

NOTICE OF LAND DEVELOPMENT

APPLICATION FOR CONSENT USE ON FARM NO. 510/837, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address:	R44 (Strand Road), Stellenbosch
Application Property Number:	Farm No. 510/837, Stellenbosch
Applicant:	Dennis Moss Partnership / Jacques Volschenk PO Box 371, Stellenbosch, 7599 Tel. 021 887 0124; Fax. 021 886 5393 Email: jacques@dmp.co.za
Owner:	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd. R44 (Strand Road), Stellenbosch Tel. 021 880 0133 Email: jaco@blaauwklippen.com
Application Reference:	LU/18246

Description of land development proposal:

Application is made in terms of section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a consent use for a tourist facility (outdoor sport for a park run) every Saturday, between 08:00 and 09:30 on Farm No. 510/837 and 1457, Stellenbosch Division.

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law 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-notice/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. 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: Dennis Moss Partnership (Att.: Jacques Volschenk; jacques@dmp.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 **7 May 2025**.

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 (082 821 6365 / 021 887 0124) during normal office hours.

Yours faithfully

JL VOLSCHENK
DENNIS MOSS PARTNERSHIP

Date of Notice: 7 April 2025

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK OM VERWYDERING EN OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES EN TEGNIËSE GOEDKEURING: ERF 1035, STELLENBOSCH

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

Adres van aansoek eiendom:	R44 (Strandpad), Stellenbosch
Aansoek eiendom beskrywing:	Plaas No. 510/837, Stellenbosch
Aansoeker:	Dennis Moss Vennootskap / Jacques Volschenk Posbus 371, Stellenbosch, 7599 Tel. 021 887 0124; Faks. 021 886 5393 Epos: jacques@dmp.co.za
Eienaar:	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd. R44 (Strandpad), Stellenbosch Tel. 021 880 0133 Epos: jaco@blaauwklippen.com
Aansoek Verwysing:	LU/18246

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 vir 'n vergunningsgebruik vir 'n toeristefasiliteit (buitelugsport vir 'n parkrun) elke Saterdag, tussen 08:00 en 09:30 op Plaas No. 510/837 en 1457, Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte van Artikel 46 van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal 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-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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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: Dennis Moss Vennootskap (Vir Aandag: Jacques Volschenk, jacques@dmp.co.za). Deur 'n beswaar, kommentaar of vertoë 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 **7 May 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (082 821 6365 / 021 887 0124) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

JL VOLSCHENK
DENNIS MOSS VENNOOTSKAP

Datum van Kennisgewing: 7 April 2025

EXECUTIVE SUMMARY

APPLICATION FOR CONSENT USE ON PORTION 837 OF FARM BLAAUW KLIP NO. 510 AND DARM NO. 1457, STELLENBOSCH

This office has been appointed by the owners of the above-mentioned property, to prepare and submit, on their behalf, an application for a consent use in order to host a Parkrun on the property.

In particular, application is made for the following:

- a) In terms of Section 15(2)(o) of the Stellenbosch Municipality: Land Use Planning By-Law, 2023 for a consent use for a tourist facility (outdoor sport for a Parkrun) every Saturday, between 08:00 and 09:30 on Farms No. 510/837 and 1457, Stellenbosch Division.

1 LOCATION AND CONTEXT

The property is situated approximately 4km south of the center of Stellenbosch between Stellenbosch town and Jamestown. The farm borders on the Blaauwklip River to the south and opposite the River, the La Clémence Retirement Village. The property is located immediately adjacent to the R44 (Strand Road) from where access is obtained directly from the signalized Technopark intersection on the R44.

The property comprises some 71.94ha with a total of 50ha currently under vineyards.

All buildings and infrastructure are located on Farm No. 510/837, Stellenbosch with said buildings and infrastructure concentrated in the center of this property. These buildings include the Manor House, Jonkershuis, tasting room, restaurant, wine cellars, storage buildings and offices.

However, following a devastating fire on 7 April 2024, the Manor House, Jonkershuis and cathedral sustained severe damage. As a result, all activities associated with these buildings have ceased for the time being.

The Estate currently has a wide range of venues and facilities which contribute to the lifestyle and health destination moniker.





Figure 1: Photographs of the manor house prior to the fire damage (left) and De Blaauwe Kitchen (previously the deli) (right).

2 SITE DESCRIPTION AND DEVELOPMENT PARAMETERS

The subject property is described in the relevant title deed as follows:

Table 1: Property details.

TITLE DESCRIPTION	AREA	TITLE DEED NO.	OWNER
Portion 837 of the Farm Blaauw Klip No. 510, Municipality and Division Stellenbosch, Western Cape Province	36.4360ha	T34249/2015	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd.
Farm No. 1457, Municipality and Division Stellenbosch, Western Cape Province	33.3864ha	T55548/2006	

It is to be noted that the Blaauwklippen properties are bisected by Farm No. 369/18 which is owned by Stellenbosch Municipality. This narrow portion of land presents a road reserve for an, as of yet, unbuilt road. The planned route of the Parkrun will be cross this property on two occasions.

There are a number of Eskom servitudes registered over the property. These will however not be impacted by the proposal. There are also no restrictive conditions that would prevent the proposed usage of the property as intended.

3 DESCRIPTION OF ACTIVITY

Blaauwklippen has positioned itself as one of the premier lifestyle and health destinations in the Stellenbosch area and a destination of international recognition. In support of this goal, Blaauwklippen endeavoured to attract more local and international clientele in the leisure industry.

Parkrun is a global charity that organizes free weekly, 5km and 2km community events in parks and outdoor spaces. The principle behind Parkrun is to be active, either by running or walking, or

a combination of both. Participants can take part however they want; at whatever speed they want. There is no time limit.

Parkrun started back in 2004 in Bushy Park, Teddington (UK) as the brainchild of Paul Sinton-Hewitt. The original vision was for Parkrun to be a place for everyone, no matter who they are or where they are from. An opportunity for people to be active together, outdoors, and take part however they like.

Since its beginning, more than 2200 Parkruns have been set up in 23 countries around the world, including South Africa. Today, Parkrun has over nine million registered Parkrunners (and counting). Parkrun South Africa launched in Nov 2011 at Delta park in Johannesburg with 26 participants. There are currently over 200 events with almost one million participants.

The proposed Blaauwklippen Parkrun is to take place on the Blaauwklippen Farm, just outside Stellenbosch. Parkrun used to be accommodated on another farm in Stellenbosch, but the activity has since stopped. There is currently a strong need for Parkrun to return to Stellenbosch with Blaauwklippen providing the ideal location – in terms of proximity to Stellenbosch town, accessibility, and the range of activities offered on the farm.

The event, which is to take place every Saturday except on the weekend of KAMERS/Makers, the Winelands Marathon, Christmas Day, or as arranged, will be limited to no more than 1000 participants, although it is expected that no more than 300 runner/walkers may participate at a time.

The event will commence at 08:00 and conclude at approximately 09:30.

Nothing will be sold at the event, and all participants will be required to register online prior to the event.

No marque tents will be erected, and no water stations will be erected along the route. No infrastructure services such as electricity, water, sewerage or waste removal services will be required.

Parking will be provided either at the formal parking area or the two overflow parking areas of 1ha and 2.5ha, respectively.

The impact of the activity on the land is therefore expected to be negligible whilst providing a necessary recreational activity for all who participate.

4 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- a) Section 213(2) of the Zoning Scheme By-Law states that *when approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farmland for agriculture*. The proposed Parkrun complies with this parameter as it will not result in the construction or development of any infrastructure, whatsoever. The route will also follow existing farm roads. No new road or path will be created.

- b) As required in terms of Section 213(5), the primary use of the land unit will remain bona fide agriculture, and the Parkrun will remain subservient to the primary land use activities on the property.
- c) There are no restrictive conditions listed in the respective title deed that would prohibit the nature of this application.
- d) The Stellenbosch Spatial Development Framework (SDF) recognises the importance of the tourism industry and calls for the protection and expansion of tourism assets. The SDF also recognises the importance of the agricultural sector especially in relation to supporting tourism and employment.
- e) The consent use will also contribute to creating employment opportunities and minimise the poverty gap.
- f) The farm has proven that the land uses can be accommodated on site without it negatively impacting on surrounding properties. In this regard, the surrounding property owners has consented to the planned activity by signing *Letters of No Objection*.

