

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, 2015, refers:

Application Property Address: La Bri Holiday & Olive Farm, Roberstville Road, Franschhoek, 7690

Application Property Number: Farm 1099/1, Paarl

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: Anrosolve (Pty) Ltd – M Sank (contact details: 082 494 3791)

Application Reference: TP1483/2025

Description of Proposed Development:

The application(s) are made i.t.o. Section 15 of the Stellenbosch Municipality Planning By-Law on Farm 1099/1, Paarl Division for the following:

Consent Uses i.t.o. Section 15(2)(o) of said by-law for the following:

- a) To permit an additional dwelling unit on Farm No 1099/1.
- b) For Tourist Accommodation Establishment in order to extend the existing campsite building.

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.

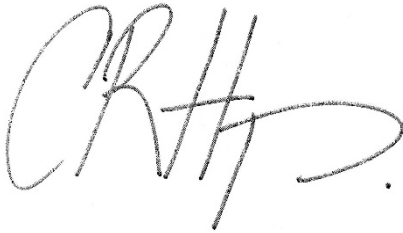
The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **21 August 2026**.

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 'CRH', followed by a long horizontal stroke and a small dot at the end.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

21 July 2026

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: La Bri Holiday & Olive Farm, Roberstville Road, Franschhoek, 7690

Aansoek eiendom beskrywing: Plaas 1099/1, Paarl

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: Anrosolve (Pty) Ltd – M Sank (kontak besonderhede: 082 494 3791)

Aansoek Verwysing: TP1483/2025

Tipe aansoek:

Aansoeke word hiermee gemaak i.t.v. Afdeling 15 van die Stellenbosch Munisipaliteit se Beplanning Bywet op Plaas 1099/1, Paarl:

Vergunningsgebruike i.t.v. Afdeling 15(2)(o) van die bywet vir die volgende:

- c) Om 'n addisionele wooneenheid toe te laat.
- d) Vir 'n Toerisme Akkommodasie Onderneming om die bestaande kampeerterrein gebou te vergroot.

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 tydsduur 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 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.

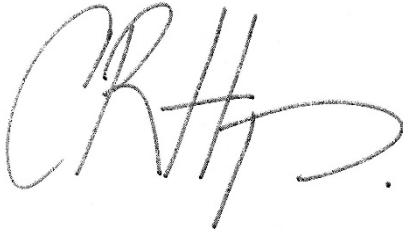
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 **21 August 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 voorsiening 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

A handwritten signature in black ink, appearing to read 'CRH', followed by a long horizontal stroke.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

21 July 2026

Our Reference: 4127-P
Your Reference: TP1483/2025

25 June 2026

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

Attention: Ms. Bongiwe Zondo

Madam

**RE: PORTION 1 OF THE FARM LA BRI NO. 1099, DIVISION PAARL: APPLICATION FOR
CONSENT USES**

1. LAND USE PLANNING APPLICATIONS

We refer to the several pre-submission consultations in this regard. As instructed, the following land use planning applications are hereby made:

- (i) Application is made i.t.o. Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law, 2023 for a **consent use to permit an additional dwelling** on Farm 1099/1, Paarl.
- (ii) Application is made i.t.o. Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law, 2023 for a **consent use for a tourist accommodation establishment** on Farm 1099/1, Paarl.

Site Development Plans (SDPs) clearly illustrating the proposed development, are included in this submission for your approval.

2. PURPOSE OF THE APPLICATION

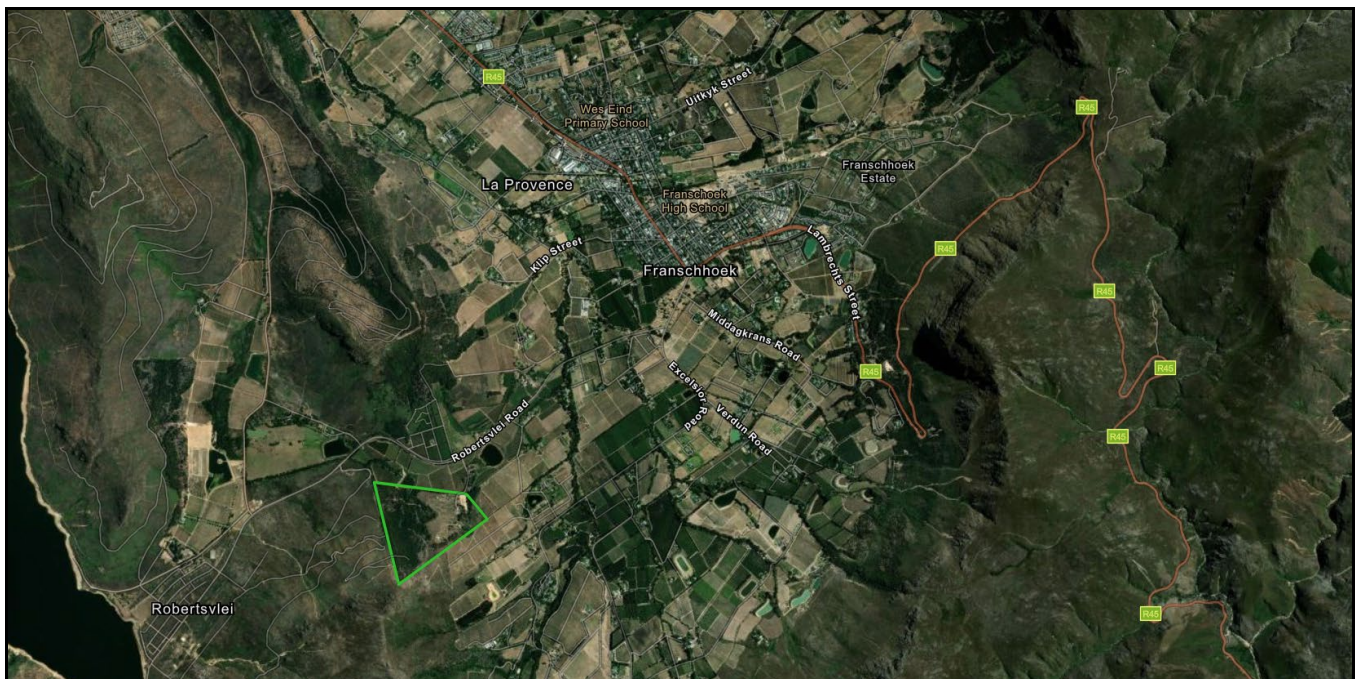
The subject property (the La Bri Holiday and Olive Farm on Farm 1099/1, Paarl) consists of an agricultural component and a historic resort / campsite component. The purpose of this application is to (1) obtain planning permission for the construction of an additional dwelling on the agricultural component, and (2) to obtain planning permission for an extension to the existing campsite building on the resort / campsite component.

3. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T18845/2020 as Portion 1 of the Farm La Bri No. 1099/1, Division Paarl. The subject property is 33.4298ha in extent and Anrosolve (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 Robertsvlei Road, ± 3 km south-west of Franschhoek – see image below.



5. ZONINGS AND LAND USES

The subject property had a split zoning; i.e. an Agriculture Zone I and a Resort Zone I.

In 1990 a ± 2.5 ha portion of the subject property was rezoned from Agriculture Zone I to Resort Zone I to establish a resort on this ± 2.5 ha portion of the subject property. The resort facility was limited to 30 camp sites and 200 visitors. A copy of the rezoning letter of approval is included in this submission. Below is an insert of the zoning map illustrating the position and size of the resort zoning – see image below.

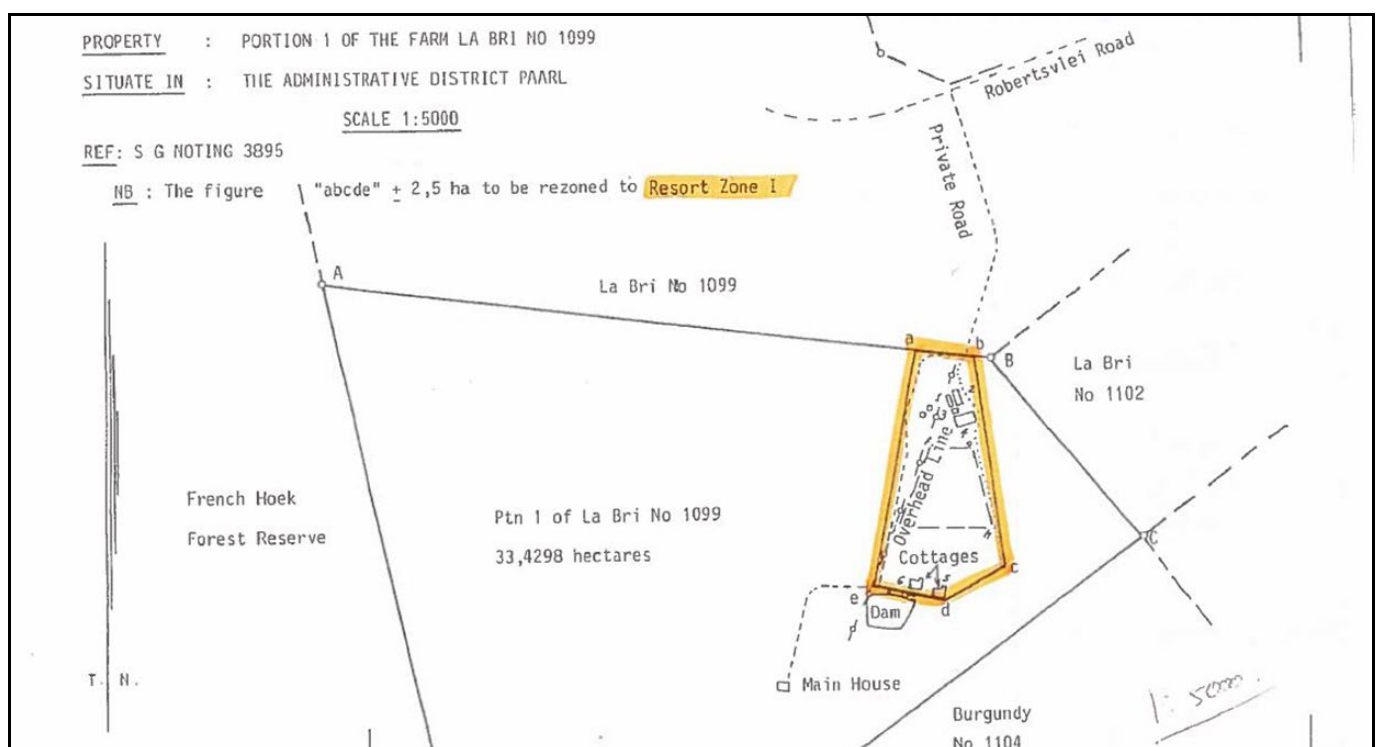


Figure 2: Locality and extent of the approved resort

The ± 2.5 ha resort zoned portion of the subject property is actively used for resort purposes and the remainder of the subject property (± 30.9 ha) is actively farmed with olives.

With the adoption of the Stellenbosch Municipality Zoning Scheme By-Law, 2019 the Resort Zone I area and facilities were converted to a deemed consent use for camping and short-term tourist accommodation. However, this change in the zoning description did not change the 1990 resort rezoning approval and the approved resort land use rights.

The La Bri Holiday and Olive Farm resort / campsite consists of ablution facilities, overnight living quarters, two holiday cottages, a hall, a kitchen, and a camp site with 30 stands. Below is an extract of a municipal building plan illustrating the resort / campsite facilities on the subject property – see image below.

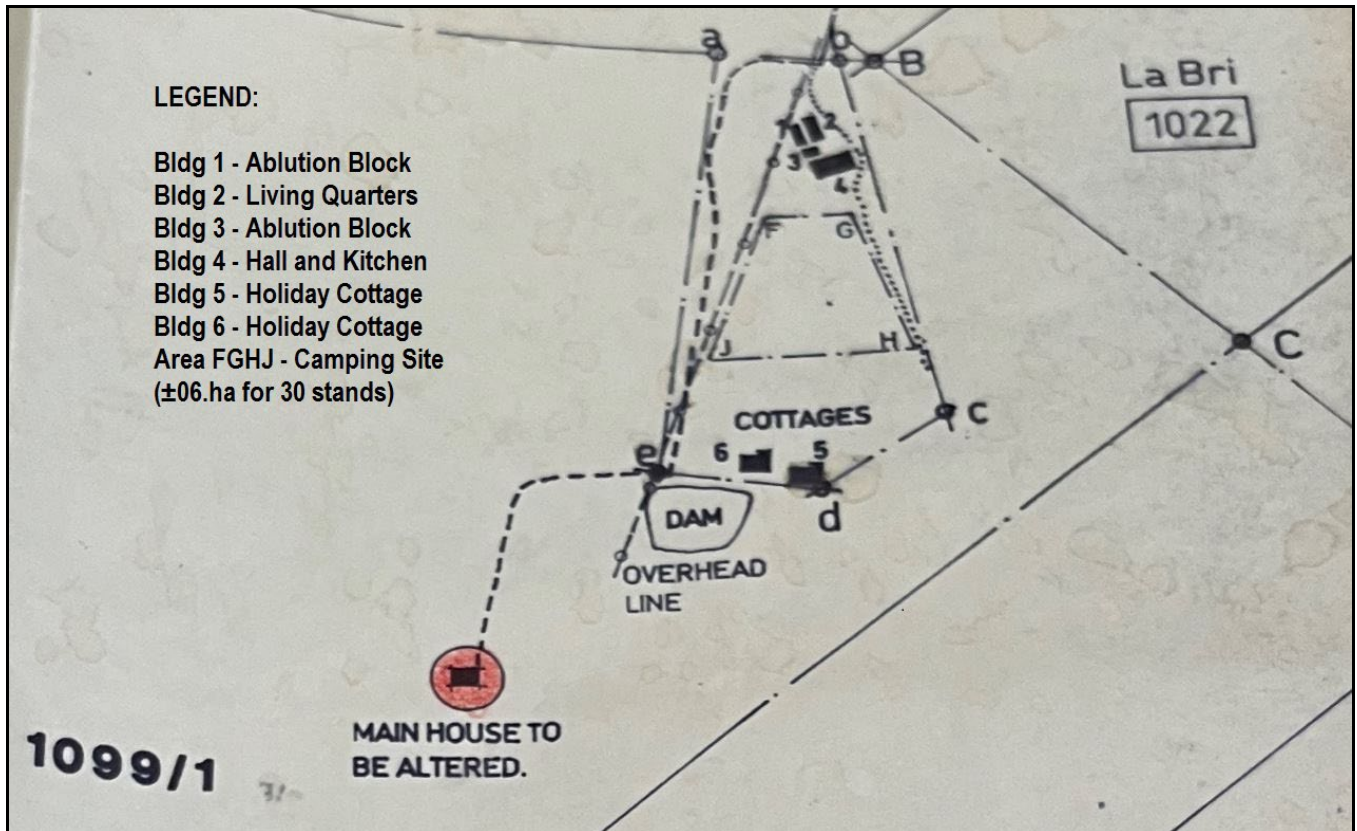


Figure 3: Extract of building plan indicating the approved resort area and facilities

5. EXISTING BUILDINGS

There are several farm and resort / campsite buildings on the subject property – see image below.

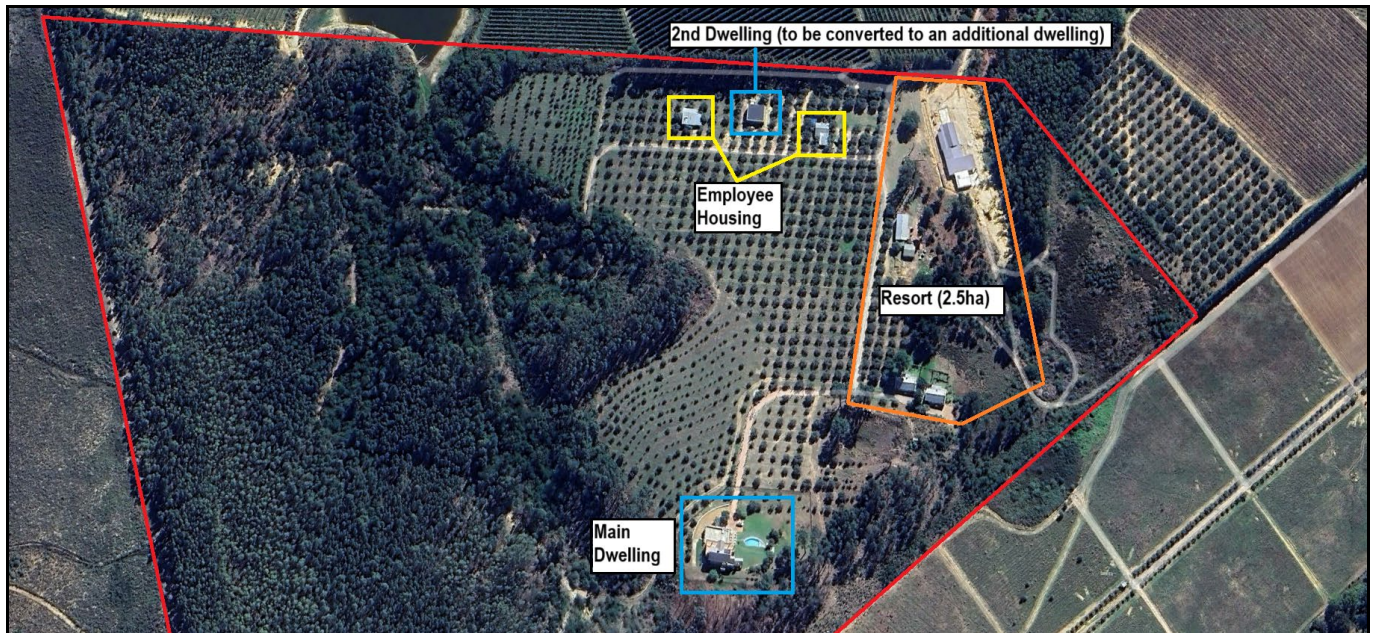


Figure 4: Existing buildings on the subject property

On the agricultural component there is a main dwelling, a farm shed, two farm employee houses, and a 2nd dwelling (that will be converted into an additional dwelling to allow for the construction of a new 2nd dwelling).

On the resort / campsite component there is ablution block 1 ($\pm 38\text{m}^2$), ablution block 2 ($\pm 39\text{m}^2$), living quarters ($\pm 112\text{m}^2$), hall and kitchen ($\pm 210\text{m}^2$), 30-stand camp site ($\pm 5000\text{m}^2$), holiday cottage 1 ($\pm 114\text{m}^2$), and holiday cottage 2 ($\pm 114\text{m}^2$).

6. PLANNING MOTIVATION FOR THE ADDITIONAL DWELLING

The subject property is $\pm 34\text{ha}$ in size and application is made for an additional dwelling. The additional dwelling is a permissible land uses (with municipal consent) on Agricultural and Rural Zoned land at a rate of one additional dwelling per 10ha (exceeding 20ha). For this reason, application is made for a consent use to permit one additional dwelling on the subject property.

The additional dwelling will not exceed 120m² and will be clustered together with the existing farm employee houses. An SDP (that shows the locality of the additional dwelling), and a floor plan are included in this submission for your approval.

The reclassification of the existing 2nd dwelling as an additional dwelling unit (<120m²) will allow the applicant to construction a new 2nd dwelling (>120m²) elsewhere on the subject property.

7. PLANNING MOTIVATION FOR A TOURIST ACCOMMODATION ESTABLISHMENT

In 1990 a ±2.5ha portion of the subject property was rezoned to Resort Zone I to establish resort facilities. The approved resort facilities consist of ablution blocks, living quarters, hall, kitchen, camp site (30 stands), and two holiday cottages.

The applicant wishes to expand the existing campsite building. For this reason, as instructed by the Directorate: Planning and Economic Development, application is made for a consent use for a tourist accommodation establishment.

The proposed extensions include the enlargement and upgrading of the existing campsite buildings, i.e. enlarging and upgrading the ablution blocks, the accommodation and living quarters, the hall, and the kitchen from ±400m² to ±800m². The aim of the development proposal is to only enlarge the existing building's footprint. The number of beds will not increase, the number of camping stands (max. 30) will not increase, the number of holiday cottages will not increase..

An SDP and floor plans (showing the proposed extensions to the resort facilities) are included in this submission for your approval.

All the extensions will be located within the ±2.5ha historic resort zoned area, so as not to erode the agricultural component of the farm. Furthermore, all the extensions will be resort / campsite buildings and resort / campsite structures linked to the resort / campsite land uses, and it cannot be separated from the subject property's resort / campsite component.

8. COMPLIANCE WITH THE WESTERN CAPE LAND USE PLANNING ACT, 2014

8.1 Principles for Municipal Planning

The Western Cape Land Use Planning Act, 2014 (LUPA) requires that municipal planning decisions promote spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration. The proposed extensions to the resort / campsite facilities (inside the ± 2.5 ha historic resort zoned area) will promote these principles in the following ways:

- **Spatial Sustainability:** The upgrade will occur within an existing development footprint, avoiding further loss of rural land and preventing urban sprawl. Infrastructure will be upgraded within existing service networks, promoting efficient land use.
- **Efficiency:** Making better use of an already-zoned resort area represents efficient utilization of existing land-use rights, infrastructure, and tourism facilities.
- **Spatial Resilience:** The tourism upgrade strengthens the rural economy and supports long-term spatial resilience by diversifying income sources on the property.

8.2 Consistency with Municipal Spatial Development Frameworks

LUPA requires that land-use decisions be aligned with applicable Municipal Spatial Development Frameworks (MSDF). As detailed above, the proposal complies with the MSDF principles that promote rural tourism development, protection of agricultural land, and consolidation of existing land uses.

8.3 No Conflict with the Purpose of the Applicable Zoning

The land was rezoned for resort purposes, and the proposed extension of the resort / campsite facilities is a permitted use within this zoning category. The intention is not to extend the resort / campsite area beyond the approved ± 2.5 ha but to improve and intensify its facilities. This aligns fully with the 1990 rezoning approval's purpose of providing rural holiday accommodation and related activities.

8.4 Consideration of Impact on Public Interest

Under LUPA, planning decisions must consider their impact on broader public interest. The proposed development will support tourism enhancement that will contribute positively to the local and regional economy. There will be no detrimental impacts on neighbouring agricultural operations and compliance with environmental and engineering standards will ensure the protection of natural resources.

9. **ALIGNMENT WITH THE STELLENBOSCH MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2023**

The following Stellenbosch Municipal Spatial Development Framework (MSDF) principles support the proposed resort upgrades:

9.1 Promotion of Rural Economic Development

The MSDF encourages diversification of rural economies, especially through tourism ventures that complement agricultural landscapes. The proposed enlargement of the resort / campsite will strengthen an existing rural-tourism node without requiring further land conversion. Tourism uses provide non-agricultural income streams, increasing resilience for rural properties.

9.2.1 Consolidation of Existing Tourism Facilities

The MSDF generally supports the intensification of already-approved land uses rather than creating new fragmented development in rural areas. The proposal expands within the already rezoned ±2.5ha area, which is consistent with the MSDF's principle of avoiding scattered development and reinforcing existing nodes.

9.3 Protection of High-Value Agricultural Land

Since no additional agricultural land is affected (the resort / campsite footprint stays within the ±2.5ha historic resort zoned area), the proposal aligns with the MSDF objective to protect agricultural resources. The primary agricultural components of the

subject property will remain intact and productive. The resort / campsite enlargement does not undermine agricultural activities or require further subdivision.

9.4 Enhancement of Tourism Corridors and Rural Landscape Character

The Cape Winelands is identified as a major tourism destination. The MDF supports facilities that enhance rural tourism product diversity, improve visitor experience, and maintain scenic rural character. The proposed enlargement consists of low-intensity, appropriately designed tourism infrastructure that is consistent with the visual and environmental guidelines for rural landscapes.

10. ORDERLY PLANNING

10.1 Civil Services

From a civil engineering services point of view, the proposed development will have a minimal impact as it is not linked to municipal infrastructure. The development is and will be serviced as follows:

- Water: Borehole
- Electricity: Eskom
- Sewer: Conservancy tanks

The detail and design of the engineering services and the payment of Development Charges (DCs) to the Municipality will be finalised during the building plan process.

10.2 Transport

According to condition of approval no. 6 of the 1990 rezoning approval, the resort / campsite is limited to 200 visitors. With this development proposal, the 200 visitors' threshold will not be exceeded. For this reason, from a transport point of view, the proposed development will also have a minimal impact on traffic:

- Access onto the Robertsvlei Road is via the existing private road (no new access).
- The capacity of the resort / campsite will not increase.
- The bed count in the resort / campsite buildings will not increase.

- The number of camping stands (max. 30) will not increase.
- On the agricultural component of the subject property one additional dwelling will be constructed (with associated traffic impact).

11. CONCLUSION

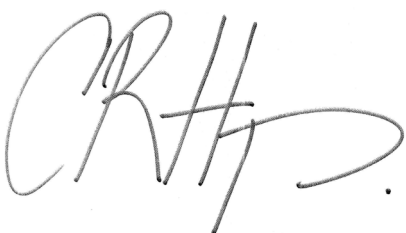
The proposed additional dwellings and extension to the La Bri Holiday and Olive Farm resort is considered desirable as it aligns with both the Stellenbosch MSDF and LUPA because:

- An additional dwelling is permitted on agricultural land (with municipal consent).
- The resort / campsite development will occur entirely within an already-approved resort zoned area without consuming additional agricultural land.
- The development will support rural tourism, a key economic development objective in the Cape Winelands.
- The development complies with LUPA's principles of spatial sustainability, efficiency, and resilience.
- The development will consolidate an existing development instead of creating new fragmented rural built form.
- The development will contribute to rural economic diversification while retaining the subject property's primary agricultural character and function.

Accordingly, the proposed development is spatially appropriate, policy-compliant, and in the public interest, and can therefore be supported.

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.

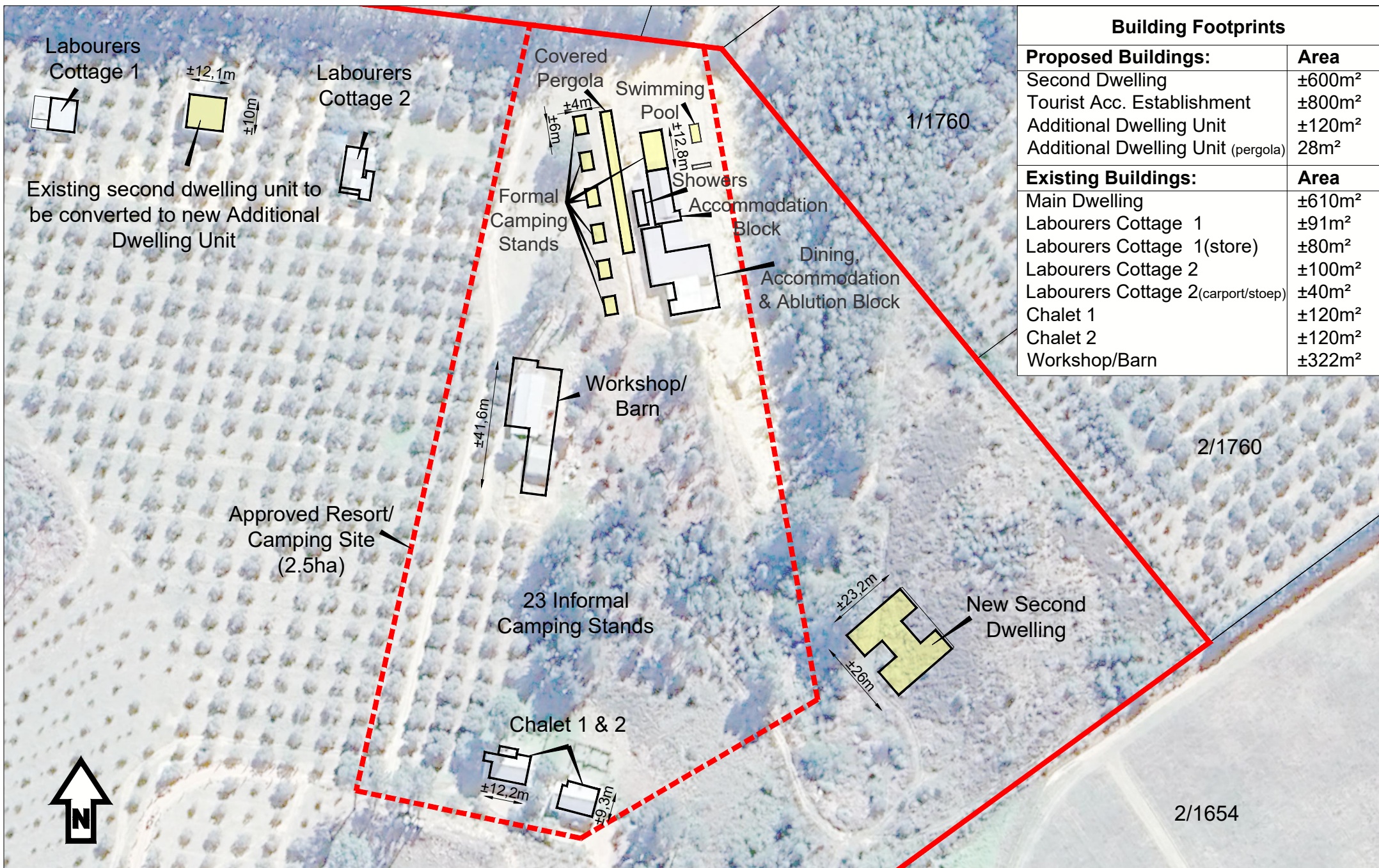
Yours faithfully



CLIFFORD HEYS

TV3 PROJECTS (PTY) LTD





Building Footprints

Proposed Buildings:	Area
Second Dwelling	±600m ²
Tourist Acc. Establishment	±800m ²
Additional Dwelling Unit	±120m ²
Additional Dwelling Unit (pergola)	28m ²
Existing Buildings:	Area
Main Dwelling	±610m ²
Labourers Cottage 1	±91m ²
Labourers Cottage 1(store)	±80m ²
Labourers Cottage 2	±100m ²
Labourers Cottage 2(carport/stoep)	±40m ²
Chalet 1	±120m ²
Chalet 2	±120m ²
Workshop/Barn	±322m ²



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

La Bri Holiday & Olive Farm

Property Description:

Portion 1 of Farm 1099, Paarl

Drawing:

Typical Site Plan - Resort/Camping Site

Date:

02/07/2026

Project no.:

4127-P

Scale:

NTS

Drawn:

WH

Plan no.:

2

Checked:

CH

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved