

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Affected person's Title:

APPLICATION FOR CONSENT USES AND AMENDMENT OF CONDITIONS OF APPROVAL: ERF 3462 FRANSCHHOEK

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

Application Property Address: Franschhoek Manor Guesthouse, Dassenberg Road, Franschhoek.

Application Property Number: Erf 3462, Franschhoek.

Applicant: Peter Mons, Town Planning Consultant, Contact Number: 082 826 4000. Email: petergm@fibresky.co.za

Owner: Alpha Property Management (Pty) Ltd. Contact Person: Pieter Marais. Contact Number: 072 035 4488, Email: p.marais@icloud.com.

Application Reference: TP1375/2025

Description of land development proposal:

Application has been made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw (2023), on Erf 3462 Franschhoek for the following:

1. **Consent use** in terms of Section 15 (2) (o) of said bylaw, to accommodate the extension of the existing **Tourist Accommodation Establishment** by adding 8 guest rooms from 7 to 15 guest rooms.
2. **Amendment of a condition of approval** in terms of Section 15 (2) (h) of the said bylaw, to amend conditions 3.8 and 3.10 as imposed on the approval letter dated 26/05/2025 in order to allow the addition of the Tourist Accommodation Establishment.
3. **Consent use** in terms of Section 15 (2) (o) of said bylaw, for a **tourist facility** to accommodate the proposed wellness centre (spa) for resident guests.

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

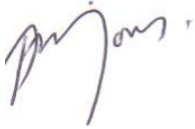
comment in the application, may be submitted to the Applicant by electronic mail as follows: Peter Mons. Email: petergm@fibresky.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **26 January 2026**.

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 082 826 4000 during normal office hours.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Peter Mons', with a stylized flourish at the end.

PETER MONS
27 November 2025

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

VERGUNNINGSGEBRUIK AANSOEKE EN WYSIGING VAN GOEDKEURINGSVOORWAARDES : ERF 3462, FRANSCHHOEK

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

Adres van aansoek eiendom: Franschhoek Manor Gastehuis . Dassenbergpad, Franschhoek.

Aansoek eiendom beskrywing: Erf 3462 Franschhoek.

Aansoeker: Peter Mons – Konsultant Stadsbeplanner. - Kontak nommer: 082 826 4000. E-pos: petergm@fibresky.co.za

Eienaar: Alpha Property Management (Pty) Ltd. Kontak Persoon: Pieter Marais. Kontak Nommer: 072 035 4488, Epos: p.marais@icloud.com.

Aansoek Verwysing: TP1375/2025

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15 van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning (2023), op Erf 3462 Franschhoek vir die volgende:

1. **Vergunningsgebruik** in terme van Artikel 15 (2) (o) van die genoemde verordening om voorsiening te maak vir die uitbreiding van die bestaande **Toeriste-akkommodasie-onderneming** deur 8 gaste kamers by te voeg vanaf 7 tot 15 gaste kamers.
2. **Wysiging van 'n goedkeurings voorwaarde** in terme van Artikel 15 (2) (h) van die genoemde verordening, om voorwaardes 3.8 en 3.10 soos opgelê op die goedkeuringsbrief gedateer 26/05/2025, om die byvoeging van die Toeriste-akkommodasie-onderneming toe te laat.
3. **Vergunningsgebruik** in terme van Artikel 15 (2) (o) van die genoemde verordening, vir 'n **touriste fasiliteit** om die voorgestelde welstandsentrum (spa) vir inwonende gaste te akkommodeer.

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 tydspan 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, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

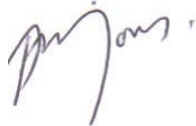
Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar 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: Peter Mons. E-pos petergm@fibresky.co.za. Deur 'n beswaar, kommentaar of verhoë 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 **26 Januarie 2026**.

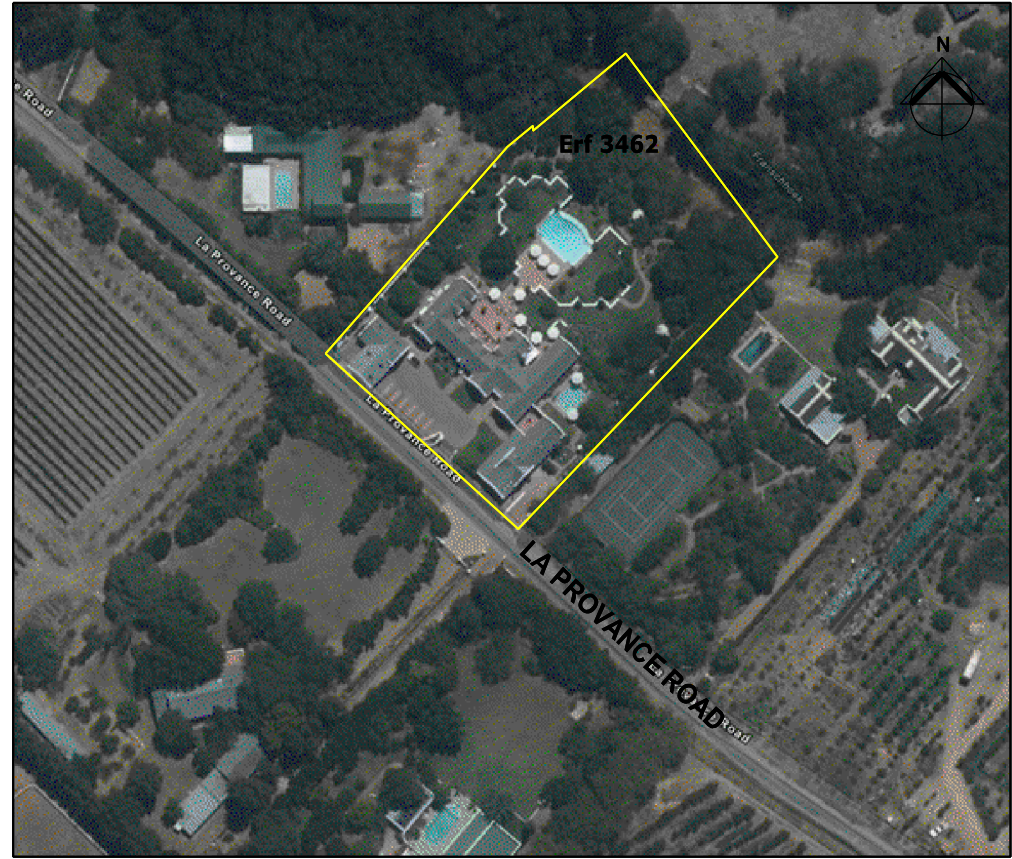
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 082 826 4000. gedurende normale kantoor ure.

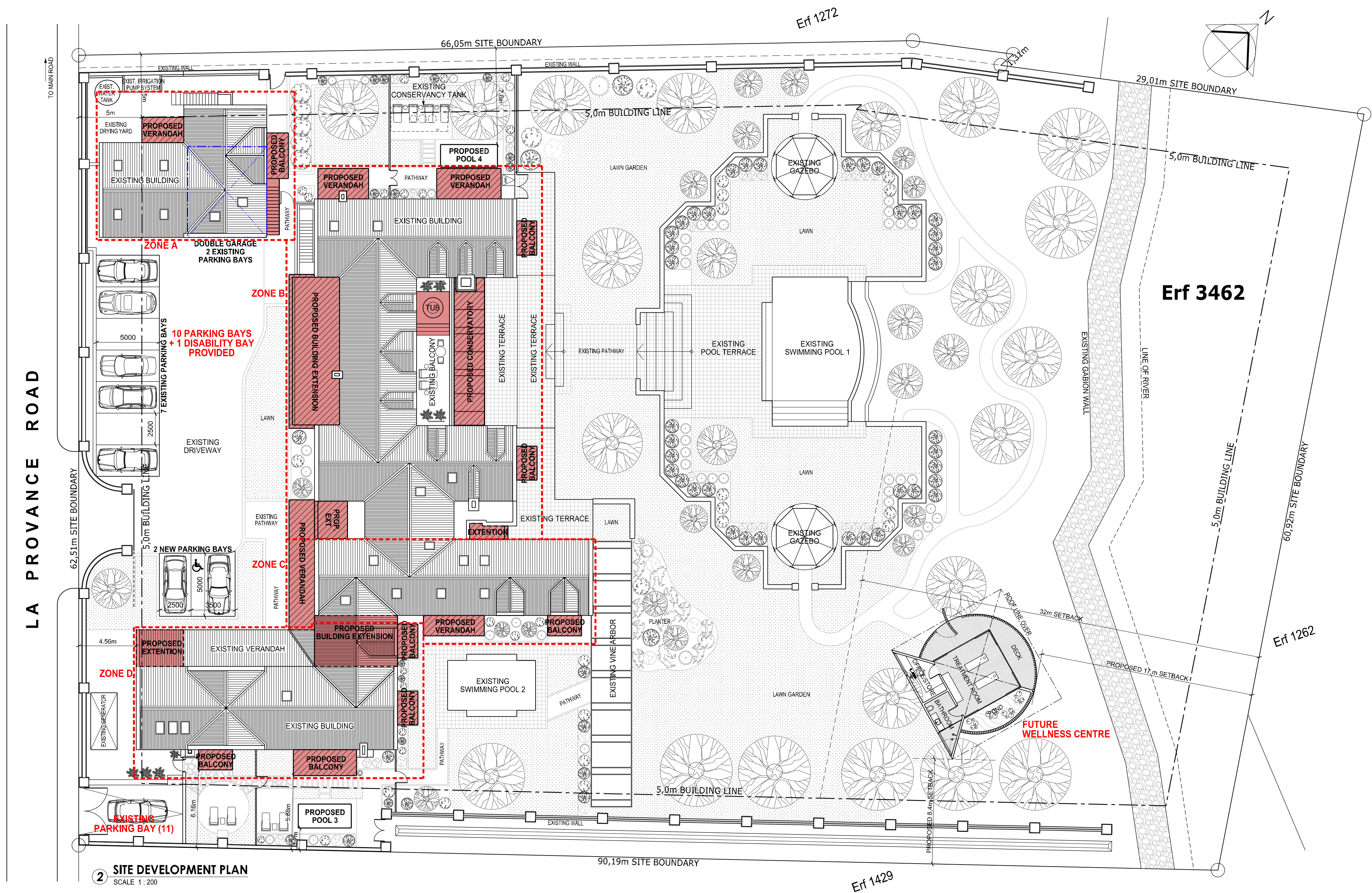
Die uwe



PETER MONS
27 November 2025



1 LOCALITY PLAN - AERIAL PHOTOGRAPHY
N.T.S.



2 SITE DEVELOPMENT PLAN
SCALE 1:200

SCHEDULE OF FLOOR AREA AND COVERAGE				
FLOOR AREA				
	EXISTING FLOOR AREA (incl. covered terraces)	EXISTING GARAGE	PROPOSED ADDITIONAL FLOOR AREA (incl. covered terraces)	TOTAL FLOOR AREA (existing + proposed)
BASEMENT CELLAR	59,26			
GROUND FLOOR	720,87		200,75	
GARAGE		46,72		
FIRST FLOOR	350,46			142,28
WELLNESS SPACE			66,25	
TOTAL FLOOR AREA	1 130,59		409,28	1 539,87

COVERAGE				
EXIST. GROUND FLOOR	720,87			
PROPOSED GROUND FLOOR			200,75	
GARAGE FLOOR AREA		46,72		
WELLNESS SPACE			66,25	
TOTAL COVERAGE	720,87	46,72	267,00	1 034,59
% OF SITE AREA (6 111 m ²)				16,93%

PARKING REQUIREMENT		
HOTEL	0,7 BAYS PER BEDROOM OR EH-SUITE	15 x 0,7 = 10,5
TOTAL PARKING BAYS		12 PROVIDED

GUEST ROOM FLOOR AREA	Interior of room plus ensuite (m ²)	Covered terrace/ balcony (m ²)
Room 1	45,85	12,24
Room 2	36,32	8,64
Room 3	37,38	4,32
Room 4	36,05	7,68
Room 5	32,40	4,32
Room 6	80,45	TERR+BAL = 14,45
Room 7	50,52	4,32
Room 8	52,18	4,32
Room 9	36,74	4,32
Room 10	18,51	
Room 11	52,99	30,40
Room 12	33,85	4,32
Room 13	53,48	4,32
Room 14	42,28	4,32
Room 15	63,84	6,12

NOTES:

REVISIONS		
NO.	DATE	DESCRIPTION
A	2025.07.21	FOR APPROVAL
B	2025.08.08	ADDITIONAL INFO FOR APPROVAL

ARCHITECT:
ANTON DE KOCK
ARCHITECTURE
082 491 6595
anton@kockd.com
41A Upper Rhine Road, Sea Point, Cape Town, 8005
SACAP REG. NO.: 6791

PROJECT:
PROPOSED ADDITIONS & PARKING LAYOUT,
FRANSCHHOEK MANOR HOUSE

CLIENT:
ALPHA PROPERTY MANAGEMENT (PTY) LTD

SITE:
ERF 3462, LA PROVANCE ROAD
FRANSCHHOEK

DRAWING TITLE:
SITE DEVELOPMENT PLAN &
LOCALITY PLAN

DRAWN BY: C.P.
DATE PLOTTED: 2025.09.11
ISSUED FOR: FOR APPROVAL
SCALE: 1:200 @ A1

PROJECT NUMBER: FMH 01
SHEET NUMBER: FMH - 01 - 001
ZONE:
REVISION NUMBER: B

TP1375/2025: APPLICATION FOR CONSENT USES AND
AMENDMENT OF CONDITIONS OF APPROVAL: ERF 3462
FRANSCHHOEK

Executive Summary

The new owner of Erf 3462 Franschhoek wishes to increase the number of guest suites on offer at the tourist accommodation establishment known as *Franschhoek Manor*. This will require an expansion of the current land use rights which restricts the number of guest suits to seven, to allow for 15 guest suites. The owner also wishes to add a wellness centre (health spa) for in-house guests which requires a Consent Use approval. The purpose of the application is to obtain the necessary additional land use rights to permit the desired expanded uses on the property which is zoned Agriculture and Rural Zone.

A previous owner purchased the property in 2008 and proceeded to upgrade the property by introducing extensive landscaping. Minor internal changes were made to the extensive dwelling to suit the needs of the owner, and an application was subsequently lodged in October 2009 to utilize a wing of the main building as a bed and breakfast establishment. Approval was granted in June 2010 for this right consisting of two guest units containing two bedrooms each.

A new owner purchased the property in 2015 as a going concern namely the *Franschhoek Manor Guesthouse* and continued to operate the guesthouse establishment as such with the assistance on an on-site manager. The number of guest rooms was however increased over time to the current seven. The owner subsequently submitted an application to legalize the additional rooms and consent use approval was granted for a Tourist Accommodation Establishment restricted to the existing buildings with seven guest accommodation suites.

The property was recently purchased by a new owner who wishes to improve the viability of the undertaking by adding an additional eight guest rooms primarily within the existing structure. They also wish to add a wellness centre (health spa) as an added facility for the visiting guests.

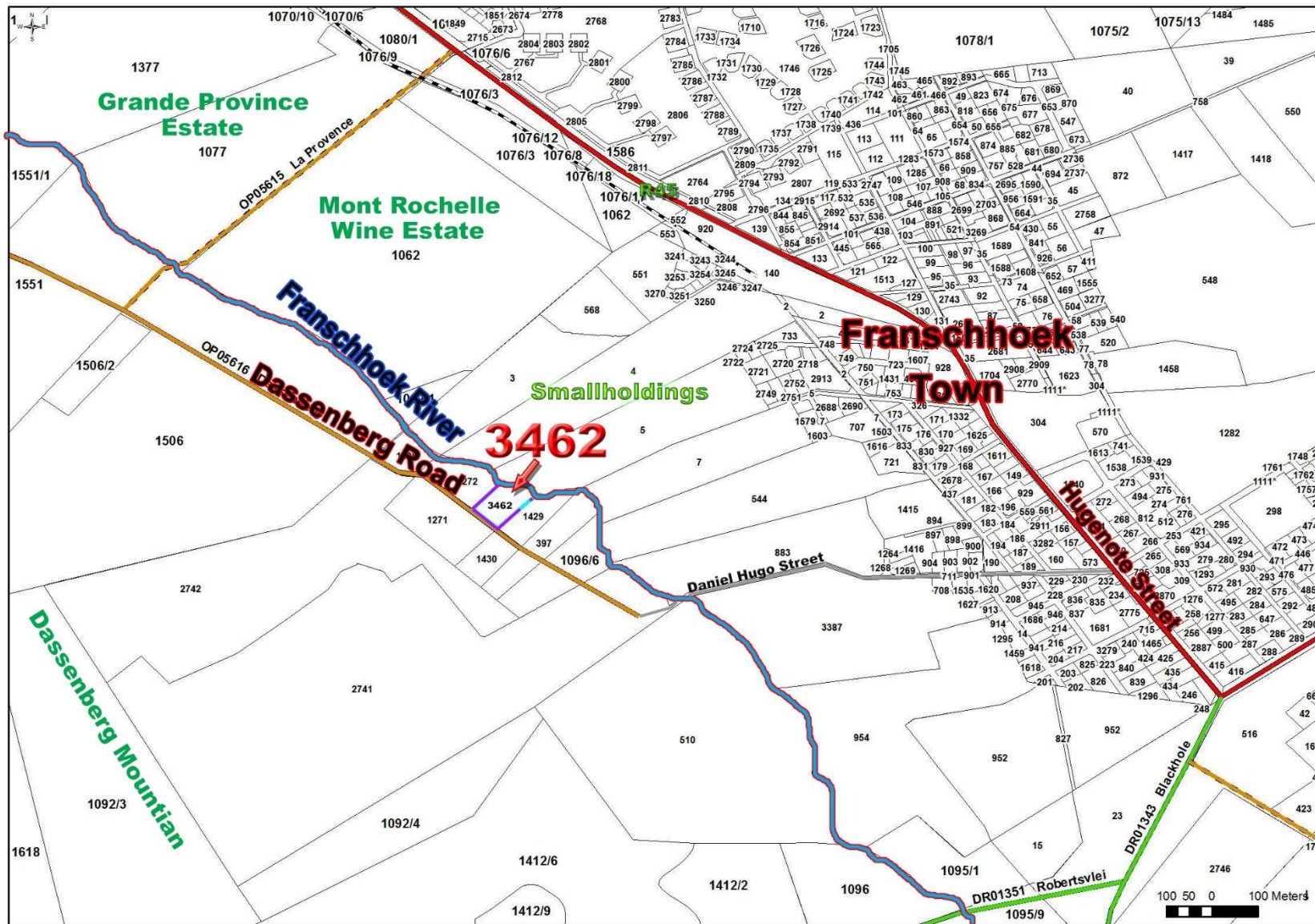
The current approved Consent Use land use rights permit a tourist accommodation establishment which is subject to certain conditions, including a condition which restricts the number of guest accommodation units to seven (condition 3.8). Condition 3.10 states that the owner's accommodation and managers unit shall only be occupied by the owner and employees involved in the activities on the property. To allow the establishment to accommodate additional overnight guests and for the areas previously reserved for the owner and manager to be used to accommodate paying guests, will require an amendment of the relevant conditions.

The intent of the application is to gain approval for the required additional land use rights.

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FRANSCHHOEK

Date of Commencement and Closing Date

The date on which the notices will be distributed is Thursday 27th November 2025 with the 30-day comment period closing on Monday 26th January 2026. This includes the extended period over the holiday period from 12 December 2025 to 9 January 2026.



Locality Plan