

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENTS

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: Excelsior Road, Franschhoek

Application Property Number: Farm 1654/2, Paarl

Applicant: TV3 Projects (Pty) Ltd – C. Heys (contact details: 021 861 3800)

Owner: De Healing Farm (Pty) Ltd – N. Boekhoorn (contact details: 031 61 090 1709)

Application Reference: LU/12800

Application Type: Consent Use

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality's Planning By-Law, 2015 for a Consent Use on Farm 1654/2, Franschhoek, District Paarl to utilise the existing main dwelling and garden cottage as Tourist Accommodation Establishment (limited to 11 guest bedrooms) and Tourist Facility to utilise the existing manor house as wellness centre (270m²) in extent.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 13 September 2021.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and / or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

**KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN
GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR**

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Excelsiorweg, Franschhoek

Aansoek eiendom beskrywing: Plaas 1654/2, Paarl

Aansoeker: TV3 Projects (Pty) Ltd – C. Heys (kontak besonderhede: 021 861 3800)

Eienaar: De Healing Farm (Pty) Ltd – N. Boekhoorn (kontak besonderhede: 031 61 090 1709)

Aansoek Verwysing: LU/12800

Tipe Aansoek: Vergunningsgebruik

Aansoek word gemaak in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Verordening, 2015 vir 'n Vergunningsgebruik op die Plaas No. 1654/2, Franschhoek, Afdeling Paarl om die bestaande hoofgebou en tuin kothuis as 'n toeriste akkommodasie bedryf (beperk tot 11 gaste slaapkamers) en 'n toerisme fasiliteit om die bestaande herehuis as 'n welstandsentrum (270m²) te benut.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning_portal/planning-notice/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;

- Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
- Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 sluitingsdatum van 13 September 2021.

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD



BURGUNDY BOURGOGNE TOURIST FACILITIES

Application for a consent use on Farm 1654/2, Paarl (3743-P)

14 May 2021



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

PLANNING MOTIVATION REPORT

1. Land use planning applications

As instructed by the landowner, application is hereby made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, 2015 for a consent use to permit a tourist accommodation establishment and a tourist facility on Portion 2 of the Farm No. 1654/2, Division Paarl.

A company resolution and a power of attorney to this affect is attached hereto (see **Section A**)

2. Purpose of the application

The purpose of this consent land use application is to obtain Council's consent for:

- A tourist accommodation establishment (consisting of 11 guest bedrooms) located inside the existing farm buildings; and
- A tourist facility (a wellness centre $\pm 270\text{m}^2$) located inside the existing farm building (i.e. the manor house).

No new buildings or structures will be erected to accommodate the proposed tourist orientated land uses.

3. Subject property

The subject property is described in the Deed of Transfer No. T47875/2019 as Portion 2 of the Farm No. 1654, District of Paarl. There are no title conditions that will restrict the proposed tourist facilities. A copy of the subject property's Title Deed and SG Diagram is attached hereto (see **Section B**).

The subject property is 26.9152ha in extent.

De Healing Farm (Pty) Ltd is the registered owner of the subject property.

4. Locality

The subject property is located ± 2 km south of Franschhoek central, on the Excelsior Road. See Figure 1 below and the locality plans attached hereto (see **Section C**).



Figure 1: Locality of the Farm 1654/2, Paarl

5. Current zoning and land uses

The subject property is zoned Agriculture and Rural zone and is used accordingly for agricultural purposes; i.e. ±20ha of the farm is planted with vineyards and olives, and is actively farmed. The subject property has a consent use for a 200 ton wine cellar with associated infrastructure (wine tasting, wine sales, bottling, labelling, maturation, etc.).

Historically, the subject property was also used for tourist accommodation (i.e. the Burgundy Bourgogne Manor House & Cottages). The proposed tourist facility consequently will be in line with the with the subject property's historic land uses.

6. Development detail

The proposed development will consist of the following tourist orientated land uses, namely:

6.1 Tourist accommodation establishment

The proposed tourist accommodation establishment (with associated amenities such as dining room, living room, tennis court, swimming pool, pool house, boules field, braai area, gardens, etc.) will be limited to 11 guest bedrooms. The guest bedrooms and will be located inside the existing farm buildings and no new buildings are proposed – see Figures 2, 3 and 4 below.

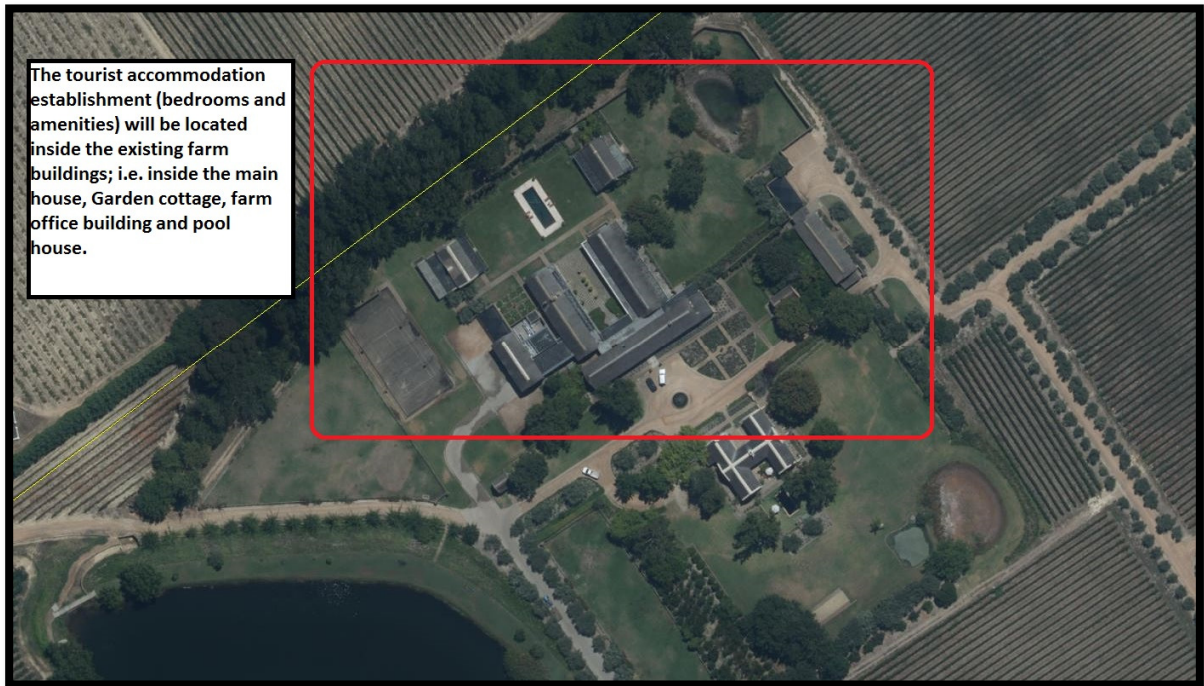


Figure 2: The proposed tourist accommodation establishment



Figure 3: The main dwelling will be converted into a tourist accommodation establishment



Figure 4: The main dwelling and Garden cottage that will form part of the tourist accommodation establishment

6.2 Wellness centre

The wellness centre will be located inside the existing farm building (i.e. within the manor house) and no new buildings are proposed. The wellness centre will be $\pm 270\text{m}^2$ in extent and will only be accessible for the farm's guests and will not be open for the general public – see Figure 5 below.



Figure 5: The proposed tourist facility (wellness centre)

As mentioned above, the wellness centre will not be open to the general public. Guests will have to stay in the guest house to have access to the wellness centre. For this reason, a minimum of 11 guest bedrooms are needed to make the wellness centre a viable development option. Photographs of the existing farm building that will be internally converted into a wellness centre (manor house) are included – see Figures 6 and 7 below.



Figure 6: The manor house that will accommodate the wellness centre



Figure 7: The wellness centre will be located in the manor house

6.3 Site Plan

A site plan – illustrating all the existing buildings, structures, land uses, roads, orchards, vineyards, etc. – is attached hereto (see **Section C**).

7. Planning motivation for a tourist facility

The development proposal is for a tourist accommodation establishment (limited to 11 guest bedrooms) and a tourist facility (wellness centre). All the facilities will be located inside the existing farm buildings and no new buildings are proposed. The proposed land uses are considered desirable land uses i.t.o. the Stellenbosch Municipality's Zoning Scheme, but Council's consent is still required. Hence our consent land use application which is motivated as follows:

- According to the Stellenbosch Municipality's Spatial Development Framework, tourism that reinforces the Municipality's sense of place should be encouraged in the settlements and on rural land outside the urban edge and restaurants, wine tasting and holiday accommodation should be encouraged. The proposed land uses will therefore be in line with Council's spatial planning policy and the Spatial Development Framework's recommendations for tourism orientated developments in the winelands.
- Tourism and tourist orientated developments have become an important sector that has an impact on development of a country's economy. The main benefits of tourism are income creation and job generation. For many regions (e.g. Franschhoek) and countries it is the most important source of welfare.
- Franschhoek is a major tourist destination and tourism is the driving force behind the town's economy. Tourist facilities are abundant in and around Franschhoek. The subject property is surrounded by such (similar) tourist

facilities, such as Le Franschhoek Hotel & Spa, Sep se Plek Cottages, the Terraces @ Chambray Estate, Sandstone House, Holden Manz Country House & Spa, etc. In other words, the proposed land uses will be compatible with the surrounding desirable land uses.

- The subject property was historically used for tourist accommodation; i.e. as the Burgundy Bourgogne Manor House & Cottages. In other words, a facility to accommodate transient guests will be compatible with the subject property's historic land uses.
- The Le Franschhoek Hotel & Spa is located $\pm 500\text{m}$ from the subject property. A wellness centre (as proposed) is therefore also a compatible land use with area.
- Tourism is a key driver of South Africa's national economy and contributes to job creation. The tourism industry is a major contributor to the South African economy and employment of citizens. The sector contributes $\pm 9\%$ to the country's gross domestic product. The proposed development will support the (major) tourist industry that drives the Franschhoek economy and it will also benefit the local community by creating new employment opportunities for local Franschhoek residents.
- The subject property's primary land use is and will remain agriculture and the proposed tourism facilities will be subservient to the farm's agricultural land uses.
- The subject property is already serviced and because the proposed tourist facility will be located inside existing buildings, no new engineering services are required. Access to the subject property will be via the existing access road on the Excelsior Road – see Figure 8 below.



Figure 8: Existing access to the subject property

8. Conclusion

Tourism brings many benefits, including but not limited to the following few: growth and boost in economic activities, boost wide scale industry revenues, infrastructure development, country's improved brand image, source of foreign exchange earnings and source of employment generation. The proposed development will contribute to these benefits that will benefit the broader community of Franschhoek.

The proposed tourist accommodation establishment (limited to 11 guest bedrooms) and a tourist facility (wellness centre) – located inside the existing buildings – are considered acceptable land uses i.t.o. the subject property's agricultural zoning, albeit with Council's consent. In other words, the proposed land uses are already considered to be desirable land uses on agricultural land and for this reason, we respectfully request the consent land use applications be granted.

We trust that you find the above in order. Should you have any queries or require any additional information, please feel free to contact the undersigned

at 021-861 3800 or clifford@tv3.co.za.

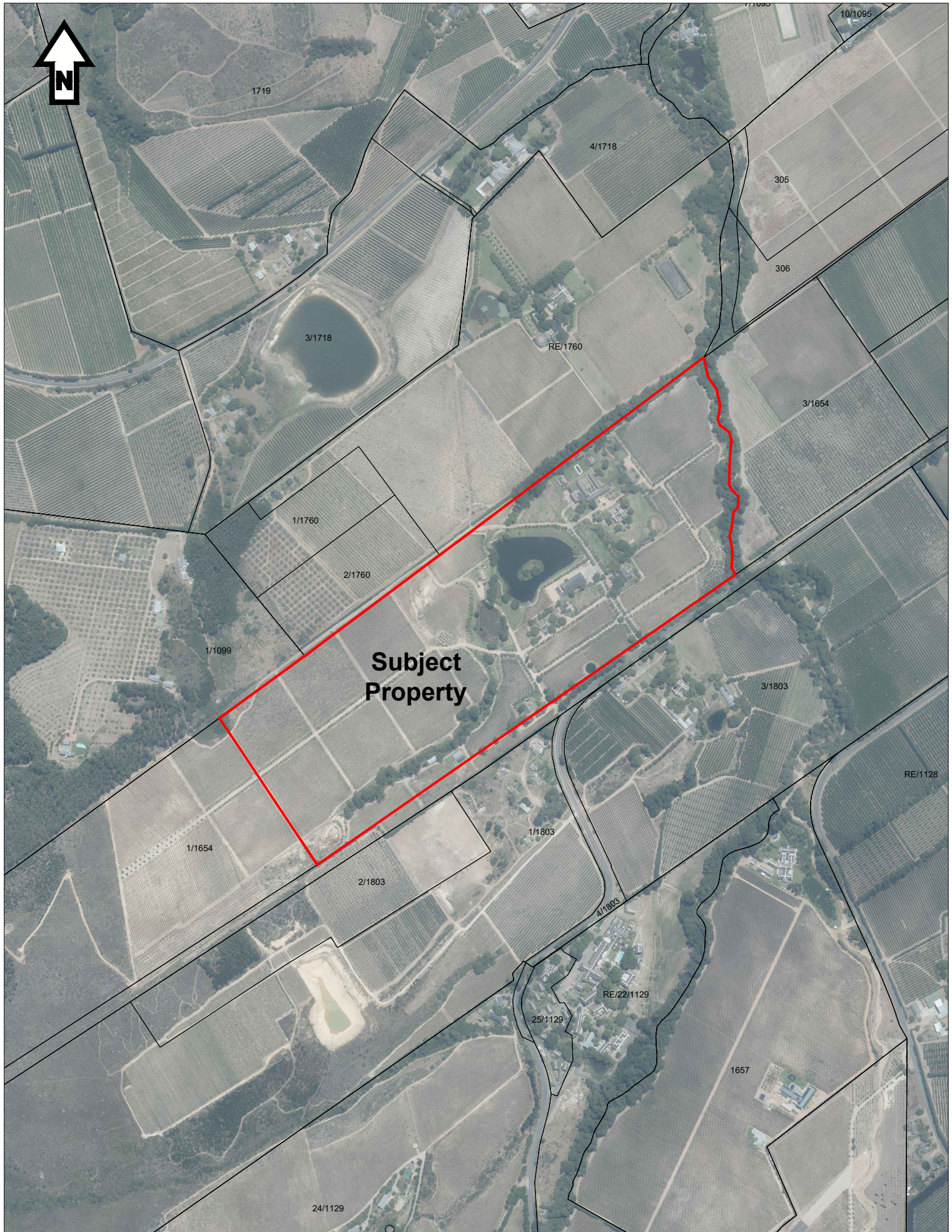
9. Signature of applicant

A handwritten signature in black ink, appearing to read 'CH', is written over a light grey dotted grid background.

CLIFFORD HEYS

PR. PLANNER (SA): A/1158/2000





Subject Property



**ARCHITECTS
TOWN PLANNERS
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Burgundy Guest Farm

Property Description:

Portion 2 of Farm 1654, Paarl

Drawing:		Plan no.:	
Local Locality Map		2	
Date:	11/05/2021	Scale:	NTS
Project no.:	3743-P	Drawn:	WH
		Checked:	CH

1. Farm Shed & Wine Cellar
2. Main House (Tourist Accommodation Establishment)
3. Manor House (Wellness Center)
4. Farm office & Admin Building
5. Managers House
6. Cottage
7. Garden Cottage
8. Pool House
9. Security

RE/1760

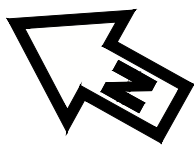
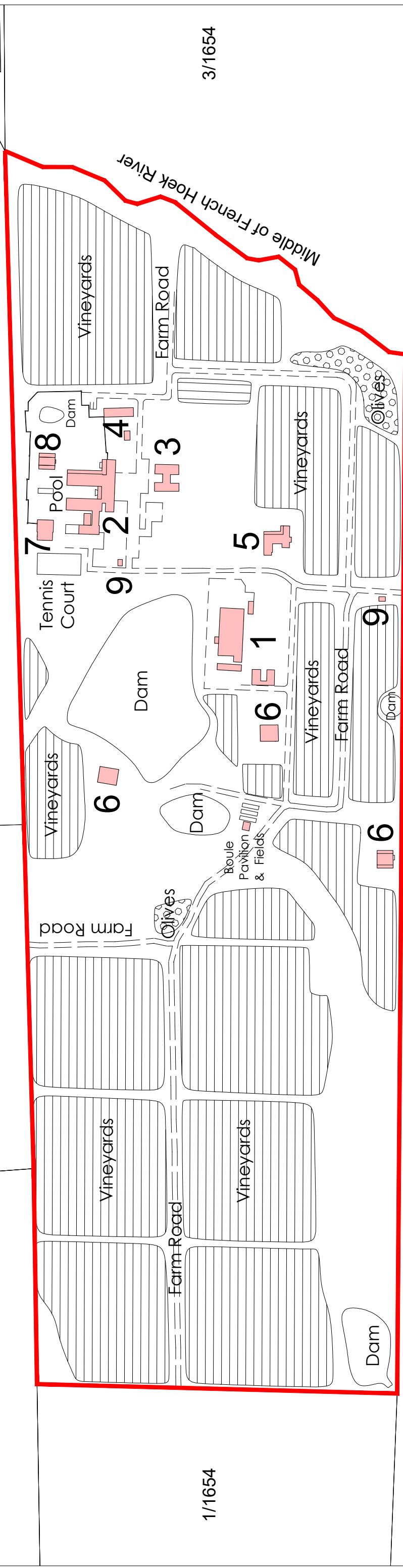
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2/1760

1/1654

3/1654



Drawing:	Site Plan: Existing Buildings	Plan no.:	3
Date:	11/05/2021	Scale:	1:4000 (A3)
Project no.:	3743-P	Drawn:	WH
		Checked:	Ch

Notation:
 Cadastral information obtained from Surveys and Mapping (DRDLR).
 * All areas and dimensions are approximate and should be verified by a professional land surveyor.
 * This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved