



Postal address: 152 Dorp street  
Stellenbosch  
7600

M: +27 (0)72 480 5838  
E: [marke@archtownplanners.co.za](mailto:marke@archtownplanners.co.za)  
W: [www.archtownplanners.co.za](http://www.archtownplanners.co.za)

11 December 2025

#### NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

#### APPLICATION FOR CONSENT USE FOR TOURIST DWELLING UNITS ON ERVEN 3698 – 3708, FRANSCHHOEK (LA COTE COTTAGES) – 24 LA COTE STREET

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

Application Property Address: Erf 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, and 3708  
Franschhoek

Application Property Number: 24 La Cote Street

Applicant: Arch Town Planners (Pty) Ltd (Carlien Coetzee, [carlien@archtownplanners.co.za](mailto:carlien@archtownplanners.co.za))

Owner: Aralia Trading (Pty) Ltd

Application Reference: TP1377/2025

#### Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, and 3708 Franschhoek:

- Consent Use in terms of section 15(2)(o) of said bylaw for the following:
  - To allow the existing dwelling units of the above-mentioned subject properties to be utilized as tourist dwelling units.

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](mailto: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 **10 February 2026**.

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



11 Desember 2025

#### KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

#### AANSOEK OM VERGUNNINGSGEBRUIK VIR TOERISTIESE WOONEENHED E OP ERWE 3698 – 3708, FRANSCHHOEK (LA COTTE COTTAGES) – 24 LA COTTE STRAAT

Adres van aansoek eiendom: Erf 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, en 3708 Franschhoek

Aansoek eiendom beskrywing: 24 La Cotte Street

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

Eienaar: Aralia Trading (Pty) Ltd

Aansoek Verwysing: TP1877/2025

#### Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(a) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende op Erf 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, en 3708 Franschhoek:

- Vergunningsgebruik ingevolge artikel 15(2)(a) van genoemde verordening vir die volgende:
  - Om toe te laat dat die bestaande wooneenhede van die bogenoemde eiendomme as toeriste-wooneenhede gebruik word.

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-notice/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 gediën 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: Marike Bolz, carlien@archtownplanners.co.za. Deur 'n beswaar, kommentaar of verdoel 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 10 Februarie 2026.

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.

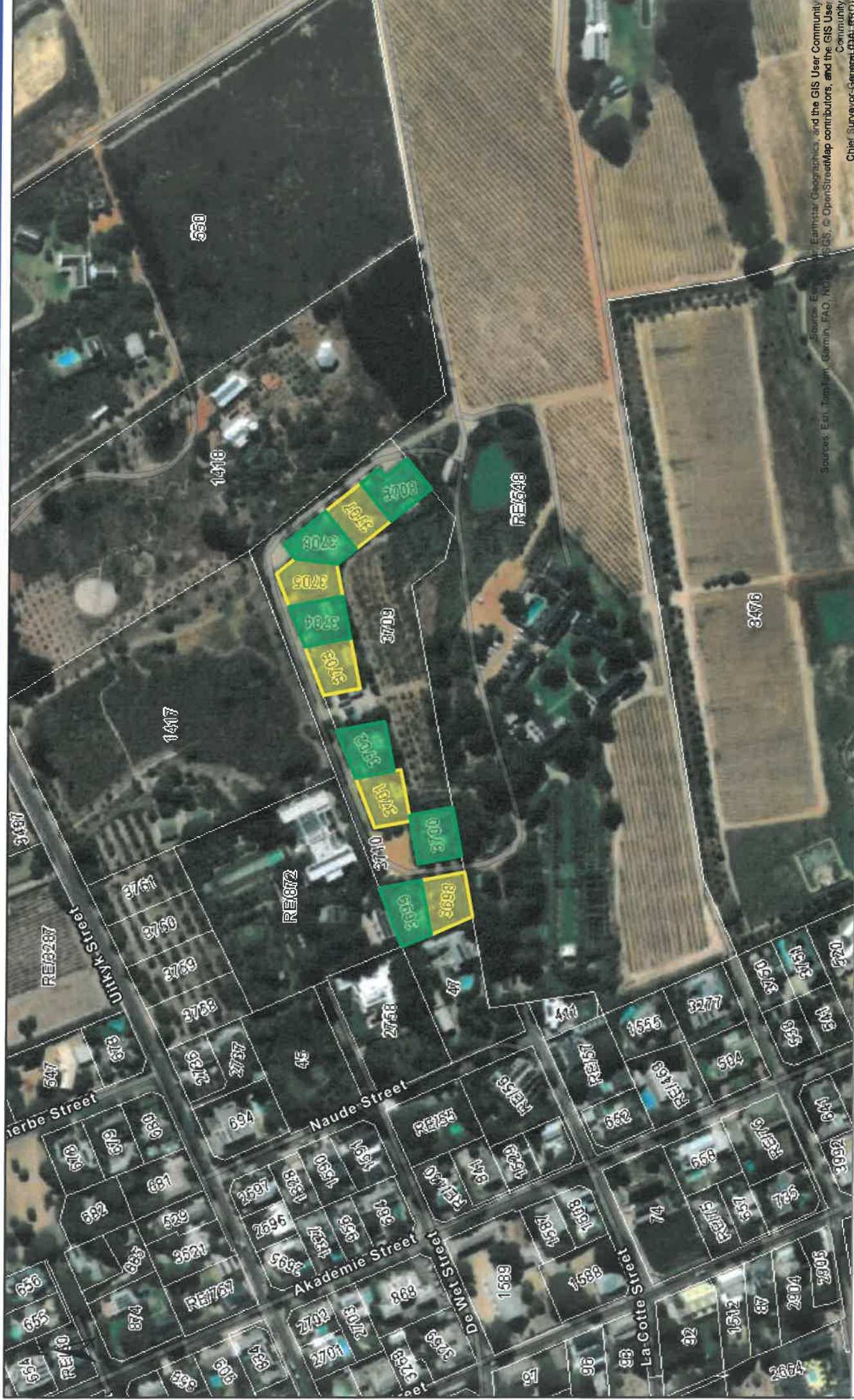
Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd



# Locality Plan - Erven 3698 - 3708, Franschhoek



Date created: 2025/09/16



Sources: Erv, Topdown, Garmin, FAO, NOAA, Esri, Earthstar Geographics, and the GIS User Community  
Chief Surveyor-General (DAL R50)



# APPLICATION FOR CONSENT USE FOR TOURIST DWELLING UNITS

**ERVEN 3698 – 3708, FRANSCHHOEK  
LA COTTE COTTAGES**



**SEPTEMBER 2025**

**SUBMITTED TO:  
STELLENBOSCH MUNICIPALITY**

**PREPARED AND SUBMITTED BY:**



Postal Address: 152 Dorp Street  
Bakkershuis  
Stellenbosch, 7600  
Email: [marike@archtownplanners.co.za](mailto:marike@archtownplanners.co.za)  
Website: [www.archtownplanners.co.za](http://www.archtownplanners.co.za)

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## 1. INTRODUCTION

### 1.1 Background Information

Erven 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, Franschhoek (La Cotte Orchard Cottages) hereafter referred to as the application site, originally formed part of the La Cotte Farm, situated close to central Franschhoek, east of Main Street, Franschhoek.

Temporary approval was previously granted to allow for the houses on each of the erven, to be used for guest accommodation. This approval has however lapsed.

The purpose of this land use application is to re-instate the previous temporary approval, now as a permanent consent right to allow for the 11 existing cottages to be used as tourist dwelling units.

As discussed and agreed with the Stellenbosch Municipality, instead of submitting separate applications for each individual erf, it was decided to submit one combined application, as the cottages are all owned and managed by the same owner and managed as one entity, similar to the approach taken with the previous application.

### 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 use of the existing cottages as tourist dwelling units. 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) (o) the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following:

- i. Consent to allow for a **tourist dwelling unit** on Erf 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, Franschhoek.

## 2. PROPERTY DESCRIPTION

### 2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Erf 3698, Franschhoek	Aralia Trading (Pty) Ltd	774.7m <sup>2</sup>	T000052408/2017	None
Erf 3699, Franschhoek	Aralia Trading (Pty) Ltd	763.9m <sup>2</sup>	T000052409/2017	None
Erf 3700, Franschhoek	Aralia Trading (Pty) Ltd	761.5m <sup>2</sup>	T000052410/2017	None
Erf 3701, Franschhoek	Aralia Trading (Pty) Ltd	753.6m <sup>2</sup>	T000052411/2017	None
Erf 3702, Franschhoek	Aralia Trading (Pty) Ltd	771.3m <sup>2</sup>	T000052412/2017	None
Erf 3703, Franschhoek	Aralia Trading (Pty) Ltd	753m <sup>2</sup>	T000052413/2017	None
Erf 3704, Franschhoek	Aralia Trading (Pty) Ltd	760.5m <sup>2</sup>	T000052414/2017	None
Erf 3705, Franschhoek	Aralia Trading (Pty) Ltd	815m <sup>2</sup>	T000052415/2017	None
Erf 3706, Franschhoek	Aralia Trading (Pty) Ltd	756m <sup>2</sup>	T000052416/2017	None
Erf 3707, Franschhoek	Aralia Trading (Pty) Ltd	756.6m <sup>2</sup>	T000052417/2017	None
Erf 3708, Franschhoek	Aralia Trading (Pty) Ltd	777.9m <sup>2</sup>	T000052418/2017	None

**Table 1** Property Details

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

### 2.2 Locality

As explained above, the application site originally formed part of the well-known La Cotte Farm. The application site lies directly north of the historical werf area of La Cotte Farm, and is separated from Uitkyk street towards the north, by a few small holdings. The site is only accessible through La Cott's main entrance gate and is connected to town via La Cotte Street. The application site is located within the urban edge but falls outside the urban conservation overlay zone. It is ideally situated within walking distance from Franschhoek town centre.





Figure 1: Locality Plan within Franschhoek



Figure 2: The Application Site





**Figure 3: Aerial View of the Application Site**

### **2.3 Physical characteristics, existing and surrounding land uses**

Though the application site falls within the urban edge, it lies within the more rural section of town, with small holdings towards the north, east and south and larger single residential erven towards the west. Many of the properties in the surrounding area has been converted to guest houses and tourist dwelling units and a vast array of tourist attractions, such as restaurants, shops, galleries and museums are all within walking distance from the application site.

Though each individual erf of the application site, has its own approved erf diagram and title deed, it is still owned by the same owners as La Cotte Farm and forms part of the larger La Cotte Farm brand and management. La Cotte Farm is one of Franschhoek's original farms, with its history tracing back to the late 1600s. Situated on the edge of the village, the farm is within walking distance of Franschhoek's centre while still offering a sense of privacy and seclusion. The farm is characterised by its vineyards, mature oak trees, and mountain backdrop, creating a distinctly rural setting in close proximity to the town. La Cotte Farm operates as a very well know hospitality destination, including the application site, which is referred to as the La Cotte Cottages, offering a range of accommodation in restored historic cottages and farmhouses, all designed to reflect the heritage of the valley while providing modern comfort. Its location and character makes it an integral part of Franschhoek's broader tourism and wine offering.



**Figure 4:** Photographs of surrounding facilities on La Cotte Farm

The application site consists of eleven separate erven, each with an existing approved single-storey house, used as tourist accommodation and referred to as the La Cotte Cottages. Please refer to Figures 5 and 6 below for photos of the existing cottages on site. As indicated on Table 1, the erf sizes range between  $\pm 750\text{m}^2$  -  $815\text{m}^2$  with a range of one, two and three bedroom cottages.





**Figure 5: Photographs of La Cotte Orchard Cottages (Application Site)**



**Figure 6: Photographs of La Cotte Orchard Cottages (Application Site)**





**Figure 7: Aerial Photo of the Application Site and Surrounding Erven**

There are no servitudes registered on these erven.

## 2.4 Current Zoning

According to the Stellenbosch Municipality Zoning Scheme By-Law (2023), all eleven erven are zoned Conventional Residential Zone and has to comply with the land use rights and building development parameters applicable to the Conventional Residential Zone, as set out in Table 2 and 3 below:

Area of Land Unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Max Height
Up to 250m <sup>2</sup>	2m	1m	70%	2 storeys
251m <sup>2</sup> to 500m <sup>2</sup>	3m	1m	The greater of 175m <sup>2</sup> or 60%	2 storeys
<b>501m<sup>2</sup> to 1 500m<sup>2</sup></b>	<b>4m</b>	<b>2.5m</b>	<b>The greater of 300m<sup>2</sup> or 50%</b>	<b>2 storeys</b>
Greater than 1 500m <sup>2</sup>	4m	2.5m	The greater of 750m <sup>2</sup> or 40%	2 storeys

**Table 2: Conventional Residential Zone Building Development Parameters**

Primary Uses	Additional Uses	Consent Uses
<ul style="list-style-type: none"> <li>Dwelling house</li> </ul>	<ul style="list-style-type: none"> <li>Bed and breakfast establishment</li> <li>Home day care centre</li> <li>Home occupation practice</li> <li>Home lodging</li> <li>Second dwelling</li> <li>Occasional use (one event/year)</li> <li>Private road</li> </ul>	<ul style="list-style-type: none"> <li>Commune</li> <li>Extramural facility</li> <li>Group housing</li> <li>Guest house</li> <li>House shop</li> <li>Occasional use (&gt;one event/year)</li> <li><u><b>Tourist dwelling unit</b></u></li> <li>Additional uses exceeding parameters in this chapter</li> </ul>

**Table 3: Permitted Land Uses under Conventional Residential Zone**

As indicated in Table 3 above, a tourist dwelling unit is not a primary right and can only be allowed for as a Consent Use, thus with Councils' consent.

## 2.5 Previous Land Use Approvals

The application site was previously known as Erf 3697, a portion of Erf 548, Franschoek as indicated on SG Diagram 2583-87. On 24 December 2008 approval was granted for the rezoning and subdivision of Remainder Erf 548, Franschoek. Please refer to **Annexure E** for a copy of the approval letter, which states the following:

- Point 3.2: "The subdivision of the remainder of Erf 548, Franschoek into 2 portions of ±2.1ha (**portion 1**) and ±27.4ha (remainder) in terms of Section 25 of the Land Use Planning Ordinance, (Ordinance 15 of 1985)"
- Point 3.3: "The rezoning of **portion 1** (±2.1ha) from Agricultural to Subdivisional Area in terms of Section 18 of the Land Use Planning Ordinance, (Ordinance 15 of 1985)"

- Point 3.4: "The subdivision of **portion 1** into 11 Single Residential erven (between  $\pm 750\text{m}^2$  and  $\pm 798\text{m}^2$ ) on  $\pm 8,450\text{m}^2$ , 1 Private Road measuring  $\pm 4308\text{m}^2$  and 2 Private Open Spaces on  $\pm 7,689\text{m}^2$  in terms of Section 25 of the Land Use Planning Ordinance, (Ordinance 15 of 1985)"

Figure 5 below shows the General Plan, SG 1961/2010, which was approved by the SG in 2010 and confirms the establishment of these eleven erven along with the Private Open Space and Private Road:

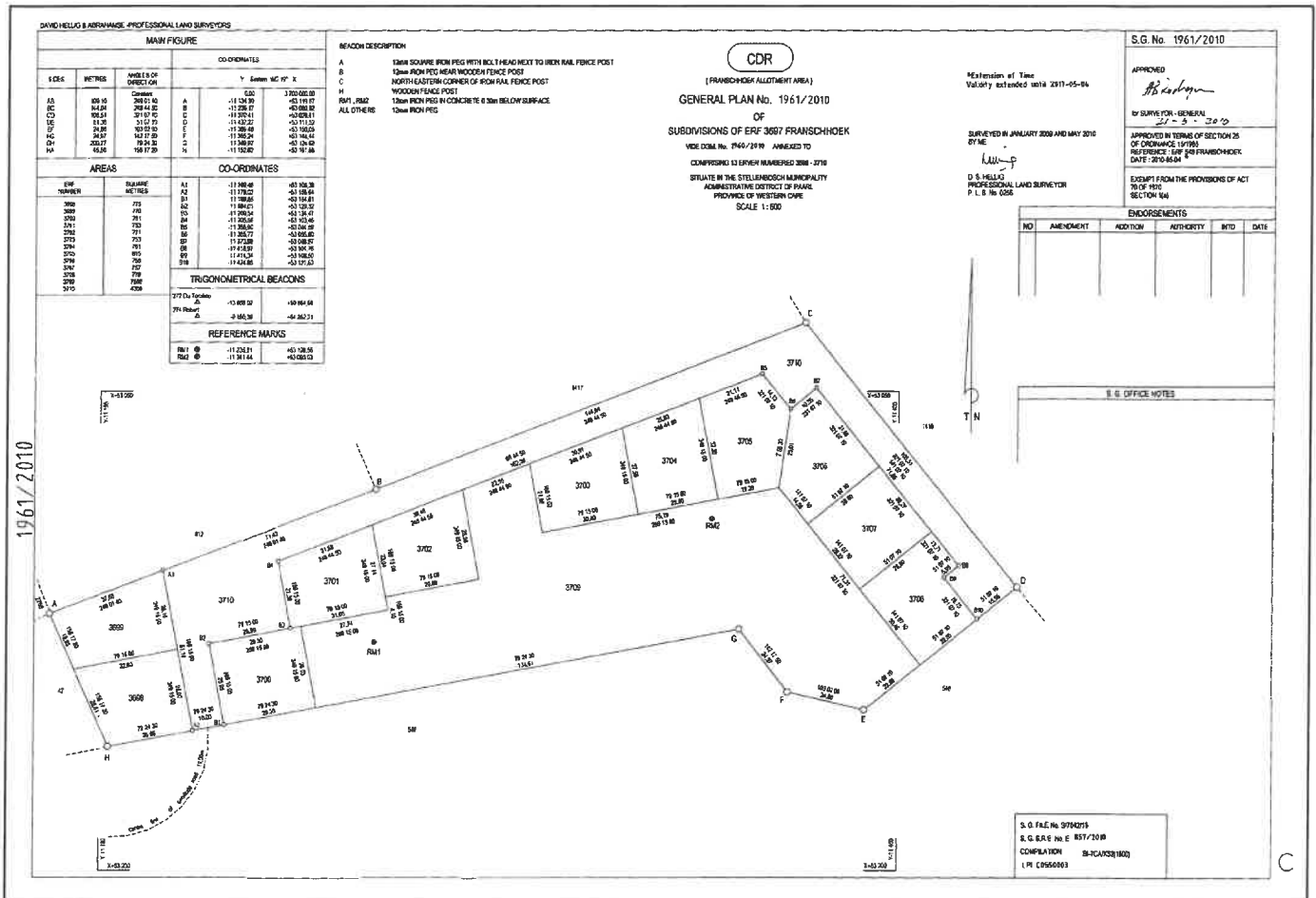


Figure 8: General Plan of Erven 3698 – 3708 Franschhoek

In 2017, approval was granted for a temporary departure (5 years) to allow for the dwelling houses situated on the Single Residential zoned erven (Erven 3698 - 3708) to be used for guest accommodation (LU/6154). This approval has subsequently lapsed and the aim of this application is to re-instate the previous land use rights, but now as a permanent right.

### 3. Stellenbosch Spatial Development Framework and Historical Core

The Stellenbosch Municipality Spatial Development Framework (SDF) 2023 outlines key guidelines for the development of tourist facilities, including tourist dwelling units and similar accommodations. 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.

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.

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 approved building plans attached as **Annexure F**, which shows the floor plans and elevations of each cottage.

It is firstly important to note the definition, as set out in the Stellenbosch Municipality Zoning Scheme By-Law (2023), of a Tourist Dwelling Unit:

***“tourist dwelling unit” means the use of a furnished dwelling house and/or second dwelling and/or a dwelling in flats, where the entire dwelling unit is rented out for the accommodation of transient guests and where accommodation is only provided on a self-catering basis, provided that if more than 4 dwelling units on the same property are rented out by the same owner or proprietor as an enterprise it is deemed to be a tourist accommodation establishment.***

The purpose of this application is to reinstate the previous temporary approval as a permanent right. It should be noted that there will be no new development or any extensions to the existing houses. There will therefore be no change to the current land use where each house is rented out in its totality as a tourist dwelling unit. Each house will then be allowed to be rented out on a self-catering basis to either a family or one group of people, which differs from a guest house which can accommodate more than one unrelated group of people.



Figure 9: Photos of Existing Cottages

#### 4.1 Building Development Parameters

Table 4, below, is a summary of the applicable building development parameters pertaining to the existing development to confirm compliance of the existing approved house on each erf. on this site. It should be noted that all four houses comply with the development parameters set out below. It is clear from the table below that the coverage of each building is minimal compared to what is allowed for under the Zoning Scheme. The low coverage, with no proposed additions, lowers the visual impact of the eleven proposed tourist dwelling units and does not change the character of the area.

<b>Applicable Erf</b>	<b>Street Building Line: 4m</b>	<b>Common Boundary Building Line: 2.5m</b>	<b>Coverage: 50%</b>	<b>Height: max 2 storeys</b>	<b>Parking: 2 bays per dwelling house</b>	<b>Bedrooms</b>
Erf 3698 <b>Annexure F1</b>	4.6m	±3.5m	29.5%	1 storey	2 bays	3 bedrooms
Erf 3699 <b>Annexure F2</b>	4.6m	±3.5m	12.6%	1 storey	2 bays	2 bedrooms
Erf 3700 <b>Annexure F3</b>	4.6m	±5m	20.5%	1 storey	2 bays	2 bedrooms
Erf 3701 <b>Annexure F4</b>	4.6m	9.1m	8.6%	1 storey	2 bays	1 bedroom
Erf 3702 <b>Annexure F5</b>	±5m	±8m	8.4%	1 storey	2 bays	1 bedroom
Erf 3703 <b>Annexure F6</b>	±5m	±8m	8.6%	1 storey	2 bays	1 bedroom
Erf 3704 <b>Annexure F7</b>	±5m	±3m	8.5%	1 storey	2 bays	1 bedroom
Erf 3705 <b>Annexure F8</b>	±9m	±6m	7.9%	1 storey	2 bays	1 bedroom
Erf 3706 <b>Annexure F9</b>	±6m	±4m	8.5%	1 storey	2 bays	1 bedroom
Erf 3707 <b>Annexure F10</b>	±5m	±6m	8.5%	1 storey	2 bays	1 bedroom
Erf 3708 <b>Annexure F11</b>	4.6m	±6m	20.5%	1 storey	2 bays	2 bedrooms

**Table 4: Development Parameters**

## 4.2 Traffic Impact and Availability of Services

There will be no change in traffic volumes or traffic movement as all the units have always been operating as tourist dwellings. This also applies to the existing infrastructure services; there will be no change to the existing infrastructure services as previously approved during the building plan approval process.

It is therefore motivated that no additional services are required and the proposed development (which only entails the regularization of the previous approved land use) will have no effect on the service infrastructure.

## 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 5 below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Desirability of land use	<p>The applications for consent use for a tourist dwelling unit on each erf is considered desirable, as motivated for below:</p> <p>Franschhoek is seen as one of the main tourist destinations in the Winelands area. Tourism plays 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 proposed tourist dwelling units will allow for optimal use of the properties and adds additional accommodation to the accommodation offering at La Cotte, without having any impact on surrounding properties or the character of the area.</p> <p>As the houses have previously been used as tourist accommodation, in line with the previous approval, it will not result in the conversion of existing single residential houses, it will therefore not result in the loss of housing stock from the residential market. It will help to address the high demand/need for tourist accommodation in town, without reducing the available family orientated housing stock in Franschhoek.</p> <p>The proposed land use will allow for flexibility in land use, with the option to convert the houses back to single residential houses if needed, again without any impact in terms of character, scale or impact on services.</p>

The proposed tourist units will not result in any overlooking or loss of privacy.

*i. Socio-economic impact:*

The proposed tourist dwelling units is expected to boost local tourism, create jobs, and benefit nearby businesses. Though the surrounding area to the west is in general a residential neighbourhood, many of the houses in the area have been converted to guest houses/tourist dwelling units similar to the proposed. Furthermore, the application site is not fully surrounded by residential houses which lowers the impact, if any, to surrounding residential homes.

The proposed tourist dwelling units will provide accommodation to tourists who will stimulates the local economy by supporting the local restaurants and shop in contrast with day visitors can choose to drive in for the day and leave without having to visit the restaurants/shops.

*ii. Compatibility with surrounding uses:*

There are a number of tourist accommodation offerings in the surrounding areas as well as on La Cotte Farm. The proposed development is therefore considered to be compatible with surrounding land uses. The tourist accommodation will be provided in existing single storey houses which is similar in scale and design to surrounding properties and the character of the area. The proposed land use will be situated within existing houses and will have no impact on visual character of the area.

It should be noted that the letter of approval dated 2017, which allowed for the temporary approval for tourist accommodated, stated one of the reasons for approval that the then proposed tourist accommodation was compatible with the surrounding land uses. This application does not propose any alternations to that which was previously approved, and it is motivated that the reasoning to approve the previous application is still applicable.

*iii. Impact on the external engineering services:*

The proposed development will have no impact on external engineering services as it consists of existing approved buildings which have functioned as guest accommodation previously.

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

The proposed development will have no negative impact on the surrounding community with regards to safety, health and wellbeing.

*v. Impact on heritage:*

The proposed development, situated within existing buildings will have no impact on heritage.



	<p><i>vi. Impact on the biophysical environment:</i></p> <p>The proposed development will have no negative impact on the biophysical environment as there are no alterations or additions proposed to the existing approved buildings.</p> <p><i>vii. Traffic impacts, parking, access and other transport related considerations:</i></p> <p>It is considered that the proposed development will have a minimal impact, if any, on traffic. 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>The proposed development complies with all relevant regulations and development parameters. There are no adverse impacts that will require additional conditions.</p>
b. The integrated development plan, including the municipal spatial development framework	<p>The proposed development aims to utilise existing houses within the urban edge, thus, the urban edge will not be expanded but rather maintained.</p> <p>A tourist dwelling unit can boost the local economy as it accommodates tourists visiting the area that support local businesses.</p> <p>The proposed development of a tourist dwelling unit 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>
c. The principles referred to in Chapter VI of the Land Use Planning Act.	<p><b>Spatial Justice:</b></p> <p>The application site will provide accommodation to tourists and can be seen as optimal use of properties as it will be used as a tourist dwelling unit which can easily be changed back to a dwelling house used by a family, 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> <p><b>Spatial Sustainability:</b></p> <p>The proposed application site will utilise the existing houses and maintain the aesthetic character of the existing area. It will make optimal use of existing infrastructure and will not place strain on the environment or agricultural areas outside the urban edge. The proposed tourist accommodation units are within walking distance from the main tourist area within Franschhoek.</p> <p><b>Efficiency:</b></p>

	<p>As mentioned above, the proposed development will be within existing houses 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><b>Good Administration:</b></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><b>Spatial Resilience:</b></p> <p>It is important to note that this is a tourist dwelling unit which is not a hotel, guest house or bed and breakfast that can accommodate individual people or different groups in one building which can result in an increased daily influx of people coming and going. The proposed tourist dwelling units will be rented out to one group or one family which is considered to reduce the impact on the surrounding neighbours should there be any impact.</p>
d. The applicable provisions of the zoning scheme.	As discussed, the proposal is in line with the building parameters of the Conventional Residential Zone of the Zoning Scheme as it does not require any departures from either building lines, height, or coverage. The Conventional Residential does allow for tourist dwelling unit as a consent use, meaning with permission from council which is the aim of this application.
e. Any restrictive condition applicable to the land concerned.	None, please refer to attached title deeds and conveyancer certificates.
f. The impact of the proposed land development on any heritage resources as defined in the National Heritage Resources Act, 1999 (Act 25 of 1999).	The application site is not within the Franschhoek Urban Conservation Overlay Zone.

**Table 5** 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. In conclusion:

- The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
- The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
- Sufficient parking has been provided on each erf.

It is therefore respectfully requested that the following applications be considered for approval:

Application in terms of Sections 15(2) (o) the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following:

- i. Consent to allow for a tourist dwelling unit on Erf 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, Franschhoek

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Report compiled by:

Carlien Coetzee (C/9982/2024)



Report reviewed by:

Marika Bolz (Director)



for Arch Town Planners (Pty) Ltd