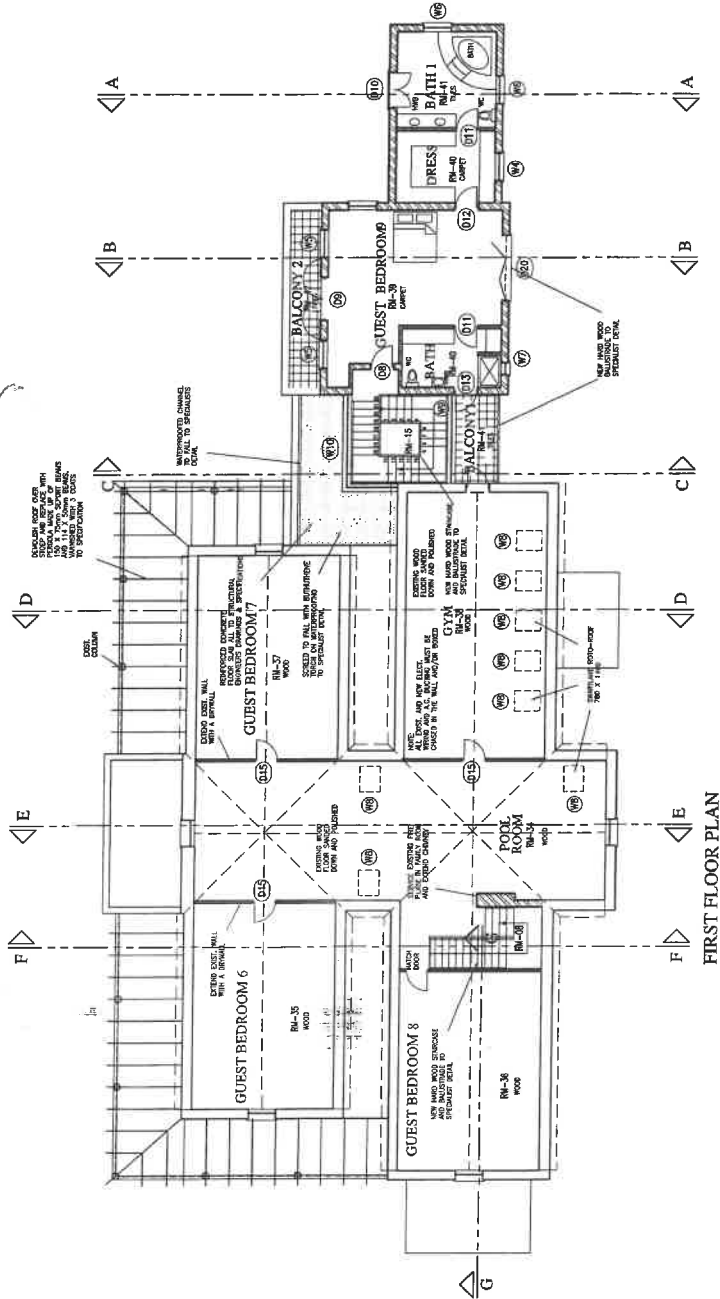
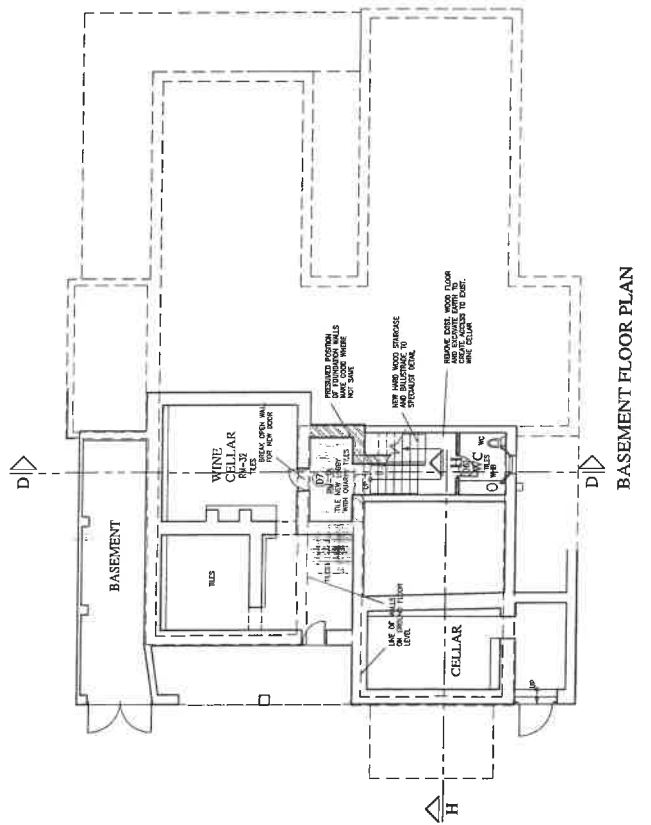
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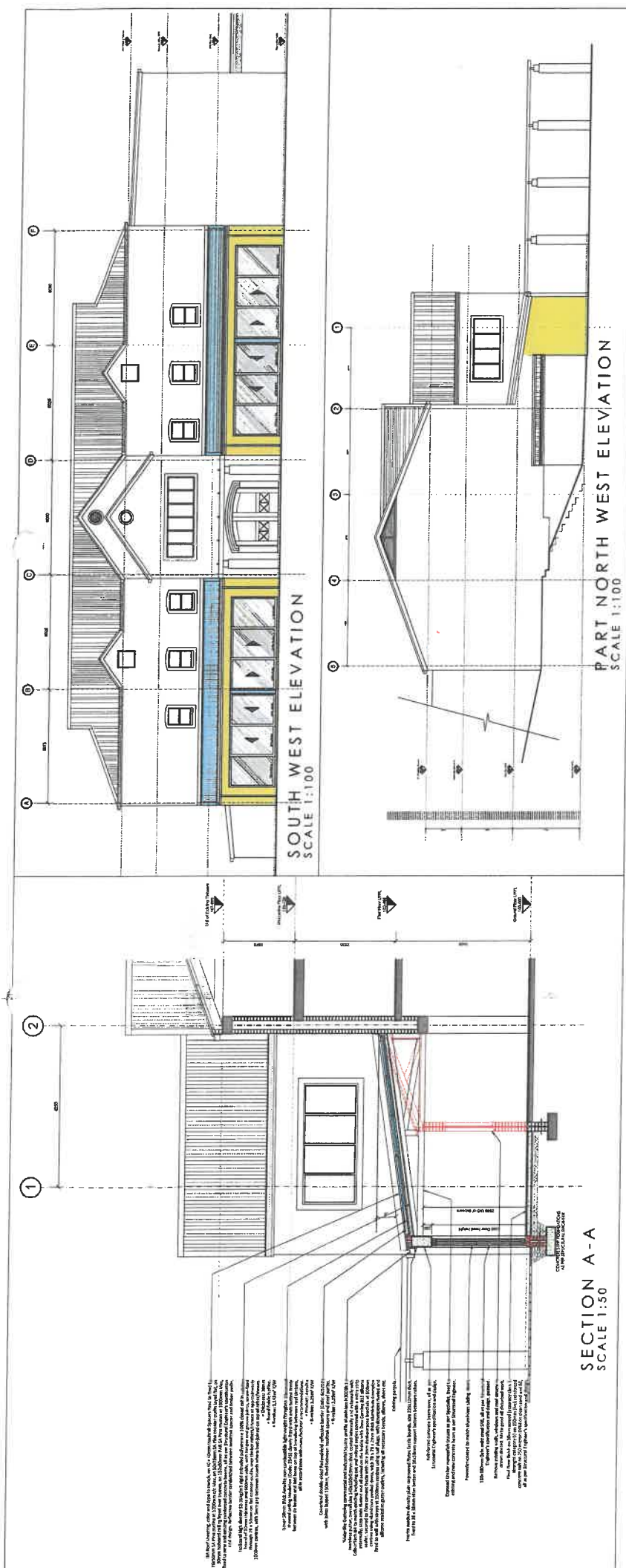
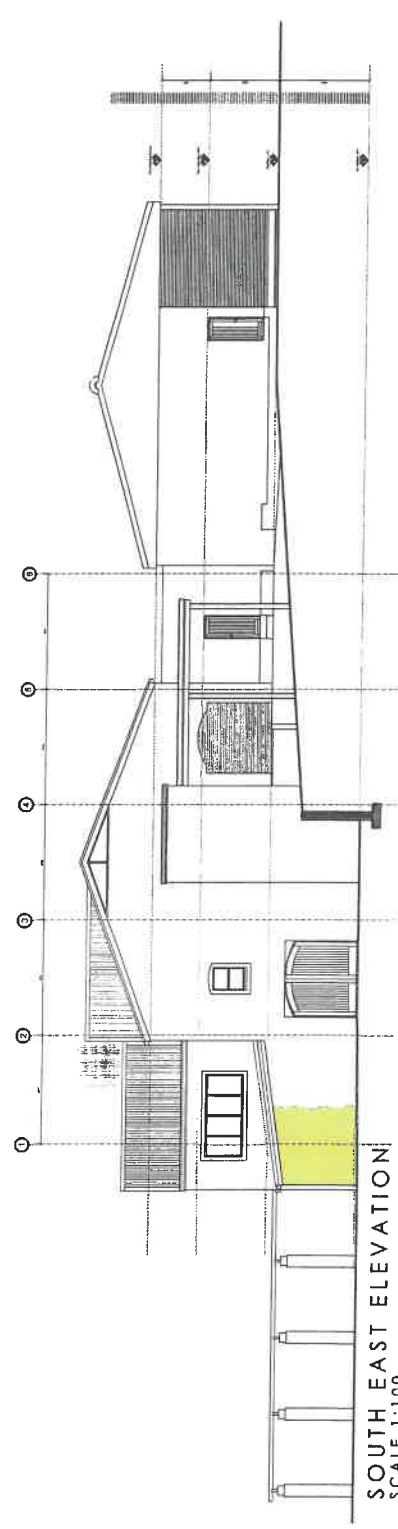
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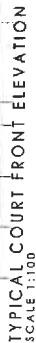
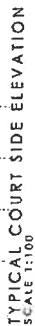
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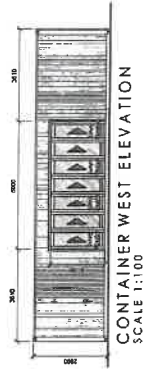
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CHECKED BY	RAITHBY
DATE	15 JUL 2023
SCALE	1:1000
PROJECT NO.	1500 (A0)
DATE	15 JUL 2023
BY	RAITHBY
CHECKED BY	RAITHBY
DATE	15 JUL 2023
SCALE	1:1000
PROJECT NO.	1500 (



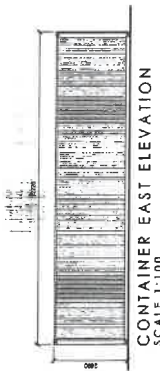








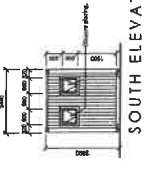
CONTAINER WEST ELEVATION
SCALE 1:100



CONTAINER EAST ELEVATION
SCALE 1:100

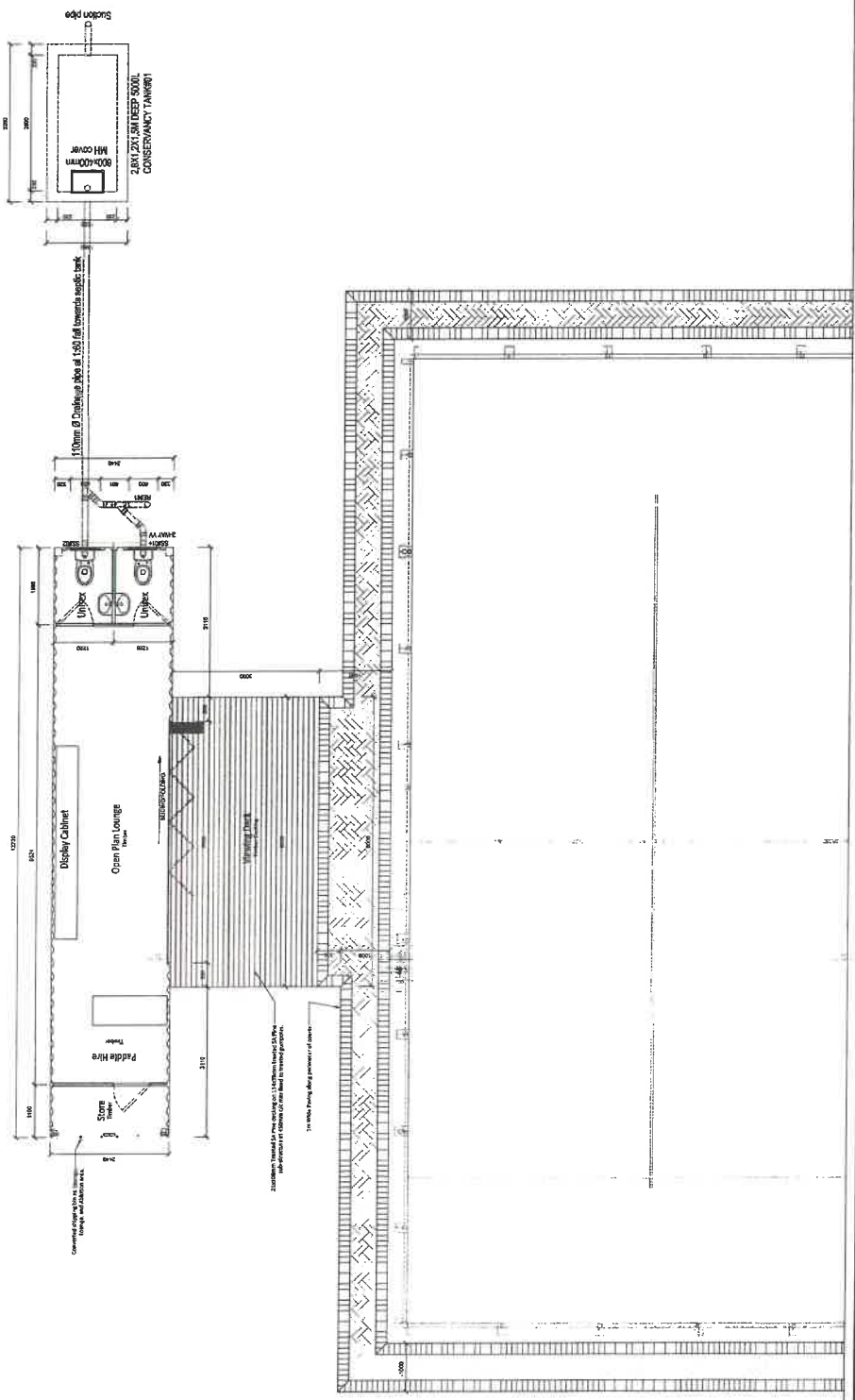


NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:50



DOCUMENT VARIATION REGISTER

NO.	DESCRIPTION	DATE	BY	REVISION
01	ISSUED FOR PERMIT	27/02/2023	JB	1

DRAWING STATUS CODE:

A: Design & Marketing • C: Municipal • B: Tender • E: Construction • F: As Bld

PROJECT DESCRIPTION:

New Padel Courts
Erf No. 211, Avontuur Estate, R44
Rait' tellenbosch

PROJECT:

AVONTUUR Estate

DATE:

27/02/2023

DRAWN:

Jurgen Brunninger (BACAP 11381)

OWNER SIGNATURE:

Jurgen Brunninger

SCALE/SHEET SIZE:

1:50 A1

DRAWING NO.:

G2137/C/201

MUNICIPAL:

MUNICIPAL



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT



Outdoor tasting and seating area



Outdoor tasting and seating area



Padel courts



Padel courts



Padel court parking



Internal access road



MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nolusindiso Momoti
From ▫ Van:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Xolani Tika
Date ▫ Datum:	05 August 2025
Our Ref ▫ Ons Verw:	Civil LU 2849
Town Planning Ref:	LU/16002 – TP407/2023
Re ▫ Insake:	Farm 211, Raithby: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023 for consent use for the following on Erf 211, Raithby :a) To permit the use of the existing main dwelling house as a nine (9) bedroom guesthouse/tourist accommodation establishment .b) A tourist facility to expand the existing restaurant and wine tasting facility consisting of indoor and outdoor seating areas and the use of the restaurant/ wine tasing facility and existing wine cellar as function venue, c) for a tourist facility (outdoor sport) consisting of two (2) padal courts with associated viewing deck and clubhouse facilities

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

1. Sewer

- 1.1 The existing conservancy tank must be used for the proposed guesthouse or tourist accommodation establishment.

2. Water

- 2.1 The existing boreholes must be used for the proposed guesthouse or tourist accommodation establishment.

3. Development Charges (DCs)

- 3.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage. The final calculations will be determined at the building plan stage submission.
- 3.2 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.
- 3.3 The appropriate DC's are payable before building plan approval.
- 3.4 **In addition to the development charges calculated, further development charges are levied against the trips generated through the padel courts. As a padel courts is not a standard category in our DC calculator a manual calculation was done using the 'general business category' approved tariffs to determine the development charge, see table below. The number of daily trips for the padel courts as indicated in the email from Yolandi Obermeyer by UDS Africa _ Date 05 August 2025 was used in our calculation.**

Roads Cost (General Business)	Roads Factor	Roads Cost per/day	Trip/Day	Total
R71242.00	5	R14248,40	56	R797 910,40
			Usage Deduction (50% for Rural)	R398 955,20
			Vat	R59 843.28
			Total (Inc vat)	R458 798.48



Xolani Tika

Technician: Development (Infrastructure Services)

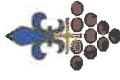
T:\2.0 DEVELOPMENT\01 Land Use applications\2849 (XT) Erf 211 Raithby (LU-16002 TP407-2023)\2849 () Erf 211 Raithby (LU-16002 TP407-2023).doc

KTitus



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	DC 2849 (XT) Erf 211 - Raithby (LU-16002 TP407-2023)
Development Name:	
Date:	05 August 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Raithby
School/ECD Category (Select Quintile 1-4 or 5 or N/A):	N/A
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Erf 211
DC Parameters Reference:	Changing the existing use to convert it to a 9-bedroom guesthouse as per the motivational report compiled by Virtus Works (Pty) Ltd dated 2024/11/21 (Annexure G1)

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	kl/day	kl/day	litre/sec	litre/week	trips/day		persons		
Total Increased Services Usage:	5,228	4,324	0,12875	0,263	80,55		14,25		
Total Service Usage Reduction:	0	0	0	0	40,3		0		
Total Service Usage after Reduction:	5,23	4,32	0,12875	0,263	40,3		14		
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 27 851,28	R 1 122 068,37	R 1 149 919,65	R 40 367,95	R 1 190 287,60	
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 27 851,28	R 1 122 068,37	R 1 149 919,65	R 40 367,95	R 1 190 287,60	
Total Deductions:	R -	R -	R -	R -	R 561 034,18	R 561 034,18	R -	R 561 034,18	
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 27 851,28	R 561 034,18	R 588 885,46	R 40 367,95	R 629 253,42	
VAT:	R -	R -	R -	R 4 177,69	R 84 155,13	R 88 332,82	R 6 055,19	R 94 388,01	
Total Development Charges Payable (including VAT):	R -	R -	R -	R 32 028,97	R 645 189,31	R 677 218,28	R 46 423,15	R 723 641,43	

APPLICANT INFORMATION																									
Application Processed by:	Xolani Tika																								
Signature:																									
Notes:	<p>See the attached GFP</p> <p>The DC calculations are based on 9 bedroom guesthouse and credited for 3 bedrooms as per the DC policy. + Restaurant (162m2)+General business (403m2) and Outdoor seating 20 persons</p> <table><tr><td colspan="4">DC for Padel courts</td></tr><tr><td>Roads Cost (General Business)</td><td>Roads Factor</td><td>Trips/Day</td><td>Total</td></tr><tr><td>R1242,00</td><td>5</td><td>96</td><td>R197 910,40</td></tr><tr><td></td><td></td><td>Usage Deduction (50% for Rural)</td><td>R369 551,20</td></tr><tr><td></td><td></td><td>Vat</td><td>R56 843,28</td></tr><tr><td></td><td></td><td>Total (Inc vat)</td><td>R458 788,48</td></tr></table>	DC for Padel courts				Roads Cost (General Business)	Roads Factor	Trips/Day	Total	R1242,00	5	96	R197 910,40			Usage Deduction (50% for Rural)	R369 551,20			Vat	R56 843,28			Total (Inc vat)	R458 788,48
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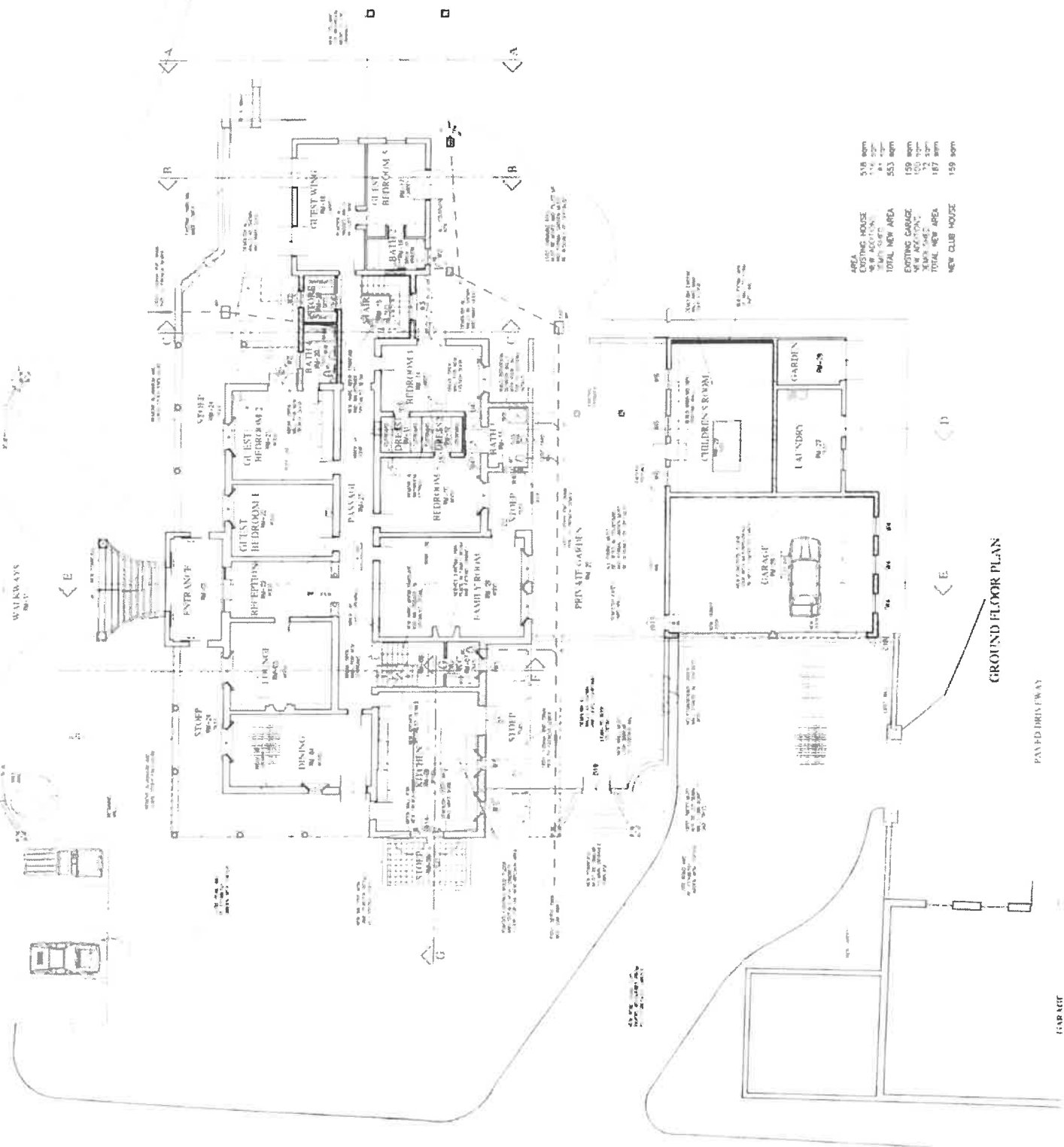
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Rathby

Land Use Category	Unit Type	Existing Usage				Proposed New Usage				Increased Usage Amount	Development Charge Levied (excl VAT)						Sub Total (Civil Eng Services)	Community		Total
		Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Yes	No	Yes	No	Yes	No	
Residential	Single Residential >100m2	du						0	R	-	R	-	R	-	R	-	R	-	R	-
	Single Residential >500m2	du						0	R	-	R	-	R	-	R	-	R	-	R	-
	Single Residential >250m2	du						0	R	-	R	-	R	-	R	-	R	-	R	-
	Single Residential <250m2	du						0	R	-	R	-	R	-	R	-	R	-	R	-
	Second Dwelling	du						0	R	-	R	-	R	-	R	-	R	-	R	-
	Less Formal Residential	du						0	R	-	R	-	R	-	R	-	R	-	R	-
	Group Residential	du						0	R	-	R	-	R	-	R	-	R	-	R	-
	Apartment	du						0	R	-	R	-	R	-	R	-	R	-	R	-
	Retirement Village	du						0	R	-	R	-	R	-	R	-	R	-	R	-
	Old age home	du						0	R	-	R	-	R	-	R	-	R	-	R	-
Accommodation	Student Accommodation/Communal/Hotels	rooms						0	R	-	R	-	R	-	R	-	R	-	R	-
	Guest House	rooms						8	R	-	R	-	R	-	R	-	R	-	R	-
	Hotel, Residential	rooms						0	R	-	R	-	R	-	R	-	R	-	R	-
	General Business	m2 GLA						403	R	-	R	-	R	-	R	-	R	-	R	-
	Office	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-
	Retail/Shop	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-
	Restaurant	m2 GLA						102	R	-	R	-	R	-	R	-	R	-	R	-
	Outdoor Function / Picnic Area	persons						20	R	-	R	-	R	-	R	-	R	-	R	-
	Farm Market	stall						0	R	-	R	-	R	-	R	-	R	-	R	-
	Conference Facility/Place of assembly	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-
Commercial	Hospital/Clinic/Medical Rooms	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-
	University/College	student						0	R	-	R	-	R	-	R	-	R	-	R	-
	School/Day Care	student						0	R	-	R	-	R	-	R	-	R	-	R	-
	Industrial - light	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-
	Industrial - heavy	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-
	Warehousing/Light Manufacturing	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R	-
	Storage Facilities	unit						0	R	-	R	-	R	-	R	-	R	-	R	-
	Open Space/Natural Environment/Utility Site	ha						0,0000	R	-	R	-	R	-	R	-	R	-	R	-
	Roads and Parking	ha						0,0000	R	-	R	-	R	-	R	-	R	-	R	-
	To be calculated	n/a						0	R	-	R	-	R	-	R	-	R	-	R	-
Other	(Based on equivalent demands)	n/a						0	R	-	R	-	R	-	R	-	R	-	R	-
Total Area:		0						0	Total Area:											0

Product	Charges before adjusting for positive only, before Deductions		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
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FRUIT NETS

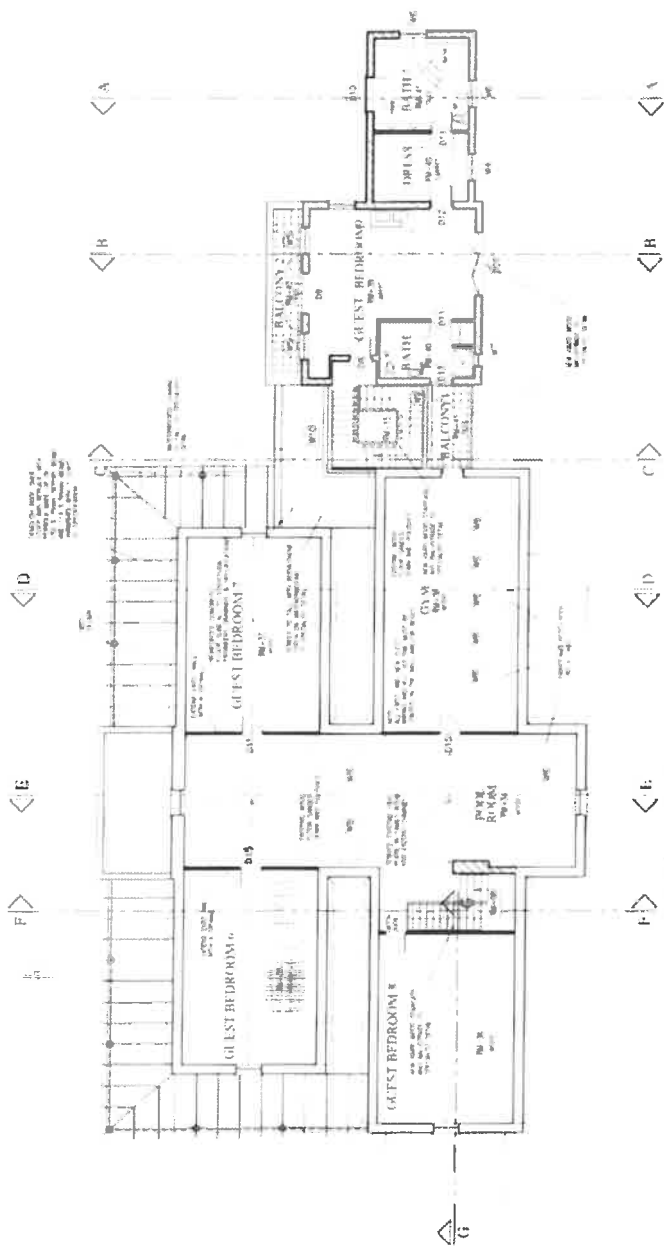


AREA	518 sqm
EXISTING HOUSE	174 sqm
NEW ADDITION	84 sqm
TOTAL NEW AREA	553 sqm
EXISTING GARAGE	159 sqm
NEW ADDITION	120 sqm
TOTAL NEW AREA	187 sqm
NEW CLUB HOUSE	159 sqm

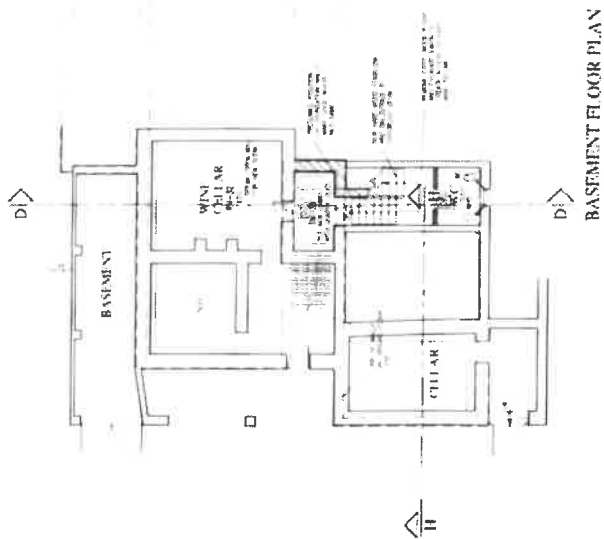
GROUND FLOOR PLAN

PAVED DRIVEWAY

FRUIT NET



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

RAITBY ERF 211

GENERAL COMMENT:

1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to ESKOM

CONDITIONS

3. No conditions.



SIGNATURE

DATE 15/02/24

From: Nolusindiso Momoti <Nolusindiso.Momoti@ Stellenbosch.gov.za>
Sent: 05 December 2023 14:11
To: Dupré Lombaard (Virdus Works)
Cc: Charlene Williams
Subject: FW: APPLICATION FOR CONSENT USE ON ERF211 RAITHBY-COMMENT

Good day Dupré,

Please find below Environmental Health comment.



Kind regards / Vriendelike Groete
Nolusindiso Momoti (Sindi)
Administrative Officer
 Land Use Management
Planning & Economic Development

T: +27 21 808 8673: F + 27 21 886 6899
NPK Building, 1st Floor, C/O Plein & Ryneveld
Street, Stellenbosch, 7600
www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



STELLENBOS
STELLENBOS (R) PATELLA PATELLA
STELLENBOS (R) PATELLA PATELLA



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.

www.stellenbosch.gov.za

Disclaimer

nolusindiso.momoti@ Stellenbosch.gov.za

1000

From: Tracey-Lee Mouton <Tracey-lee@capewinelands.gov.za>
Sent: Tuesday, December 5, 2023 1:12 PM
To: Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>
Cc: Karen Esau <karen@capewinelands.gov.za>; Fabian van Wyk <fabian@capewinelands.gov.za>
Subject: [EX] RE: APPLICATION FOR CONSENT USE ON ERF211 RAITHBY-COMMENT

Good day,

Attention: To whom it may concern

Sir/Madam

RE: APPLICATION FOR CONSENT USE: ERF/FARM 211, R44 STELLENBOSCH. (Application no. LU/16002)

This application is recommended for approval, from an Environmental Health perspective.

Regarding the clubhouse which will be linked to the padel courts, must adhere to the following:

1. Food Safety: Certificate of Acceptability

- If any food/drinks will be handled or sold, the premises must comply with the requirements for food handling premises as determined in Regulation R638 of 22 June 2018 (Regulations Governing General Hygiene Requirements for Food Premises, the Transport of Food and Related Matter) in terms of the Foodstuffs, Cosmetics and Disinfectants Act, Act 54 of 1972. Applications to obtain the mentioned Certificate can be made at the Municipal Health Office.

This Department reserves the right to set further requirements during the running of the business.

Please contact me if you have any further questions or comments in this regard.

Yours faithfully,

Tracey-Lee Mouton

From: Fabian van Wyk <fabian@capewinelandsgov.za>
Sent: Tuesday, December 5, 2023 8:22 AM
To: Tracey-Lee Mouton <Tracey-lee@capewinelandsgov.za>
Cc: Karen Esau <karen@capewinelandsgov.za>; Ferencia September <ferencia@capewinelandsgov.za>
Subject: FW: APPLICATION FOR CONSENT USE ON ERF211 RAITHBY-COMMENT

Morning Ms Mouton

Can you please provide comments on the attached.

Thanks

From: Nolutindiso Momoti <Nolutindiso.Momoti@stellenbosch.gov.za>
Sent: Monday, December 4, 2023 3:33 PM
To: Nolutindiso Nqola <nolutindiso@capewinelandsgov.za>
Cc: Karen Esau <karen@capewinelandsgov.za>; Fabian van Wyk <fabian@capewinelandsgov.za>
Subject: APPLICATION FOR CONSENT USE ON ERF211 RAITHBY-COMMENT

I'm using Mimecast to share large files with you. Please see the attached instructions.

Good day Nolutindiso,

Please note that 235, was received , its Erf 211 that is outstanding.

Thanks



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.



**Western Cape
Government**

Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RP/LUD/REZ/SUB-25/483 (Application No: 2025-02-0010)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

**ERF 211 RAITHBY (AVONTUUR ESTATE): MAIN ROAD 27, STELLENBOSCH: APPLICATION FOR
CONSENT USE AND SUBMISSION OF ADDITIONAL INFORMATION (SITE DEVELOPMENT PLAN FOR
WINERY EXTENSION)**

1. The following refer:
 - 1.1. The email from Viridus Works dated 3 February 2025, containing the Notice of Land Development Application (Application Reference: LU 16002 TP407/2023);
 - 1.2. The cover letter addressed to Stellenbosch Municipality from Viridus Works dated 9 September 2024;
 - 1.3. The Additional Site Development Plan for the extension of the Winery (Drawing No. D2149/C/101) prepared by Jurgen Breuninger dated 20 August 2024;
 - 1.4. The original Motivation Report letter prepared by Viridus Works dated August 2023;
 - 1.5. The original Site Development Plans: Sheets 1 to 5 prepared by Joubert and Brink Surveys dated 20 July 2023; and
 - 1.6. The email from Viridus Works dated 16 April 2024, requesting that the Branch withhold any comments considering an amendment to the development proposals for the farm.
2. Main Road 27 (MR27; R44) is affected by this application with an existing access at $\pm$ km 23.19 on right-hand side (RHS) with a median break.
3. The application entails the following:
 - 3.1 A Consent Use for an additional use exceeding the threshold to permit the use of the existing main dwelling house as a nine (9) bedroom guest house/tourist accommodation;

- 3.2 A tourist facility to expand the existing restaurant and wine tasting facility consisting of indoor and outdoor seating areas and the use of the restaurant/wine tasting facility and existing wine cellar as function venue;
- 3.3 A Consent Use for a tourist facility (outdoor sport) consisting of two (2) padel courts with associated viewing deck and clubhouse facilities; and
- 3.4 An amendment entails extending the restaurant and wine tasting area by 20m² each, by covering the outdoor seating and use areas on the stoep in front of the building.
4. It is noted that the two (2) padel courts with associated viewing deck and clubhouse facilities were already constructed around January/February 2024 (Google before the application were originally submitted in August 2023 and therefore being accepted to have been approved by Stellenbosch Municipality.
5. This Branch offers no objection to the application for Consent Use for Erf 211, Raithby as reflected in the Site Development Plans (Sheets 1 to 5) prepared by Joubert and Brink Surveys, dated 20 July 2023 and the Additional Site Development Plan for the winery extension, as reflected in Drawing No. D2149/C/101 prepared by Jurgen Breuninger, dated 20 August 2024.
6. Please note that in the future, when this Branch's R44 Road Safety Project is implemented, the existing median break at the above access will be closed and rerouted to connect opposite MR166 (Winery Road) as part of the intersection upgrade to an interchange.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 17 FEBRUARY 2024