NOTICE OF LAND DEVELOPMENT APPLICATION

Interested and Affected Parties

Dear Sir/Madam

APPLICATION FOR CONSENT USE: ERF 2371 GROENDAL, FRANSCHHOEK

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

Application Property Address: ***34 Lower Lea Smith Street, Groendal***

Application Property Number: ***Erf 2371 Franschhoek***

Applicant: ***Abulela Mawisa (AP Planning Consultants***)

Owner: ***Mr. & Mrs Tlhatsi***

Application Reference: **LU/17730 (TP823/2024)**

Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality: Bylaw on Municipal Land Use Planning (2023) for a consent use to permit a house tavern (off-site consumption liquor sales) from a portion of the dwelling on Erf 2371, Franschhoek.

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: **Abulela Mawisa (mawisaabulela@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 **12 March 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 **066 041 4294** during normal office hours.

Yours faithfully

ABULELA MAWISA

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Belangstellende en Geaffekteerde Partye

Geagte Mnr/Me

KENNISGEWING VIR VERGUNNINGSGEBRUIK: ERF 2371 GROENDAL, FRANSCHHOEK

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

Adres van aansoek eiendom: ***34 Lower Lea Smith Street, Groendal***

Aansoek eiendom beskrywing: ***Erf 2371 Franschhoek***

Aansoeker: ***Abulela Mawisa (AP Planning Consultants***.

Eienaar: ***Mr. & Mrs Tlhatsi***

Aansoek Verwysing: ***LU/17730 (TP823/2024)***

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning (2023) vir 'n Toestemmingsgebruik om 'n huis-taverne (verkope van alkohol vir afsetverbruik) toe te laat vanaf 'n gedeelte van die woning op Erf 2371, Franschhoek.).

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 tydsduur 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 toeganglik 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: **Abulela Mawisa (mawisaabulela@gmail.com)**. Deur 'n beswaar, kommentaar of vertoë 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 **12 Maart 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 **066 041 4294** gedurende normale kantoor ure.

Die uwe

ABULELA MAWISA

EXECUTIVE SUMMARY

Consent use |house tavern

ERF 2371 Franschhoek

Prepared for

Mr. & Mrs. Tlhatsi

Prepared by

AP PLANNING

Date

02/02/2025

Comments/additional queries should be submitted for the attention of
ABULELA MAWISA
E-mail: mawisaabulela@gmail.com
Cell: 066 041 4294

REF: FRH2371

1. Background and Intent

This application seeks consent use approval to establish a house tavern (off-site liquor sales) within a portion of the dwelling on Erf 2371, located at 34 Lower Lea Smith Street, Groendal, Franschhoek. The proposed use is intended to create a responsible and well-regulated business that contributes positively to the local economy while ensuring community safety and well-being. By formalizing liquor sales within an approved framework, this initiative will provide residents with a legal and controlled option, reducing the prevalence of unregulated activities in the area.

2. Property and Zoning Information

- **Property Description:** Erf 2371, Franschhoek
- **Property Address:** 34 Lower Lea Smith Street, Groendal, Franschhoek
- **Zoning:** Less Formal Residential Zoning
- **Existing Use:** Residential
- **Proposed Use:** House tavern for off-site liquor sales
- **Application Required:** Consent use approval for a house tavern within the residential zoning

3. Key benefits and Motivation

- **Economic Contribution:** The establishment of a house tavern will stimulate local economic activity by creating jobs, supporting entrepreneurship, and contributing to the municipality's revenue through licensing and compliance fees. It provides a valuable income stream for the property owners, ensuring financial stability for local families.
- **Minimal Impact on Surrounding Properties:** The house tavern will operate strictly for off-site liquor sales, ensuring that it does not create noise disturbances or social nuisances typically associated with on-site consumption. The business will adhere to regulated operating hours and responsible trading practices.
- **Traffic & Parking Considerations:** The property has one designated on-site parking bay, and most customers will utilize public transport or alternative transportation options such as taxis or e-hailing services. Given the central location along an Activity Route, accessibility will be convenient for patrons without causing traffic congestion.
- **Compliance with Policies and Frameworks:** The proposed development aligns with the Stellenbosch Municipality Spatial Development Framework (SMSDF), which promotes diverse land uses along Activity Routes. By leveraging existing infrastructure, the business contributes to a thriving, self-sufficient neighborhood that benefits from a mix of residential and commercial uses.

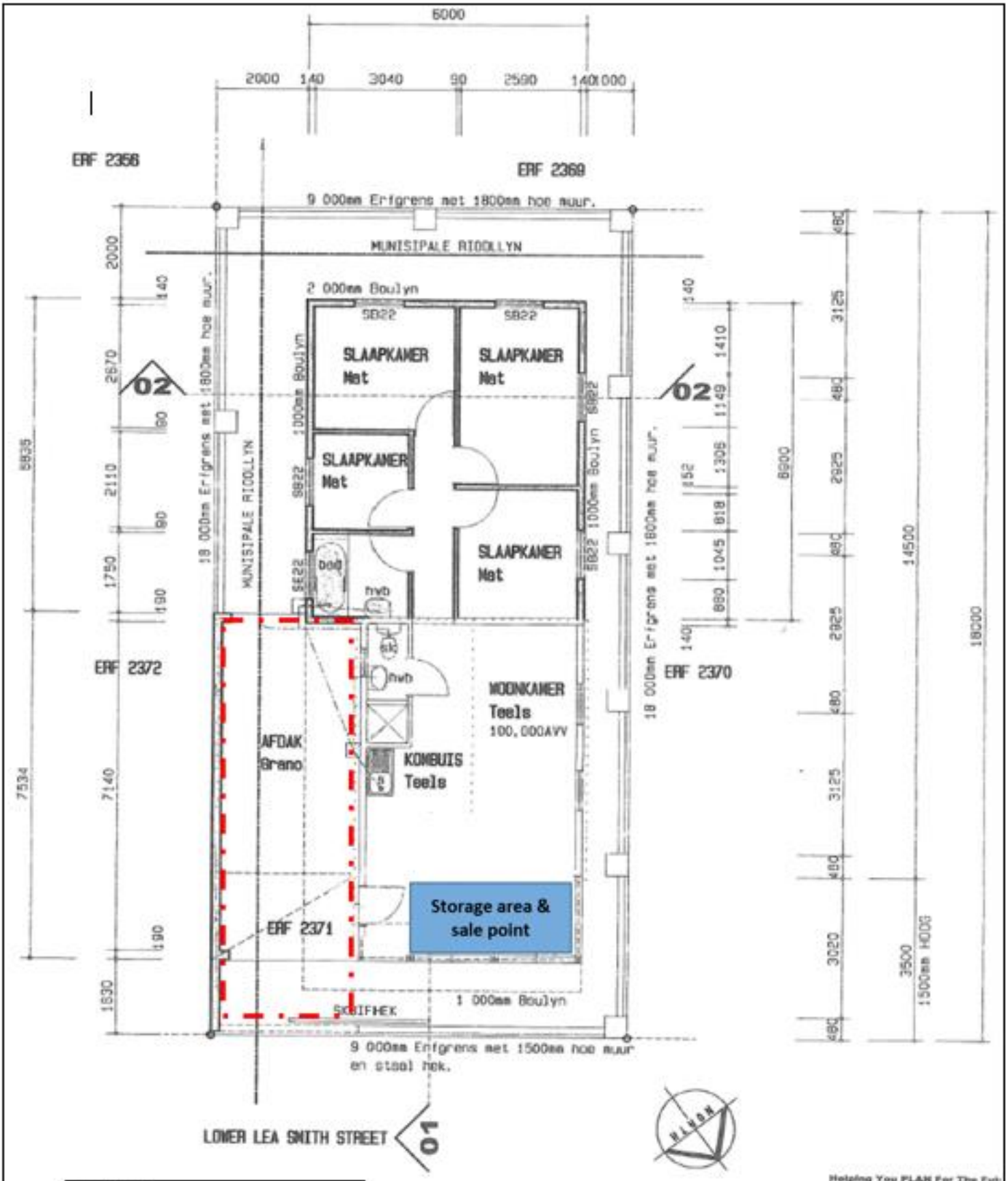
- **Community Safety Considerations:** The establishment will be a well-managed and legally compliant business, reducing the risks associated with informal liquor trade. A controlled environment ensures responsible alcohol distribution, minimizing potential social issues while offering a safer alternative for consumers.
- **Social and Community Benefits:** The house tavern will foster local economic empowerment and encourage responsible trading. It aligns with municipal strategies aimed at supporting small businesses, increasing access to goods and services, and improving the overall quality of life within the community.

4. Conclusion

The proposed house tavern presents a unique opportunity to enhance the local economy, support small business development, and provide a legal, well-regulated retail option for the community. By integrating a responsible small-scale liquor sales facility into the existing residential environment, this initiative ensures that economic growth occurs in harmony with community values.

This application is submitted in accordance with the Stellenbosch Municipality By-law on Municipal Land Use Planning, with relevant supporting documentation available for review. We encourage all stakeholders to consider the numerous benefits this proposal offers, fostering a sustainable and inclusive economic environment.

For the full motivation report, further inquiries, or to provide feedback, please contact AP Planning or the Stellenbosch Municipality Planning office.



LEGEND:

Parking Area:

Liquor Sales & storage

Helping You PLAN For The Fut

JOHN. C. PHEIFFER
ARCHITECTURE CC

HUIS TLHATSI

AANBOUING AAN WOONHUIS
OP ERF 2371,
MINNEOLA CRESCENT
MOOIWATER ONTWIKKELING
FRANSCHHOEK

LOCALITY MAP

ERF 2371 FRANSCHHOEK

LOCALITY MAP

ERF 2371 FRANSCHHOEK