

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Affected person's Title:

CONSENT USE AND AMENDMENT OF A CONDITION OF APPROVAL APPLICATION: REMAINDER FARM NO 1084 PAARL DIVISION

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:
Application Property Address: Leeu Estate, Dassenberg Road, Franschhoek.

Application Property Number: Remainder Farm No 1084, Paarl Division

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

Owner: Leeu Dassenberg Estates (Pty) Ltd, C/o Kobus Van Der Westhuyzen – Contact Number: 076 296 7978, Email: kobus.vanderwesthuyzen@leeucollection.com

Application Reference: LU 18613/TP 1001/2025

Description of land development proposal:

Application has been made in terms of Section 15(2)(o) of the Municipal Land Use Planning Bylaw (2023) for a Consent Use for a Tourist Accommodation Establishment to extend the two approved guest units with five new guest suites contained in four upgraded buildings on Farm No 1084 Paarl Division.

Application is made in terms of Section 15(2) (h) of the Stellenbosch Land Use Planning By-Law (2023) to amend condition 3.1 of approval letter dated 01/12/2021, to replace the existing approved Site Development Plan with a new Site Development Plan for Farm No 1084 Paarl Division, specifically.

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.

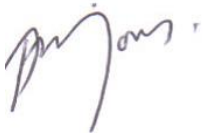
You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, 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 – 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 **23 June 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 082 826 4000 during normal office hours.

Yours faithfully,

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

Peter Mons

22 May 2025

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

VERGUNNINGSGEBRUIK EN WYSIGING VAN GOEDKEURING'S VOORWAARDE AANSOEK, RESTANT VAN PLAAS NR 1084, PAARL AFDELING.

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

Adres van aansoek eiendom: Leeu Estate. Dassenbergpad, Franschhoek.

Aansoek eiendom beskrywing: Restant Plaas Nr 1084, Paarl Afdeling

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

Eienaar: Leeu Dassenberg Estates (Pty) Ltd, P/a Kobus Van Der Westhuyzen – Kontak Nommer: 076 296 7978, E-pos: kobus.vanderwesthuyzen@leeucollection.com

Aansoek Verwysing: LU 18613/TP 1001/2025

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen vir 'n vergunningsgebruik in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning (2023) ten einde voorsiening te maak vir 'n toeriste akkomodasie onderneming bestaande uit die twee bestaande goedgekeurde gaste eenhede wat uitgebrei word met vyf nuwe gaste eenhede vevat in vier opgegradeerde geboue op Plaas Nr 1084 Paarl Afdeling.

Aansoek word gedoen in terme van Artikel 15(2)(h) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning (2023) om voorwaarde 3.1 van die goedkeuringsbrief gedateer 01/12/2021 te wysig om die bestaande Terreinontwikkelingsplan te vervang met 'n nuwe Terreinontwikkelingsplan spesefiek vir Plaas Nr 1084 Paarl Afdeling.

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-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 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

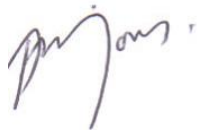
die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Peter Mons – petergm@fibresky.co.za . Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel 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 **23 Junie 2025**.

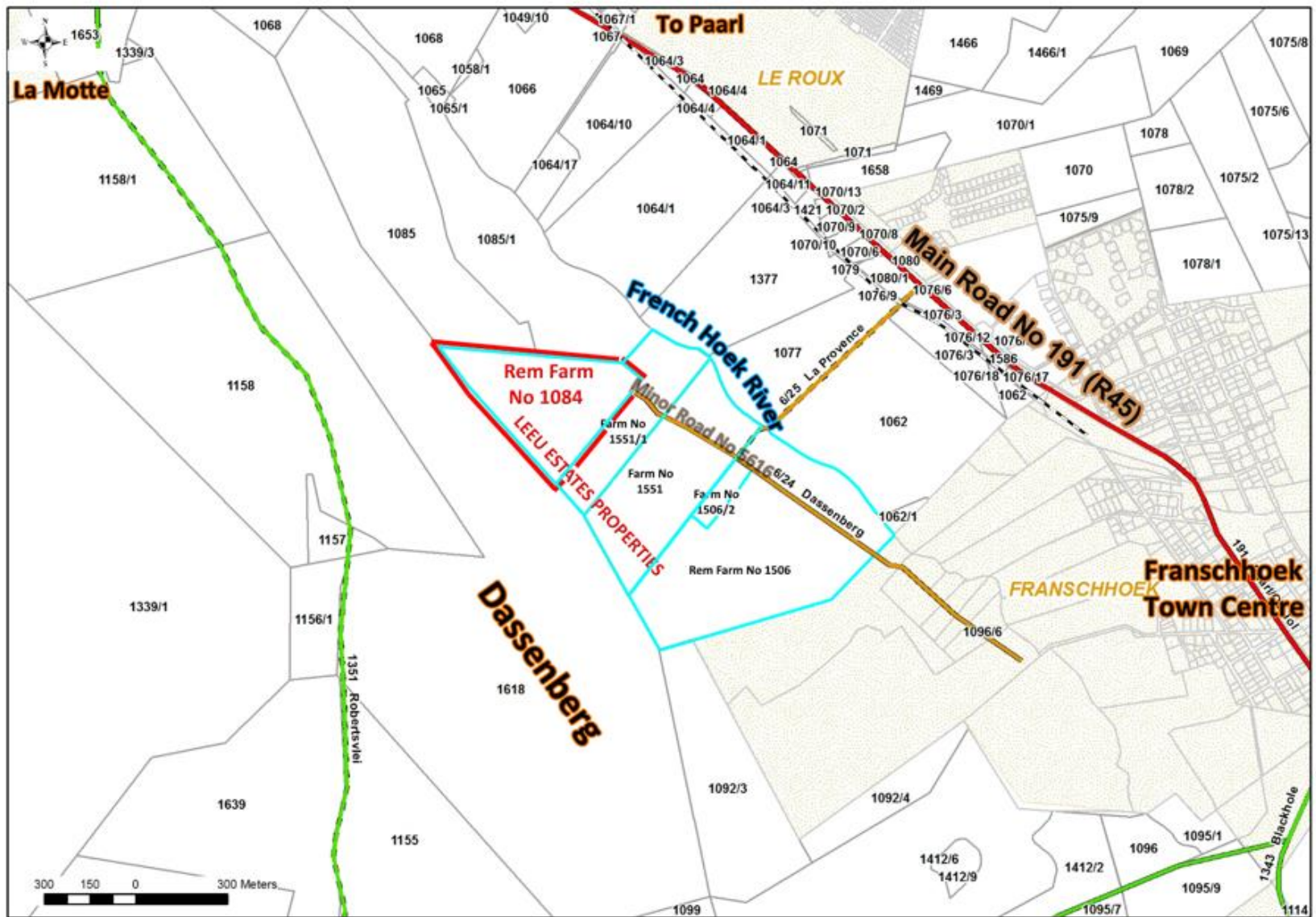
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 voorsiening 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

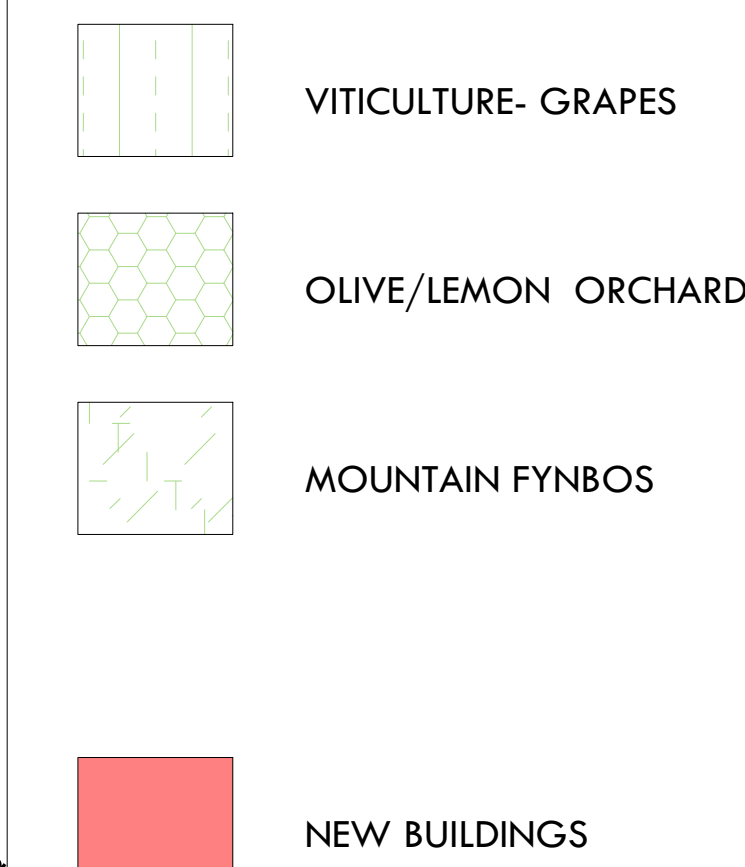
A handwritten signature in blue ink, appearing to read 'Peter Mons', with a stylized flourish at the end.

Peter Mons
22 Mei 2025



Locality Plan

PARKING 66
SPACES
(2.5m x 5m):



CELL: 072 147 2820 Erik Grobler Argitek (Pty) Ltd
erik@egarchitect.co.za REG NO: 2013/070770/0
www.egarchitect.co.za DIRECTOR: C.F. Grobler

COUNCIL

Project No:	383
File:	C:\Users\jrk\Documents\2021_STATE_SF_48_486\sgprvshoe.coa.mxd
Plot Date:	2025/03/29 20:26:04
PROJECT	
THE LEEU ESTATE	
ADDRESS	
FARM 1084 DASSENBERG ROAD FRANSCHHOEK	
SHEET NAME	
SDP - FARM 1084 - PROPOSED EXTENSIONS	
DRAWING NO:	A06-02

LU 18613/TP 1001/2025: Application for Consent Use and Amendment of a Condition of Approval on Remainder Farm No 1084 Paarl Division.

Executive Summary

The owner of Farm No 1084 Paarl which forms part of the larger Leeu Estate on the slopes of Dassenberg on the outskirts of Franschhoek town, wishes to expand the current tourist facilities by converting the current staff cottages to tourist accommodation units. The purpose of the application is to obtain the necessary land use rights to permit the desired supplementary accommodation on the property which has an Agriculture and Rural Zone zoning. The current SDP is to be amended to reflect the proposed new land uses.

The property is farmed primarily with vineyards (1.57ha) and an olive orchard (0,67ha). The largest portion of the property is taken up by a Mountain Fynbos conservation area on the slopes of Dassenberg. Other areas are taken up by landscaping and parking areas for staff and guests. The buildings on the property consist of guest accommodation in the manor house and a guest cottage. There are also nine buildings which previously were approved to serve as staff accommodation. The property also contains an irrigation dam and swimming pool. All the facilities are accessed off a servitude road which passes through the Leeu Estate.

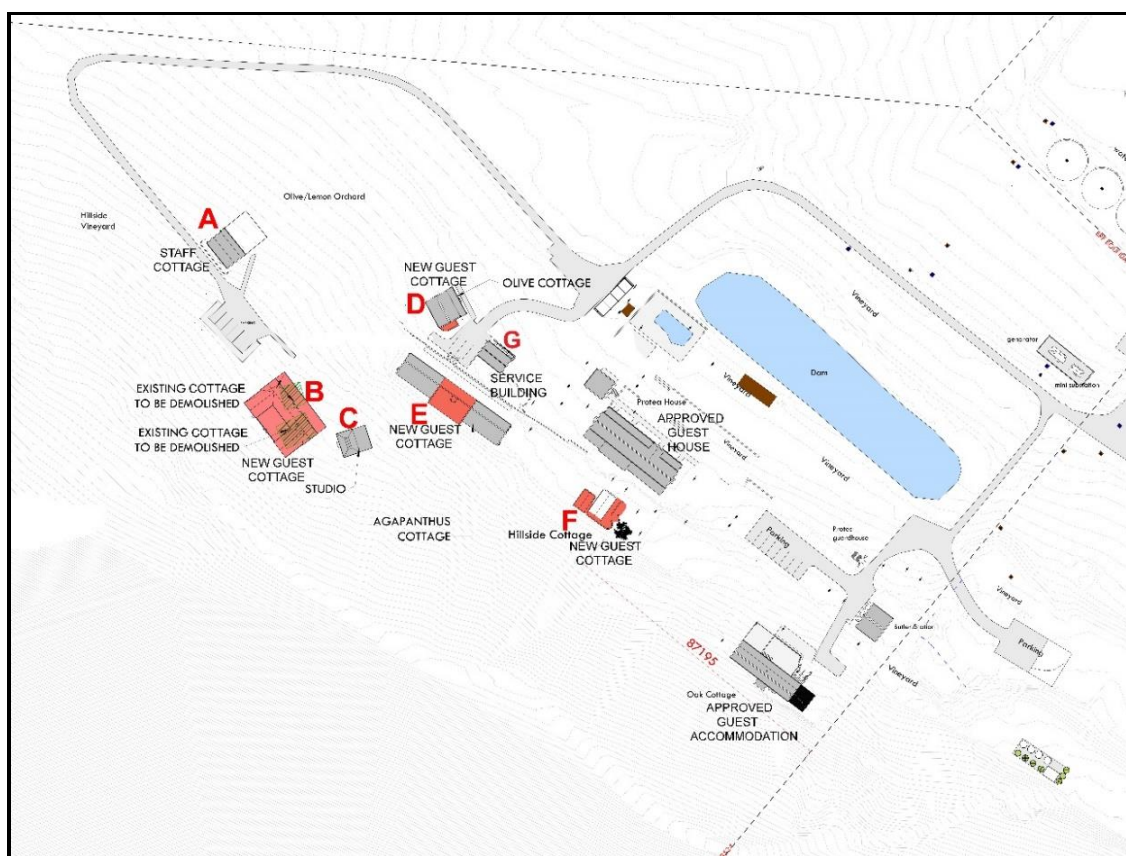
The property currently contains two tourist accommodation units, namely a guest house known as Protea House and a two-bedroom tourist accommodation unit known as The Oaks Cottage, both of which form part of the Leeu Estates accommodation on offer. The property also contains nine cottages, six of which fall within a former resort area. The owners wish to utilize these cottages to expand the tourist accommodation on offer. One of the cottages is to be retained as staff accommodation, another will serve as a service building and further cottage will be utilized as an artist studio. The other six cottages will be converted into four tourist accommodation units which can be used as five guest suites, one of which will specifically host visiting artists.

The application involves the conversion/alteration of six existing cottages into four living units, one of which can be used as either single or as two separate guest suites. One of the three remaining existing cottages will be retained as a staff cottage, another will serve as a service building while the remaining cottage will be used as an artist studio. The four new units will be operated as an integral extension of the accommodation on offer at Leeu Estates. The associated areas will be landscaped in keeping with the high standard of the existing gardens. Adequate parking will be provided, and the agricultural and conservation areas will not be impacted upon. The combined coverage of the buildings associated with the hospitality component will measure $\pm 1338.83\text{m}^2$ which represents **0.91%** of the property area.

A second component of the application is to amend condition 3.1 of the approval letter dated 01/12/2021, to replace the existing approved Site Development Plan with a new Site Development Plan for Farm No 1084 Paarl Division, specifically.

The intent of the application is to gain Consent Use approval for expanded Tourist accommodation on the property as a **Tourist Accommodation Establishment** which will include the two tourist accommodation units already approved.

An **amendment of the previously approved (2021) SDP** is also required, which is to be replaced with an SDP plan which reflects the new rights applied for.



Plan indicating the structures A to G as proposed

Source: Erik Grobler Argitek EDMS BPK

LU 18613/TP 1001/2025: Application for Consent Use and Amendment of a Condition of Approval on Farm No 1084 Paarl Division.

Date of Commencement and Closing Date

The date on which the site notice will be erected, and notices will be distributed is Thursday 22nd May 2025 with the 30-day comment period closing on Monday 23rd June 2025.