

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: Bottelary Road, Stellenbosch

Application Property Number: Farm 1387, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – L Radebe (contact details: 021 861 3800)

Owner: Barnardstraat-gebou Beleggings (Pty) Ltd (contact details: 068 705 2362)

Application Reference: TP1332/2025

Description of Proposed Development:

- The application is made i.t.o Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw (2023), for a **Consent Use** to permit a tourist facility in the form of an adventure park on Farm No. 1387, Stellenbosch Division.
- The application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw (2023), for a **Permission required in terms of the Zoning Scheme** to permit a tourist facility within the Rural Scenic Route Overlay Zone.

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 – L Radebe lindelwa@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 **03 November 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 'L. Raडेbe', with a stylized flourish extending from the end.

LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

02 October 2025

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: Bottelary Pad, Stellenbosch

Aansoek eiendom beskrywing: Plaas1387, Stellenbosch

Aansoeker: TV3 Projects (Edms) Bpk – L Radebe (kontak besonderhede: 021 861 3800)

Eienaar: Barnardstraat-gebou Beleggings (Edms) Bpk (kontak besonderhede: 068 705 2362)

Aansoek Verwysing: TP1332/2025

Beskrywing van die Voorgestelde Ontwikkeling:

- Die aansoek word ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening (2023), gedoen, vir **vergunningsgebruik** om 'n toeriste fasiliteit in die vorm van 'n avontuurpark op Plaas Nr. 1387, Afdeling Stellenbosch toe te laat.
- Die aansoek word ingevolge Artikel 15(2)(e) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening (2023), gedoen, **vir toestemming soos vereis ingevolge die Soneringskema** om 'n toeriste fasiliteit binne die Landelike Skilderagtige Roete Oorlê-sone toe te laat.

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 tydspan van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/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 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;

- o 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 (Edms) Bpk – L Radebe lindelwa@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 **03 November 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 021 861 3800 gedurende normale kantoor ure.

Die uwe



LINDELWA RADEBE
TV3 PROJECTS (Edms) Bpk

02 Oktober 2025

Our Reference: 4104-P



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

18 August 2025

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

Attention: Ms. Chrizelle Kriel

Madam

RE: LAND USE PLANNING APPLICATIONS: TO ESTABLISH A TOURIST FACILITY ON FARM 1387, STELLENBOSCH

1. LAND USE PLANNING APPLICATIONS

We refer to the pre-submission consultation and the written feedback we received from the municipal planning department w.r.t. the proposed tourist facility on Farm 1387, Stellenbosch. A copy of the written feedback is included in this submission.

Subsequently, based on these consultations, the following land use planning applications are hereby made:

- Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law, 2023 for a **consent use** to permit a tourist facility on Farm 1387, Stellenbosch.
- Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Planning By-Law, 2023 for a **permission i.t.o. the Zoning Scheme By-Law** to permit a tourist facility on Farm 1387, Stellenbosch inside the Bottelary Road (M23) Scenic Route Overlay Zone.

2. PURPOSE OF THE APPLICATION

This planning report serves as a formal motivation for the proposed establishment of a Dino Kingdom adventure park on an agricultural property situated within the Stellenbosch Municipal area. The adventure park will be located in an existing Eucalyptus (Blue gum) tree forest on the farm. It will be an outdoor, walk-through attraction featuring life-sized, moving and static dinosaur models – see image below.



Figure 1: Life-size dinosaur models to be placed in the Blue gum tree forest

The Dino Kingdom adventure park will offer a chance to see these prehistoric creatures in a natural habitat. The attraction will be set up along a walking trail, allowing visitors to explore the dinosaurs in a natural environment.

3. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T44742/2018 as Farm No. 1387, Division Stellenbosch. The subject property is 6,7614ha in extent and Barnardstraat-gebou Beleggings (Pty) Ltd is the registered owner. A copy of the subject property's Deed of Transfer is included in this submission.

4. LOCALITY

The subject property is located on the Bottelary Road, directly west of the Devon Valley Golf and Wine Estate, in Koelenhof. The locality of the subject property is indicated on the image below and the locality map included in this submission.



Figure 1: Locality of Farm 1387, Stellenbosch

5. DEVELOPMENT PROPOSAL

The development proposal will entail the establishing of a Dino Kingdom adventure park on a portion of Farm 1387, Stellenbosch. The adventure park will be located in an existing Eucalyptus (Blue gum) tree forest on the farm – and not on viable agricultural land. It will be an outdoor, walk-through attraction featuring life-sized, moving and static dinosaur models. The adventure park will also include areas for children's parties (i.e. areas for kiddie rides and party venues). The adventure park will only be open on weekends, public holidays, and school holidays.

Temporary structures (canopy tents, storage containers, etc.) will be erected to manage and maintain the facility, but these will be temporary structures that can be removed if the facility were to close.

Below are photographs taken from the Bottelary Road – which is a scenic route – showing the Blue gum tree forest that will screen the facility from the motorists. The proposed tourist facility will therefore not have a negative effect on the Bottelary Road (M23) Scenic Route.



Figure 2: View from the Bottelary Road (driving to Kuils River)



Figure 3: View from the Bottelary Road (driving to Stellenbosch)

Included in this submission is a Site Development Plan (for your approval) illustrating the scale and extent of the proposed tourist facility.

6. PLANNING MOTIVATION FOR THE PROPOSED TOURIST FACILITY

Establishing a tourist facility on a farm must align with the legislative and regulatory frameworks governing land use and spatial development in the Stellenbosch Municipality. Below is a motivation that considers (and illustrates consistency with) the Spatial Planning and Land Use Management Act, the Stellenbosch Municipality's Spatial Development Framework, and the Stellenbosch Municipality Planning By-Law.

6.1 Compliance with the Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

SPLUMA provides a framework for spatial planning and land use management across South Africa. The proposal is in line with the following key SPLUMA development principles:

- **Spatial Justice:**

The Dino Kingdom adventure park promotes spatial justice by creating inclusive recreational spaces accessible to a wide demographic. It is situated within reasonable proximity to surrounding rural and urban communities, helping to redress spatial imbalances caused by past development patterns. The park creates employment opportunities for residents and supports nearby small businesses through tourism-linked spending.
- **Spatial Sustainability:**

The park is designed and operated with environmental sustainability in mind. Its development on Farm 1387 was carefully planned to preserve the natural landscape, limit environmental degradation, and support biodiversity. Infrastructure incorporates water-saving and energy-efficient systems, while visitor management strategies ensure that the ecological footprint remains low. The facility supports the sustainability of the local economy by enhancing Stellenbosch's tourism offering without placing undue pressure on municipal services.
- **Efficiency:**

The development utilizes existing infrastructure where possible and supports the optimization of land use. Access roads, water lines, and other service connections were planned to avoid redundancy or excessive cost. The facility supports efficient land use by integrating tourism, agriculture, and conservation principles, in line with Stellenbosch's broader spatial development framework.
- **Spatial Resilience:**

The Dino Kingdom adventure park has been developed with resilience in mind, considering the long-term risks of climate change and socio-economic fluctuations. The infrastructure is adaptable to future needs, including renewable energy upgrades

and eco-tourism diversification. The business model promotes economic resilience through year-round tourism offerings and educational programs tied to environmental stewardship.

- **Good Administration:**

All planning, rezoning, and land use applications have been submitted in compliance with the procedures prescribed by the Stellenbosch Municipality. Public participation was encouraged during the planning phase, ensuring transparency and responsiveness to community concerns. The facility continues to work cooperatively with municipal departments, tourism boards, and environmental authorities to maintain regulatory compliance and uphold best practices in land use.

6.2 Alignment with the Stellenbosch Municipality's Spatial Development Framework, 2023 (MSDF)

The Stellenbosch MSDF outlines a vision for a sustainable, inclusive, and economically resilient Municipality. The proposed tourist facility will contribute to this vision in the following ways:

- The MSDF advocates for the diversification of the rural economy, encouraging non-agricultural land uses such as eco-tourism, to supplement the agricultural income.
- The development proposal aligns with the MSDF's objective to support value-adding activities that are compatible with rural and agricultural landscapes.
- The MSDF supports rural tourism initiatives (such as the Dino Kingdom adventure park), as a means of enhancing local economic development while preserving environmental quality and cultural heritage.
- Establishing a Dino Kingdom adventure park on the farm will be consistent with the MSDF's goal of making the Stellenbosch region a destination for eco- and agri-tourism, enhancing the area's appeal to visitors seeking nature-based experiences.
- The facility will be located within an existing Blue gum tree forest, meaning no valuable agricultural land will be disturbed, aligning with the MSDF's requirement for environmentally sensitive development.

6.3 Compliance with the Stellenbosch Municipality: Land Use Planning By-Law, 2023 (MPBL)

The Stellenbosch MPBL governs all land development and land use applications in the municipality. The proposed tourist facility will comply with the intent, objectives, and procedural requirements of the MPBL in the following ways:

- **SPLUMA:**
It will promote spatial justice by creating employment and accessible leisure for surrounding communities. It will advance spatial sustainability by integrating compatible tourism activities. It will support spatial efficiency by utilizing existing infrastructure. It will ensure spatial resilience by diversifying land use on a single holding.
- **Compatibility with Surrounding Land Uses:**
The proposed land use is low-impact, family-oriented, and seasonal in intensity, making it compatible with the agricultural surroundings. Landscaping will maintain the rural character of the area. Apart from the many industrial facilities located on Bottelary Road, there are also several (similar) outdoor adventure activities, such as the Mountain Bike Park at Devonbosch, the Devonvale Golf Course, G-Force Paintball, Reapers Paintball, etc.
- **Potential Impact on Services, Traffic, and Environment:**
Traffic and civil engineering studies will address access, parking, and traffic volumes. Water and waste management plans will ensure no overburdening of municipal services. Environmental impact mitigation will be implemented where necessary.
- **Public Interest and Participation:**
In terms of the MPBL, the application process will include public participation via notices to affected parties and possible comment/objection period. The proposed tourism facility will offer broad public benefits: education, family recreation, economic opportunities, and tourism stimulation.

- **No Conflict with Lawful Existing Rights:**

The proposed consent use will not infringe on any existing land use rights. The activities on Farm 1387 can continue in parallel with the proposed adventure park in a complementary manner. As the proposed tourist facility will be located inside the existing Blue gum tree forest, it will not affect any agricultural activities on Farm 1387.

7. ORDERLY PLANNING

7.1 Impact on Municipal Engineering Services

A civil engineering impact assessment was undertaken by BVi civil engineers. In their report they concluded that the proposed development is supported from a civil services point of view subject to certain measures as set out in their report. A copy of their civil services report is included in this submission.

7.2 Impact on Traffic

A traffic impact assessment was undertaken by UDS transport engineers. In their report they concluded that the proposed development is supported from a transport point of view subject to certain measures as set out in their traffic report. A copy of their traffic report is included in this submission.

8. CONCLUSION

The establishment of a Dino Kingdom adventure park on a portion of Farm 1387, Stelenbosch is consistent with the guiding principles of SPLUMA, the MSDF's spatial vision and objectives, and the regulatory provisions of the MPBL. It supports sustainable development, rural diversification, spatial efficiency, and economic growth without undermining the agricultural potential of the land. As such, it merits favourable consideration for land use application and approval.

We trust the information will suffice in processing the application. However, 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.

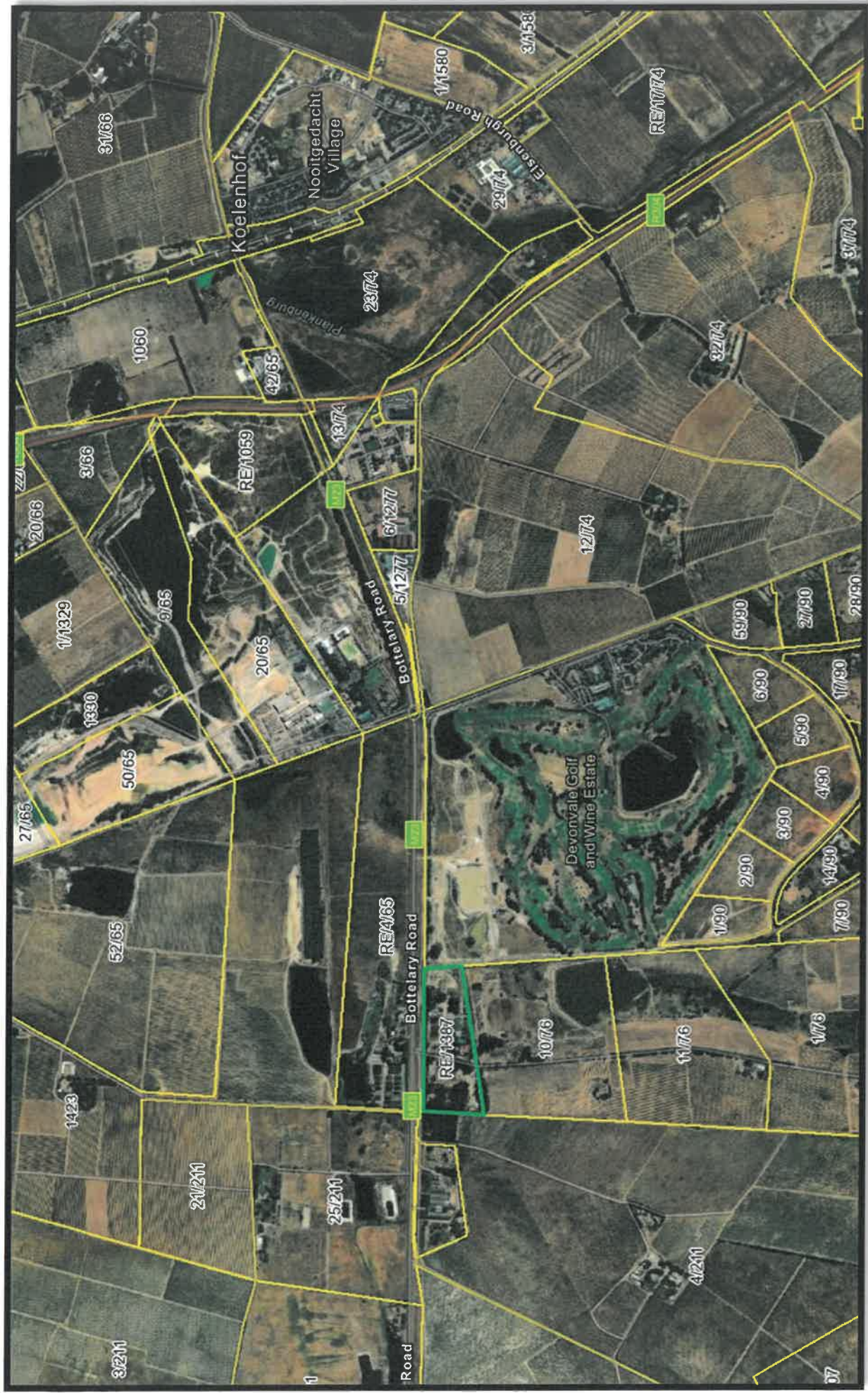
Yours faithfully

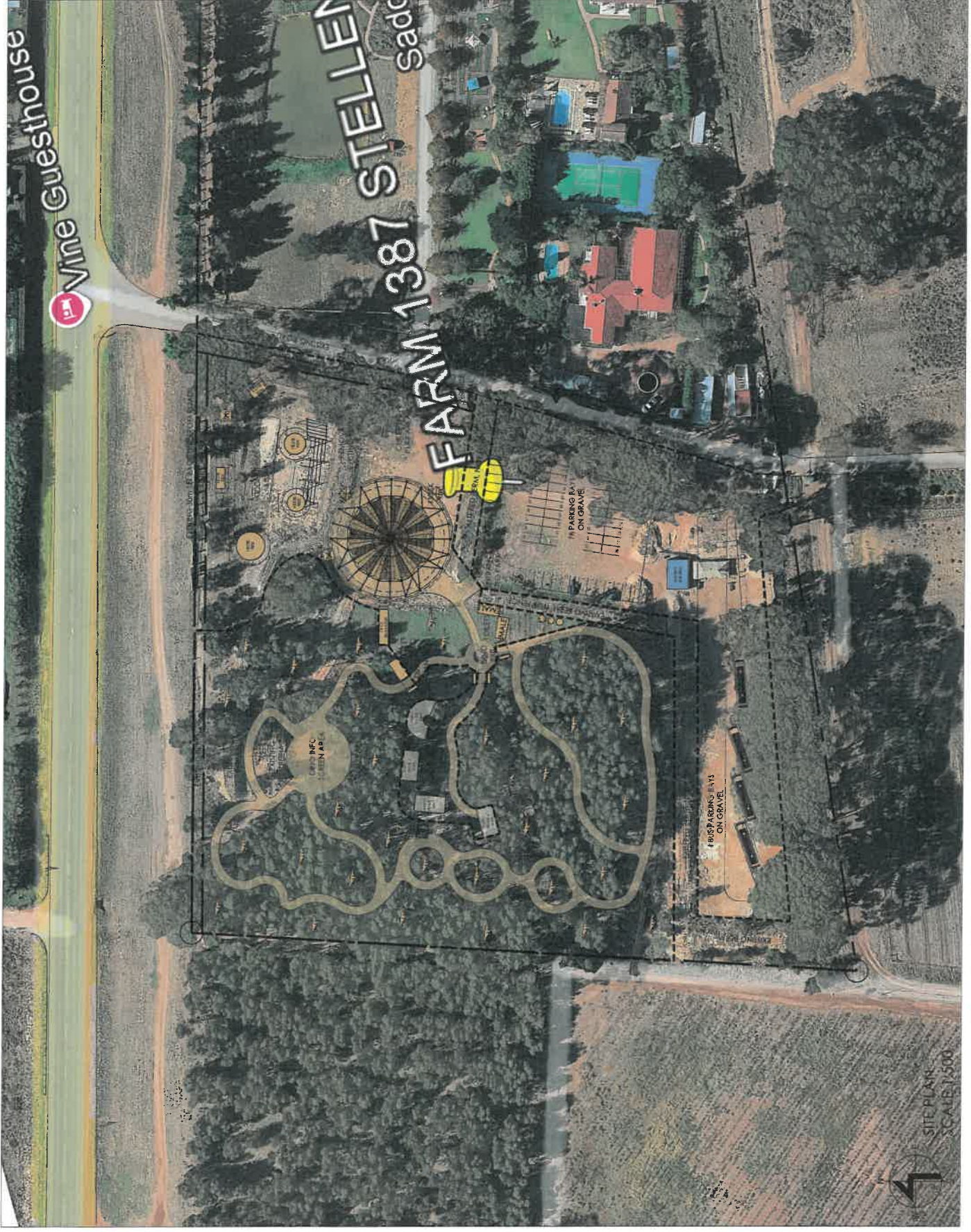
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CLIFFORD HEYS

TV3 PROJECTS (PTY) LTD

LOCALITY MAP: FARM 1387, BOTTELARY ROAD, STELLENBOSCH





**SCHEDULE OF AREAS:
STELLENBOSCH DINO KINGDOM**

AREAS - NUMBER OF PEOPLE	
1. DINO KINGDOM	11 250m ²
2. DINO PARK	MAX 100 PEOPLE
3. PARTY VENUES	MAX 60 PEOPLE
4. KIDS RIDES	MAX 100 PEOPLE

PARKING:

1. KIDS RIDES (100)	17 BAYS
2. KIDS RIDES (1000m ²)	1 BAY
3. DINO PARK (25 BAYS / PERSON)	25 BAYS
4. PARTY VENUES (25 BAYS / PERSON)	25 BAYS
5. KIDS RIDES (25 BAYS / PERSON)	25 BAYS
TOTAL PARKINGS REQUIRED (PERC)	88 BAYS
PARKING BAYS PROVIDED:	78 BAYS
PARKING BAYS PROVIDED:	4 BAYS

NO.	DATE	REVISIONS
1	2020-01-01	ISSUED FOR TENDER
2	2020-01-01	ISSUED FOR TENDER
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NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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