

NOTICE OF LAND DEVELOPMENT APPLICATION

Sir / Madam

APPLICATION FOR A CONSENT USE TO ESTABLISH A GUEST HOUSE ON ERF 281, FRANSCHHOEK

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

Application Property Address: 3 Berg Street, Franschhoek

Application Property Number: Erf 281, Franschhoek

Applicant: TV3 Projects (Pty) Ltd – W Hanekom (contact details: 021 861 3800)

Owner: Les Chambres PTY LTD

Application Reference: LU/17397 (TP836/2024)

Description of land development proposal:

Application is made in terms of Stellenbosch Municipal Land Use Planning By-Law 2023 on Erf 281, Franschhoek, for:

- a) Consent Use in terms of Section 15 (2) (o) of the said by-law in order to utilize the existing 7-bedroom dwelling unit as a guest house.

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: TV3 Projects (Pty) Ltd – W Hanekom wagener@tv3.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 28 October 2024.

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



Wagener Hanekom
TV3 Projects (Pty) Ltd

27 September 2024

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Meneer / Dame

AANSOEK VIR 'N VERGUNNINGSGEBRUIK OM 'N GASTEHUIS OP ERF 281, FRANSCHHOEK TE VESTIG

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

Adres van aansoek eiendom: 3 Bergstraat, Franschhoek

Aansoek eiendom beskrywing: Erf 281, Franschhoek

Aansoeker: TV3 Projects (Pty) Ltd – W Hanekom (kontak besonderhede: 021 861 3800)

Eienaar: Les Chambres PTY LTD

Aansoek Verwysing: LU/17397 (TP836/2024)

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Stellenbosch Munisipaliteit se Beplanning Bywet 2023 op Erf 281 Franschhoek, vir:

- a) Vergunningsgebruik in terme van Afdeling 15 (2) (o) van genoemde bywet om die bestaande 7-slaapkamer wooneenheid as 'n gastehuis te benut.

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 tydsduur 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.

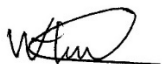
Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar 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: TV3 Projects (Pty) Ltd – W Hanekom wagener@tv3.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 28 Oktober 2024.

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



Wagener Hanekom
TV3 Projects (Pty) Ltd

27 September 2024

Our Reference: 3998-P

30 July 2024

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

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

Attention: Ms. Chrizelle Kriel

Madam

**APPLICATION FOR A CONSENT USE TO ESTABLISH A GUEST HOUSE ON ERF 281,
FRANSCHHOEK**

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 281, Franschhoek.

2. PURPOSE OF THE APPLICATION

The subject property – Erf 281, Franschhoek – is ideally located in central Franschhoek for a tourist accommodation establishment. For this reason, we are applying for the Stellenbosch Municipality's consent to convert the existing dwellings on the subject property into the Les Chambres 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. T42221/2024 as Erf 281, Franschhoek. The subject property is 1 597m² in extent and Les Chambres (Pty) Ltd is the registered owner.

A title deed search was undertaken (with a previous application) and there are no title conditions that will restrict the proposed development. This is also clear from the subject property's current Bed and Breakfast land use (i.e. tourist accommodation land use) present on the subject property.

Copies of the subject property's Deed of Transfer, SG Diagram, and Conveyancer Certificate are included in this submission.

4. LOCALITY

The subject property is located on the corner of Akademie Street and Berg Street, in central Franschhoek. The locality of the application area is indicated on the image below and the locality maps included in this submission.



Figure 1: Locality of Erf 281, Franschhoek

5. SURROUNDING LAND USES

The subject property is located $\pm 100\text{m}$ north east of the main tourist street / commercial spine in Franschoek (Huguenot Road) and is surrounded by mixed land uses consisting primarily of tourist accommodation establishments such as Akademie Street Boutique Hotel (5 Akademie Street), Asfaloth Cottage Homestay (9 Akademie Street), Le Petit Paris Hotel (11 Akademie Street), The Coach House Hotel (5 Dirkie Uys Street), etc. The proposed guest house will therefore be in line with the tourist character of the area.

6. CURRENT ZONING AND LAND USE

The subject property is zoned Conventional Residential Zone. In 2003 the Stellenbosch Municipality approved a Bed and Breakfast establishment on the subject property (a copy of the decision letter is included in this submission). The subject property is currently used in accordance with these development rights.

7. DEVELOPMENT PROPOSAL

There are two dwellings on the subject property. The 2nd dwelling was approved by the Stellenbosch Municipality in 2020 (a copy of the decision letter is included in this submission). Below is an image of the existing main dwelling.



Figure 2: The main dwelling on Erf 281, Franschoek

The proposed development entails the internal conversion of the existing dwellings into a 7-bedroom guest house. No amendments to the existing dwellings are proposed.

Included in this submission is a Site Development Plan illustrating the scale and extent of the proposed guest house.

8. MOTIVATION FOR THE PROPOSED GUEST HOUSE

The development proposal is to establish a guest house inside the existing dwellings 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 and specifically for Franschhoek. 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 for Franschhoek.
- The subject property already has rights for tourist accommodation (the Bed and Breakfast establishment). In other words, the tourist accommodation land use on the subject property is considered desirable as this land use has already vested. With this application, the existing Bed and Breakfast establishment will be converted into a formal Guest House.
- The proposed guest house is a permissible consent land use i.t.o. the subject property's zoning. No rezoning is required.
- The proposed guest house will consist of seven guest bedrooms (located inside the existing dwellings) with standard amenities associated with a guest house, such as an eatery, beverage services, garden / pool area, wireless internet, laundry, etc. (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 Franschhoek. 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 Franschhoek.
- 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.

9. ORDERLY PLANNING

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).

There are two existing access points, one on Akademie Street and one on Berg Street. No new access point is required. These approved and existing access points will be used by the guesthouse (no new access points are proposed).

According to the municipal development management scheme one parking bay per guest house room is required. For this reason, a minimum of seven on-site parking bays are required. With the proposed development eight on-site parking bays will be provide (as illustrated on the Site Development Plan).

10. CONCLUSION

The proposed guest house is a consent land use i.t.o. the subject property's zoning. In other words, it is already considered to be a desirable land use on residential land (especially since a Bed and Breakfast establishment was approved in 2003). Furthermore, a guest house will support the development of tourism in Franschhoek and create new employment opportunities, without adversely affecting the surrounding landowners. For these reasons, we deem the proposal to be desirable and we respectfully request the consent land use application be granted.

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

Yours faithfully



WAGENER HANEKOM

PR. PLANNER (SA): A/2496/2017





Erf 2873

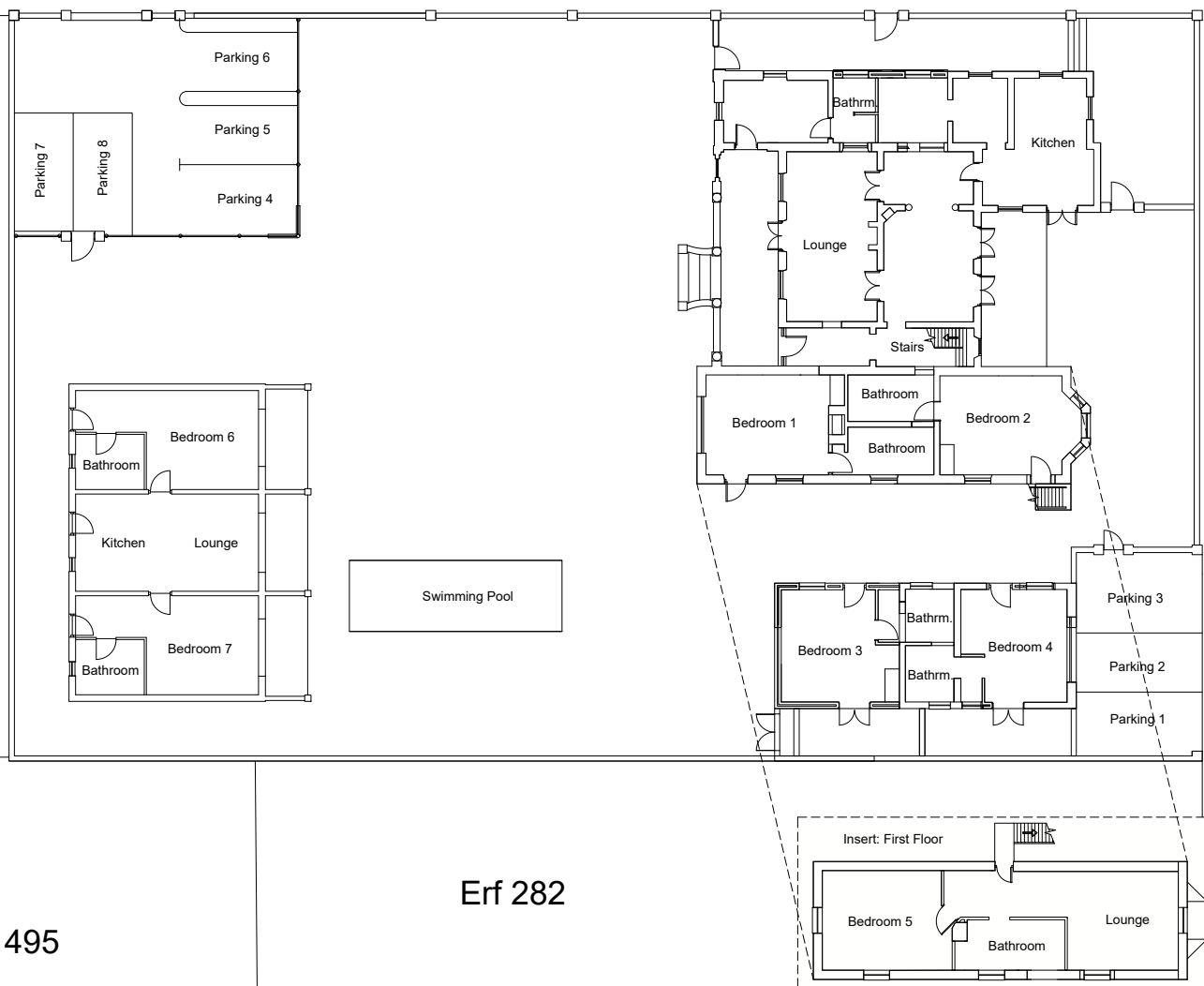
Erf 2874

Berg Street

Akademie Street

Erf 495

Erf 282



All areas and dimensions are approximate and should be verified by a professional land surveyor.

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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

Erf 281,
Franschhoek

Drawing:		Plan no.:
Site Development Plan		3
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23/07/2024	1:300 (A4)	
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All areas and dimensions are approximate and should be verified by a professional land surveyor.

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Erf 281, Franschoek

Drawing:		Plan no.:
Local Locality		2
Date:	Scale:	
23/07/2024	1:1000 (A4)	
Project no.:	Drawn:	Checked:
3998-P	WH	CH