

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

Sir / Madam

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

Application Property Address: Helshoogte Road

Application Property Number: Farm 169, Stellenbosch

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

Owner: Real Worx Twenty-Eight (Pty) Ltd – K Alant (contact details: 021 887 8561)

Application Reference: LU/15670

Description of Proposed Development:

- Application is made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for consent use to expand and consolidate uses of an existing tourist facility in order to permit the use of the existing buildings and deck area (total area ±690m²) as a restaurant/deli, a wine and olive tasting and sale facility, an for functions on Farm No. 169, Division of Stellenbosch.

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_portal/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 **16 October 2023**.

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

A handwritten signature in black ink, appearing to read 'C. Heys', written over a faint circular stamp.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

14 September 2013

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: Helshoogtepad

Aansoek eiendom beskrywing: Plaas 169, Stellenbosch

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

Eienaar: Real Worx Twenty-Eight (Pty) Ltd – K Alant (kontak besonderhede: 021 887 8561)

Aansoek Verwysing: LU/15670

Tipe aansoek:

- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(o) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir 'n vergunningsgebruik vir 'n toeriste fasiliteit op Plaas 169, Stellenbosch ten einde die bestaande gebruike te konsolideer en vergroot sodat die bestaande gebou en dek area ($\pm 690\text{m}^2$) as 'n restaurant/deli, 'n wyn- en olyfproe en verkoop fasiliteit, en vir funksies gebruik mag word.

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 ingting 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 **16 Oktober 2023**.

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 021 861 3800 gedurende normale kantoor ure.

Die uwe



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

14 September 2013

Our Reference: 3902-P

18 May 2023

Manager: Planning and Economic Development
Stellenbosch Municipality
Town Hall
7600 STELLENBOSCH

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Attention: Mr. Gerrit Goosen

Sir

RE: TOKARA DELI: APPLICATION FOR A CONSENT USE (TOURIST FACILITY) ON FARM 169, STELLENBOSCH

BACKGROUND TO THE TOKARA DELI

1. We refer to your pre-submission consultation with the undersigned on 9 May 2023 regarding the Tokara Deli located on Farm 169, Stellenbosch – see images below.






- As confirmed by your e-mail of 9 May 2023 (below) the Tokara Deli currently has development rights for *inter alia* a restaurant/deli ($\pm 405\text{m}^2$) and an olive tasting-and-sales facility ($\pm 160\text{m}^2$).

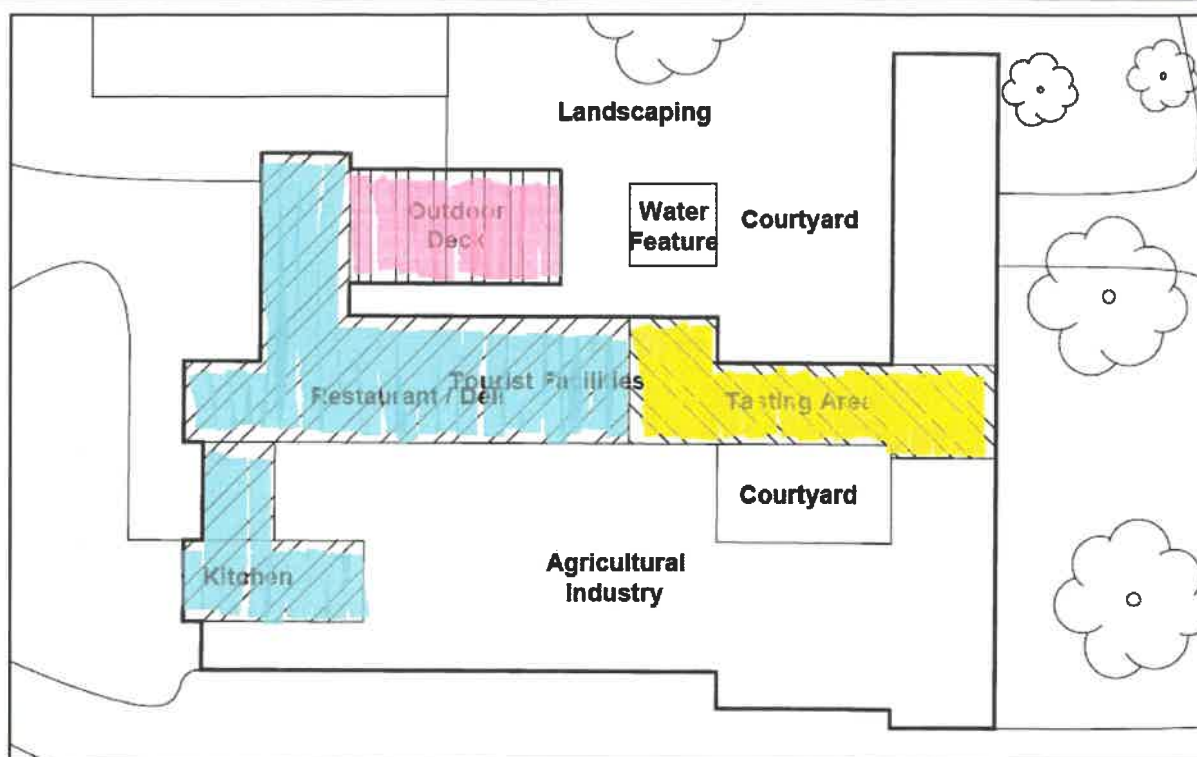
More Clifford,

Die sonering van die bogenoemde plaas (volgens 'n 2021 sonering sertifikaat) word soos volg opgesom:

The zoning of Farm 169, Stellenbosch Division is Agricultural and Rural Zone with additional use right for agricultural industry (olive processing of $\pm 523\text{m}^2$) and additional use right for a tourist facility (restaurant of $\pm 405\text{m}^2$ and tasting and sales facility of $\pm 160\text{m}^2$ for olives and olive products).


 Kind regards / Vriendelike groete
 Gerrit Goosen (Pr. Pln.)
 Town Planner
 Planning & Economic Development

- The abovementioned land uses (as indicated on the site plan below) consists of the restaurant/deli (blue), the olive tasting-and-sales facility (yellow) and the outdoor deck (pink) and are restricted to these areas.



4. A site development plan – illustrating the current and approved mix of land uses – is included in this submission.

DEVELOPMENT PROPOSAL

5. As mentioned above, the current Tokara Deli tourist facility consists of the following approved land uses:

- Restaurant/deli (60 seats) $\pm 405m^2$
- Tasting-and-sales (24 seats) $\pm 160m^2$
- Outdoor deck (50 seats) $\pm 125m^2$
- $\pm 690m^2$

6. Below are images of all these existing tourist facilities.



Restaurant/deli



Olive tasting-and-sales



Outdoor deck

7. It is now the landowner's intention to update the tourist facility by combining all these land uses in one big area in order to utilise any part of the total floor space ($\pm 690\text{m}^2$) for a restaurant or for olive/wine tasting or for olive/wine sales or for a private function. In other words, the development proposal (for a tourist facility) will allow any part of the existing Tokara Deli to be used for any of these functions. No extensions or new buildings or additional seats are proposed.
8. A site development plan – illustrating the new and proposed mix of land uses – is included in this submission for your approval.

LAND USE PLANNING APPLICATION

9. **In order to proceed with the development proposal application is made i.t.o. Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law (2015) for a consent use: tourist facility.**
10. The land use planning application will amend the existing tourist facility; i.e. the proposed tourist facility will consist of a restaurant/deli, a wine/olive tasting-and-sales facility, and an outdoor function deck. The tourist facility will cover a total area of $\pm 690\text{m}^2$.

PLANNING MOTIVATION FOR THE PROPOSED TOURIST FACILITY

11. The Tokara Deli is an existing (and very popular) tourist destination in the winelands. It supports winelands tourism and creates numerous employment opportunities for local residents.
12. The purpose of this application is to improve the quality and service of the existing facility by allowing a better mix of the approved land uses. Currently, the historic approvals impede the effective management and utilization of the Tokara Deli.
13. The proposed development will not lead to any new land uses or to the enlargement of the existing facility, but with this application a flexibility will be given to the Deli that will allow the management to improve the quality and the service of the Tokara Deli.

ORDERLY PLANNING

14. Civil engineering services are already available for the existing tourist facility. Since the facility will not be enlarged (and will not lead to an increased impact on infrastructure), the existing civil engineering services are sufficient.
15. A Transport Impact Statement (TIS) – to assess any changes to the Tokara Deli's traffic impact – has been requested from UDS transport engineers. It will be submitted to the municipal engineers with receipt thereof.
16. The Tokara Deli currently has 58 parking bays (46 on-site parking bays provided for visitors of the existing tourist facilities and 12 staff parking bays for staff parking. Since the updated tourist facility will still consist of a restaurant/deli (60 seats), tasting-and-sales (24 seats) and outdoor deck (50 seats), the number of parking bays will remain the same.

CONCLUSION

17. From the above it is clear that the proposed consent use: tourist facility will not lead to any new land uses, nor to the enlargement of the existing Tokara Deli building. It will,

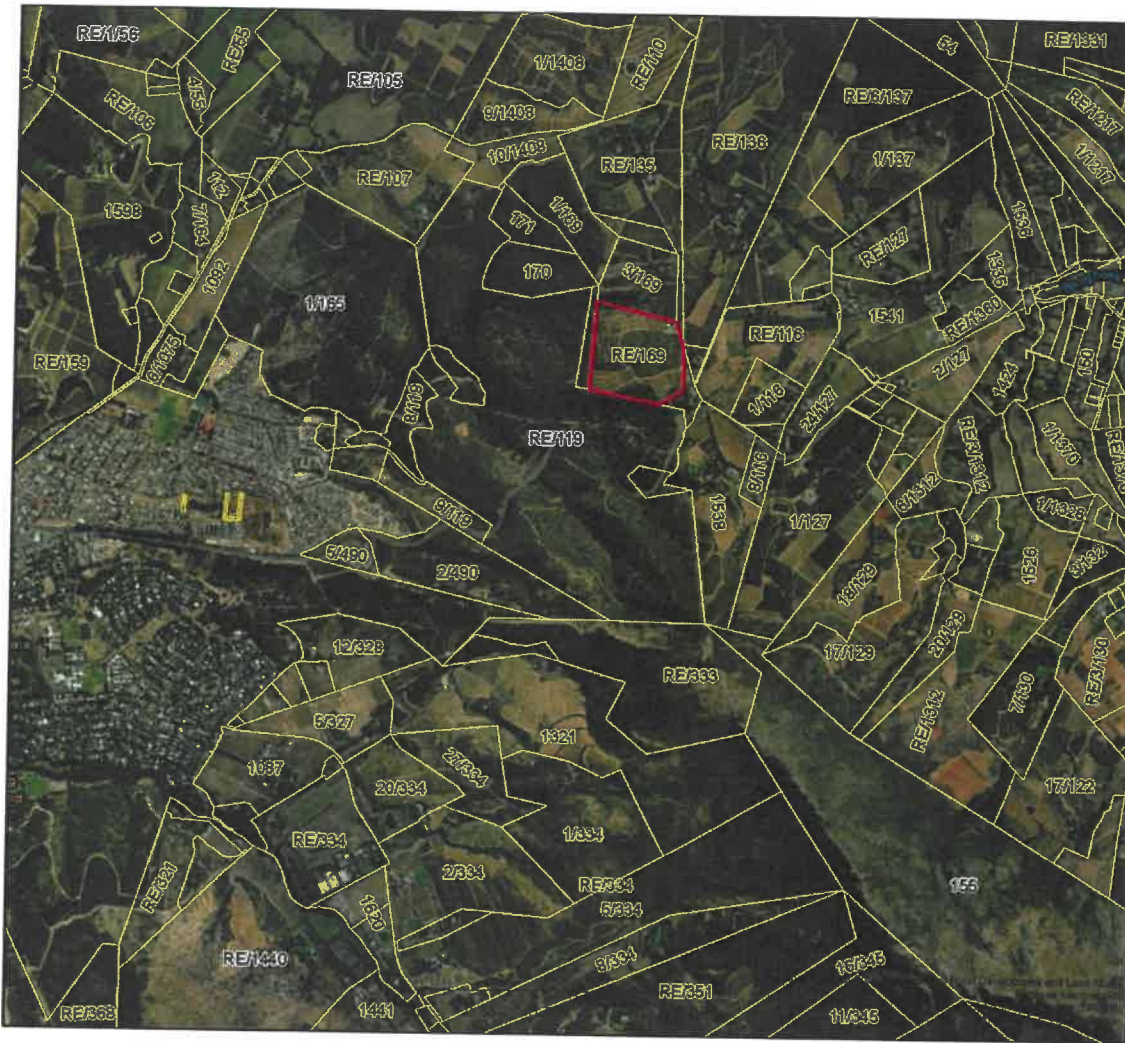
however, improve the quality of the facility. For this reason, the proposed development will not adversely affect any group or person and we respectfully request that the application be granted.

18. Please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information to process the application.

Yours faithfully



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD



**TOKARA DELI
LOCALITY MAP**
Farm 169, Stellenbosch

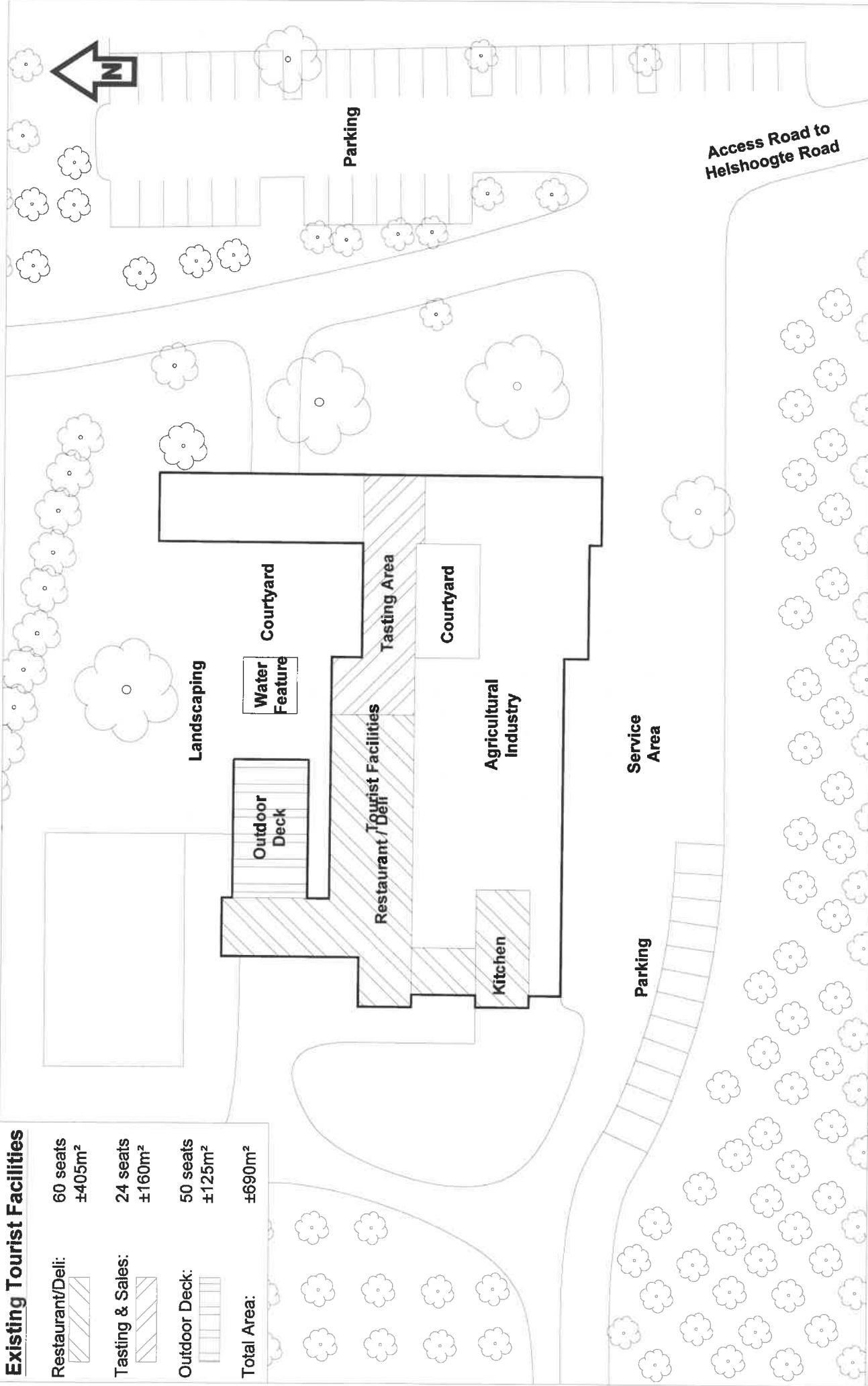
TOKARA DELI LOCALITY MAP

Farm 169, Stellenbosch



Existing Tourist Facilities

Restaurant/Deli:	60 seats ±405m ²
Tasting & Sales:	24 seats ±160m ²
Outdoor Deck:	50 seats ±125m ²
Total Area:	±690m²



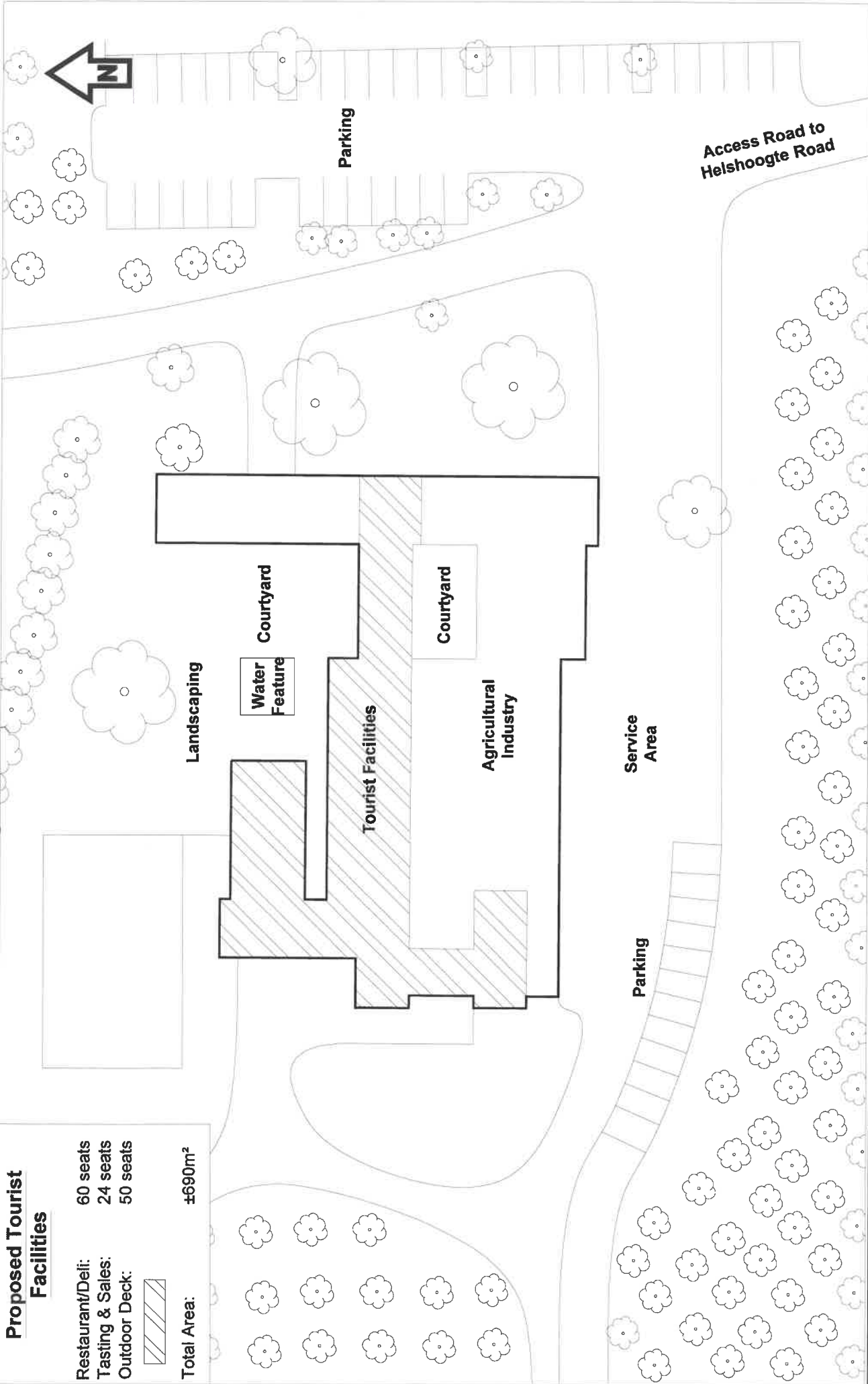
tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS <small>FIRST FLOOR, LA GRATITUDE OFFICE BUILDING 97 DOORP STREET STELLENBOSCH 7600 TEL +27 (21) 861 3800 WWW.TV3.CO.ZA</small>	Tokara Deli <small>Property Description: Remainder Farm 169, Stellenbosch</small>	
	Drawing: Existing Tourist Facilities Date: 15/05/2023 Project no.: 3002-P	Plan no.: 1 Scale: 1:500 (A4) Drawn: WH Checked: CH
Notation: • 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.		

Proposed Tourist Facilities

Restaurant/Deli: 60 seats
 Tasting & Sales: 24 seats
 Outdoor Deck: 50 seats



Total Area: ±690m²



ARCHITECTS TOWN PLANNERS URBAN DESIGNERS <small>FIRST FLOOR LA GRATITUDE OFFICE BUILDING 97 DORP STREET STELLENBOSCH 7600 TEL +27 (21) 861 3800 WWW.TV3.CO.ZA</small>	Tokara Deli <small>Remainder Farm 169, Stellenbosch</small>		Drawing: Proposed Tourist Facilities Date: 16/05/2023 Project no.: 3902-P	Plan no.: 2 Scale: 1:500 (A4) Drawn: WH Checked: CH	Notation: * 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