Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and
Environmental Assessment Practitioners
11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa
Mobile: +27 82 895 6362
Email: dupre.lombaard@virdus.com

03 February 2025

(Property / reference: «Reference»)

«Salutation» «Initials» «Surname»
«Address_01»
«Address_02»
«Address_03»
«Address_04»
Per: «Registration_01»
«Registration_02»

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

Locality: Erf 211, Raithby – Avontuur Estate, R44, Raithby
Applicant: Dupré Lombaard, Virdus Works (Pty) Ltd, 11 Elektron Street, Techno Park, Stellenbosch, 7600, Mobile: +27 82 895 6362 // Email: dupre.lombaard@virdus.com.
Owner: Avontuur Estate (Pty) Ltd per Mr Philip Taberer, Phone: +27 21 855 3450, E-mail: info@avontuurestate.co.za, Address: PO Box 1128, Somerset West, 7129
Stellenbosch Municipality reference number: LU 16002 (TP407 /2023)
Application type: Application in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 for:

- 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 establishment on Erf 211, Raithby.
- 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.
- A consent use for a tourist facility (outdoor sport) consisting of two (2) padel courts with associated viewing deck and clubhouse facilities on Erf 211, 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: Dupré Lombaard, Virdus Works, **dupre.lombaard@virdus.com**. The comments must be submitted within 30 days from the date of this notice to be received on or before the **closing date** of **10 March 2025**.

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 +27 82 895 6362 (WhatsApp only) during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

Ligging: Erf 211, Raithby – Avontuur Estate, R44, Raithby
Aansoeker: Dupré Lombaard, Virdus Works (Pty) Ltd, 3rd Floor, Time Square, Elektron Street, Techno Park, Stellenbosch, 7600, Mobile: +27 82 895 6362 // Email: dupre.lombaard@virdus.com.
Eienaar: Avontuur Estate (Pty) Ltd per Mnr Philip Taberer, Foon: +27 21 855 3450, Epos: info@avontuurestate.co.za, Adres: Posbus 1128, Somerset-Wes, 7129
Stellenbosch Munisipaliteit Verwysing: LU 16002 (TP407 /2023)
Tipe aansoek: Aansoek ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Grondgebruik Verordening, 2023 vir:

- 'n Vergunningsgebruik om die bestaande hoof huis te gebruik as 'n 9 (nege) slaapkamer gastehuis op Erf 211, Raithby.
- 'n Toeristefasiliteit om die bestaande restaurant en wynproefasiliteit uit te brei, bestaande uit binne- en buite sit areas en die gebruik van die restaurant / wynproefasiliteit en bestaande wynkelder as funksielokaal.
- 'n Vergunningsgebruik vir 'n toeristefasiliteit (buitelug sport) bestaande uit 2 (twee) padelbane, 'n uitkyk dek, en 'n klubhuis op Erf 211, 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 ingevolge 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: Dupré Lombaard, Virdus Works, **dupre.lombaard@virdus.com**. 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 **10 Maart 2025.**

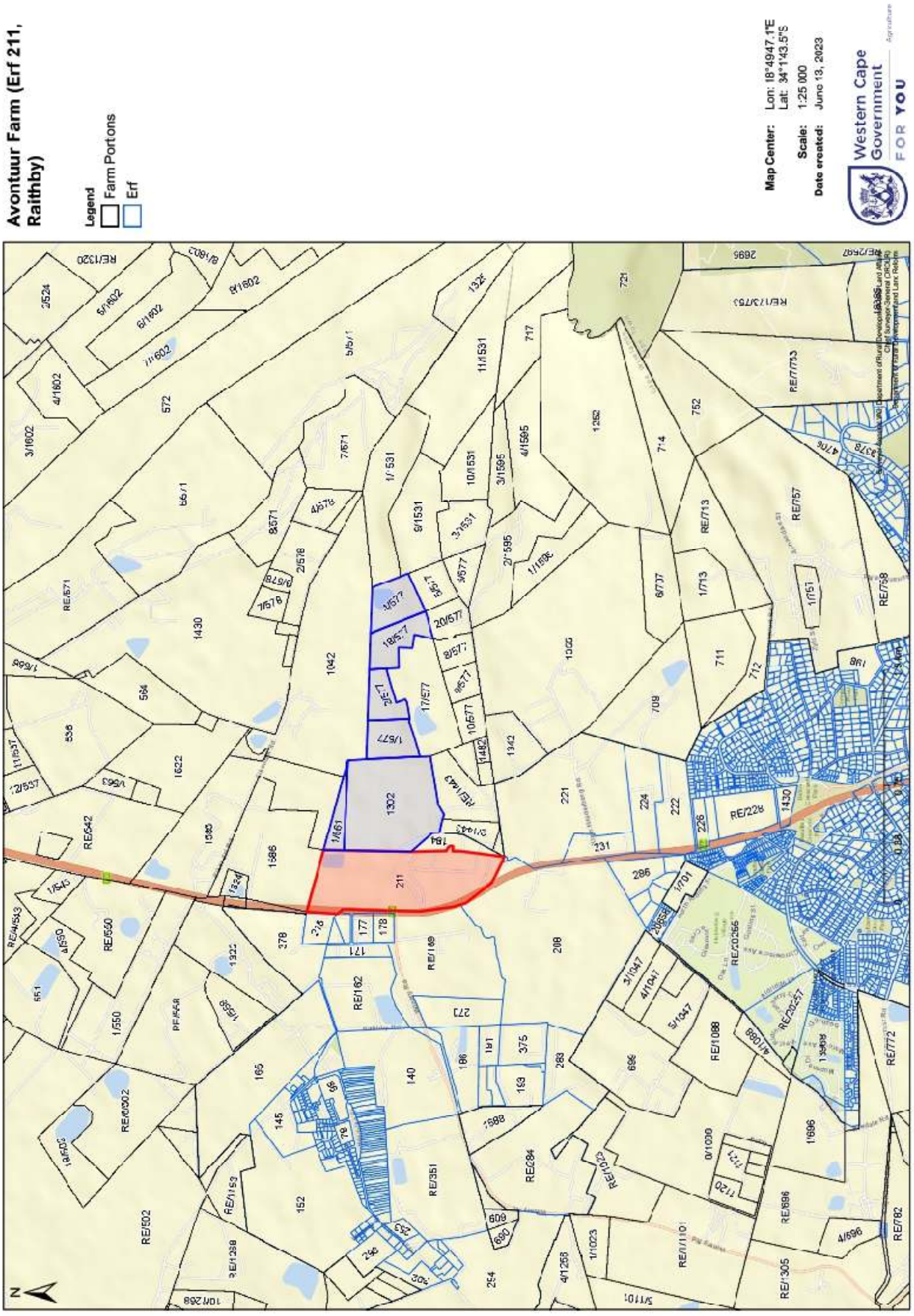
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word. Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of 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 +27 82 895 6362 (slegs WhatsApp) gedurende normale kantoor ure.

Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

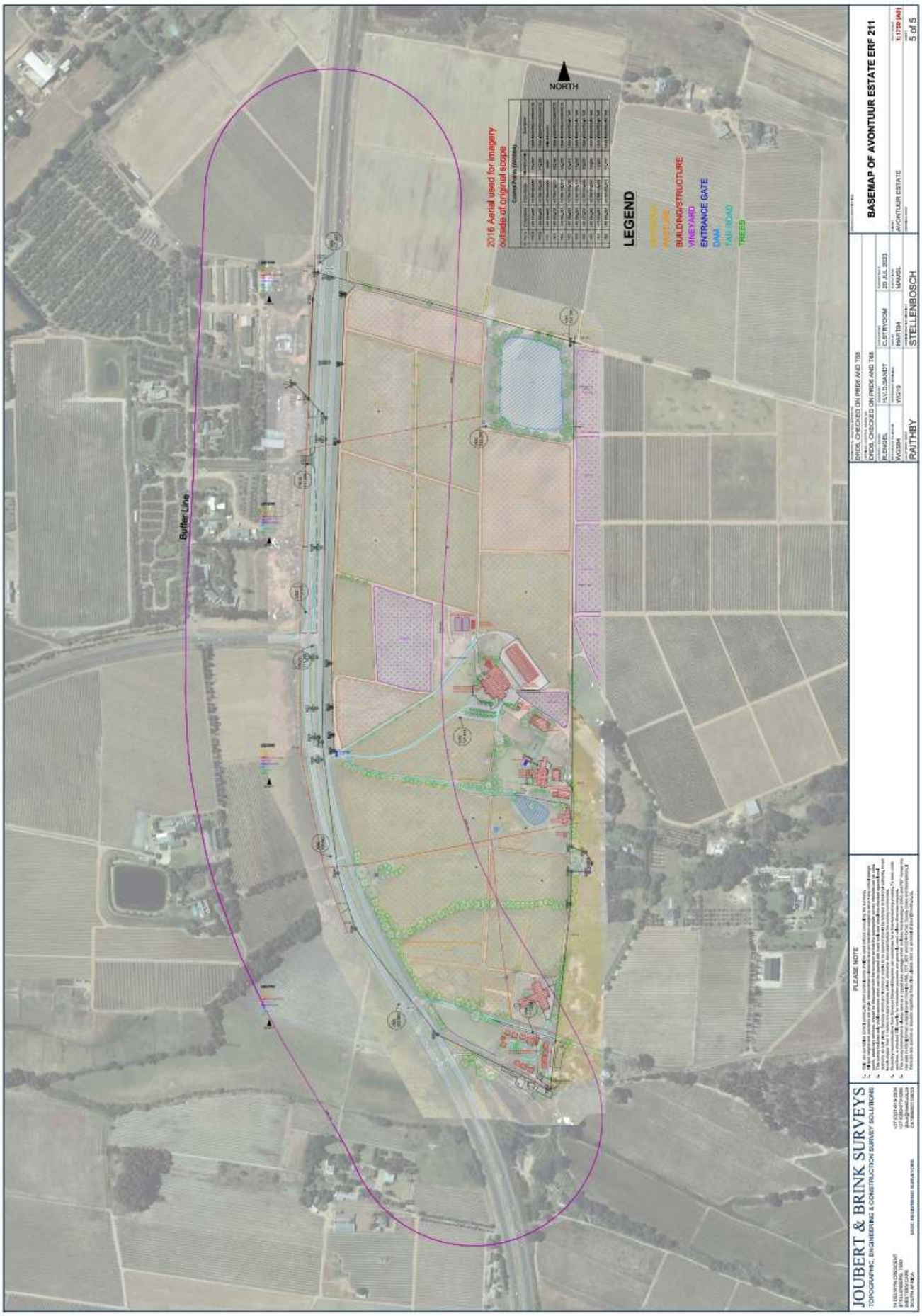
Yours faithfully

Dupré Lombaard
Technical Planner and Environmental Assessment Practitioner
SACPLAN B/8076/1998 // EAPASA 2019/304

Annexure A: Locality map



Annexure B: Site development plan


NORTH
2016 Aerial used for imagery outside of original scope
LEGEND
BUILDING/STRUCTURE
VINEYARD
ENTRANCE GATE
DAM
TAR ROAD
TREES
Buffer Line
BASEMAP OF AVONTUUR ESTATE ERF 211
AVONTUUR ESTATE
RAITHBY
STELLENBOSCH
JOUBERT & BRINK SURVEYS
TOPOGRAPHIC, ENGINEERING & CONSTRUCTION SURVEY SOLUTIONS
5 of 5

Annexure C: Executive summary

The application for approval of a consent use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 (a consent use contemplated in the zoning scheme), read with Sections 207, 209 and 213 of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019 (ZSB) for the establishment of an outdoor sporting attraction (two padel courts) on the property and conversion of the manor house (main dwelling) to a tourist accommodation establishment as complementary uses to the existing restaurant, wine tasting, and sales facilities is being amended in terms of Section 52 of the Bylaw. The amendments include application for the amendment of the existing approval for the restaurant, to allow for the expansion and inclusion of a function venue as part of thereof, and application to expand the wine tasting area, as existing approved tourist facilities.

The padel courts are to be located adjacent to the existing tourist facilities on land that is not cultivated for vineyards or other produce and, inclusive of a small club house, cover approximately 1 000m². Access thereto is along the same route as for the existing tourist facilities and winery and 10 parking bays are provided alongside the courts.

The manor house is an existing building, and minor internal alterations are required to convert the use to a tourist accommodation establishment with nine guest bedrooms, while retaining it as a dwelling for future reuse.

The restaurant and the wine tasting area are each proposed to be expanded outwards by including 27m² of the outdoor seating areas outside of them.

The wine storage and old bottle maturation space abutting the restaurant is proposed to be used as a function venue complementary to the restaurant, allowing the restaurant to be used also for functions.

The property has an Agricultural and Rural Zone, and is 42,6558ha in extent. It is cultivated with roughly 6ha of vineyards and more than 25 ha is used for cultivated grazing and the keeping of a horse stud. It has sufficient water resources to support the agricultural use and the proposed consent use. The farm includes abutting properties, where vineyards mostly occur, and where some horses are kept. The farm improvements include a main dwelling, second dwelling, manager's house, 14 employee housing units, stables, old and operational wineries, and other agricultural buildings.

Access to the farm is directly off the R44 just south of the Winery Road intersection. It also has an access off Cordoba Road, where the employee housing and stables are located.

The title deed (T12522/1987) contains no restrictions preventing the proposed land use and development of the padel courts as an outdoor sporting facility.