

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE: PROPERTY DESCRIPTION (ERF 940 FRANSCHHOEK)

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

Application Property Address: 7 Cabriere Street, Franschhoek 7690

Application Property Number: ERF 940 Franschhoek

Applicants: Nicola M Bamford and R Ewan Eastham.
Contact details: +447881 910 990 (whatsapp)
nicolambamford@gmail.com (note the middle m)

Owner: As applicant's details

Application Reference: LU/19286 TP 1218 / 2025

Description of land development proposal:

Application is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 940, Franschhoek for:

Consent Use in terms of Section 15 (2) (o) of the said bylaw in order to utilise the existing two (2) bedrooms dwelling unit as tourist dwelling when we are not living in the house. We like to be in Franschhoek two to four months a year. Please note we are not making any changes to the house and garden to ensure it retains its residential character in full.

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:

(Nicola M Bamford and R Ewan Eastham with email address of nicolambamford@gmail.com).

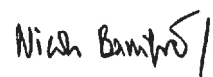
By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of Friday 14th September.

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 +44 7881 910 990 (whatsapp) during normal office hours.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nicola Bamford' with a stylized flourish at the end.

Nicola Bamford

PUBLIC PARTICIPATION PROCESS

Application reference: LU/19286 TP 1218 / 2025

7 Cabriere Street, Franschhoek 7690. ERF 940 Franschhoek

Dear all,

As per your letter dated 11th August 2025, please find attached and enclosed the documents relating to the public participation process.

A) Final notice and Gate Document (see separate attachments)

B) Locality Plan (see separate attachment)

C) Executive Summary of the detail and motivation for the application

Executive Summary

In summary, we own 7 Cabriere Street, Franschhoek and as UK residents use the house between two and four months a year, hopefully more in future years. When we are not living at the house, we want to be able to rent the whole house out to transient guests as a single self-catering two bedroom (maximum four person) **TOURIST DWELLING UNIT** with one off-street parking bay. We are applying for consent use to do this.

We are not proposing any physical changes or alterations to the house and garden so it will retain its existing residential character in full.

Motivation for the Application

Transparency and Responsibility

Through this application, we seek to operate our house as a part-time Tourist Dwelling Unit transparently and responsibly. Obtaining permission from the Municipality will ensure that we operate legally and in line with local regulations, reflecting our commitment to being respectful members of the entire Franschhoek community. We are registered taxpayers in South Africa and have filed tax returns since we started renting the property out on a short-term basis, further adding to the tax base of South Africa.

Use Revenues to Support Local Businesses within the Franschhoek community

The consent use approval would also enable us to continue to fully maintain this lovely traditional single storey village house with the help of local companies. We specifically use services from within Franschhoek, including our rental agency, house managers, cleaners, gardeners, pool maintenance teams, home security, electricians, plumbers, and house painters. This reinforces economic activity in the village, ensuring that local expertise and businesses thrive alongside the tourism sector.

Commitment to Preserving Neighbourhood Tranquillity

We understand the importance of maintaining the peace and character of our neighbourhood, so we have strict house rules for our guests to follow.

We would like to note that while we are surrounded largely residential buildings, many are already in use as guest houses, B&Bs and short-term rentals. Within a three minute walk from our house there are three guest houses, four short term rentals and a B&B. All of which

continue to maintain the residential look and feel of the area. It's a four minute walk to the Quartier Francais and the main Franschhoek high street.

To date, we have had no complaints from our neighbours about our guests but we pledge to address any concerns that may arise in the future from our neighbours' promptly and proactively. Our house managers are based in Franschhoek and keep us in touch with how rentals are going, flagging any issues quickly. We are hands-on owners. As it's a small unit with only two bedrooms with a maximum capacity of four guests, it tends to appeal to young families and couples.

Maintaining the Neighbourhood Look and Feel

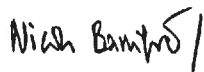
By maintaining our house to a high standard of care and maintenance, we aim not only to provide a pleasant stay for our guests but also to contribute to the overall aesthetic and value of the neighbourhood. Our efforts to preserve the house and its surrounding gardens ensure that the property remains a positive presence in the community.

Promoting Quality Tourism

Our goal is to continue contributing positively to the Franschhoek community by providing an opportunity for short-term visitors to experience the charm and beauty of the village and the surrounding valley. Franschhoek is well known for its vibrant community, excellent restaurants, world-class vineyards, and unique shops. By offering our home to transient guests, we aim to enhance the visibility of these amenities and allow visitors to immerse themselves in the cultural and natural richness of the area and spend money in doing so. We took a lot of time and thought personally renovating the house after we bought it in 2021 to provide a high-quality, well-equipped living experience in the village. The house is highly rated by all our guests who love the proximity to the centre of the village for walking distance access to the many restaurants and shops.

- D) There are no applicable plans depicted the proposed development/land uses /subdivision/consolidation/departures/etc as there are no changes to the house or garden. The application is for consent use only.
- E) I plan to serve notice on Tuesday 9th September 2025 and conclude the process on 9th October.

Yours sincerely,



Nicola Bamford

