

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, 2023, refers:

Application Property Address: 10 Louw Street, Stellenbosch

Application Property Number: Erf 1150, Stellenbosch

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

Owner: De Bod Familie Trust – A De Bod (contact details: 044 279 2954)

Application Reference: LU/17626

Description of Proposed Development:

- Application is made i.t.o. Section 15.(2)(o) of the Stellenbosch Municipality Planning By-law, 2023 on Erf 1150, Stellenbosch for a consent use to convert the existing 4-bedroom dwelling into a guest house.

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 **20 January 2025**.

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 'CRH', followed by a horizontal flourish.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

19 November 2024

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: 10 Louwstraat, Stellenbosch

Aansoek eiendom beskrywing: Erf 1150, Stellenbosch

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

Eienaar: De Bod Familie Trust – A De Bod (kontak besonderhede: 044 279 2954)

Aansoek Verwysing: LU/17626

Tipe aansoek:

- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(o) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 op Erf 1150 vir 'n vergunningsgebruik om die bestaande 4-slaapkamer woning in 'n gastehuis te omskep.

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: [\[https://www.stellenbosch.gov.za/planning_portal/planning-notice/land-use-applications-advertisements\]](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 opsite 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 **20 Januarie 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 021 861 3800 gedurende normale kantoor ure.

Die uwe



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

19 November 2024

Our Reference: 4022-P

16 September 2024

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Chrizelle Kriel

Madam

**APPLICATION FOR A CONSENT USE TO ESTABLISH A GUEST HOUSE ON ERF 1150,
LOUW STREET, STELLENBOSCH**

1. LAND USE PLANNING APPLICATION

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law (2015) for a consent use to establish a guest house on Erf 1150, Stellenbosch.

2. PURPOSE OF THE APPLICATION

The subject property – Erf 1150, Stellenbosch – is ideally located in central Stellenbosch for a tourist accommodation establishment. For this reason, we are applying for the Stellenbosch Municipality's consent to convert the existing dwelling on the subject property into a 4-room guest house.

A power of attorney authorising TV3 to submit the necessary land use planning applications is included in this submission.

3. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T13597/2023 as Erf 1150, Stellenbosch. The subject property is 691m² in extent and the De Bod Familie Trust is the registered owner. A copy of the subject property's Deed of Transfer is included in this submission

4. TITLE DEED SEARCH

A title deed search was undertaken by WDVm Attorneys, and a copy of their Conveyancer Certificate is included in this submission.

There is a restrictive condition that states, no trade or business is permitted. However, as discussed with yourself, a guest house is considered a residential land use and is permitted on a residential zoned erf. A trade or business is not considered a residential land use and is not permitted on a residential erf. For this reason, a guest house (in this context) is not considered a trade or business and is therefore permissible i.t.o. the title conditions.

The Conveyancer Certificate states that there is a restrictive title condition, but (as explained above) it does not have to be removed, it can be dealt with by a municipal consent use approval for a guest house. In other words, the removal of the restrictive title conditions is not required for the proposed guest house.

5. LOCALITY

The subject property is located at 10 Louw Street, in central Stellenbosch. The locality of the application area is indicated on the images below and the locality maps included in this submission.



Figure 1: Locality of Erf 1150, Stellenbosch



Figure 2: Locality of Erf 1150, Stellenbosch

6. SURROUNDING LAND USES

The subject property is located in central Stellenbosch and is surrounded by mixed land uses including numerous tourist accommodation establishments such as @stellenboschcentral at 8 Louw Street, Batavia Boutique Hotel at 12 Louw Street, Stellenbosch Hotel on the corner of Dorp Street and Andringa Street, and de Oude Meul

Guest House on the corner of Dorp Steet and Mill Street. The proposed guest house will therefore be in line with the commercial and tourist character of the area.

7. CURRENT ZONING AND LAND USE

The subject property is zoned Conventional Residential Zone and is used accordingly. According to the Stellenbosch Zoning Scheme Regulations a guest house is a permissible land use on a Conventional Residential Zone erf (albeit with Council's consent).

8. DEVELOPMENT PROPOSAL

There is an existing dwelling on the subject property – see image below.



Figure 3: The existing dwelling on Erf 1150, Stellenbosch

The proposed development entails the internal conversion of the existing dwelling into a 4-bedroom guest house.

Included in this submission (for your approval) is a Site Development Plan illustrating the proposed guest house.

9. MOTIVATION FOR THE PROPOSED GUEST HOUSE

The development proposal is to establish a 4-room guest house inside the existing dwelling on the subject property. The proposed land use is considered a consent land use for which the Stellenbosch Municipality's approval is required. Hence our land use planning application which is motivated as follows:

- Stellenbosch Municipality's Spatial Development Framework (2023) places a big emphasis on the promotion of tourism in the entire municipal area. It refers to the many benefits of tourism, such as a positive socio-economic impact, local economic development, job creation and security, income from tourism, etc. For these reasons the proposed tourist guest house is in line with the Municipal Spatial Development Framework's vision and recommendations.
- The proposed guest house is a permissible consent land use i.t.o. the subject property's zoning. No rezoning or departures are required.
- The proposed guest house will consist of four guest bedrooms (located inside the existing dwelling) with standard amenities associated with a guest house (for guests only).
- The proposed guest house will be compatible with surrounding land uses as there are many guest houses and hotels in this part of Stellenbosch. The development proposal will therefore not be foreign to the 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 and the proposed development will support the local tourist industry of Stellenbosch.
- 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 (albeit small in scale) will contribute to these benefits that will benefit the broader community.

- The proposed development will not have a negative impact on the natural or heritage environment of Stellenbosch.

10. ORDERLY PLANNING

From a civil services point of view, the proposed guest house will have a negligible impact. The subject property is already serviced. No new civil engineering services are required for the proposed guest house (in lieu of the permissible residential land use rights).

From a transport point of view, the proposed guest house will have a negligible impact. According to the municipal development management scheme one parking bay per guest house room is required. For this reason, a minimum of four on-site parking bays are required. With the proposed development six on-site parking bays will be provide (as illustrated on the Site Development Plan).

11. CONCLUSION

Application is made to establish a guest house in the centre of Stellenbosch historic core (and the town's main tourist destination).

A guest house is considered a desirable land use and has many positive spinoffs that extend beyond the immediate benefits to guests and can positively impact the local community and broader travel ecosystem. These positive spinoffs of a guest house will create a ripple effect that benefits not only the immediate area around the guest house but also contributes to a more vibrant, connected, and sustainable tourism landscape. For this reason, we deem the proposal to be desirable and we respectfully request the consent land use application be granted.

We trust the information provided will suffice in processing the land use planning application. However, 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

A handwritten signature in black ink, appearing to read 'CRH', followed by a horizontal line and a period.

CLIFFORD HEYS

TV3 PROJECTS (PTY) LTD



GENERAL SURFACE NOTES:
 1. 200MM CONCRETE SURFACE SET ON APPROVED DRAINAGE WITH 250MM OVERLAY ON SODIUM CLEAN SAND SET ON 200MM COMPACTED FILL IN LAYERS OF 200MM MAX COMPACTED AT 90% MOD AIRDRIED DFC.
 2. LOWER LIP OF 375 MILLIM DRAIN PROOF COURSE UNDER CAVITY WALLS TO BE 100MM ABOVE FINISHED GRADE, PLUS 100MM COMPACTED FILL.

INSULATION:

BETWEEN PURLINS: 75MM THICK GYPSUM installed between purlins and

EXTERNAL FINISH:
CHAMPFORD MEMBRANE ON SOLEM SAND/BLINDING LAYER ON COMPACTED EARTH/FILL IN LAYERS OF 150MM. ALL AS PER STRUCTURAL ENGINEER.
SUSPENDED: APPROVED FLOOR FINISH ON MINIMUM 30MM SCAFFOLD ON REINFORCED CONCRETE SUSPENDED SLAB. ALL AS PER STRUCTURAL ENGINEER.

GLAZING:
GLAZING ACCORDING TO SAS 0137
ALUMINIUM DOORS & WINDOWS.
POWDER COATED ALUMINIUM FRAME DOORS AND WINDOWS, COLOUR: AS PER
CLIENT. MANUFACTURER MUST PROVIDE AAAAAA CERTIFICATE OF APPROVAL.
MANUFACTURER MUST PROVIDE SHOP DRAWING FOR APPROVAL BY CLIENT. ALL

507 NUTRITION

Regulations of SANIS 10400 : 2010 and requirements of Stellenbosch Municipality and other authorities concerned to be

All Floors of Paving Indicated to fall at a minimum of 1:80 gradient away from building - unless otherwise indicated

DATE	2024/05/27 09:45:07
DRAWN	TG
CHECKED	HM
SCALE	1:100
DRAWING No.: STANDARD	

DRAWING STATUS:
Land Use Application



1150 Louw Street Stellenbosch



1150 Louw Street Stellenbosch

ROOF PLAN
SCALE 1:100

PROJECT / CLIENT:

Mrs. A. Myburgh

PROJECT DESCRIPTION:
Erf 1150 10 Louw Street Stellenbosch

DRAWING DESCRIPTION:
SITE PLAN, ROOF PLAN

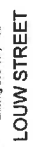
Dr.: _____
 13 Doreilly St.
 Bialystok
 7800
 handilim@gmail.com.pl
 tel: 087 455 4543

PROJECT / CLIENT:

DATE: 2024/05/27 09:45:07
DRAWN: TG

DRAWING No.: 1 : 100

DRAWING STATUS:
Land Use Application

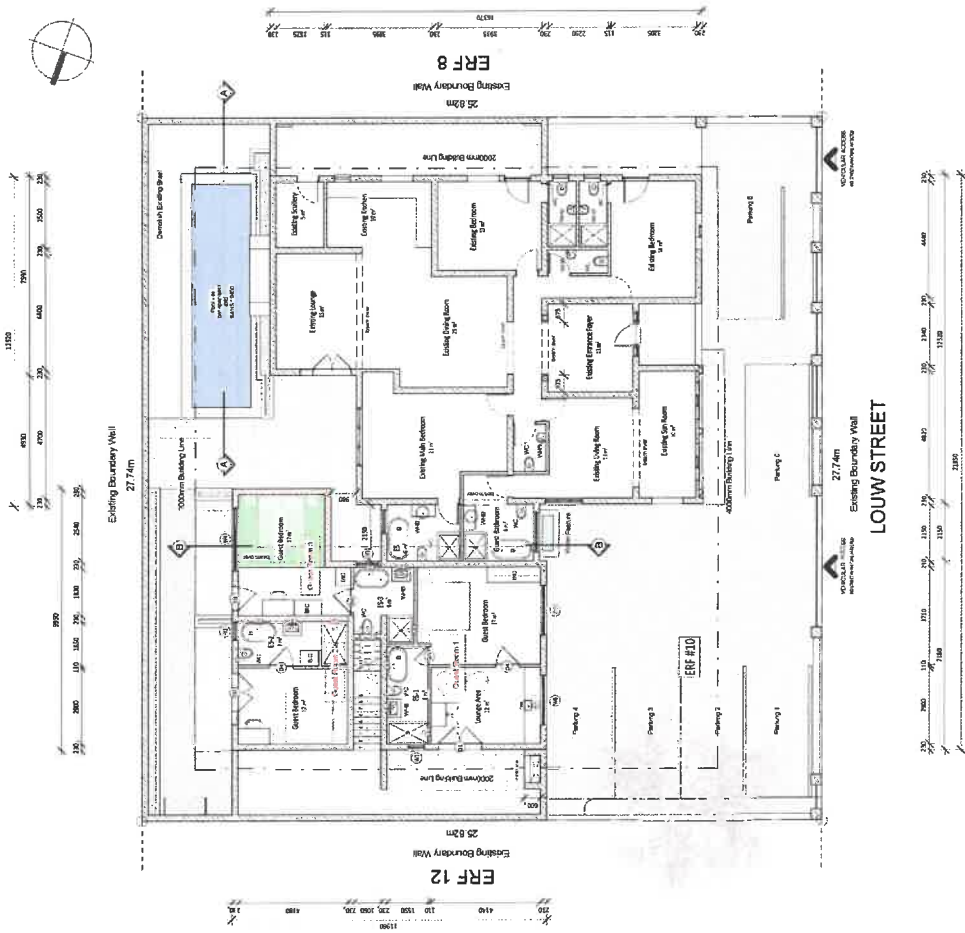


SITE PLAN
SCALE 1:100

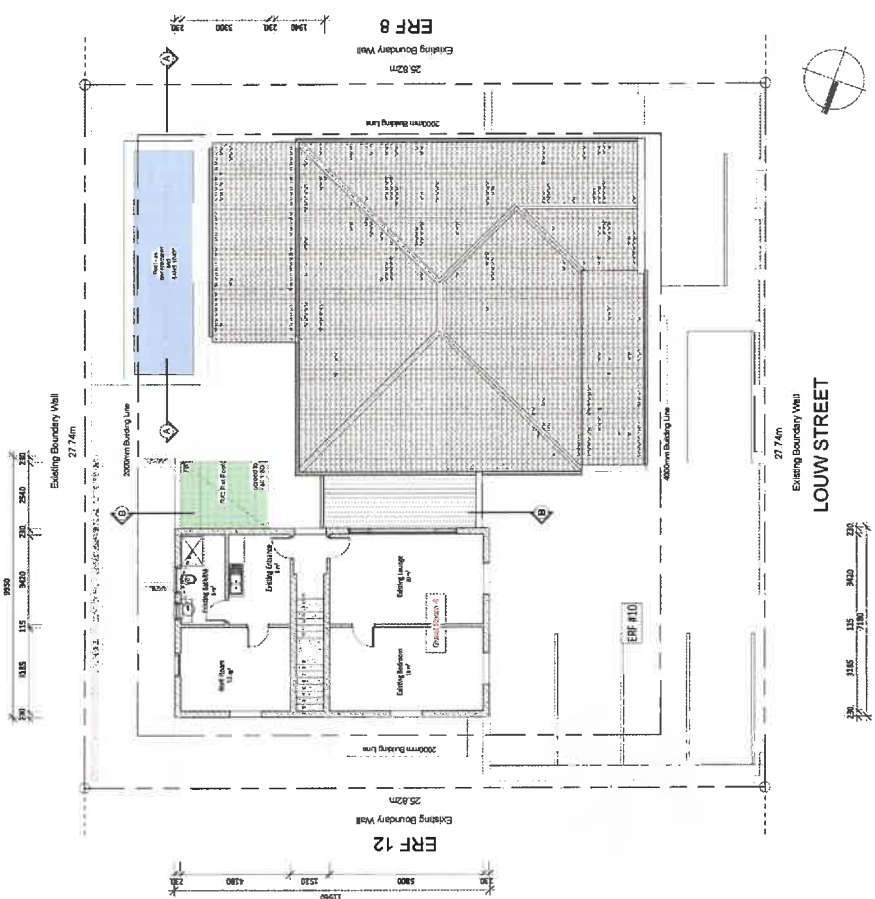
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ORIGINAL DOCUMENT DATE:		01/23/07
DOCUMENT VARIATIONS REGISTER		
Nº	DATE	DESCRIPTION

[illegible]



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

ORIGINAL DOCUMENT DATE:		01/03/07
DOCUMENT VARIATIONS REGISTER		
NO.	DATE	DESCRIPTION

Drawn: M. A. Myburgh
10 Doring St.
Pretoria
012 345 6789
cell: 081 123 4567

PROJECT DESCRIPTION:
Erf 1150 10 Louw Street Stellenbosch

DRAWING DESCRIPTION:
FLOOR PLANS

PROJECT CLIENT:
Mrs. A. Myburgh

DATE: 2024/05/27 09:47:00
DRAWN: TG
CHECKED: HM
SCALE: 1:100
DRAWING NO.: 01/03/07
DRAWING STATUS: Land Use Application