



10 July 2025

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR REZONING, CONSENT USE FOR A HOTEL, DEPARTURES, AND PERMISSION REQUIRED ON ERF 1539, FRANSCHHOEK – 2 LA ROCHELLE STREET

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

Application Property Address: **Erf 1539, Franschhoek**
Application Property Number: **2 La Rochelle Street**
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**
Owner: **Franschhoek Hospice NPC**
Application Reference: **TP 1125/2025**

Description of land development proposal:

Application is made in terms of Section 15 (a), (b), (g), and (o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 1539, Franschhoek:

- **In terms of Section 15(2) (a) Rezoning from Community Zone to Local Business Zone.**
- **In terms of Section 15(2) (b) Permanent parking departure to provide 10 parking bays in lieu of 11.**
- **In terms of Section 15(2) (b) Permanent building line departure to allow for the following for the hotel:**
 - 2m in lieu of 4.5m on the north eastern street building line (Akademie Street)
 - 3m in lieu of 4.5m on the south western street building line (La Rochelle Street)

- **In terms of Section 15(2) (g) Permission in terms of the zoning scheme to permit additions/alterations to building located within the Urban Conservation Overlay Zone.**
- **In terms of Section 15(2) (o) Consent to allow for a hotel.**

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: carlien@archtownplanners.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **11 August 2025**.

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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

For Arch Town Planners (Pty) Ltd



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10 Julie 2025

KENNISGEWING VAN GRONDGEBRUIKS AANSOEK

Geagte Mnr./Me.

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

AANSOEK VIR HERSONERING, VERGUNNINGSGEBRUIK VIR 'N HOTEL, AFWYKINGS EN TOESTEMMING VEREIS OP ERF 1539, FRANSCHHOEK – 2 LA ROCHELLE STRAAT

Adres van aansoek eiendom: Erf 1539, Franschhoek

Aansoek eiendom beskrywing: 2 La Rochelle Street

Aansoeker: Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)

Eienaar: Franschhoek Hospice NPC

Aansoek Verwysing: TP1125/2025

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15 (a), (b), (g), and (o) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende op Erf 1539, Franschhoek:

- Ingevolge Artikel 15(2) (a) Hersenering van Gemeenskapsone na Plaaslike Besigheidsone.
- Ingevolge Artikel 15(2) (b) Permanente parkeerafwyking om 10 parkeerplekke in plaas van 11 te voorsien.
- Ingevolge Artikel 15(2) (b) Permanente boulynafwyking om die volgende vir die hotel toe te laat:
 - o 2m in plaas van 4.5m op die noordoostelike straatboulyn (Akademiestraat)
 - o 3m in plaas van 4.5m op die suidwestelike straatboulyn (La Rochellestraat)
- Ingevolge Artikel 15(2) (g) Toestemming Ingevolge die soneringskema om aanbouings/veranderings aan 'n gebou binne die stedelike Bewaringsoorlegsgone toe te laat.

- Ingevolge Artikel 15(2) (o) Vergunningsgebruik om 'n hotel toe te laat.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule 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, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Carlien.Coetzee@archtownplanners.co.za. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **11 Augustus 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 **072 262 5304** gedurende normale kantoor ure.

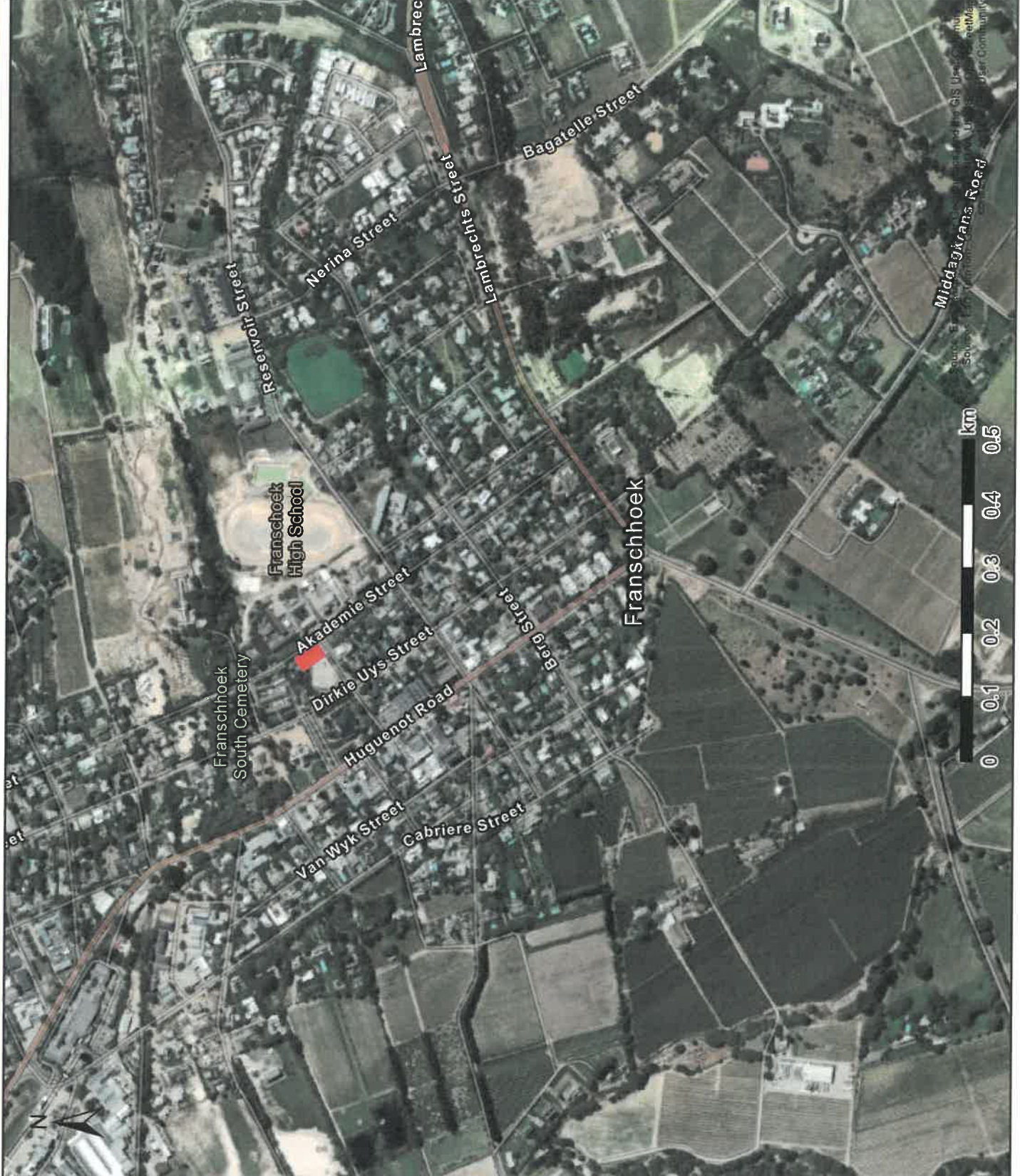
Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd

Locality Plan - Erf 1539, Franschhoek

Legend



Map Center: Lon: 19°7'19.4"E
Lat: 33°54'44.5"S

Scale: 1:10,070

Date created: 2025/20/01

The Boutique Hotel

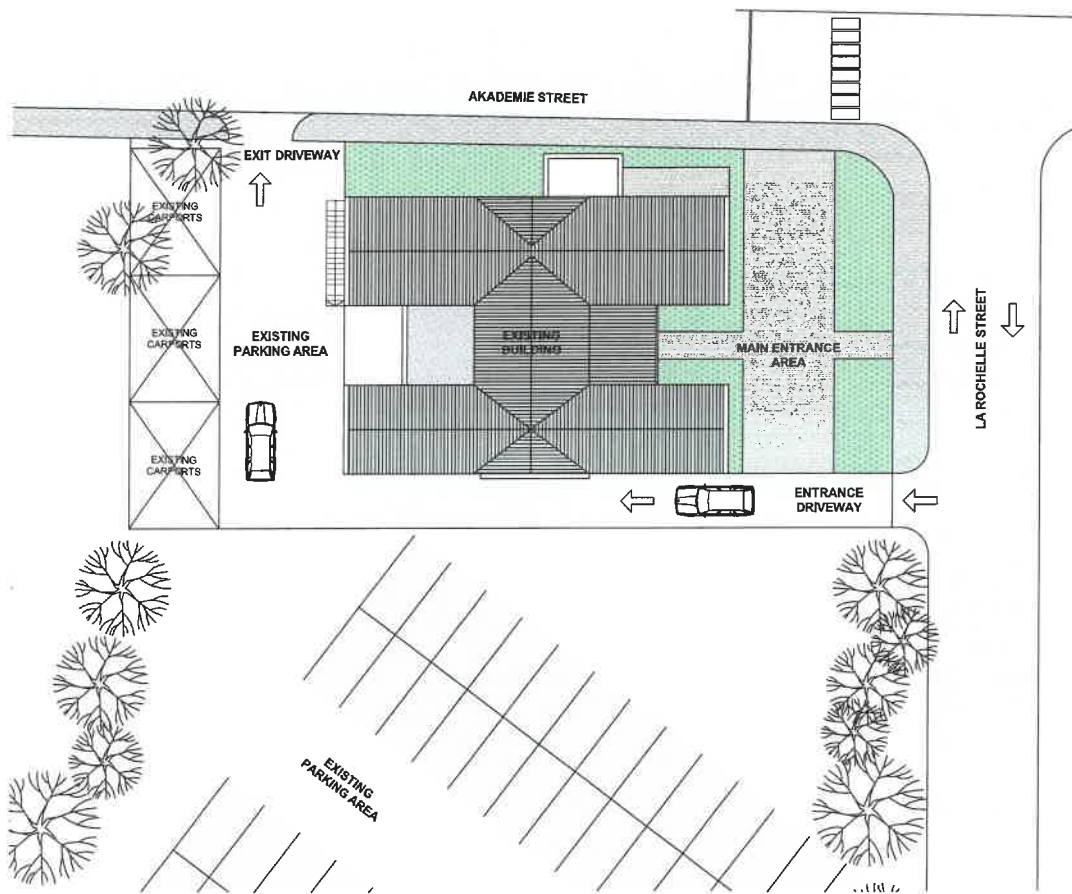
- 2 LA ROCHELLE STREET - FRANSCHHOEK -

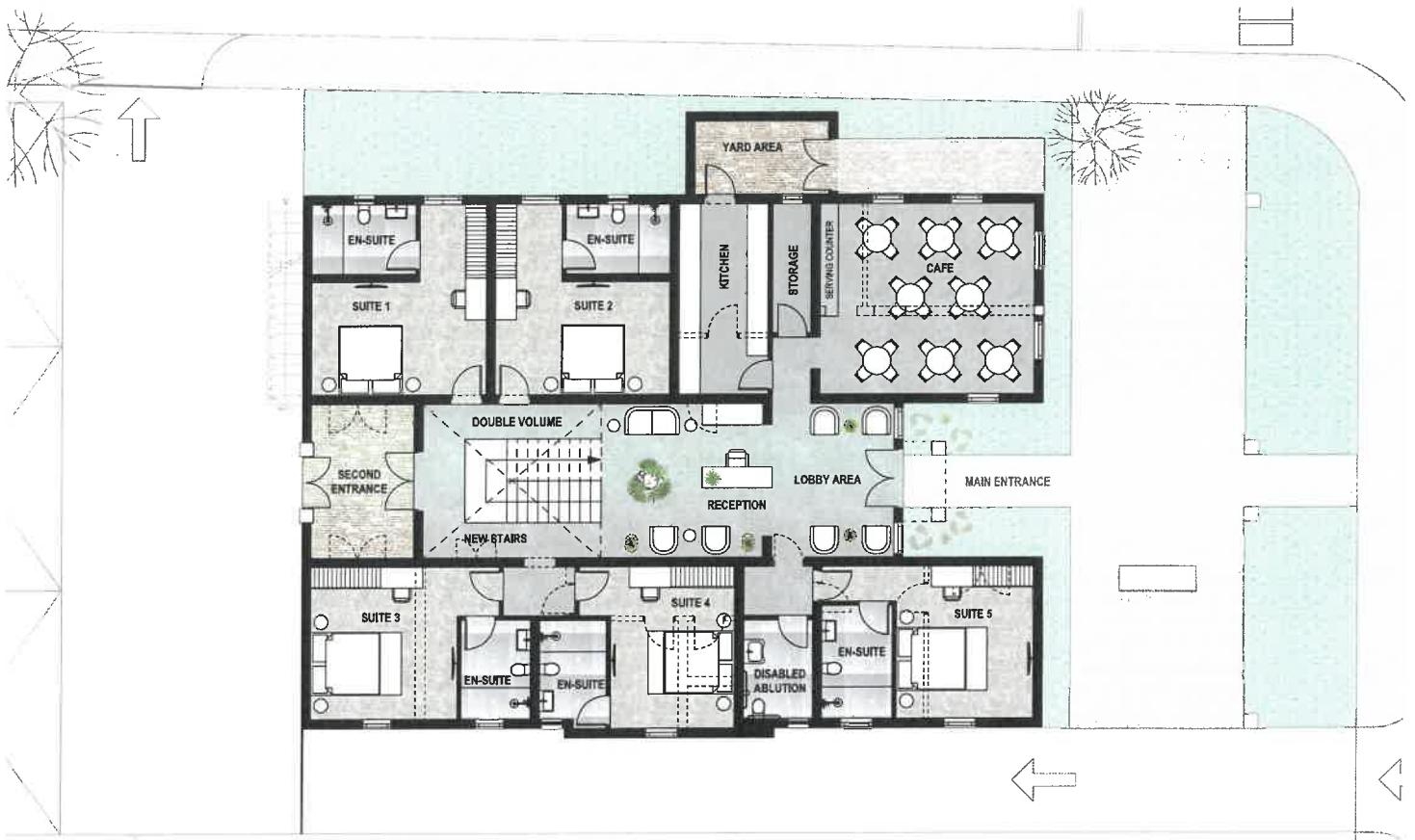




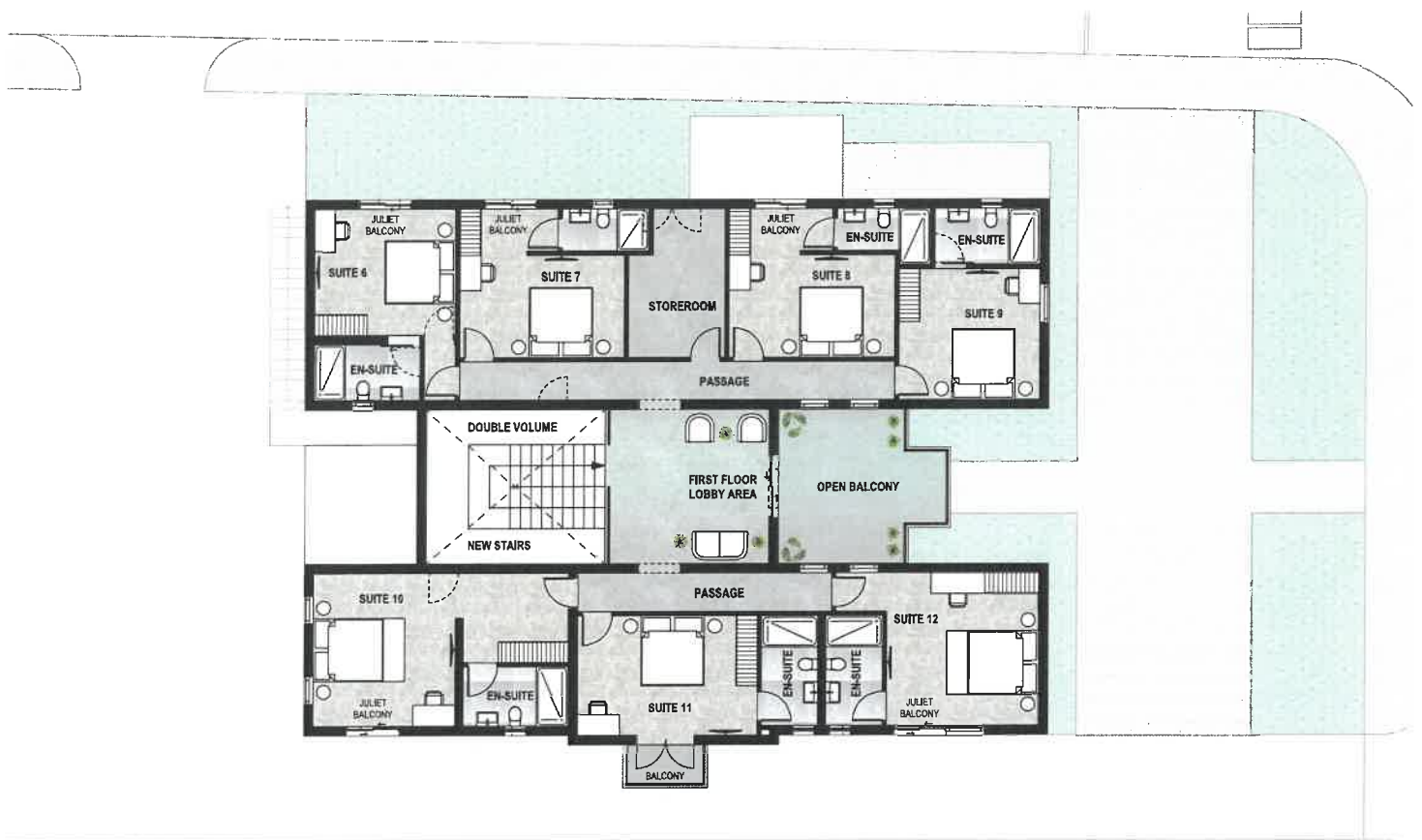


EXISTING BUILDING





GROUND FLOOR PLAN
SCALE 1:200



FIRST FLOOR PLAN
SCALE 1:200



JULIET-BALCONY



STUDIO UNIT ROOMS



EN-SUITE



STUDIO UNIT



CAFETERIA



PUBLIC LOUNGE

APPLICATION FOR REZONING, CONSENT USE FOR A HOTEL, DEPARTURES, AND PERMISSION REQUIRED

**ERF 1539 FRANSCHHOEK
2 LA ROCHELLE STREET**



March 2025 – Rev 1

**SUBMITTED TO:
STELLENBOSCH MUNICIPALITY**

PREPARED AND SUBMITTED BY:



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Stellenbosch, 7600
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Website: www.archtownplanners.co.za

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1. INTRODUCTION

1.1 Background Information

Erf 1539, Franschhoek (2 La Rochelle Street) hereafter referred to as the application site, is situated within the historical area of Franschhoek. The application site is currently owned by Hospice and operated as a community facility. Hospice Franschhoek provides only at-home care for their patients, using the building solely for office and administrative purposes. The Hospice services shifted from caring for people at the Hospice premises to at-home care. Due to this shift, there is no longer a need for the Hospice facility. The board has therefore decided to apply for rezoning and consent use for a hotel to be able to sell the property to raise funds to finance their ongoing services to the Franschhoek community.

In light of the above, the owners wish to rezone the property to Local Business Zone with a consent use for a hotel.

1.2 Planning Brief

In light of the above, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality to allow for the rezoning as well as the use of the existing building as a hotel. Refer to **Annexure A** for the application form.

The power of attorney and resolution is attached to this report as **Annexure B**.

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Sections 15(2) (a), (b), (g) and (o) the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Erf 1539 Franschhoek:

- i. In terms of Section 15(2) (a) **Rezoning** from Community Zone to Local Business Zone.
- ii. In terms of Section 15(2) (b) Permanent **parking departure** to provide 10 parking bays in lieu of 11.
- iii. In terms of Section 15(2) (b) Permanent **building line departure** to allow for the following:
 - a. The proposed hotel in the existing approved building to be set back $\pm 2\text{m}$ on the north-eastern street boundary (on Akademie Street) in lieu of 4.5m.
 - b. The proposed hotel in the existing approved building to be set back $\pm 3\text{m}$ on the south-western common boundary in lieu of 4.5m.
- iv. In terms of Section 15(2) (g) **Permission** in terms of the zoning scheme to permit additions/alterations to building located within the Urban Conservation Overlay Zone.
- v. In terms of Section 15(2) (o) **Consent** to allow for a hotel.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

| Property Details | Ownership | Erf Size | Title Deed | Restrictive Title Deed Conditions |
|-------------------------|---------------------------|----------------------|-----------------|-----------------------------------|
| Erf 1539, Franschoek | Franschoek Hospice NPC | 821.3 m ² | T000055353/2021 | None |

Table 1 Property Details

Please refer to **Annexure C** for a copy of the Title Deed and **Annexure D** for a copy of the Conveyancer Certificate which confirms that there are no restrictive title deed conditions.

2.2 Locality

The application site is situated at 2 La Rochelle Street, situated on the corner of La Rochelle Street and Akademie Street, in Franschoek. The application site has an existing vehicular access from Akademie Street. The application site is centrally positioned within the town, offering convenient access to a variety of local attractions and amenities.

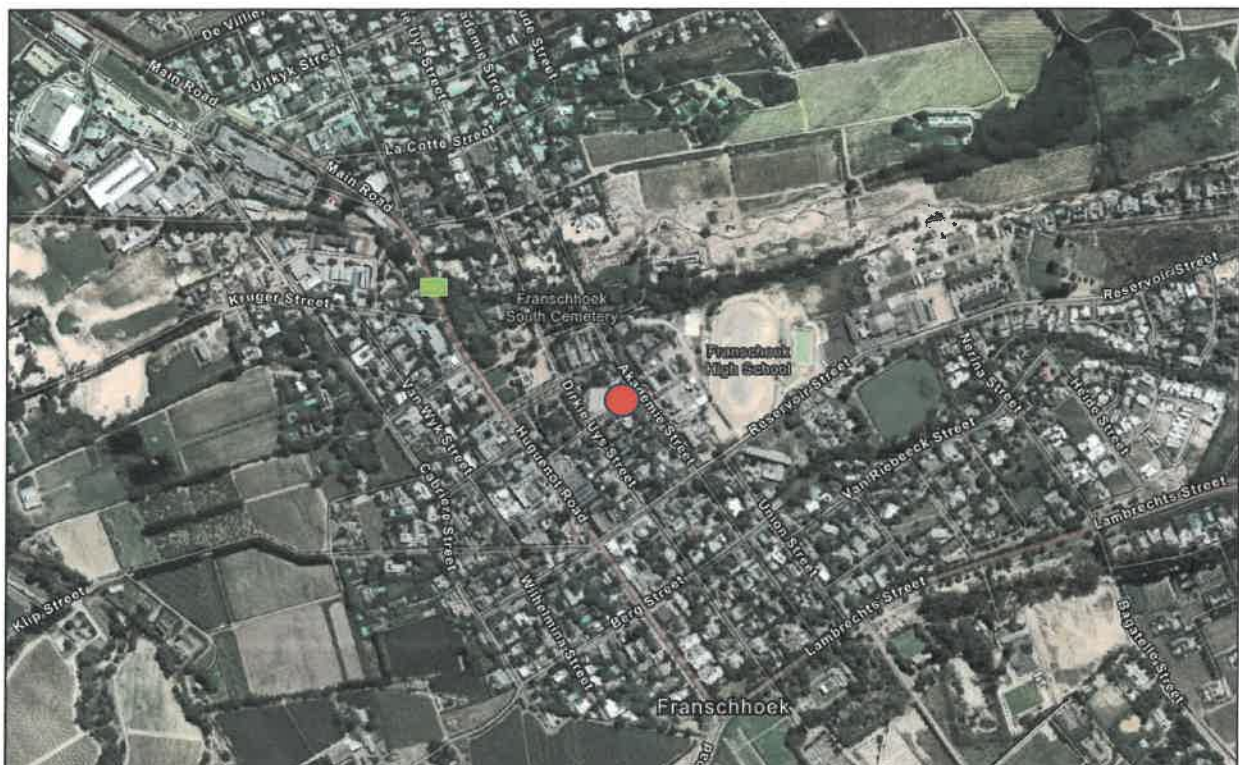


Figure 1: Locality Plan within Stellenbosch - Erf 1539, Franschoek



Figure 2: The Application Site – Erf 1539 Franschoek

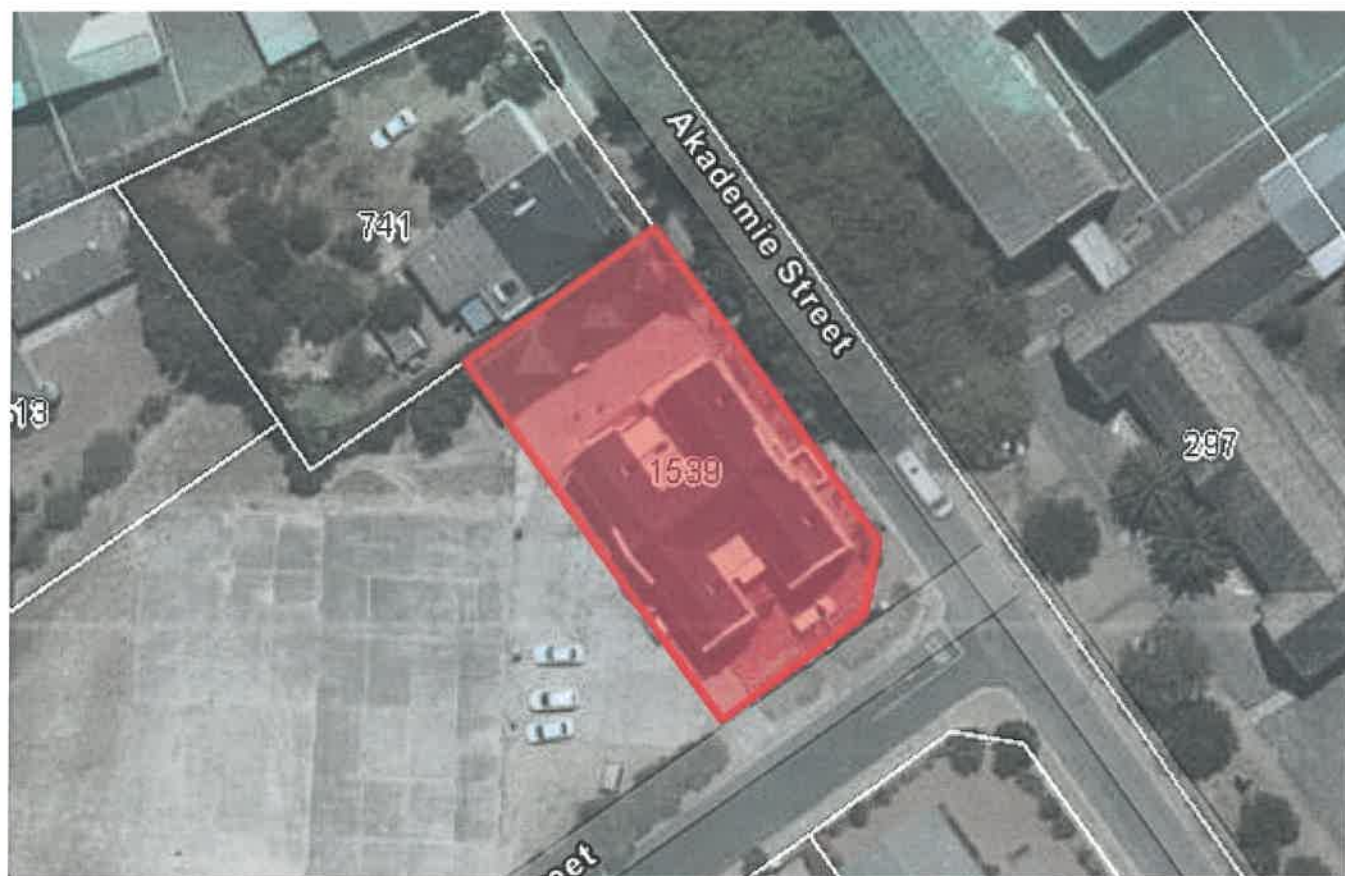


Figure 3: Aerial View of the Application Site – Erf 1539, Franschoek

2.3 Physical characteristics, existing and surrounding land uses, and zoning

The application site is a total of 821.3m² in extent and has an existing two-storey building with access from Akademie Street. Please refer to **Annexure E** for the Approved Building Plans. The ground floor consists of offices and the first storey has 4 flats of different sizes (3 x 1-bedroom flats and 1 x 2-bedroom flat) historically used to treat in-house patients. The application site lies within the Franschhoek Urban Conservation Overlay Zone and is situated within walking distance of all the surrounding tourist attractions, such as the restaurants, shops, galleries, and museums. The application site is located directly opposite the Franschhoek High School and next to a municipal parking area.

According to the Stellenbosch Municipality Zoning Scheme By-Law (2023), the application site is zoned Community Zone which allows for the Hospice and limits the use of the building to community facilities only. There are no servitudes registered on this property.

3. Stellenbosch Spatial Development Framework and Franschhoek Historical Core

The Stellenbosch Municipality Spatial Development Framework (SDF) 2023 outlines key guidelines for the development of tourist facilities, including tourist accommodation:

Tourism in Franschhoek:

One of the key policy imperatives of the SDF (2023) is the protection and expansion of tourism assets. The SDF also mentions that the role of Franschhoek town as a service and tourism center must be reinforced.

Design and Impact Considerations:

The SDF provides detailed guidelines to ensure that tourist facilities integrate well with their surroundings:

- **Architectural Compatibility:** Facilities should align with local architectural styles and scales, maintaining the visual harmony of the neighborhood.
- **Scale and Intensity of Use:** The scale must be appropriate for the property and surrounding area to prevent excessive strain on local infrastructure.
- **Traffic and Parking:** Adequate parking must be provided to avoid street congestion, and traffic impact assessments may be required.
- **Noise and Privacy:** Measures should be implemented to minimize noise and ensure privacy for neighbors, including soundproofing and strategic design.
- **Environmental Impact:** Development should minimize environmental impacts by preserving green spaces and managing waste.
- **Compliance with Local Regulations:** Designs must adhere to local building codes, health and safety regulations, and municipal guidelines.

Development Application Process:

Proposals for new tourist facilities or the conversion of existing properties require formal application and must demonstrate compliance with the SDF and municipal regulations.

4. DEVELOPMENT PROPOSAL

This section should be read with the Proposed Development Plans attached as **Annexure F**, which shows the proposed Floor Plans and look and feel.

4.1 Proposed Conversion

The proposed development entails the conversion of the existing building to a hotel, with mainly internal alterations. The proposed development is planned to consist of 12 x one-bedroom en-suite hotel rooms. The proposal makes very limited changes to the outside façade of the building, with the only changes being the proposed Juliet balconies added to the existing windows.

The ground floor conversion will have a lobby area at the entrance with a reception area, dining area (for meals served to in-house guests but with an option to also serve meals to the public), and 5 x one-bedroom en-suite rooms. There are two pedestrian entrances proposed, one from the parking area and one from La Rochelle Street.

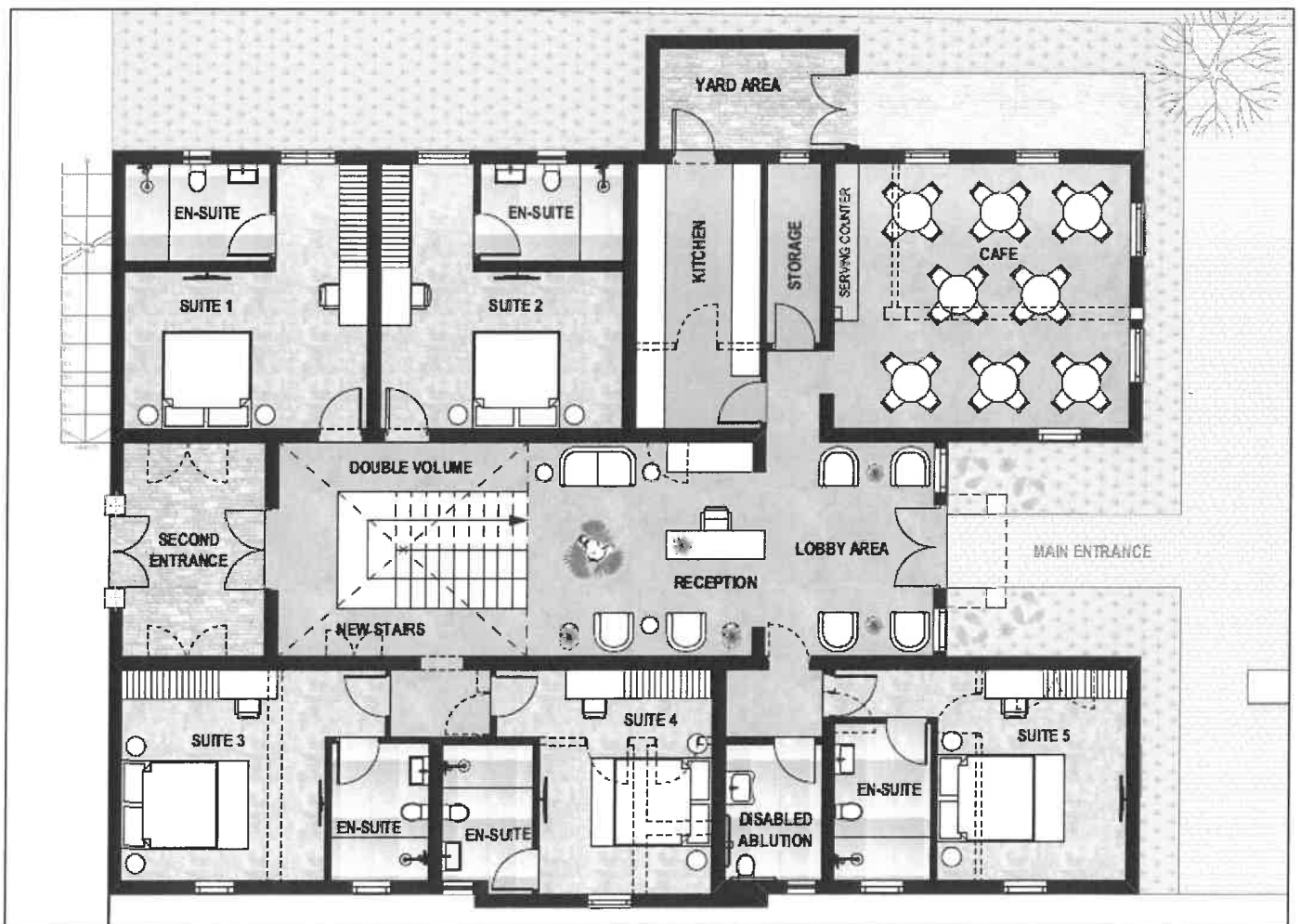


Figure 4: Ground Floor Plan

The first floor is accessible through new stairs. The first floor will have 7 x one-bedroom en-suite rooms as well as a lobby area, storeroom and open balcony facing La Rochelle Street.

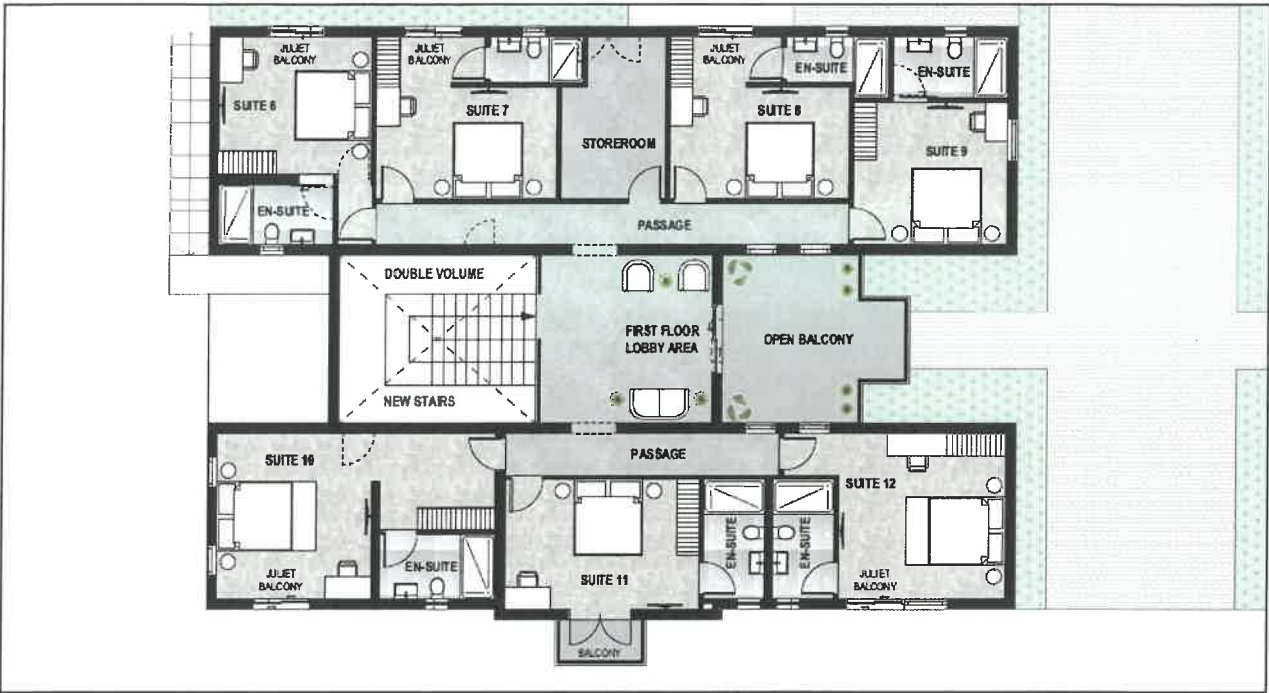


Figure 5: First Floor Plan



Figure 6: Look and Feel of Proposed Hotel

4.2 Access and Parking

The existing parking area of the application site is accessible from Akademie Street. Based on the development parameters of the Local Business Zone, 9 bays are required for the hotel and 2 bays are required for the dining area. 9 bays can be provided for the hotel, a departure of 1 parking bays is required and permission required to provide 4 motorcycle bays instead of 1 motor vehicle parking bay. Thus, from the 11 required parking bays, 9 motor vehicle bays will be provided with 4 motorcycle parking bays (equal to 1 motor vehicle parking bay).

4.3 Building Development Parameters

Table 3, below, is a summary of the applicable building development parameters pertaining to the proposed conversion if the site is rezoned to Local Business Zone.

| Land Use Parameters | Local Business Zone | Proposed Development | Compliance / Departs |
|--|---|---|-----------------------|
| Street Building Line (BL) (hotel) | 4.5m (north-eastern – Akademie Str) 4.5m (south-eastern – La Rochelle Str) | ± 2m (north-eastern) ± 5.5m (south-eastern) | Departure Complies |
| Common Boundary BL | Ground floor: 4.5m First Floor: 4.5m | ± 3m (south-western) all ± 11.6m (north-western) all | Departure Complies |
| Max Coverage | 50% | ± 335m ² (±40%) | Complies |
| Max Height | 3 storeys | 2 storeys | Complies |
| Parking (hotel) | 9 bays (hotel) 2 bays (dining area) | 9 bays 1 bay (4 x motorcycle bays) | Complies Departure |

Table 2 Compliance with Development Parameters

It is important to note that the existing building has building plan approval. Though the hotel will be situated in an existing building, the conversion requires building line setbacks now applicable to the proposed hotel. The development parameters pertaining to building lines in Table 4, state that a hotel must be set back 4.5m from the street boundary and common boundary on all storeys. The same applies to the common boundary building line on the south-western common boundary. Thus, a street building line departure of ±2m instead of 4.5m and a common boundary building line departure of ±3m instead of 4.5m on all storeys are required in order for the hotel conversion to be used as a hotel. It is important to note that the south-western common boundary building line departure will have no impact on the neighbouring Erf as it is a municipal parking area, thus there will be no impact on loss of privacy.

4.4 Traffic Impact and Availability of Services

It is considered that the change of use of an existing building already used for offices and flats to a hotel will not result in an increase in services capacity. As existing access way will be used for both vehicular and pedestrian access, it is motivated that the proposed development will not have a negative impact on the traffic flow/movement.

5. MOTIVATION

5.1 Stellenbosch Municipality Land Use By-Law (2023)

As set out in Section 65(1) of the By-law, certain criteria need be met in consideration of an application by the decision-making authorities. In line with this section, Table 4 below, sets out the criteria and assesses the application accordingly:

| Section 65(1) Criteria | Assessment of Proposal |
|--|--|
| a. Application submitted in terms of the By-law. | The application is submitted in terms of Sections 15(2) (a), (b), (g) and (o) of the By-law. |
| b. Procedure followed in processing the application. | The application was discussed at a Pre-Application meeting with the Stellenbosch Municipality. Please refer to Annexure G for the Pre-Application Meeting Minutes. |
| c. Desirability of land use | <p>The application for rezoning and a consent use for a hotel is considered desirable. The reasons for the desirability of the applications may be summarised as follows:</p> <p>The need to the Hospice has changed from care at the facility to at-home patient care. The conversion of the existing building would allow for the generation of funds to finance the continued operation of the Hospice, which plays a very important role in the Franschhoek community. The proposed conversion would not result in the conversion/loss of a single residential house to provide more tourist facilities thereby responding to the increased need for tourist accommodation, without resulting in the loss of single residential houses.</p> <p>Franschhoek is seen as one of the main tourist hubs in the Winelands area. Tourism is playing a leading role in Franschhoek. According to an article by Pam Golding, Franschhoek has been rebranded as the Valley of Dreams and named a one of the "World's Greatest Places" in 2022 by Time Magazine. After the two-year pandemic hiatus, international arrivals in Cape Town increased by 480% where many of these visitors take a trip to Franschhoek to experience world renowned bistros, restaurants, art galleries, wine farms and chocolatiers.</p> <p>The proposal can provide accommodation to tourists who can then stay over in town and stimulates the economy by supporting the restaurants/shop, where day visitors can choose to drive in for the day and leave without having to visit the restaurants/shops to provide for their basic needs. The proximity of the application site to the town's main thoroughfare, Huguenot Road, ensures that potential business developments, such as the proposed hotel, would benefit from high visibility and accessibility to both locals and tourists. Franschhoek is celebrated for its world-class wine estates, gourmet restaurants, and art galleries, all of which attract a steady influx of visitors year-round. The town's reputation as a culinary and wine destination means that accommodations are in consistent demand, presenting a viable opportunity for hospitality ventures.</p> |

Given the central location of the application site amidst these attractions, rezoning the property to include business rights and developing a hotel would align seamlessly with the town's tourism infrastructure. Such a development would not only cater to the accommodation needs of visitors but also integrate into the cultural and economic fabric of Franschhoek, providing guests with immediate access to the town's array of experiences.

i. Socio-economic impact:

The proposed hotel is expected to boost local tourism, create jobs, and benefit nearby businesses. Once operational, the hotel would create jobs in hospitality, management, housekeeping, maintenance, and security. Increased visitor footfall would benefit nearby restaurants, wine farms, tour operators, and local artisans. Franschhoek is already a well-established tourism destination; an additional hotel would enhance accommodation options, especially if it caters to a specific niche (e.g., eco-tourism, boutique luxury, or wellness tourism). Furthermore, the proposed conversion will not result in the loss of a single residential house. The proposed rezoning and hotel will also increase the operational funds needed by Hospice Franschhoek to continue operating.

ii. Compatibility with surrounding uses:

There is multiple tourist accommodation in the surrounding areas. Thus, the proposed hotel is compatible with surrounding land uses. The proposed land use will be situated within an existing building and will have no negative impact on visual character of the area. The neighbourhood that the application site is situated in is not considered a purely single residential neighbourhood with the school, parking area and guesthouses within close proximity. The approval of the application will not have a negative impact on the surrounding properties, the proposed hotel is in character with the immediate surrounding area.

iii. Impact on the external engineering services:

The proposed conversion will not result in a noticeable increase in services demand and will not require any services upgrades.

iv. Impact on safety, health and wellbeing of the surrounding community:

The proposed conversion will have no negative impact on the surrounding community with regards to safety, health and wellbeing. It is motivated that the proposed hotel could contribute to passive surveillance which increases safety.

v. Impact on heritage:

The proposed conversion will have very limited external alterations. The building will still stay white, in line with the character of the area. The only external changes might be the potential addition of Juliet balconies.

| | |
|---|---|
| | <p><i>vi. Impact on the biophysical environment:</i></p> <p>The proposed conversion will have no negative impact on the biophysical environment as it is planning on upgrading an existing building which mostly consists of internal alterations of the existing building.</p> <p><i>vii. Traffic impacts, parking, access and other transport related considerations:</i></p> <p>The proposed conversion is considered to have minimal impact on increased traffic. It will make use of existing access points and parking. There is also additional parking on the neighbouring municipal erf. No street parking will be required.</p> <p><i>viii. Whether the impositions of conditions can mitigate an adverse impact of the proposed use or development of land:</i></p> <p>As the application site falls within the historical core of the Franschhoek Urban Conservation Overlay Zone, the proposed conversion and rezoning will require approval from the Planning Advisory Committee which can be added as a condition of approval.</p> |
| d. Comment in response to public participation. | The application to be advertised in accordance with the Stellenbosch Municipality's requirements. |
| e. Applicants response to comments received. | To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process. |
| f. Investigations in terms of other laws. | Not Applicable. |
| g. The impact of the proposed land development on engineering services. | No impact |
| h. The integrated development plan, including the municipal spatial development framework | <p>The proposed hotel aims to utilise an existing building within the urban edge, thus, the urban edge will not be expanded but rather maintained.</p> <p>The proposed hotel can boost the local economy as it accommodates tourists visiting the area that support local businesses.</p> <p>The proposed hotel aligns with the Stellenbosch Municipality Spatial Development Framework (SDF) 2023 in several key ways. The application supports the SDF's policy of enhancing tourism assets and reinforcing Franschhoek's role as a tourism centre. It adheres to the SDF's design and impact guidelines by ensuring architectural compatibility with the local character, maintaining an appropriate scale to avoid overstrain on infrastructure and providing adequate parking to prevent congestion.</p> |
| i. The principles referred to in Chapter VI of the Land Use Planning Act. | <p>Spatial Justice:</p> <p>The application site will provide accommodation to tourists and can be seen as optimal use of property as it will be used as a hotel which can easily be changed back to offices and flats, in relation to market trends. It can create job opportunities directly and indirectly as well as supporting the existing local businesses in the area.</p> |

| | |
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| | <p>Spatial Sustainability:</p> <p>The proposed hotel will utilise the existing building and maintain the aesthetic and character of the existing neighbourhood. It will make optimal use of existing infrastructure and will not place strain on the environment or agricultural areas outside the urban edge as the proposed development is in an existing building within the urban edge. The proposed hotel is within walking distance from the main tourist area within Franschhoek.</p> <p>Efficiency: As mentioned above, the proposed hotel will be within in existing building that will make use of the existing urban infrastructure. No services upgrades are required, and it will result in the more efficient use of well-located land and existing infrastructure.</p> <p>Good Administration:</p> <p>The application includes transparent processes that involves relevant stakeholders including public participation to ensures their inputs on matters that affects them.</p> <p>Spatial Resilience: The proposed hotel conversion aligns with this principle by repurposing existing infrastructure for economic sustainability, efficient land use, and service adaptability, all while contributing to a more resilient tourism economy in Franschhoek.</p> |
| j. The applicable provisions of the zoning scheme. | As discussed, the proposal is mostly in line with the building parameters of the Local Business Zone for a hotel of the Zoning Scheme. A minor parking departure and permission for substitution is required along with a street building line and common boundary building line departure to allow for the conversion of an existing building. |
| k. Any restrictive condition applicable to the land concerned. | None, please refer to attached title deed and conveyancer certificate. |
| l. The impact of the proposed land development on any heritage resources as defined in the National Heritage Resources Act, 1999 (Act 25 of 1999). | From the review of the information, there is no heritage classification to the building and the building is not older than 60 years. The application site falls within the historical core of the Franschhoek Urban Conservation Overlay Zone, the proposed conversion and rezoning will require approval from the Planning Advisory Committee which can be added as a condition of approval. |

Table 3 Assessment of Application in terms of Section 65 (1) of the By-Law

6. CONCLUSION

The approval of this application is argued to be favourable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. It is therefore respectfully requested that the following applications be considered for approval:

Application in terms of Sections 15(2) (a), (b), (g) and (o) the By-Law to allow for the following on Erf 1539 Franschoek:

- i. In terms of Section 15(2) (a) **Rezoning** from Community Zone to Local Business Zone.
- ii. In terms of Section 15(2) (b) Permanent **parking departure** to provide 10 parking bays in lieu of 11.
- iii. In terms of Section 15(2) (b) Permanent **building line departure** to allow for the following:
 - a. The proposed hotel in the existing approved building to be set back $\pm 2\text{m}$ on the north-eastern street boundary (on Akademie Street) in lieu of 4.5m.
 - b. The proposed hotel in the existing approved building to be set back $\pm 3\text{m}$ on the south-western common boundary in lieu of 4.5m.
- iv. In terms of Section 15(2) (g) **Permission** in terms of the zoning scheme to permit additions/alterations to building located within the Urban Conservation Overlay Zone.
- v. In terms of Section 15(2) (o) **Consent** to allow for a hotel.

Report compiled by:

Carlien Coetzee (C/9982/2024)



Report reviewed by:

Marike Bolz (Director)



for Arch Town Planners (Pty) Ltd

March 2025