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, 2023, refers:

Application Property Address: Upper Blaauwklippen Road, Stellenbosch, 7600

Application Property Number: Farm 1437/1, Stellenbosch

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

Owner: Arney International – Manager (contact details: managerbbjfarm@gmail.com)

Application Reference: TP1691/2026

Description of Proposed Development:

1. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a Consent Use for the following on Farm No. 1437/1, Stellenbosch Division:

    - A tourist facility (function venue) to use the existing garden (±2000m²) for occasional outdoor wedding events.
    - For a tourist dwelling unit in order to utilise the existing manor house for short term accommodation purposes.

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 **16 November 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

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

15 October 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, 2023, verwys:

Adres van aansoek eiendom: Hoër Blaauwklippenweg, Stellenbosch, 7600

Aansoek eiendom beskrywing: Plaas 1437/1, Stellenbosch

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

Eienaar: Arney International – Bestuurder (kontak details: managerbbjfarm@gmail.com)

Aansoek Verwysing: TP1691/2026

Tipe aansoek:

1. Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(o) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir 'n Vergunningsgebruik op Plaas No. 1437/1, Stellenbosch vir:

    - 'n Toeriste fasiliteit (funksie lokaal) om die bestaande tuin (±2000m²) per geleentheid vir troues te gebruik.
    - Vir 'n toeriste woning om die bestaande woonhuis vir kort termyn verhuring te gebruik.

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 toeganglik 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 opsite 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;
    - Dat die insette voldoende inlgting 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 **16 November 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 021 861 3800 gedurende normale kantoor ure.

Die uwe

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

15 Oktober 2026

since 1991 tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Our Reference: 4139-P

19 June 2026

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

Attention: Ms. Chrizelle Kriel

Madam

MULTIPLE LAND USE PLANNING APPLICATIONS ON PORTION 1 OF THE FARM BOBBEJAANSBERG NO. 1437, DIVISION STELLENBOSCH

1. LAND USE PLANNING APPLICATIONS

Pertaining to Farm 1437/1, Stellenbosch – application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for:

- A consent use for a tourist facility (function venue) to use the existing garden (±2000m²) for occasional outdoor wedding events.
- A consent use to use the existing dwelling house (ocassionally) as a tourist dwelling unit for short term rentals linked to the weddings.

2. PURPOSE OF THE APPLICATION

The purpose of the application is to obtain municipal planning approval that will allow the landowner to host only ±5 functions (outdoor wedding events) per year in the garden, and to provide short-term accommodation (inside the existing dwelling) for the wedding guests.

3. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T21239/2011 as Portion 1 of the Farm No. 1437, Division of Stellenbosch. The subject property is 10.2895ha in extent and Arney International 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 Upper Blaauwklippen Road, ±7km southeast of Stellenbosch. The locality of the application area is indicated on the image below and the locality map included in this submission.

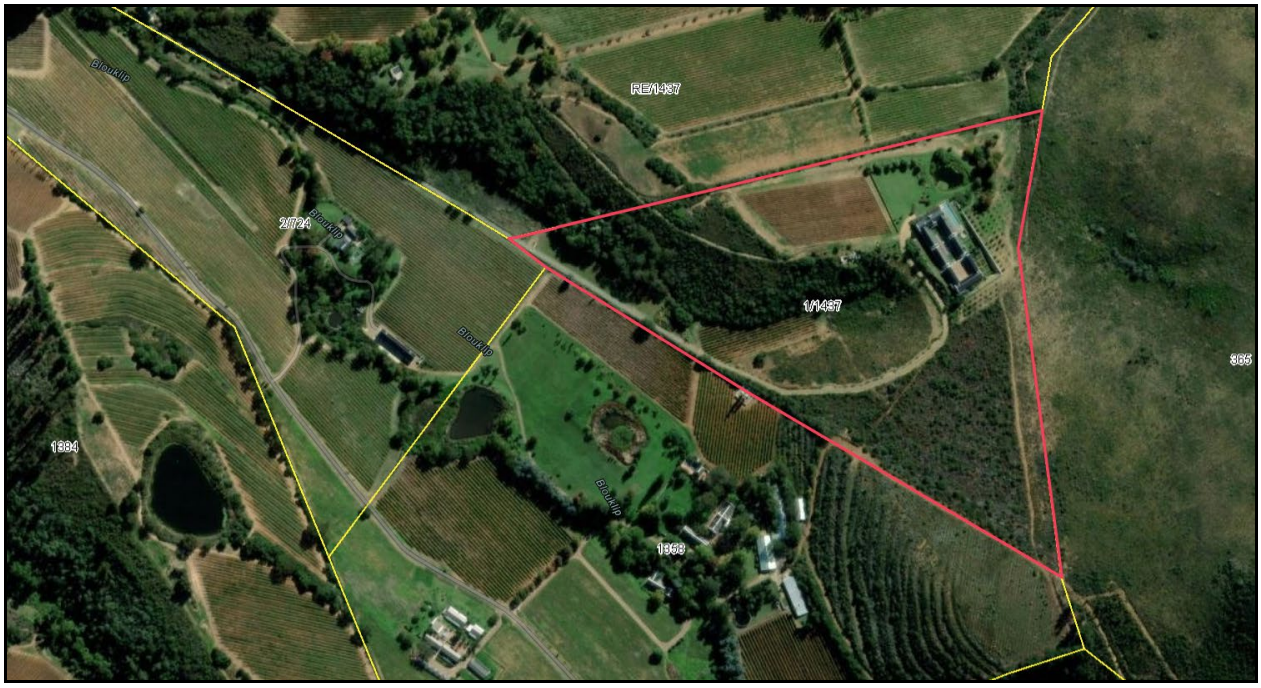


Figure 1: Locality of Farm 1437/1, Stellenbosch

5. SURROUNDING LAND USES

The subject property is surrounded by similar wine farms (Waterford, Dornier, Keermont, etc.) that all have tourist related facilities and offerings (e.g. wine tastings, restaurants, function venues, and short-term accommodation). The occasional use of the subject property for a wedding event (with accompanying accommodation) will therefore be compatible with the tourist-related land uses on the surrounding wine farms.

6. MOTIVATION FOR THE PROPOSED FUNCTION VENUE

As explained above, it is the landowner's intention to host only ±5 functions (outdoor wedding events) per year in the garden for ±100 guests – see image below.

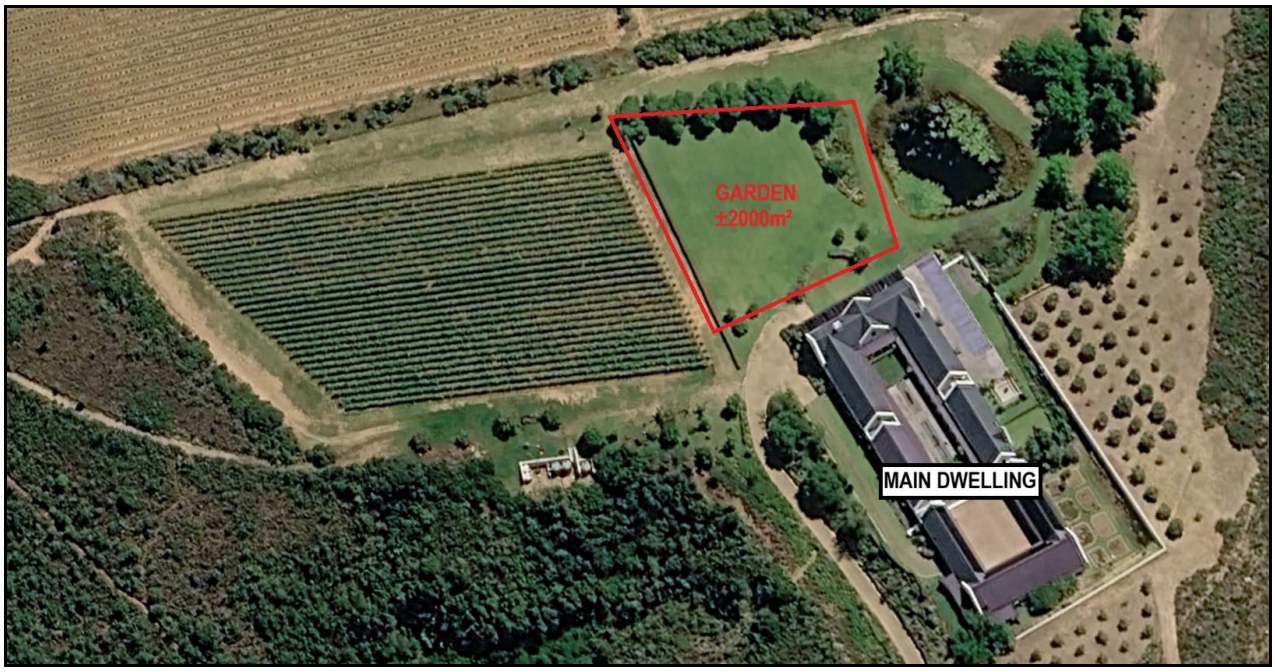


Figure 2: The garden to be used for outdoor wedding events

With every event, the function coordinator will erect a temporary outdoor tent with furniture in the garden – see image below.

Figure 3: The function venue tent that will be erected in the garden

The function coordinator will also arrange for catering (food and beverages), provide portable toilets for the guests, and provide temporary on-site parking for all the guests. After the wedding event (i.e. the next day) the function coordinator will remove all these items and furniture.

The proposed function venue is considered desirable because:

- The subject property's primary function will remain agriculture (olive farm), and the function venue will be subservient to the primary land use.
- It will be limited to only ±5 outdoor functions per year.
- All the event furniture will be delivered before the function and then removed after the function.
- The function will be held outside, in the existing garden.
- No new buildings will be constructed or existing buildings converted.
- The agricultural component of the farm will not be affected by the functions.
- It will provide an additional income stream for the farm.
- It will be compatible with the area, as similar tourist facilities are present on the surrounding wine farms.
- It will not have a negative heritage or environmental impact.
- Portable toilets will be provided for the guests.
- Temporary on-site parking will be provided for the guests, on a ±2000m² portion of the farm next to the entrance gate – see image below.

Figure 4: The area to be used for temporary parking

7. MOTIVATION FOR THE PROPOSED TOURIST DWELLING UNIT

It is the landowner's intention to host ±5 outdoor wedding events per year, and the landowner wishes to provide short-term accommodation for the main guests inside the dwelling house during these events. Hence the application for a tourist dwelling unit.

The proposed tourist dwelling unit is considered desirable because:

- There is an existing dwelling house on the subject property, and the proposed development entails the use of the existing bedrooms – excluding the master bedroom – for guests during these ±5 wedding events per year.
- The bedrooms will only be available to the function venue guests (e.g. for the bride, mother of the bride, bridesmaids, etc.).
- No changes to the existing dwelling house are proposed.
- The dwelling's master bedroom will not be available to the guests.
- Included in this submission is a copy of the dwelling house's approved building plans showing all the bedrooms.
- The proposed tourist dwelling unit is a permissible consent land use i.t.o. the subject property's zoning and no rezoning or departures are required.
- There are several short-term accommodation establishments in the area, and the proposed tourist dwelling unit will therefore be compatible with the surrounding area.
- Tourism is a key driver of Stellenbosch's local economy and contributes to job creation. The provision of accommodation for transient guests will support the local tourist industry.
- The use of an existing dwelling house as accommodation for transient guests will not have a negative impact on the natural or heritage environment of Stellenbosch, nor will it adversely affect the health and safety of the surrounding community.
- From an engineering point of view, the occasional use of the existing dwelling house for transient guests will not have an additional impact on bulk infrastructure.

8. CONCLUSION

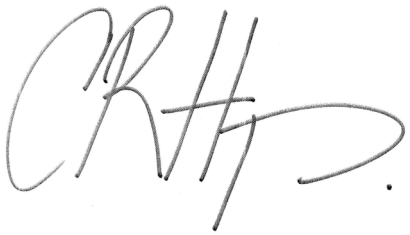
Application is made for the Stellenbosch Municipality's consent for a tourist related development that will allow the landowner to host ±5 functions (outdoor wedding events)

per year in the garden, and to provide short-term accommodation (inside the existing dwelling) for the guests.

The Stellenbosch Municipality's Spatial Development Framework (2023) places a big emphasis on the promotion of tourism. It refers to the many benefits of tourism, such as positive socio-economic impact, local economic development, job creation and security, income from tourism, etc. For these reasons, the proposed development is in line with the Municipal Spatial Development Framework's vision and recommendations and is considered desirable. We recommend that it be approved.

We trust the information provided will suffice in processing the land use planning application. However, 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 to process the application.

Yours faithfully



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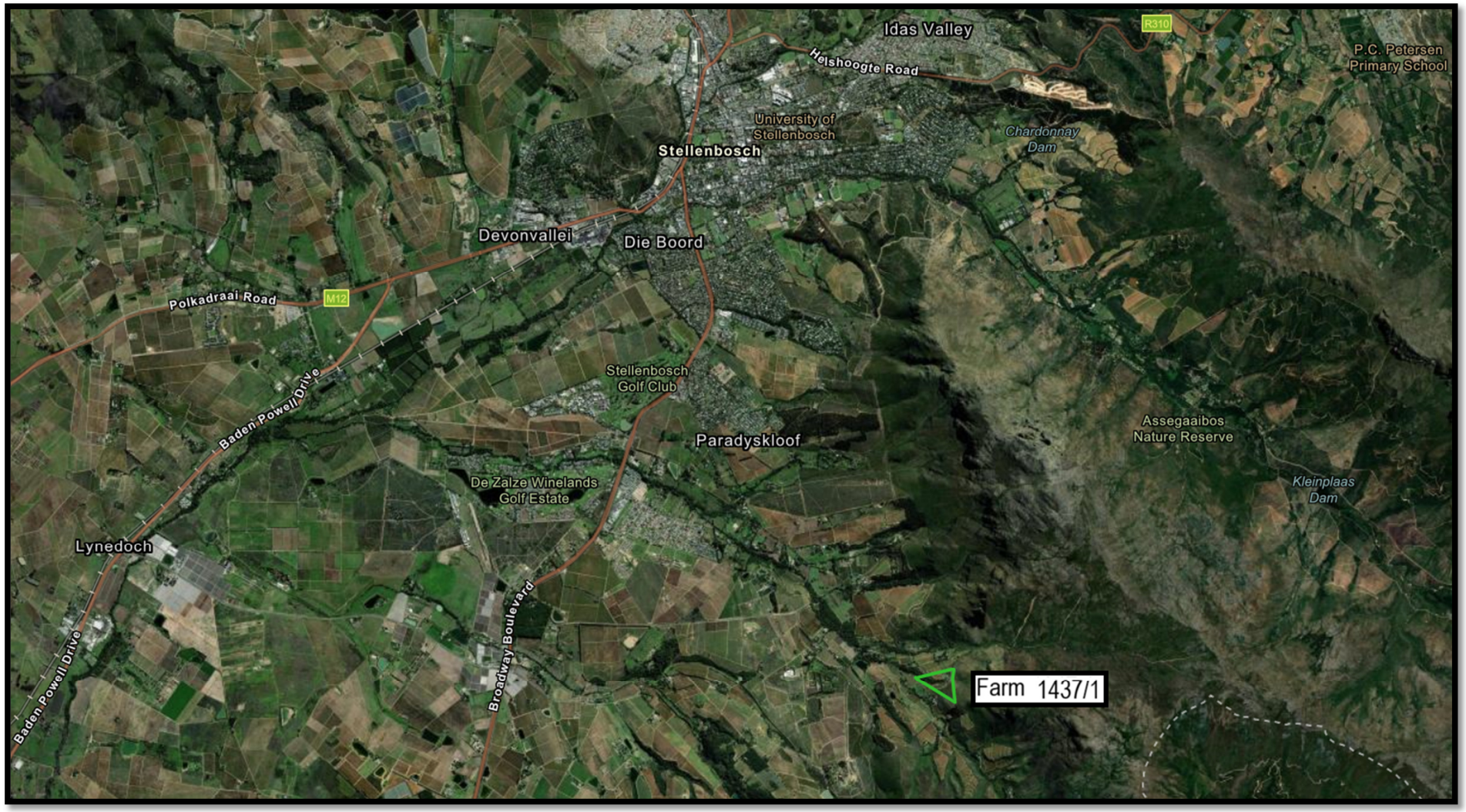
LOCALITY MAP: FARM 1437/1, STELLENBOSCH



ARCHITECTS
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Portion 1 of Farm 1437, Stellenbosch

Drawing:		Plan no.:
Typical SDP		1
Date:	Scale:	
13/05/2026	1:3000 (A4)	
Project no.:	Drawn:	Checked:
4139-P	WH	CH

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Stellenbosch Municipality.

* 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