

**LU18435/TP1003/2024: Application for Consent Uses to Accommodate the Expansion of the Guest House and for an Additional Dwelling Unit on Portion 1 of Farm No 1417
Paarl Division - 7Koppies**

Date of Commencement and Closing Date

The date on which the notices will be distributed is Friday 15th August 2025 with the 30-day comment period closing on Monday 15th September 2025.

LU18435/TP1003/2024: Application for Consent Uses to Accommodate the Expansion of the Guest House and for an Additional Dwelling Unit on Portion 1 of Farm No 1417 Paarl Division - 7Koppies

Executive Summary

The owners of Portion 1 of Farm No 1417 Paarl Division known as *7Koppies* located north of Wemmershoek Village, wish to obtain the necessary land use rights to expand the existing guest house with the addition of a single bedroom within the existing main building and by the addition of a separate annex building containing four additional guest bedrooms with on-suite bathrooms. In addition, they also wish to convert the existing managers' house into a guest cottage. The purpose of the application is to obtain the necessary Consent Use rights to permit the desired uses on the property.

The owners of the property have created an attractive tourist facility in the form of the *7Koppies* guest house by putting to good use the inherent potential of the property and the attractive landscape for tourism. The property is well located on an established tourism route in an attractive area with views of the surrounding landscape. The intention is to improve the financial viability of the existing undertaking by adding further guest accommodation to cater for the demand.

The use of the extensive two story, primary dwelling located in the central area of the property, as a **guest house** containing five guest suites was approved in September 2020. The dwelling was subsequently altered to serve as a guest house known as *7Koppies* which is fully operational. The owners wish to add a sixth bedroom with an en suite bathroom which will form an integral part of the current operation. The guest house has a footprint of 587.7 m²

Due to the popularity of the guest house and high occupancy rates, the owners wish to add an **annex** located in close proximity of the guest house. The annex, which will contain four bedrooms, each with an en-suite bathroom, will be operated as part of the guest house with guests using facilities such as the dining room in the main guest house structure. The building will also contain a reception area, two storerooms and a services area. Two courtyards will also provide private areas for the guests. The total footprint of the annex building will be 403.6 m².

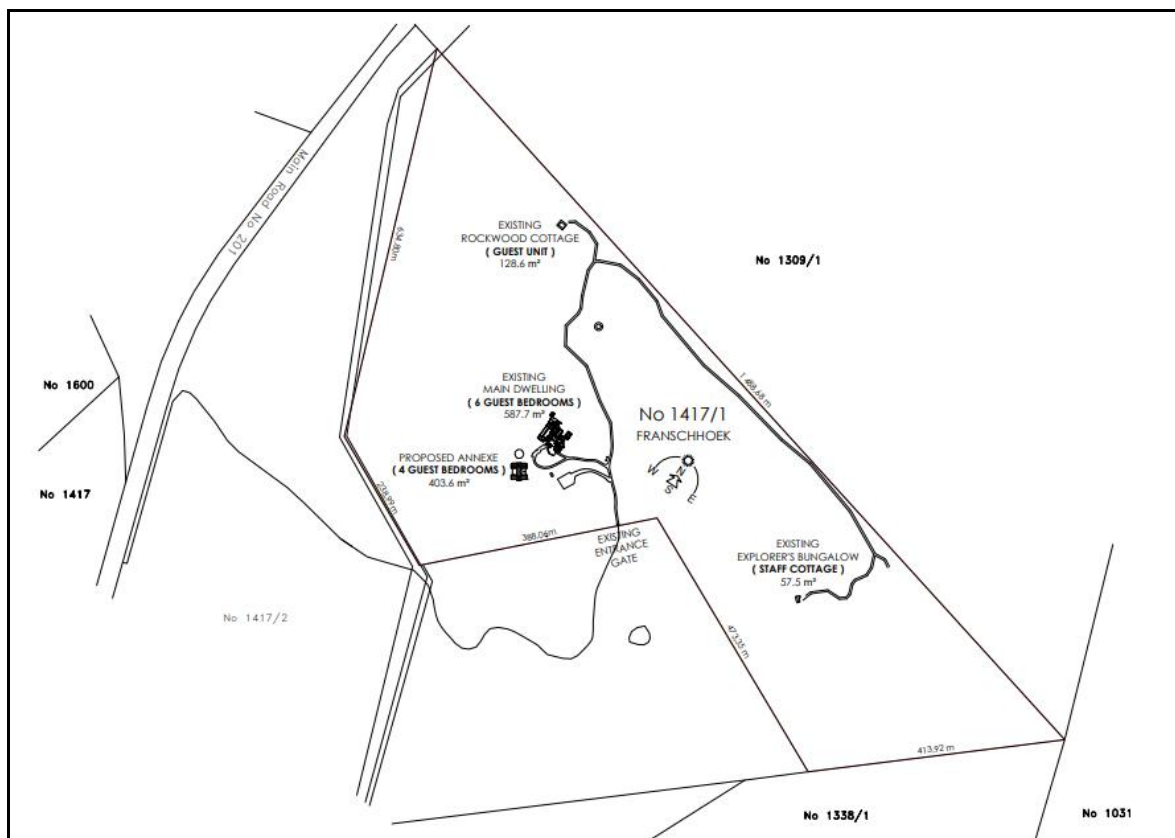
The intention is to legalize the use of the former manager's dwelling as an **additional dwelling unit** which is made available to tourists who desire to stay in a self-catering unit. The cottage known as Rockwood Cottage is located in an isolated location away from the main guest house and is accessed via a paved access route.

The cottage together with covered verandas on three sides, has a total footprint of 128.6 m². The cottage consists of a sleeping area, an open-plan kitchen area and a seating area as well as an on-suite bathroom. It also has an additional outdoor bath and shower, as well as two outside dining areas. A private 5m swimming pool is located adjacent to the veranda and outdoor deck. Access is via a brick paved road with parking available at the entrance to the fenced-off cottage area.

A **staff bungalow** living unit with a footprint of 57.5m², which has an isolated location, was previously approved as an additional dwelling unit to serve as tourist accommodation. Subsequent to the approval in 2020, the unit has been utilized as a staff dwelling. The owners now wish to retain its use as staff accommodation. Access is via a brick paved road with shaded parking available at the rear of the cabin.

This application seeks to gain the desired additional land use rights.

The intent of the application is to gain **Consent Use** approval to expand the guest house with an additional guest suite and a four-bedroom annex, and to allow for the conversion of the former manager's cottage as an additional dwelling unit for tourist accommodation on the property.



Site plan indicating the structures on the property

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Affected person's Title:

CONSENT USE APPLICATIONS: FARM 1417/1, PAARL DIVISION

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

Application Property Address: Wemmershoek Road R301, 7 Koppies, Franschhoek Area

Application Property Number: Portion 1 of the Farm Moddervally No 1417, Paarl Division

Applicant: Peter Mons. Cell phone: 082 826 4000. Email: petergm@fibresky.co.za

Owner: 7 Koppies Propriety Limited Ltd. C/o Francois Louw, Property Manager. Cell phone: 078 499 8977. Email: office@7koppies.co.za

Application Reference: LU18435/TP1003/2024

Description of land development proposal:

Application is made in terms of Section 15(2) (o) of the Stellenbosch Land Use Planning By-Law, 2023 for a **consent use** to permit the use of the existing guest house together with the proposed annex as a **tourist accommodation establishment** containing a total of ten bedrooms on Farm 1417/1 Paarl Division.

Application is made in terms of Section 15.2(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a **consent use** to permit the use of an existing manager's dwelling as an **additional dwelling unit** to serve as **tourist accommodation** on Farm 1417/1 Paarl Division.

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.

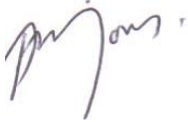
You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, 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 **15 September 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
15 August 2025

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

VERGUNNINGSGEBRUIK AANSOEKE: PLAAS 1417/1 PAARL AFDELING.

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

Adres van aansoek eiendom: Wemmershoekpad R301, 7 Koppies, Franschoek Area.

Aansoek eiendom beskrywing: Gedeelte 1 van Plaas Moddervally No 1417, Paarl Afdeling.

Aansoeker: . Peter Mons. Selfoon: 082 826 4000. Epos: petergm@fibresky.co.za

Eienaar: 7 Koppies Propriety Limited Ltd. P/a Francois Louw, Eiendom Bestuurder, Selfoon: 078 499 8977. Epos: office@7koppies.co.za

Aansoek Verwysing: LU18435/TP1003/2024

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen vir 'n **vergunninggebruik** 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 bestaande gastehuis saam met 'n voorgestelde bykomende gebou met altesaam tien slaapkamers op Plaas Nr 1417/1 Paarl Afdeling.

Aansoek word gedoen vir 'n **vergunninggebruik** in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning (2023) ten einde die gebruik van 'n bestaande bestuurderswoning as 'n **addisionele wooneenheid** toe te laat om as **toeriste-akkommodasie** te dien op Plaas Nr 1417/1 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 tydskedule 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.

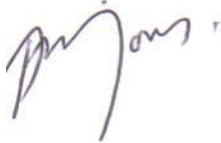
Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar 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. Epos: 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 **15 September 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 082 826 4000 gedurende normale kantoor ure.

Die uwe

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

PETER MONS
15 AUGUSTUS 2025

