STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

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-MAI** [redacted]

Dear Sir/Madam

**APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR CONSENT USE ON ERF 211, RAITHBY**

1. This Municipality's decision letter dated 25 November 2025 refers.

2. The Appeal Authority resolved on 4 September 2026 that the appeal submitted against the decision of the Municipal Planning Tribunal, on the 21st of November 2025 in respect of the subject application **BE UPHELD**, and that the subject decision **BE REVOKED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law, and **BE REPLACED**, in so far as approving the application for consent use to permit a tourist facility (outdoor sport) and inclusion of additional conditions of approval, as follows:

3. 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:

3.1 the use of the existing main dwelling house as a tourist accommodation establishment,

3.2 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,

3.3 a tourist facility to use the restaurant and wine tasting and sales facility and existing wine cellar as a function venue,

3.4 a tourist facility (outdoor sport) consisting of two (2) padel courts with associated viewing deck, clubhouse facilities and parking area,

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

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

4.1 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.

4.2 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.

4.3 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 July 2023.

4.4 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.

4.5 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.

4.6 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.

4.7 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.

4.8 The tourist accommodation establishment facilities and surrounding associated outdoor areas be for the exclusive use of paying overnight guests only.

4.9 The selling or supply of meals and/or refreshments by the tourist accommodation establishment shall be restricted to overnight paying guests only.

4.10 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 3rdof 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.

4.11 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.

4.12 The function venue hereby permitted to operate only between the hours of 09:00-24:00.

4.13 The use of outdoor amplified sound associated with the approved land uses is not permitted.

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

4.15 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.

4.16 The outdoor sport facility hereby permitted be restricted to two (2) padel courts with associated viewing deck, clubhouse facilities and parking area and no extensions or additional padel courts are permitted.

4.17 The outdoor sport facility be limited to the area, structures and building as indicated on the site plans, attached as **Annexure A** with Drawing No. G2137/C/201, G2137/C/202 and G2137/C/203, respectively referenced Layout Plan, Padel Court: Plan and Elevations and Container: Plan and Elevations, all drawn by Jurgen Breuninger Architectural Design and dated 23rd of February 2023.

4.18 The outdoor sport facility is only permitted to operate between the hours of 07:00 to 21:00.

4.19 Any external lighting structures associated with the outdoor sport facility be shielded from adjacent properties and the R44 Road by facing downwards to minimise light spill and to avoid upward or horizontal light pollution. Any lighting associated with the outdoor tourist facility must be turned off when the facility is not in operation.

4.20 The outdoor sport facility may not be covered by any roofed structure.

4.21 The outdoor sport facility must at all times be owned, operated and managed by the property owner of Erf 211 and the leasing or outsourcing of the said facility, or any part of it to a third party as a separate commercial venture is not permitted.

4.22 The hosting of any functions or sporting events at the outdoor sport facility, inclusive of the club house and ancillary uses, is not permitted without the approval of the Municipality.

4.23 A commercial shop, including a shop selling equipment or repair services associated with the outdoor sport facility activities, is not permitted. The clubhouse may only offer supporting services to the outdoor sport facility such as

equipment for rent and the sale of beverages and prepacked consumables for the enjoyment of patrons of the outdoor sport facility only.

4.24 A landscaping plan must be submitted as part of the building plan application for consideration and approval by the Municipality. The landscaping plan must indicate appropriate measures to adequately mitigate the visual impact of the outdoor sport facility to the satisfaction of the Municipality. Vegetation must be planted on the property along the boundary shared with the R44 Road, and around the outdoor sport facility to adequately screen the facility from the R44 Road and surrounding properties. The vesting of the consent use approval for an outdoor sport facility is subject to the acceptable implementation of the landscaping plan within 3 months of the building plan approval and the continued maintenance of the vegetation screen to the satisfaction of the Municipality.

4.25 Should the approved outdoor sport facility cease to operate, the repurposing of any structures and facilities associated with the subject approved land use activity will not be permitted and the subject structures, facilities and related infrastructure must, at the cost of the owner, be demolished and the site must be rehabilitated and the land and any buildings that are not demolished be restored for agricultural related uses or uses permitted as primary use rights in terms of the zoning of the property within a year of ceasing the approved land use activity.

4.26 A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.

4.27 Sufficient on-site parking to be provided in accordance with the provisions of the Zoning Scheme By-law to the satisfaction of the Municipality.

4.28 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).

4.29 The land uses hereby permitted, and all related premises must comply with the relevant health regulations at all times.

4.30 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.

4.31 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.

4.32 Building plans be submitted for all structures included in this approval, and 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.

4.33 Building plans be submitted for all existing unauthorised building structures, and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals and no land uses associated with any unauthorised structures may commence operating before building plan approval and the associated certificates of occupancy has been obtained.

4.34 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, 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, and Drawing No. G2137/C/201, G2137/C/202 and G2137/C/203, referenced Layout Plan, Padel Court: Plan and Elevations and

Container: Plan and Elevations, all drawn by Jurgen Breuninger Architectural Design and dated 23rd of February 2023.

4.35 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.

4.36 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.

4.37 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.

4.38 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.

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

5.1 The Appellant did not appeal the approved part of the application or any of the related conditions of approval.

5.2 The reasons provided by the Municipal Planning Tribunal for the approved part of the application are still relevant and endorsed as rational:

a) *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.*

b) *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.*

c) *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.*

5.3 The potential visual impact that the padel courts might have has been adequately addressed with the conditions imposed as per the approval.

5.4 The padel courts and associated infrastructure will not diminish then agricultural potential of the property due to its scale and no further agricultural land will be converted to make provision for non-agricultural use.

5.5 The padel courts can be viewed as an ancillary use and extension of the existing tourism offerings of the farm.

6. Matters **to be noted**:

6.1 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.

6.2 No directional signage be erected without the prior approval of the applicable authority.

6.3 All electrical requirements to be directed to Eskom.

6.4 A business license and a liquor license to be applied for if required.

6.5 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.

6.6 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.

7. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

8. The appeal process has now been concluded.

Yours faithfully

**FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT** **DATE:** 15/09/2026

**COPIES TO:**

1. [redacted]
2. [redacted]

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

# ANNEXURE A

**STELLENBOSCH MUNICIPALITY**

*THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.*

MUNICIPAL MANAGER — DATE 15/09/2026

Buffer Line

2016 Aerial used for imagery outside of original scope

Control Points (WGS84)

| Name | Y Coordinate | X Coordinate | Elevation (m) | Description |
|---|---|---|---|---|
| [illegible] | -18 613.082 | +3 788 481.589 | 131.360 | 12MM IRON PEG IN CONCRETE |
| PEG4 | -18 [illegible] | +3 788 [illegible] | 157.295 | 12MM IRON PEG CONCRETE |
| [illegible] | -18 684.[illegible] | +3 [illegible] | [illegible] | 1960 BEACON |
| PEG1 | -18 21[illegible] | +3 [illegible] | 157.108 | 12MM IRON PEG CONCRETE |
| [illegible] | -18 [illegible] | +3 [illegible] | [illegible] | 12MM IRON PEG CONCRETE |
| [illegible] | -18 [illegible] | +3 [illegible] | 121.414 | 12MM IRON PEG IN TAR |
| [illegible] | -18 [illegible] | +3 [illegible] | 157.[illegible] | 12MM IRON PEG IN TAR |
| [illegible] | -18 [illegible] | +3 [illegible] | [illegible] | 12MM IRON PEG IN TAR |
| [illegible] | -18 [illegible] | +3 788 808.551 | 108.662 | 12MM IRON PEG IN TAR |
| [illegible] | -18 [illegible] | +3 [illegible] | 112.003 | 12MM IRON PEG IN TAR |
| [illegible] | -18 000.363 | +3 788 882.073 | 127.467 | 12MM IRON PEG IN TAR |

NORTH

## LEGEND

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


JOUBERT & BRINK SURVEYS
TOPOGRAPHIC, ENGINEERING & CONSTRUCTION SURVEY SOLUTIONS

14 DELWYN CRESCENT
STELLENBERG, 7550
WESTERN CAPE
SOUTH AFRICA

+27 (0)21-910-2934
+27 (0)83-273-8266
jbsurr@mweb.co.za
CK1996/001136/23

SAGC REGISTERED SURVEYORS


PLEASE NOTE

1. Only use our tabled control points. No other control points shall be used without consulting the surveyor.
2. All spot heights and positions are single measurement elements and are therefore subject to error - any critical design points, especially services, should be discussed with the surveyor so that the appropriate survey methods can be used.
3. This survey includes only visible services which can be opened with hand tools and should be checked against local authority as built plans. Services which are blocked or unable to be opened should be referred to the local authority. Invert levels deeper than 5 metres are approximate unless otherwise discussed before the survey commences.
4. Boundary reconstructions from Surveyor General diagrams can sometimes be a time-consuming process. To save costs and time, a checked GIS overlay for information purposes are generally used, unless otherwise required.
5. This survey information is always sent as a zipped data package which includes this drawing in DWG and PDF format; the raw data in ASCII format; a digital terrain model in XML, TOT, BOT and CDM format; Survey codes and descriptions. If there are any queries or requests regarding these files, please send us an email at jbsurr@mweb.co.za.

| | | | |
|---|---|---|---|
| HORIZONTAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| VERTICAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| SURVEY LEADER: R.ENGEL | DRAWN BY: H.V.D.SANDT | CHECKED BY: C.STRYDOM | SURVEY DATE: 20 JUL 2023 |
| REFERENCE ELLIPSOID: WGS84 | REFERENCE MERIDIAN: WG19 | DATUM: HART94 | ELEVATIONS: MAMSL |
| ALLOTMENT AREA: RAITHBY | | ADMINISTRATIVE DISTRICT: STELLENBOSCH | |

PROJECT DESCRIPTION

# BASEMAP OF AVONTUUR ESTATE ERF 211

| | |
|---|---|
| CLIENT: AVONTUUR ESTATE | PLOT SCALE: 1:1750 (A0) |
| DRAWING NAME: | SHEET: 5 of 5 |

## LEGEND

NEIGBOUR
PASTURE
BUILDING/STRUCTURE
VINEYARD
ENTRANCE GATE
DAM
TAR ROAD
TREES

NORTH

**STELLENBOSCH MUNICIPALITY**

*THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.*

MUNICIPAL MANAGER — DATE 15/09/2026

PORTION 4 OF ERF 559
ERF 378
ERF1586
ERF 215
ERF 132
ERF 183
ERF 176
NEIGBOUR FIELD
PASTURE
Buffer Line
DAM
ERF 1585
PORTION 1 OF ERF 561
VINEYARD
VM1 157.168
VM2 144.255
PRD6 117.295

# JOUBERT & BRINK SURVEYS

TOPOGRAPHIC, ENGINEERING & CONSTRUCTION SURVEY SOLUTIONS


14 DELWYN CRESCENT
STELLENBERG, 7550
WESTERN CAPE
SOUTH AFRICA
SAGC REGISTERED SURVEYORS

+27 (0)21-910-2934
+27 (0)83-273-8288
jbsurv@mweb.co.za
CK1996/001136/23


**PLEASE NOTE**

1. Only use our tabled control points. No other control points shall be used without consulting the surveyor.
2. All spot heights and positions are single measurement elements and are therefore subject to error - any critical design points, especially services, should be discussed with the surveyor so that the appropriate survey methods can be used.
3. This survey includes only visible services which can be opened with hand tools and should be checked against local authority as built plans. Services which are blocked or unable to be opened should be referred to the local authority. Invert levels deeper than 5 metres are approximate unless otherwise discussed before the survey commences.
4. Boundary reconstructions from Surveyor General diagrams can sometimes be a time-consuming process. To save costs and time, a checked GIS overlay for information purposes are generally used, unless otherwise required.
6. This survey information is always sent as a zipped data package which includes this drawing in DWG and PDF format; the raw data in ASCII format; a digital terrain model in XML, TOT, BOT and CDM format; Survey codes and descriptions. If there are any queries or requests regarding these files, please send us an email at jbsurv@mweb.co.za.

| | | | |
|---|---|---|---|
| HORIZONTAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| VERTICAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| SURVEY LEADER: R.ENGEL | DRAWN BY: H.V.D.SANDT | CHECKED BY: C.STRYDOM | SURVEY DATE: 20 JUL 2023 |
| REFERENCE ELLIPSOID: WGS84 | REFERENCE MERIDIAN: WG19 | DATUM: HART94 | ELEVATIONS: MAMSL |
| ALLOTMENT AREA: RAITHBY | | ADMINISTRATIVE DISTRICT: STELLENBOSCH | |

PROJECT DESCRIPTION

## BASEMAP OF AVONTUUR ESTATE ERF 211

| | |
|---|---|
| CLIENT: AVONTUUR ESTATE | PLOT SCALE: 1:500 (A0) |
| DRAWING NAME: | SHEET: 1 of 5 |

## LEGEND

NEIGBOUR
PASTURE
BUILDING/STRUCTURE
VINEYARD
ENTRANCE GATE
DAM
TAR ROAD
TREES

NORTH

**STELLENBOSCH MUNICIPALITY**

*THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.*

MUNICIPAL MANAGER

15/09/2026
DATE

ERF 177
ERF 178
ERF 169
ERF 211 RAITHBY
ERF 184
FARM No. 1302

PASTURE
VINEYARD
PROPOSED PADEL COURTS
PROPOSED CLUB HOUSE
Buffer Line
MANAGERS DWELLING
WINERY, RESTAURANT, WINE TASTING, FUNCTION VENUE AND OUTDOOR AREA
FARM STORES & FARM OFFICES
CHEMICAL STORE
FARM SHED

VM7 112.502
PRD5 111.380
VMG 121.414
M15
M14
M17
M16
M22
M21
MBM29
MBM34


JOUBERT & BRINK SURVEYS
TOPOGRAPHIC, ENGINEERING & CONSTRUCTION SURVEY SOLUTIONS

14 DELWYN CRESCENT
STELLENBERG, 7550
WESTERN CAPE
SOUTH AFRICA

+27 (0)21-910-2934
+27 (0)83-273-8266
jbsur@mweb.co.za
CK1995/001136/23

SAGC REGISTERED SURVEYORS


PLEASE NOTE

1. Only use our tabled control points. No other control points shall be used without consulting the surveyor.
2. All spot heights and positions are single measurement elements and are therefore subject to error - any critical design points, especially services, should be discussed with the surveyor so that the appropriate survey methods can be used.
3. This survey includes only visible services which can be opened with hand tools and should be checked against local authority as built plans. Services which are blocked or unable to be opened should be referred to the local authority. Invert levels deeper than 5 metres are approximate unless otherwise discussed before the survey commences.
4. Boundary reconstructions from Surveyor General diagrams can sometimes be a time-consuming process. To save costs and time, a checked GIS overlay for information purposes are generally used, unless otherwise required.
5. This survey information is always sent as a zipped data package which includes this drawing in DWG and PDF format; the raw data in ASCII format; a digital terrain model in XML, TOT, BOT and CDM format; Survey codes and descriptions. If there are any queries or requests regarding these files, please send us an email at jbsur@mweb.co.za.

| | | | |
|---|---|---|---|
| HORIZONTAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| VERTICAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| SURVEY LEADER: R.ENGEL | DRAWN BY: H.V.D.SANDT | CHECKED BY: C.STRYDOM | SURVEY DATE: 20 JUL 2023 |
| REFERENCE ELLIPSOID: WGS84 | REFERENCE MERIDIAN: WG19 | DATUM: HART94 | ELEVATIONS: MAMSL |
| ALLOTMENT AREA: RAITHBY | | ADMINISTRATIVE DISTRICT: STELLENBOSCH | |

PROJECT DESCRIPTION

# BASEMAP OF AVONTUUR ESTATE ERF 211

| | |
|---|---|
| CLIENT: AVONTUUR ESTATE | PLOT SCALE: 1:500 (A0) |
| DRAWING NAME: | SHEET: 2 of 5 |

## LEGEND

NEIGBOUR
PASTURE
BUILDING/STRUCTURE
VINEYARD
ENTRANCE GATE
DAM
TAR ROAD
TREES

NORTH

ERF 169

ENTRANCE GATE

PASTURE

Tennis Court

POOL HOUSE

GARAGE

MANOR HOUSE (MAIN DWELLING) PROPOSED GUEST HOUSE

NEIGBOUR

ERF 184

AGRICULTURAL BUILDING STORAGE/OFFICE

PASTURE

DAM

SECOND DWELLING

GENERATOR ROOM

PASTURE

Buffer Line

PASTURE

PASTURE

PASTURE

PASTURE

PASTURE

NEIGBOUR

ERF 169

ERF 208

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

15/09/2026
DATE


JOUBERT & BRINK SURVEYS
TOPOGRAPHIC, ENGINEERING & CONSTRUCTION SURVEY SOLUTIONS

14 DELWYN CRESCENT
STELLENBERG, 7560
WESTERN CAPE
SOUTH AFRICA

+27 (0)21-910-2934
+27 (0)83-273-8266
jbsur@mweb.co.za
CK1996/001136/23

SAGC REGISTERED SURVEYORS


PLEASE NOTE

1. Only use our tabled control points. No other control points shall be used without consulting the surveyor.
2. All spot heights and positions are single measurement elements and are therefore subject to error - any critical design points, especially services, should be discussed with the surveyor so that the appropriate survey methods can be used.
3. This survey includes only visible services which can be opened with hand tools and should be checked against local authority as built plans. Services which are blocked or unable to be opened should be referred to the local authority. Invert levels deeper than 5 metres are approximate unless otherwise discussed before the survey commences.
4. Boundary reconstructions from Surveyor General diagrams can sometimes be a time-consuming process. To save costs and time, a standard GIS overlay for information purposes are generally used, unless otherwise required.
6. This survey information is always sent as a zipped data package which includes this drawing in DWG and PDF format; the raw data in ASCII format; a digital terrain model in XML, TOT, IBOT and CDM format; Survey codes and descriptions. If there are any queries or requests regarding these files, please send us an email at jbsur@mweb.co.za.

| | | | |
|---|---|---|---|
| HORIZONTAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| VERTICAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| SURVEY LEADER: R.ENGEL | DRAWN BY: H.V.D.SANDT | CHECKED BY: C.STRYDOM | SURVEY DATE: 20 JUL 2023 |
| REFERENCE ELLIPSOID: WGS84 | REFERENCE MERIDIAN: WG19 | DATUM: HART94 | ELEVATIONS: MAMSL |
| ALLOTMENT AREA: RAITHBY | | ADMINISTRATIVE DISTRICT: STELLENBOSCH | |

PROJECT DESCRIPTION

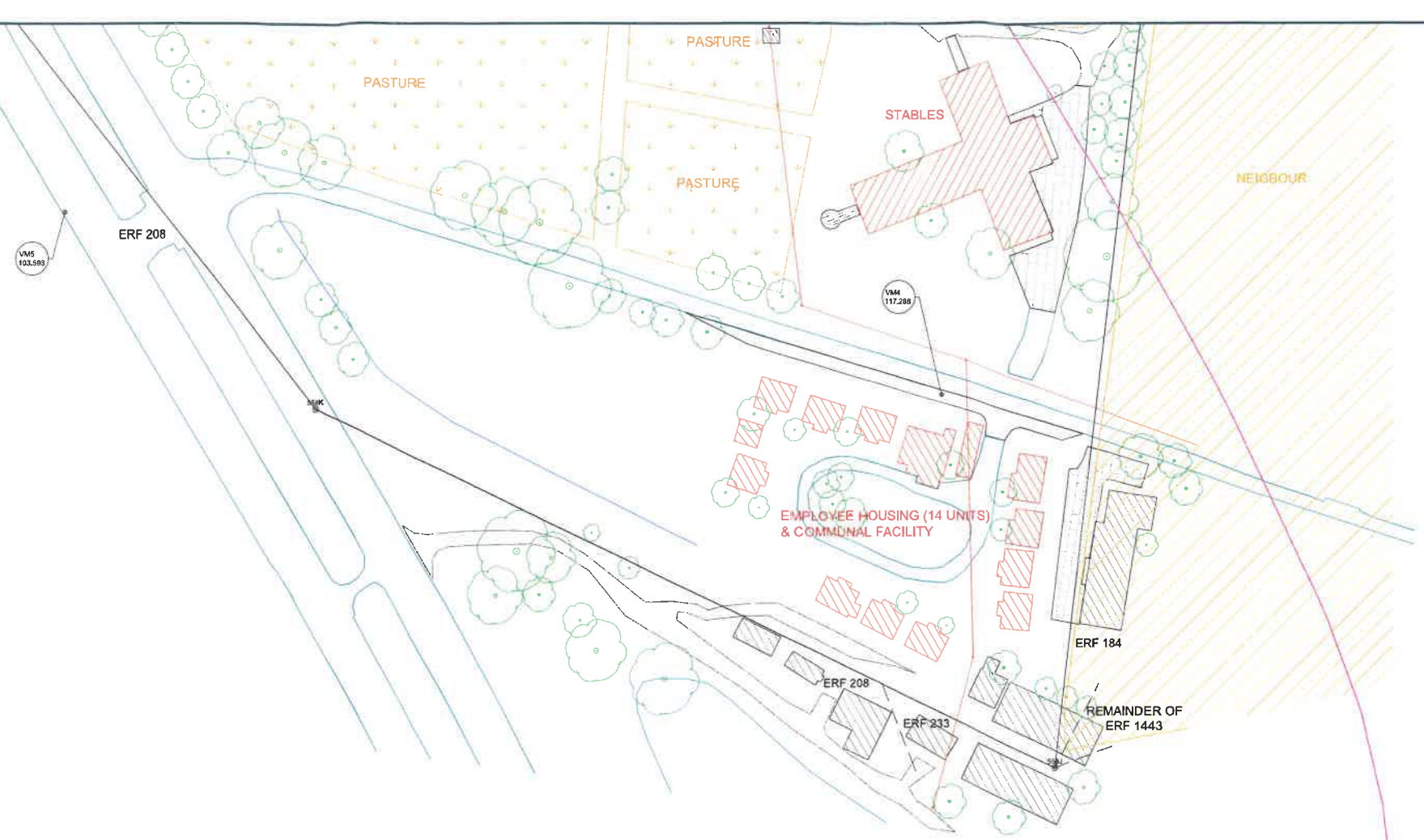
**BASEMAP OF AVONTUUR ESTATE ERF 211**

| | |
|---|---|
| CLIENT: AVONTUUR ESTATE | PLOT SCALE: 1:500 (A0) |
| DRAWING NAME: | SHEET: 3 of 5 |

## LEGEND

NEIGBOUR
PASTURE
BUILDING/STRUCTURE
VINEYARD
ENTRANCE GATE
DAM
TAR ROAD
TREES

NORTH




STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

15/09/2026
DATE


JOUBERT & BRINK SURVEYS
TOPOGRAPHIC, ENGINEERING & CONSTRUCTION SURVEY SOLUTIONS

14 DELWYN CRESCENT
STELLENBERG, 7550
WESTERN CAPE
SOUTH AFRICA

+27 (0)21-910-2934
+27 (0)83-273-8266
jbsur@mweb.co.za
SAGC REGISTERED SURVEYORS CK1996/001136/23


PLEASE NOTE

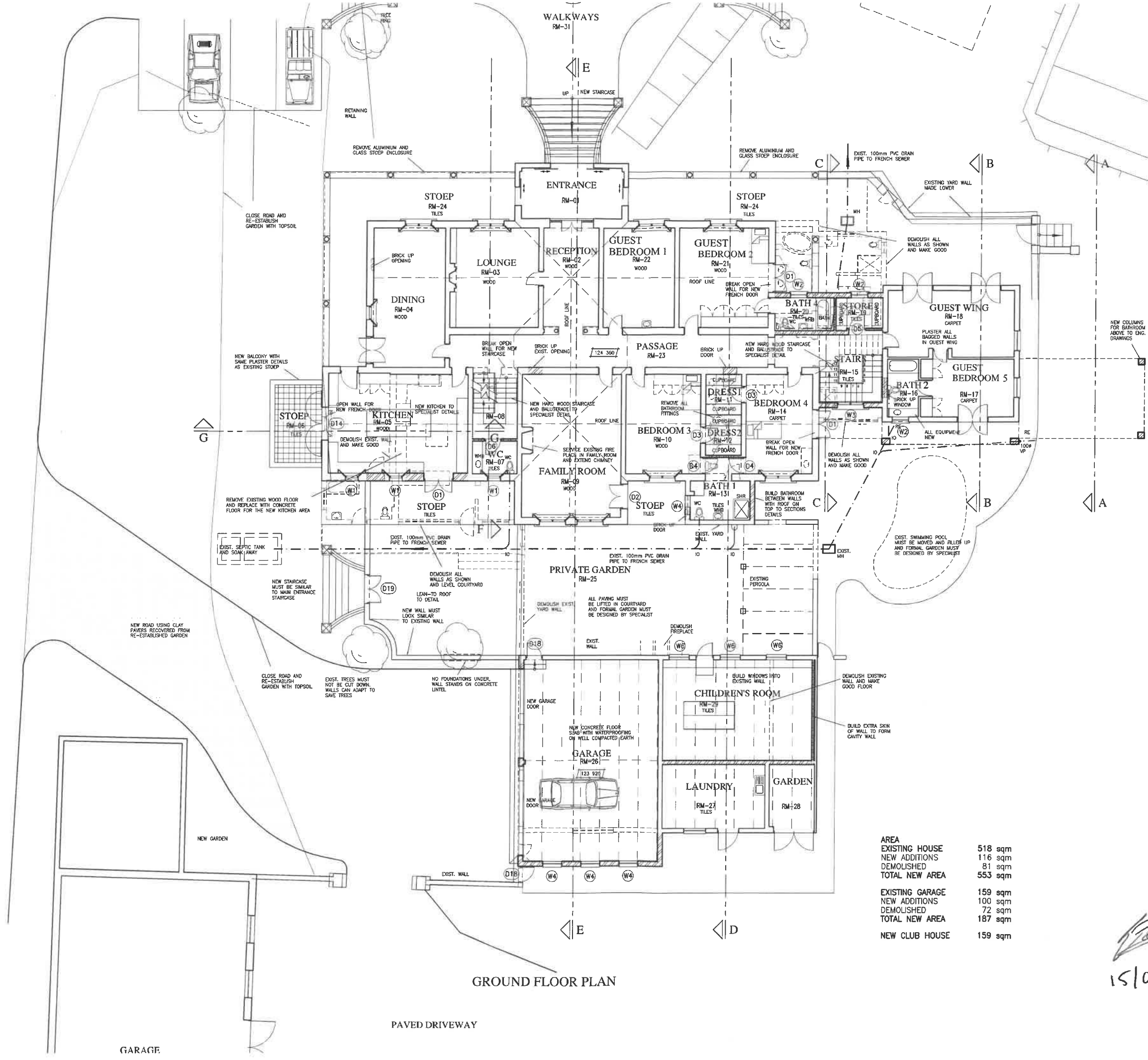
1. Only use our tabled control points. No other control points shall be used without consulting the surveyor.
2. All spot heights and positions are single measurement elements and are therefore subject to error - any critical design points, especially services, should be discussed with the surveyor so that the appropriate survey methods can be used.
3. This survey includes only visible services which can be opened with hand tools and should be checked against local authority as built plans. Services which are blocked or unable to be opened should be referred to the local authority. Invert levels deeper than 5 metres are approximate unless otherwise discussed before the survey commences.
4. Boundary reconstructions from Surveyor General diagrams can sometimes be a time-consuming process. To save costs and time, a checked GIS overlay for information purposes are generally used, unless otherwise required.
5. This survey information is always sent as a zipped data package which includes this drawing in DWG and PDF format; the raw data in ASCII format; a digital terrain model in XML, TCT, BOT and CDM format; Survey codes and descriptions. If there are any queries or requests regarding these files, please send us an email at jbsur@mweb.co.za.

| | | | |
|---|---|---|---|
| HORIZONTAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| VERTICAL CONTROL BASED ON: DRD5, CHECKED ON PRD6 AND T68 | | | |
| SURVEY LEADER: R.ENGEL | DRAWN BY: H.V.D.SANDT | CHECKED BY: C.STRYDOM | SURVEY DATE: 20 JUL 2023 |
| REFERENCE ELLIPSOID: WGS84 | REFERENCE MERIDIAN: WG19 | DATUM: HART94 | ELEVATIONS: MAMSL |
| ALLOTMENT AREA: RAITHBY | | ADMINISTRATIVE DISTRICT: STELLENBOSCH | |

PROJECT DESCRIPTION

**BASEMAP OF AVONTUUR ESTATE ERF 211**

| | |
|---|---|
| CLIENT: AVONTUUR ESTATE | PLOT SCALE: 1:500 (A0) |
| DRAWING NAME: | SHEET: 4 of 5 |



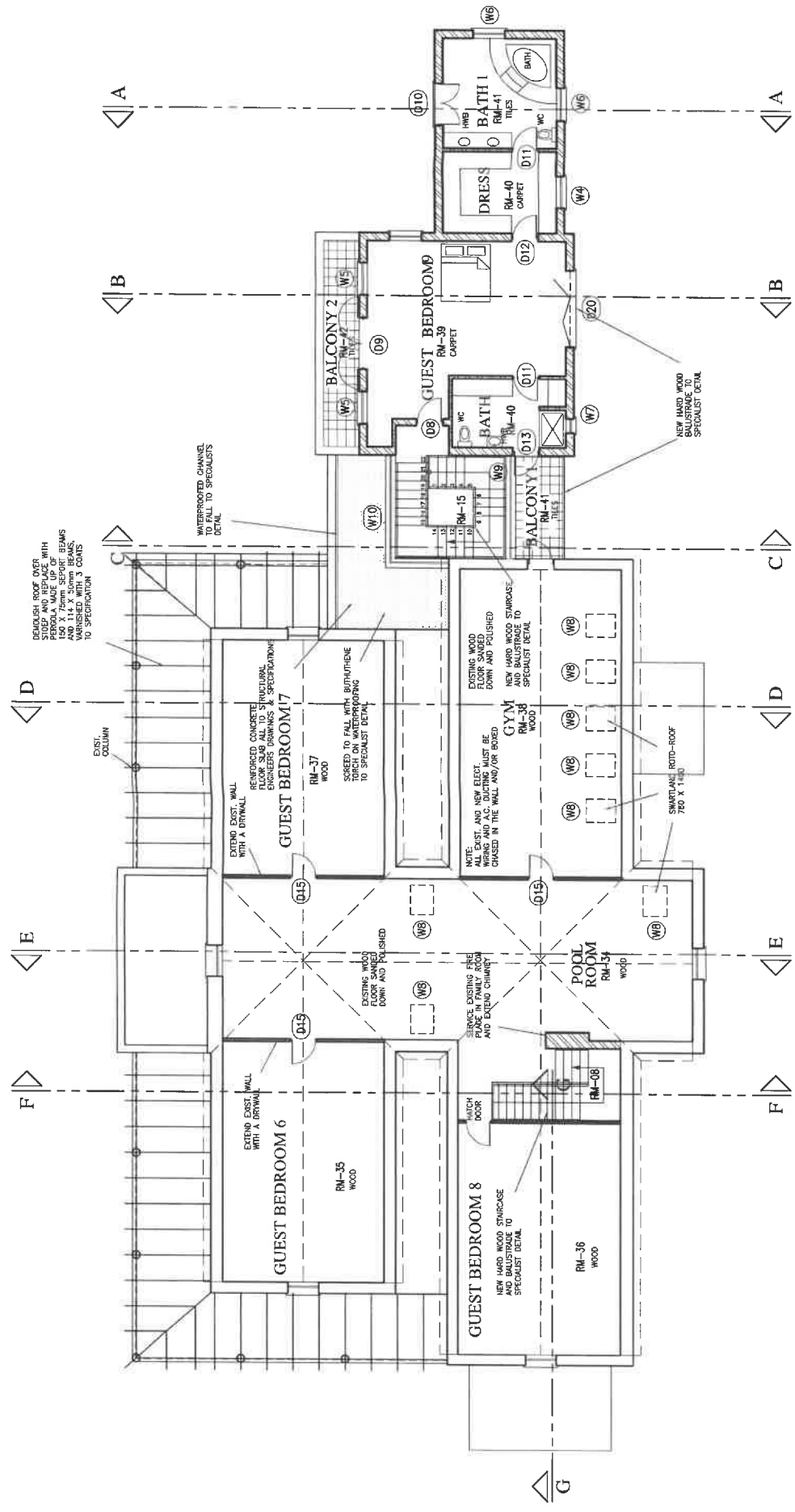

| AREA | |
|---|---|
| **EXISTING HOUSE** | **518 sqm** |
| NEW ADDITIONS | 116 sqm |
| DEMOLISHED | 81 sqm |
| **TOTAL NEW AREA** | **553 sqm** |
| **EXISTING GARAGE** | **159 sqm** |
| NEW ADDITIONS | 100 sqm |
| DEMOLISHED | 72 sqm |
| **TOTAL NEW AREA** | **187 sqm** |
| **NEW CLUB HOUSE** | **159 sqm** |

15/09/2026

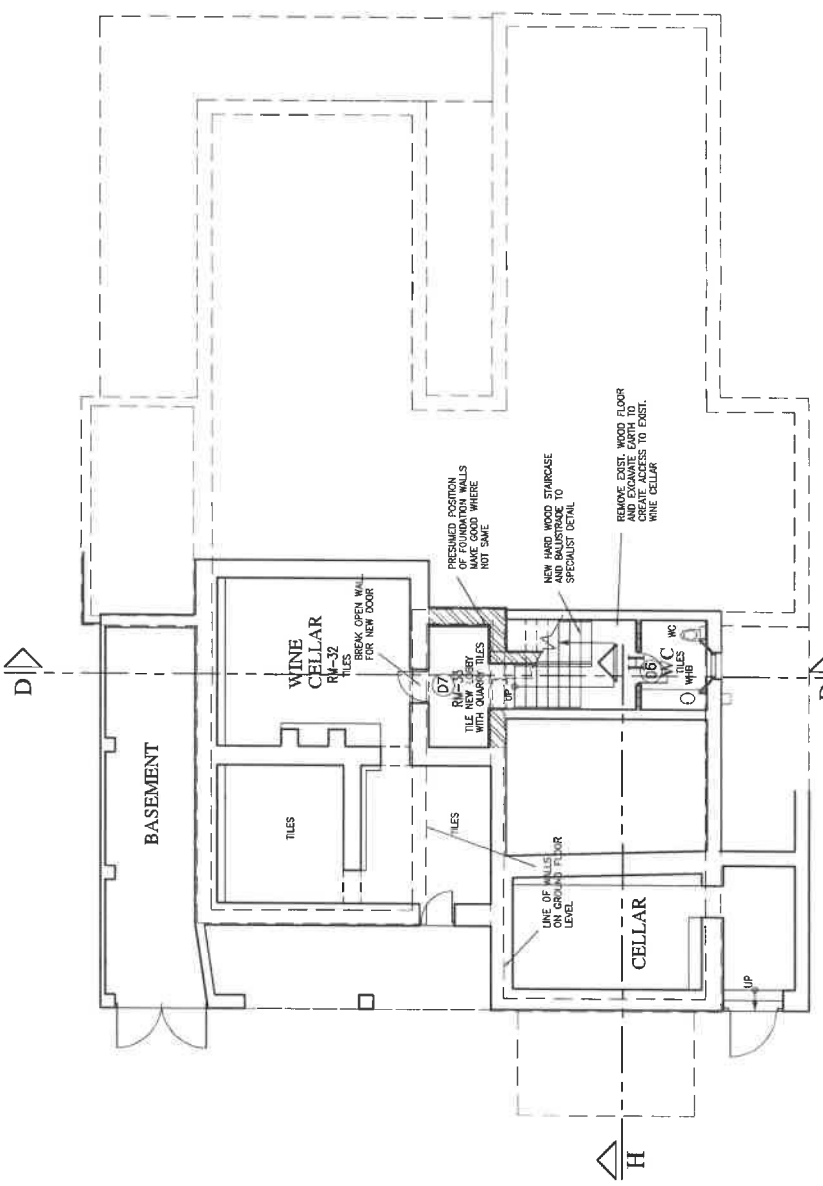
Floor plans of Tourist Accommodation Establishment, Sheet No. 1 of 2

Floor plans of Tourist Accommodation Establishment, Sheet No. 2 of 2






FIRST FLOOR PLAN




BASEMENT FLOOR PLAN

Erf No. 211
R44, Raithby
Stellenbosch

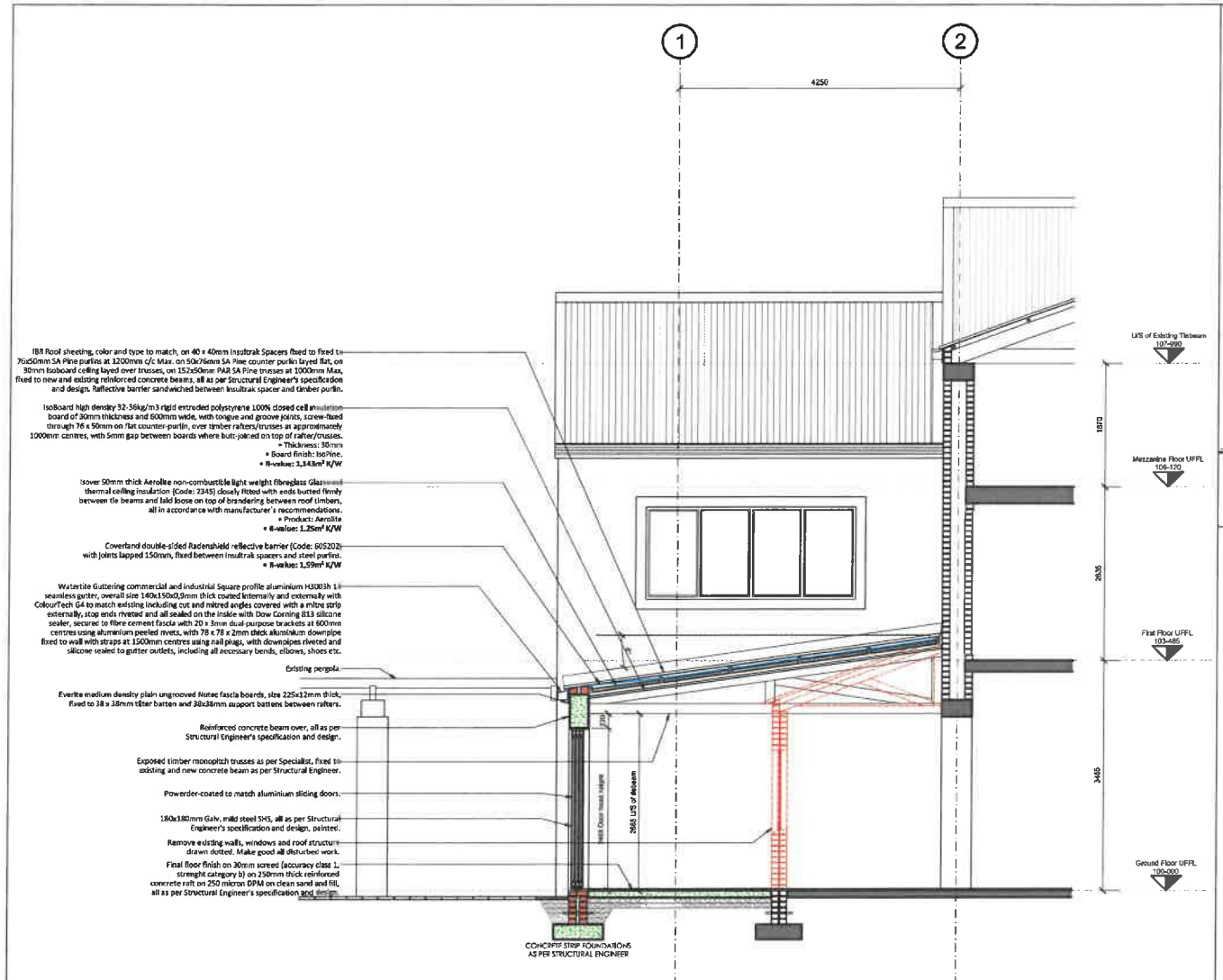
| SANS 10400XA A1 ENTERTAINMENT AND PUBLIC ASSEMBLY IN CLIMATIC ZONE 4 | | |
|---|---|---|
| CONSTRUCTION DETAILS: | REQUIRED: | PROVIDED: |
| ✓ EXTERNAL WALLS: | R ≥ 0.6 m² K/W | 270mm Double-skin brick wall, plastered internally + externally. |
| ✓ PITCHED ROOF: | R ≥ 3.7 m² K/W | Metal roof sheets to match: R-value= 0,08m² K/W |
| | | Coverland double-sided Radonshield reflective barrier: R-value: 1,59m² K/W |
| | | 30mm IsoBoard extruded polystyrene insulation board ceiling: R-value: 1,143m² K/W |
| | | Isover 50mm thick Aerolite thermal ceiling insulationR-value: 1,25m² K/W |
| | | **TOTAL ROOF ASSEMBLY: 3,983m² K/W** |
| ✓ GLAZING: | Less than 20% of Net floor area (≤136,38m²) | Net floor Area:681,884m² |
| | | Total Area of Fenestrations: WA + WB + WC + WD + WE + WF |
| | | **12.103m² + 12.103m² + 12.103m² + 12.103m² + 2.459m² + 0.84m² = 51.711m² TOTAL** |
| | | **51.711m²/681.884m²) x 100 = 7,584% (Single clear glass acceptable)** |
| ✓ SANITARY HOT WATER: | Resistance water heating < 50% | N/A |
| ✓ LIGHTING: | 4w/M² | 4w/M² |

| AREAS: | |
|---|---|
| ERF SIZE: | 421944.4m² |
| EXISTING GROUND FLOOR PLAN | 641.003m² |
| + RESTAURANT \| WINE TASTING EXTENSION | +72.762m² |

GROUND FLOOR PLAN
SCALE 1:50

15/09/2026

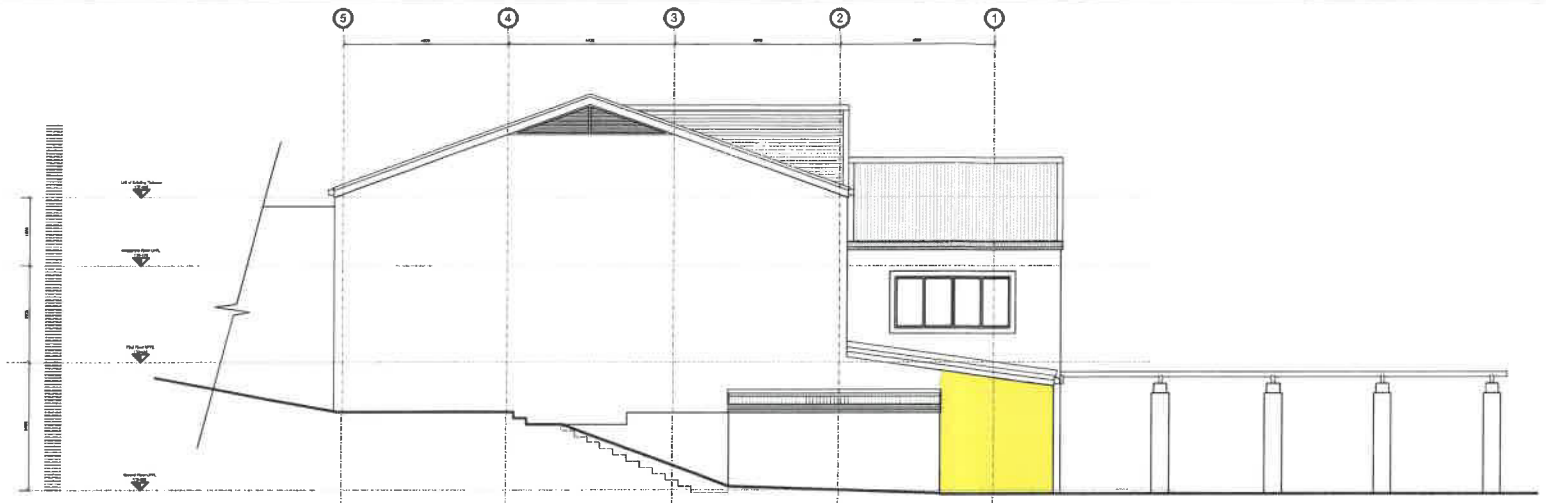
| DRAWING STATUS CODES: | PROJECT DESCRIPTION: | PROJECT: | DATE: 3rd September 2024 |
|---|---|---|---|
| A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built | Restaurant \| Wine Tasting Extension<br>Erf No. 211, Avontuur Estate, R44<br>Raithby, Stellenbosch | AVONTUUR Estate | DRAWN: Jurgen Breuninger (SACAP T1361)<br>OWNER: P Taberer<br>OWNER SIGNATURE:<br>SCALE/SHEET SIZE: 1:50/A0 |
| ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL PLANS PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF JURGEN BREUNINGER ARCHITECTURAL DESIGN, AND COPYRIGHT IS RESERVED. | DRAWING DESCRIPTION: GROUND FLOOR PLAN | Jurgen Breuninger<br>ARCHITECTURAL DESIGN + ARCHITECTONEPP<br>47 HUGUENOT STREET, UPPER HOUSE, STELLENBOSCH<br>TEL: 083 399 8055 \| E-MAIL: JBREUNINGER@MWEB.CO.ZA | DRAWING No.: D2149/C/201 REVISION: A<br>MUNICIPAL |



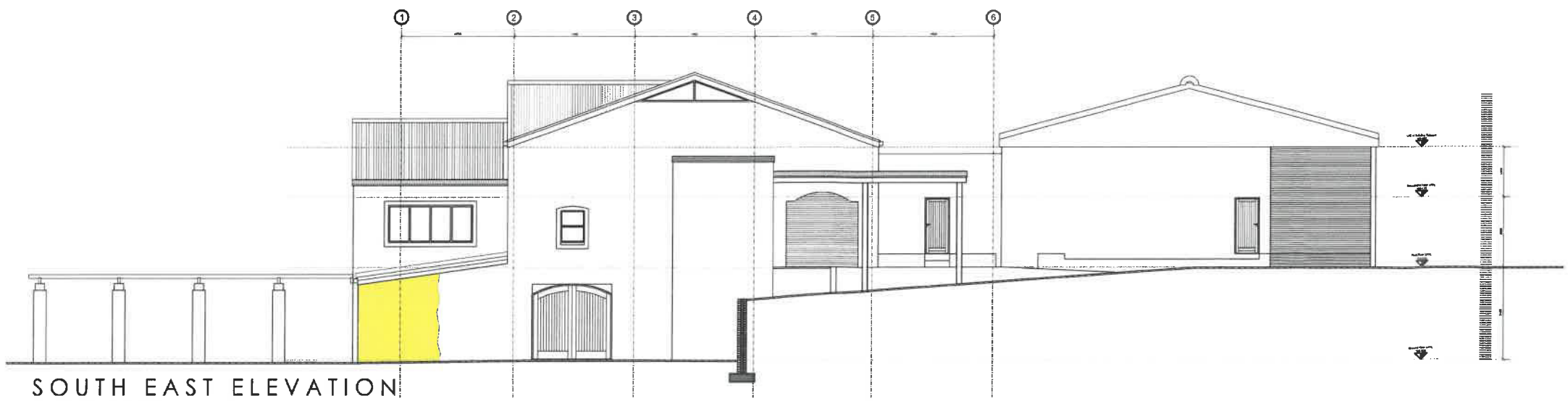

## SECTION A-A
SCALE 1:50




## SOUTH WEST ELEVATION
SCALE 1:100




## PART NORTH WEST ELEVATION
SCALE 1:100




## SOUTH EAST ELEVATION
SCALE 1:100

15/09/2026

**DOCUMENT VARIATIONS REGISTER:**

| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| A | 00/00/0000 | xxxxxxxxxxxxxxxxxx | | | | | | |

ORIGINAL DOCUMENT DATE: 23rd February 2023

| NO. | DATE | DESCRIPTION |
|---|---|---|

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF JURGEN BREUNINGER ARCHITECTURAL DESIGN, AND COPYRIGHT IS RESERVED.

PROJECT DESCRIPTION:
Restaurant | Wine Tasting Extension
Erf No. 211, Avontuur Estate, R44
Raithby, Stellenbosch

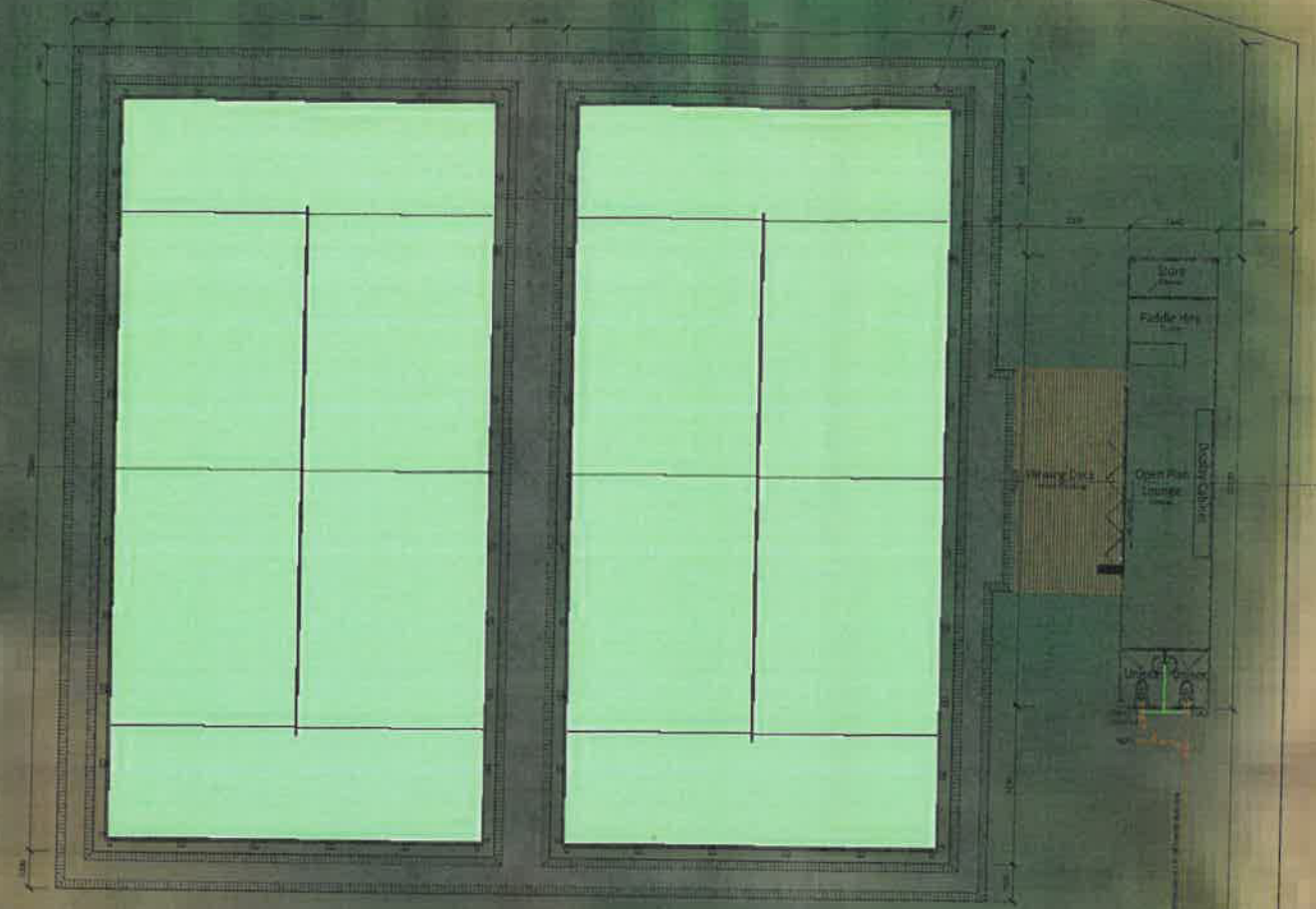
DRAWING DESCRIPTION:
**SECTION A-A | ELEVATIONS**

PROJECT:
AVONTUUR Estate

Jurgen Breuninger
ARCHITECTURAL DESIGN • ARGITEKSONTWERP
ZANDZICHT SINGLE LUITZICHT JURGANVILLE 7550
CEL: 083 339 8585 | E-MAIL: JURGEN.BREUNINGER@GMAIL.COM

DATE: 20th August 2024
DRAWN: Jurgen Breuninger (SACAP T1361)
OWNER: P Taberer
OWNER SIGNATURE:
SCALE/SHEET SIZE: 1:50, 1:100/A1
DRAWING No.: D2149/C/301
REVISION: -
MUNICIPAL

Erf No. 211
R44
Raithby
Stellenbosch



GROUND FLOOR LAYOUT PLAN
SCALE 1:100

DOCUMENT VARIATIONS REGISTER:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 00/00/0000 | XXXXXXXXXXXXXXXXXX |

ORIGINAL DOCUMENT DATE: 23rd February 2023

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 15/09/2026 | |

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF JURGEN BREUNINGER ARCHITECTURAL DESIGN, AND COPYRIGHT IS RESERVED.

PROJECT DESCRIPTION:
New Padel Courts
Erf No. 211, Avontuur Estate, R44
Raithby, Stellenbosch

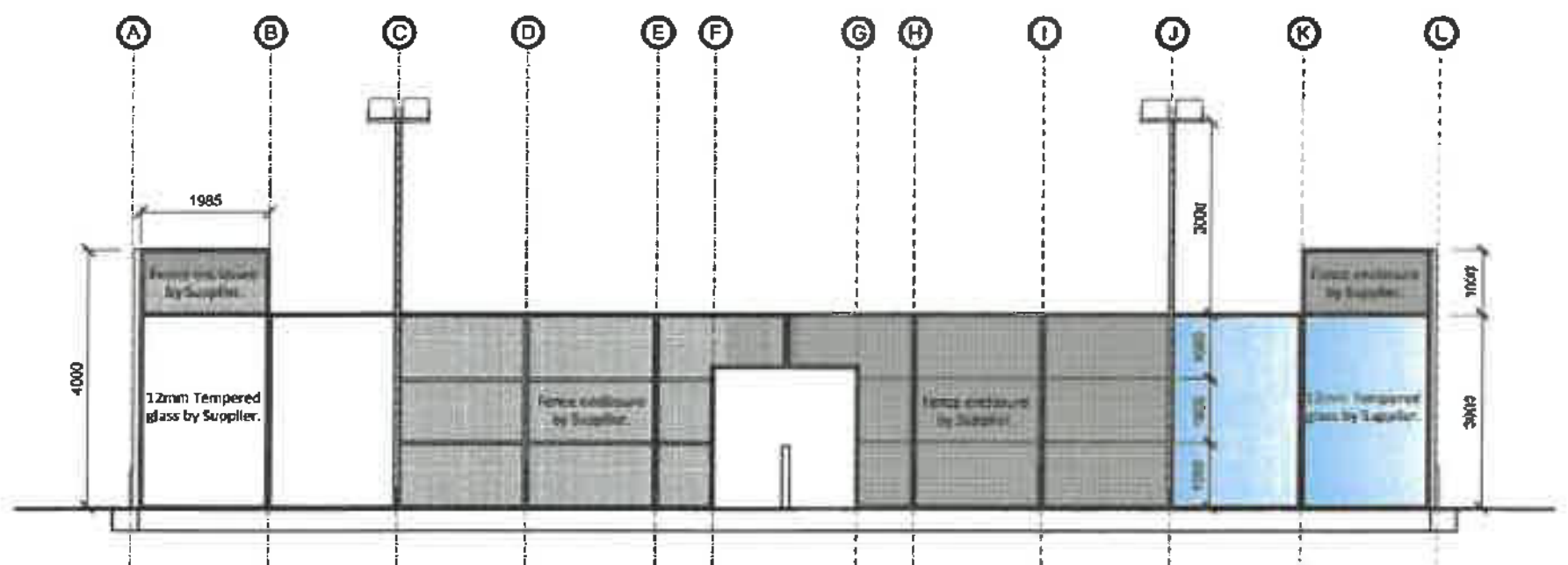
DRAWING DESCRIPTION:
**LAYOUT PLAN**

PROJECT:
AVONTUUR Estate

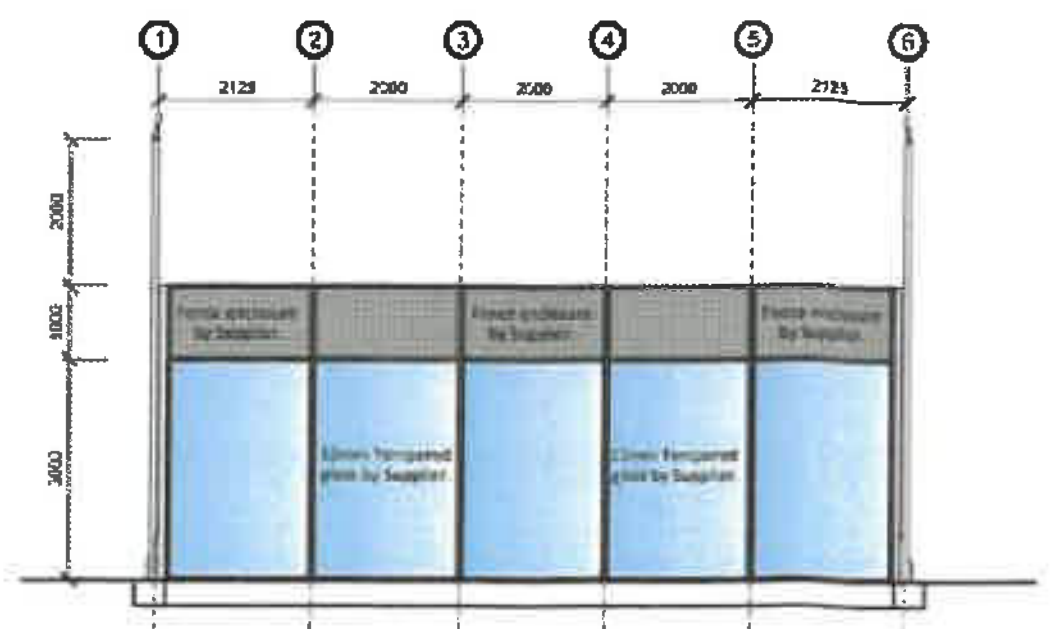
Jurgen Breuninger
ARCHITECTURAL DESIGN • ARGITEKSONTWERP
ZANDZICHT SINGEL 1, UITZICHT, DURBANVILLE, 7550
CEL: 083 709 8555 | E-MAIL: JURGENBREUNINGER@GMAIL.COM

DATE: 23rd February 2023
DRAWN: Jurgen Breuninger (SACAP T1361)
OWNER: P Taberer
OWNER SIGNATURE:
SCALE/SHEET SIZE: 1:100/A1
DRAWING No.: G2137/C/203
REVISION: -

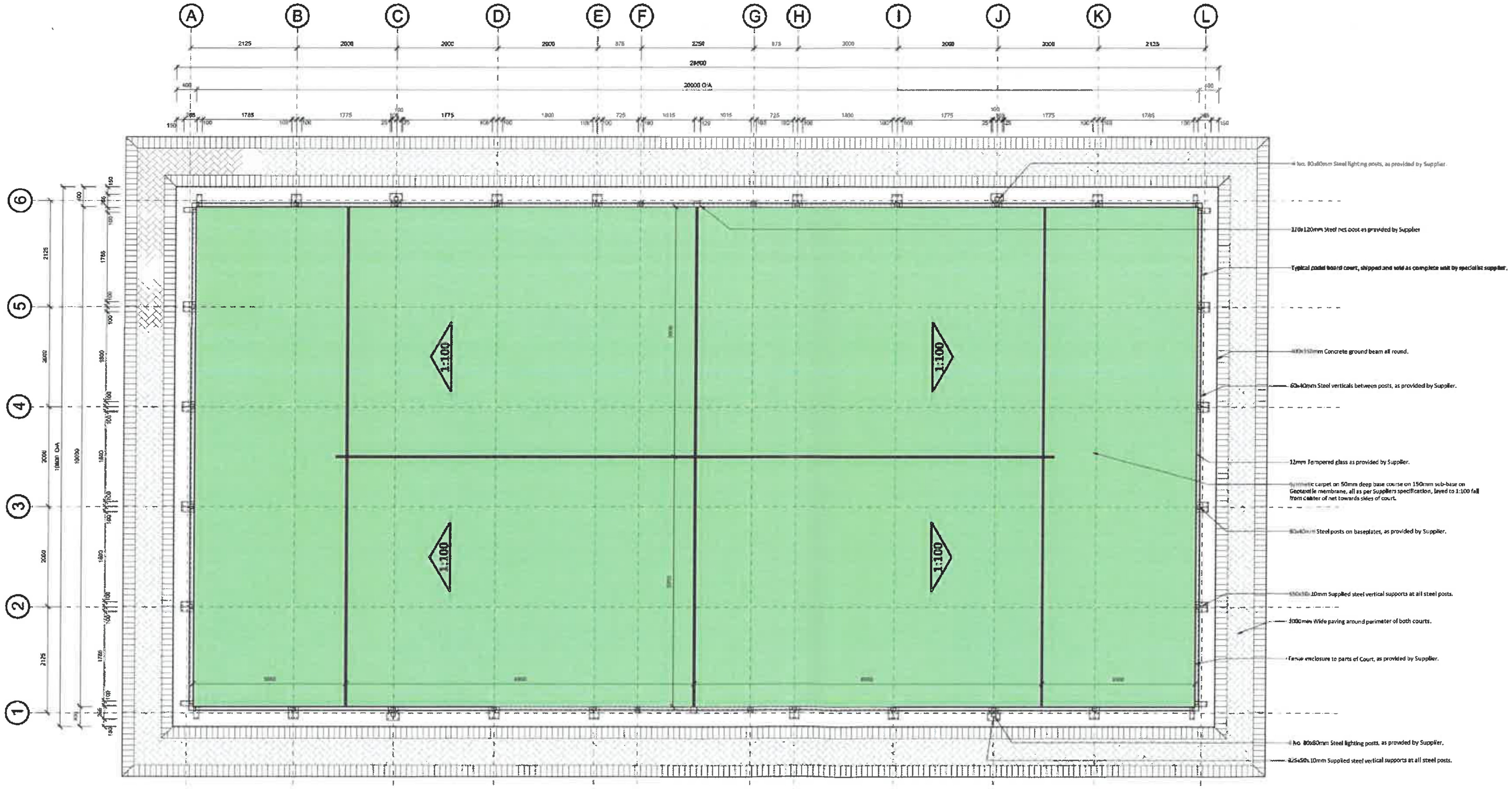
MUNICIPAL




TYPICAL COURT FRONT ELEVATION
SCALE 1:100




TYPICAL COURT SIDE ELEVATION
SCALE 1:100




TYPICAL COURT FLOOR PLAN
SCALE 1:50

DOCUMENT VARIATIONS REGISTER:

| NO. | DATE | DESCRIPTION |
|---|---|---|

ORIGINAL DOCUMENT DATE: 12th July 2022

DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS
THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF JURGEN BREUNINGER ARCHITECTURAL DESIGN, AND COPYRIGHT IS RESERVED.

PROJECT DESCRIPTION:
New Padel Courts
Erf No. 211, Avontuur Estate, R44
Raithby, Stellenbosch

DRAWING DESCRIPTION:
PADEL COURT: PLAN and ELEVATIONS

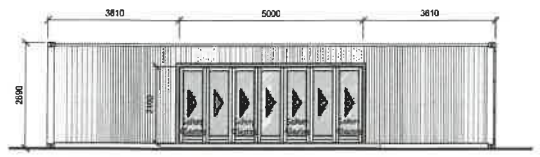
PROJECT:
AVONTUUR Estate

Jurgen Breuninger
ARCHITECTURAL DESIGN • ARGITEKSONTWERP
ZANDZICHT SINGLE 1, UITZICHT, DURBANVILLE, 7550
TEL: 083 309 8565 | E-MAIL: JURGENBREUNINGER@GMAIL.COM

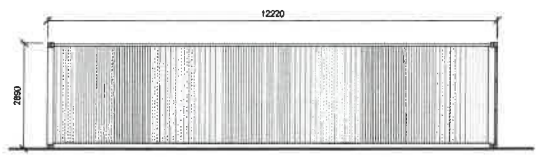
DATE: 23rd February 2023
DRAWN: Jurgen Breuninger (SACAP T1361)
OWNER: P Taberer
OWNER SIGNATURE:
SCALE/SHEET SIZE: 1:50_1:100/A1
REVISION: -
DRAWING No.: G2137/C/202

MUNICIPAL

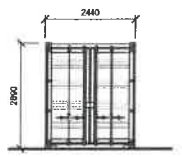
15/09/2026



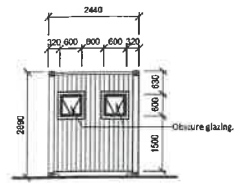

CONTAINER WEST ELEVATION
SCALE 1:100




CONTAINER EAST ELEVATION
SCALE 1:100

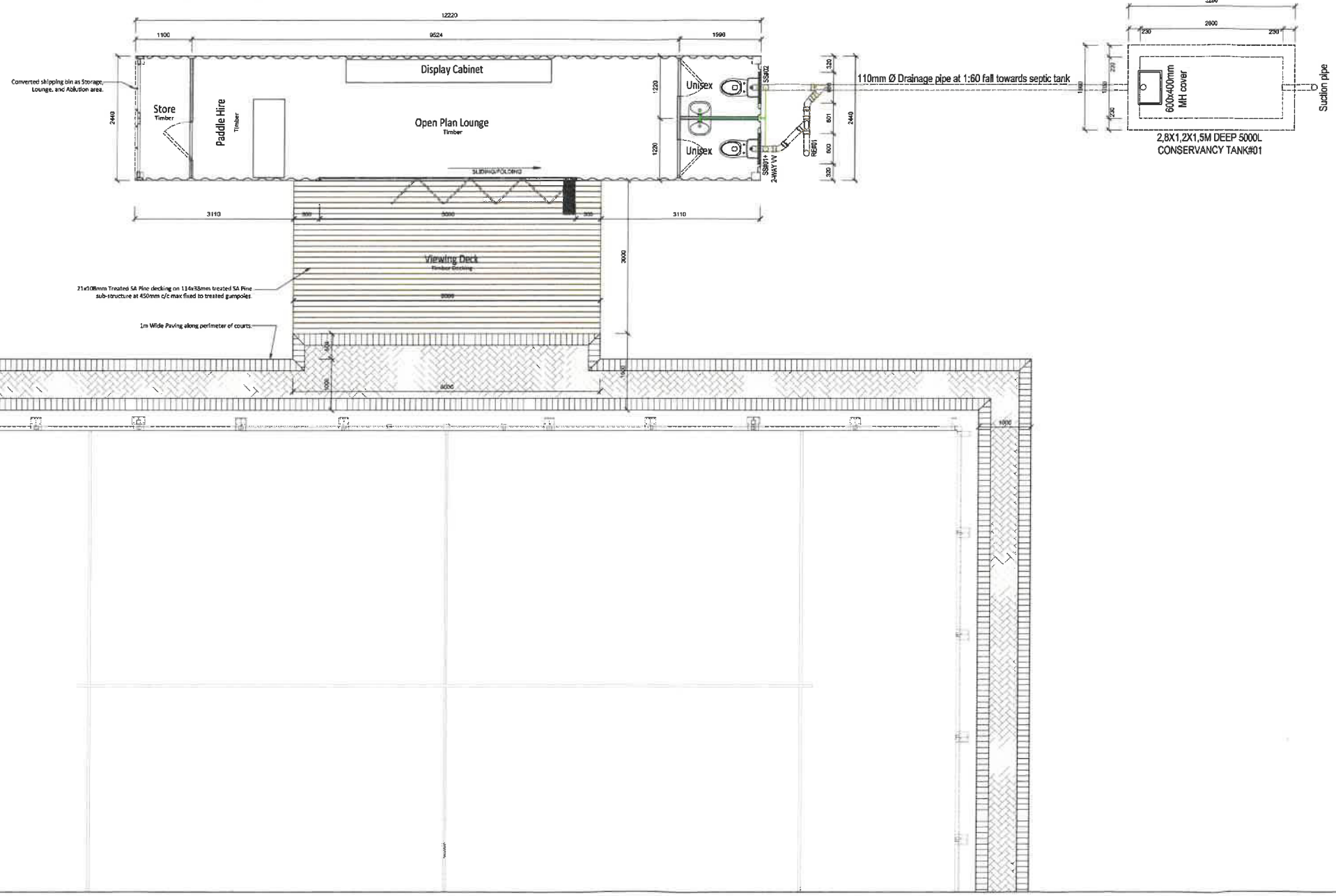



NORTH ELEVATION
SCALE 1:100




SOUTH ELEVATION
SCALE 1:100

# GROUND FLOOR PLAN
SCALE 1:50




15/09/2026

| DOCUMENT VARIATIONS REGISTER: | | | | | | | | | ORIGINAL DOCUMENT DATE: | 23rd February 2023 |
|---|---|---|---|---|---|---|---|---|---|---|
| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
| A | 00/00/0000 | XXXXXXXXXXXXXXXXXX | | | | | | | | | |

DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS ( NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY -LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF JURGEN BREUNINGER ARCHITECTURAL DESIGN, AND COPYRIGHT IS RESERVED.

PROJECT DESCRIPTION:
New Padel Courts
Erf No. 211, Avontuur Estate, R44
Raithby, Stellenbosch

DRAWING DESCRIPTION:
**CONTAINER: PLAN and ELEVATIONS**

PROJECT:
AVONTUUR Estate

Jurgen Breuninger
ARCHITECTURAL DESIGN • ARGITEKSONTWERP
ZANDZICHT SINGLE TUITZICHT, DURBANVILLE, 7550
CEL: 083 309 8565 | E-MAIL: JURGENBREUNINGER@GMAIL.COM

| | |
|---|---|
| DATE: | 23rd February 2023 |
| DRAWN: | Jurgen Breuninger (SACAP T1361) |
| OWNER: | P Taberer |
| OWNER SIGNATURE: | |
| SCALE/SHEET SIZE: | 1:50_1:100/A1 |
| DRAWING No.: | G2137/C/201 |
| REVISION: | - |

MUNICIPAL

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

# ANNEXURE B

# STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

# 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** |

KTitus



**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

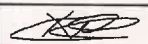
# Stellenbosch Municipality

## 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 Virdus 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 | ha*C | t/week | trips/day | | persons | |
| Total Increased Services Usage: | 5,228 | 4,3245 | 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: | See the attached GFP<br><br>The DC calculations are based on 9 bedroom guesthouse and credited for 3 bedrooms as per the DC policy.<br>+ Restaurant (162m2)+General business (403m2) and Outdoor seating 20 persons |

DC for Padel courts

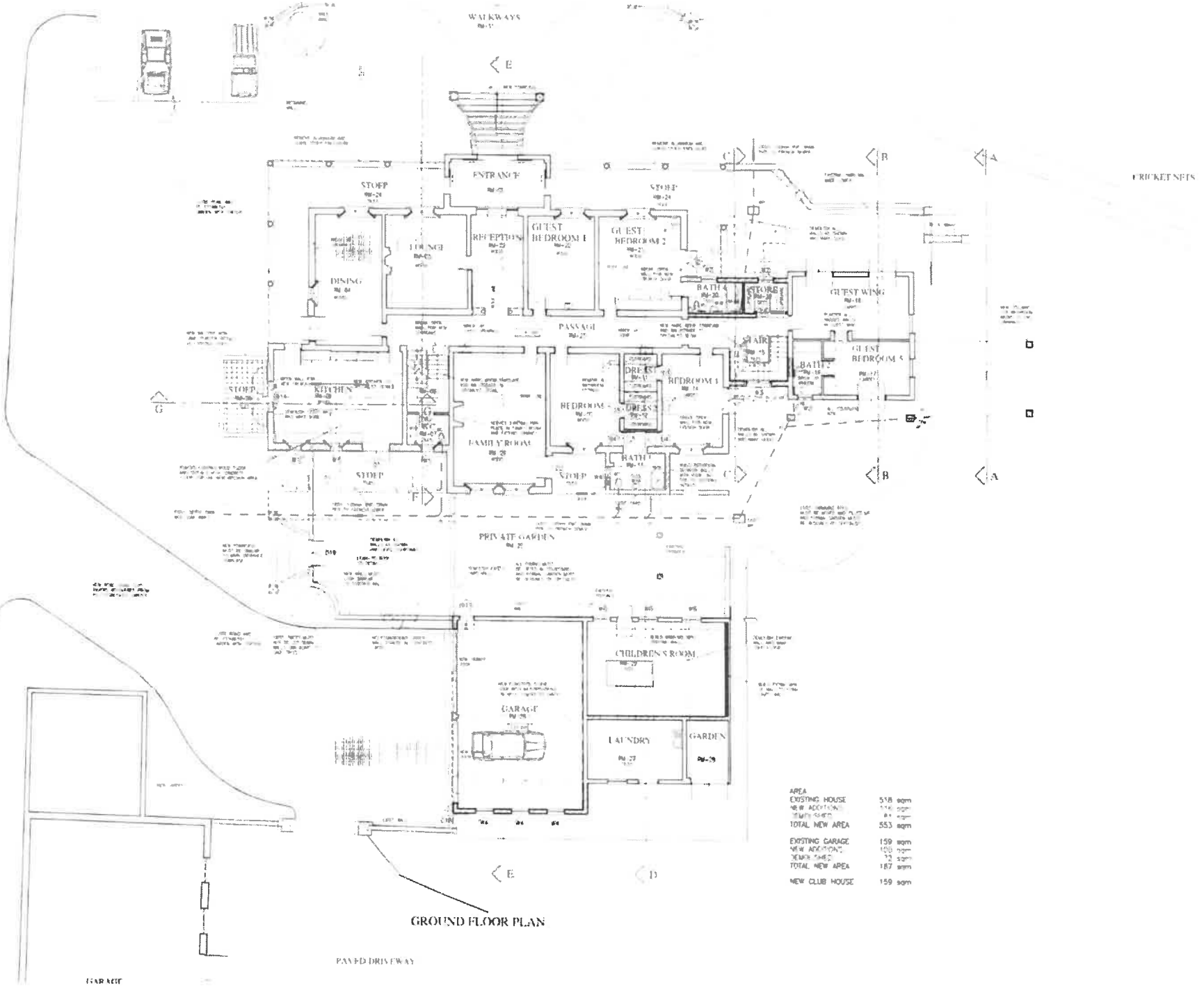
| Roads Cost (General Business) | Roads Factor | Roads Cost per/day | Trip/Day | Total |
|---|---|---|---|---|
| R71242.00 | 5 | R14248.40 | 56 | R797 910.40 |
| | | | Usage Deduction (50% for Rural) | R398 955.20 |
| | | | Vat | R58 843.28 |
| | | | Total (inc vat) | R458 798.48 |

KTitus

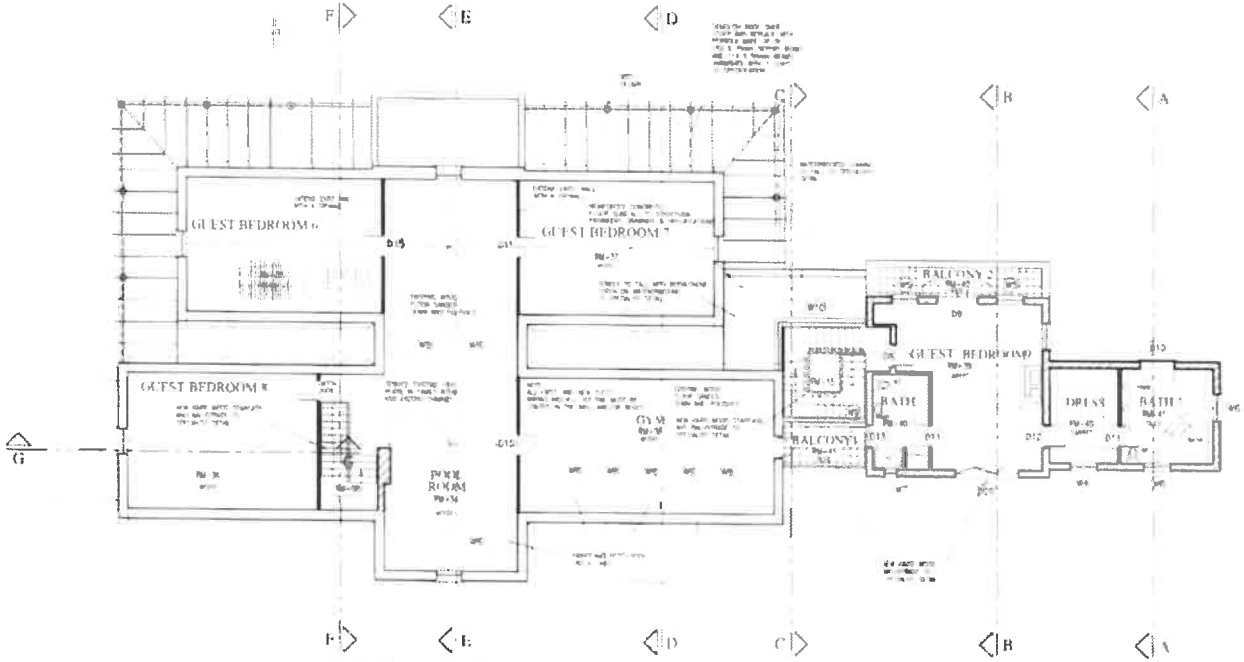
**Raithby**

| | 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<br>No | Sewer<br>No | Stormwater<br>No | Solid Waste<br>Yes | Roads & Transport<br>Yes | Sub Total (Civil Eng Services) | Community<br>Yes | Total |
| Residential | Single Residential >1000m2 | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Single Residential >500m2 | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Single Residential >250m2 | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Single Residential <250m2 | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Second Dwelling | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Less Formal Residential | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Group Residential | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Apartments | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Retirement Village | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Old age home | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| Accommodation | Student Accommodation/Commune/Hostels | rooms | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Guest House | rooms | | | | | 6 | | 6 | R - | R - | R - | R 9 530,86 | R 230 825,49 | R 240 356,35 | R 25 059,06 | R 265 415,41 |
| | Hotel, Residential | rooms | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| Commercial | General Business | m2 GLA | | | | | 403 | | 403 | R - | R - | R - | R 8 535,41 | R 287 107,02 | R 295 642,43 | R 7 478,16 | R 303 120,59 |
| | Office | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Retail/Shop | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Restaurant | m2 GLA | | | | | 162 | | 162 | R - | R - | R - | R 3 431,11 | R 461 650,99 | R 465 082,09 | R 3 006,11 | R 468 088,20 |
| | Outdoor Function / Picnic Area | persons | | | | | 20 | | 20 | R - | R - | R - | R 6 353,90 | R 142 484,87 | R 148 838,78 | R 4 824,62 | R 153 663,40 |
| | Farm Market | stall | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Conference Facility/Place of assembly | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Hospital/Clinic/Medical Rooms | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | University/College | student | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | School/Day Care | student | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| Industrial | Industrial - light | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Industrial - heavy | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Warehousing/Light Manufacturing | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Storage Facilities | unit | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| Non demand | Open Space/Natural Environment/Utility Site | ha | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Roads and Parking | ha | | | | | | | 0,0000 | R - | R - | R - | R - | R - | R - | R - | R - |
| Other | To be calculated | n/a | | | | | | | 0,0000 | R - | R - | R - | R - | R - | R - | R - | R - |
| | (Based on equivalent demands) | n/a | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | | Total Area: | 0 | | Total Area: | 0 | | | | | | | | | | | |

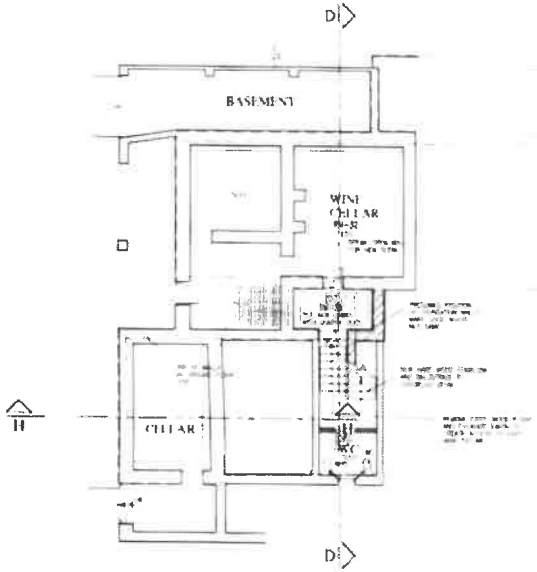
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Charges before adjusting for positive only, before Deductions | R - | R - | R - | R 27 851,28 | R 1 122 068,37 | R 1 149 919,65 | R 40 367,95 | R 1 190 287,60 |
| Deduct | Charges adjusted for positive only, before Deductions | 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 |
| | Deductions per service (from usage reductions) | R - | R - | R - | R - | R 561 034,18 | R 561 034,18 | R - | R 561 034,18 |
| | Discount Deduction (%) Percentage: 0,00% | R - | R - | R - | R - | R - | R - | R - | R - |
| | Additional Deduction per service - from Service Agreement (sum) | R - | | R - | R - | R - | R - | R - | R - |
| Totals | Sub Total after Ajustments and Deductions (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 | R - | R - | R - | R 32 028,97 | R 645 189,31 | R 677 218,28 | R 46 423,15 | R 723 641,43 |




GROUND FLOOR PLAN




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

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 Virdus 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 Virdus 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 Virdus 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 Virdus 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 ±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**

## Dupré Lombaard (Virdus Works)

B3

**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



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



STELLENBOS

**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

nolusindiso.momoti@stellenbosch.gov.za

IOCO


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

Morning Ms Mouton

Can you please provide comments on the attached.

Thanks

**From:** Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>
**Sent:** Monday, December 4, 2023 3:33 PM
**To:** Nolusindiso Nqola <nolusindiso@capewinelands.gov.za>
**Cc:** Karen Esau <karen@capewinelands.gov.za>; Fabian van Wyk <fabian@capewinelands.gov.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 Nolusindiso,

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

Thanks