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29 Tiobelles Crescent
Jamestown
Stellenbosch
7600

6 June 2025

The Interested and Affected Parties

Dear Sir or Madam

Permanent Departures, Technical Approval and Consent Use Application:

Erf 8789, 28 Lakay Street, Tenantville, Stellenbosch

Reason for Application:
Given the student accommodation crisis in Stellenbosch, my client has registered as a service provider, offering accommodation to students of the University of Stellenbosch. His aim is to expand his capacity by building a second six-bedroom dwelling on his property in Lakay Street. This second dwelling would require a **Technical Approval** and utilising this second dwelling for student accommodation requires a **Consent Use** to be granted.

In order to allow for the maximum amount of parking spaces, motor car access to the existing roofed car port will be cut off and the client wishes to convert this Car Port to a braai and entertainment area for use by himself and his family. Because a 0m building line only applies to a car port, a **Permanent Departure** approval is required.

And lastly, there will be a shortage of two parking bays for the second dwelling, for which a **Permanent Departure** Approval is required.

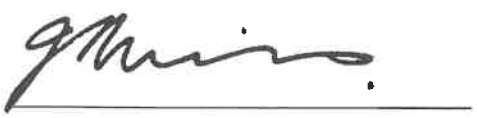
Proposal:
The proposal is to build a second storey on top of his existing house, allowing for a new independent 6-bedroom, 3-bathroom, single residential unit. There will be one kitchen in a communal Living / Dining area.

The Soning Scheme requires 8 parking spaces (2 for main house and 6 for the Commune). But because the market sector of students that will be accommodated, will not be prone to have their own cars, especially because the property is serviced by the University shuttle, we believe that the 5 parking bays for the commune will be sufficient. Because two of the parking bays are in tandem, it counts as one, according to the Bylaw, but with some thoughtfulness – it can serve one of the tenants, if required.

The existing ground floor dwelling will remain occupied by the owner of the property, and his family.

Conclusion:
The proposed application is in line with the residential character of Tenantville and promotes the policy of densification. We trust that you will find in favour of this application, but if you have any questions or queries, please contact me.

Kind regards



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6 June 2025

Die Belanghebbende of Geaffekteerde Party

Geagte Heer of Dame

Permanente Afwykings, Tegniese Goedkeuring en Vergunningsgebruik Aansoek:

Erf 8789, Lakaystraat 28, Tenantville, Stellenbosch

Rede vir die Aansoek:
Met die huidige Studente akkommodasie krisis in Stellenbosch, het my kliënt geregistreer as 'n diensverskaffer wat verblyf aan studente van Stellenbosch Universiteit verskaf. Hy beoog om sy kapasiteit te vergroot, deur 'n tweede ses-slaapkamer woning op sy eiendom in Lakaystraat te bou. Hierdie tweede woning vereis 'n **Tegniese Goedkeuring** en om die tweede woning aan studente te verhuur vra dat 'n **Vergunningsgebruik Aansoek** goedgekeur word.

Om die maksimum aantal parkeerplekke te verskaf, sal voertuig toegang na die bestaande motorafdak afgesny word. Die klient sou graag die bestaande struktuur omskep in 'n braai en onthaalarea vir gebruik deur homself en sy gesin. Omdat 'n 0m boulyn net van toepassing is op 'n Motorafdak, sal 'n **Permanente Afwyking** goedkeuring benodig word vir hierdie omskepping

Laastens sal daar 'n tekort aan parkeerruimte wees, waarvoor nog 'n **Permanente Afwyking** aansoek nodig is.

Voorstel:
Die voorstel is om 'n tweede verdieping bo op die bestaande huis te bou. Dit sal 'n nuwe, onafhanklike 6-slaapkamer, 3-badkamer woonhuis wees, met een kombuis in 'n oop plan leef area.

Die Soneringskema vra 8 parkeerplekke. (2 vir die hoof huis en 6 vir die Kommune). Maar die marksektor van studente wat hier gaan woon, sal nie tipies elkeen met sy eie motor ry nie, veral omdat die eiendom gediens word deur die Universiteit se pendeldiens. Daarom glo ons dat 5 parkeerplekke vir die kommune voldoende sal wees. Omdat twee van die parkeerplekke in tandem is, dit as een tel, volgens die verordening. Maar met bietjie bedagsaamheid kan dit dien as een van die huurders se parkeerplek, wanneer dit nodig is.

Die bestaande grondvloer bly die woonhuis van die eienaar en sy gesin.

Afsluiting:
Die voorstel is in lyn met die residensiële karakter van Tenantville en bevorder die beleid van verdigting. Ons vertrou dat u ten gunste van hierdie aansoek sal besluit. Maar indien u enige vrae het, kontak my gerus.

Die uwe

Isebeau Marais

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Die Belanghebbende of Geaffekteerde Party

Geagte Heer of Dame

Permanente Afwykings, Tegniese Goedkeuring en Vergunningsgebruik Aansoek:
Erf 8789, Lakaystraat 28, Tenantville, Stellenbosch

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

Adres van aansoek eiendom: Lakaystraat 28, Tenantville, Stellenbosch

Aansoek eiendom beskrywing: Erf 8789

Aansoeker: Isebeau Marais, Beautech: isebeau@Beautech.co.za; Tel 082 952 0528

Eienaar: Student Haven PTY LTD. Kontak Pieter Hough: 078 724 9204

Aansoek Verwysing: LU/18816 (TP1113/2025)

Besonderhede van die grondgebruik aansoek:

1) Permanente Afwyking in terme van Deel 15(2)(b) van die verordening om 'n Boulyn verslapping van 1m na 0m van die gemeenskaplike grenslyn met erf 8790, met die doel om 'n onderdak braai area te akkommodeer.

2) Tegniese Goedkeuring Aansoek in terme van Deel 15(2)(g) van die verordening om 'n Tweede Woning op te rig op erf 8789 Stellenbosch.

3) 'n Vergunningsgebruik Aansoek in terme van Deel 15(2)(o) van die verordening om die voorgestelde tweede woning as 'n kommune te gebruik vir die huisves van studente (6 Persone).

4) Permanente Afwyking in terme van Deel 15(2)(b) van die verordening om 4 parkeerplekke in plaas van die vereisde 6 daar te stel vir die kommune.

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 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 terme 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: Isebeau Marais: isebeau@Beautech.co.za. 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 7 Julie 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 082 952 0528 gedurende normale kantoor ure

Die uwe

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http://beautech.co.za

NOTICE OF LAND DEVELOPMENT APPLICATION

The Interested and Affected Party

Dear Sir or Madam:

Permanent Departures, Technical Approval and Consent Use Application:

Erf 8789, 28 Lakay Street, Tenantville, Stellenbosch

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

Application Property Address: 28 Lakay Street, Tenantville, Stellenbosch

Application Property Number: Erf 8789

Applicant: Isebeau Marais, Beautech: isebeau@Beautech.co.za Tel 082 952 0528

Owner: Student Haven PTY LTD. Contact Pieter Hough: 078 724 9204

Application Reference: LU/18816 (TP1113/2025)

Description of land development proposal:

1) A permanent departure in terms of Section15(2)(b) of the said bylaw to permit a relaxation of the building lines from 1m to 0m from the common building line (adjoining Erf 8790) to accommodate the new braai area.

2) An application for technical approval/ permission in terms of Section 15(2)(g) of the said bylaw to construct a second dwelling on erf 8789 Stellenbosch.

3) A consent use application in terms of Section 15(2)(o) of the said bylaw to use the proposed second dwelling as a commune (6 persons).

4) A permanent departure in terms of Section 15(2)(b) of the said bylaw to relax the permitted parking bays to 4 bays from 6 bays for the proposed commune.

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: Isebeau Marais, Beautech: isebeau@Beautech.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 7 July 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 082 952 0528 during normal office hours.

Yours faithfully

Isebeau Marais
isebeau@beautech.co.za
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http://beautech.co.za

Beau Tech
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isebeau@beautech.co.za

Project:
Second Dwelling
Unit & Patio Additions to
Existing House at
28 Lackey Street, Erf 8789,
Tennantville, Stellenbosch for
Student Haven

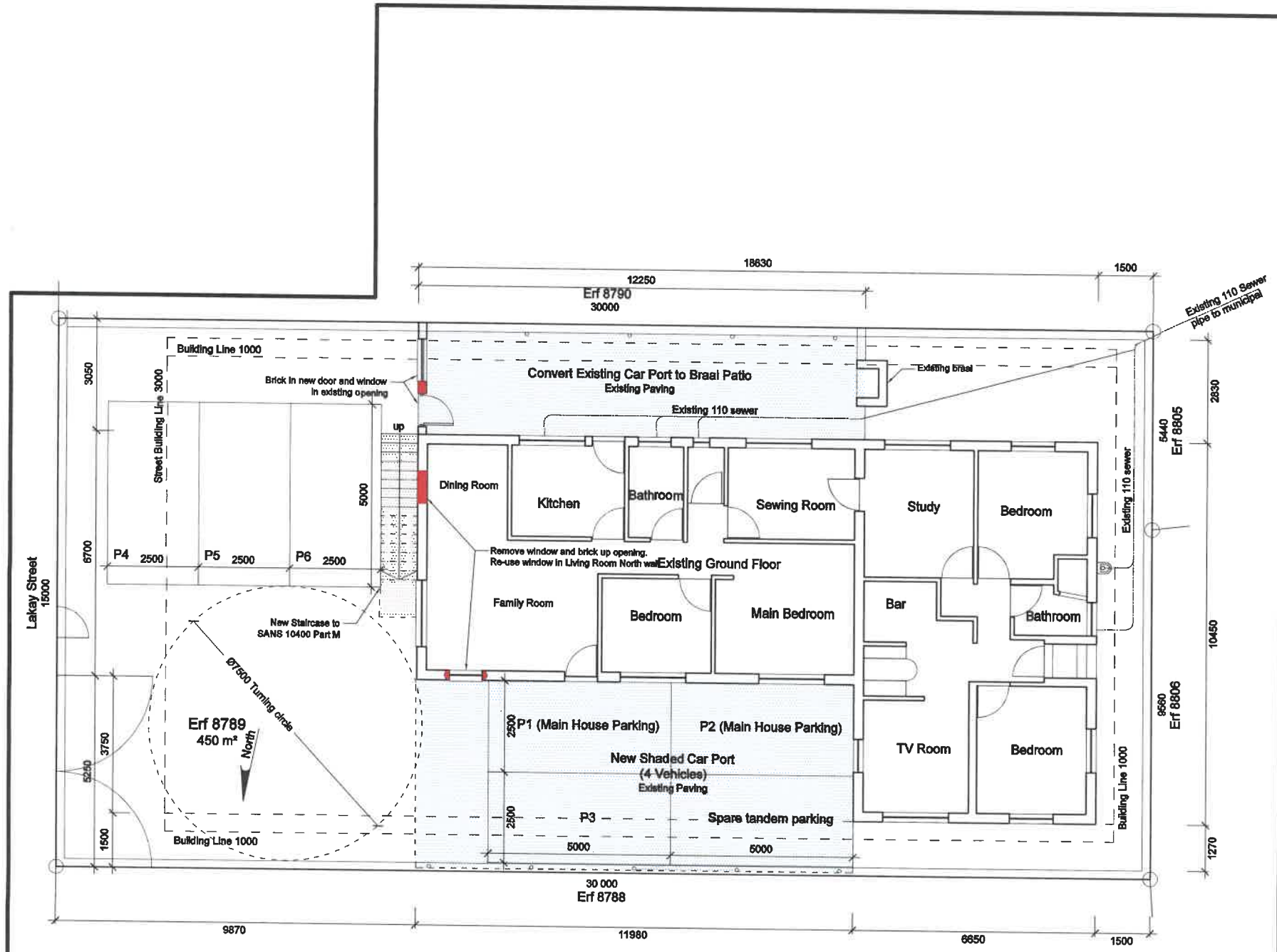
Drawing Name:
Locality Plan

Drawing No:
STL 8789 000

Scale:
1 : 2000

Date:
17 February 2024

Drawn By:



Area Table	
Purpose	Square Meters
Existing House (Ground Floor)	150
Convert Car Port to Braai Patio	37
New Roofed Car Port	60
New Staircase	5
Second Dwelling (First Floor)	150
Erf	450
Total Cover	252
Cover %	56
Total Bulk	402
Bulk	0.8933

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Project:
Second Dwelling Unit & Patio Additions to Existing House at 28 Lackey Street, Erf 8789, Tennantville, Stellenbosch for Student Haven

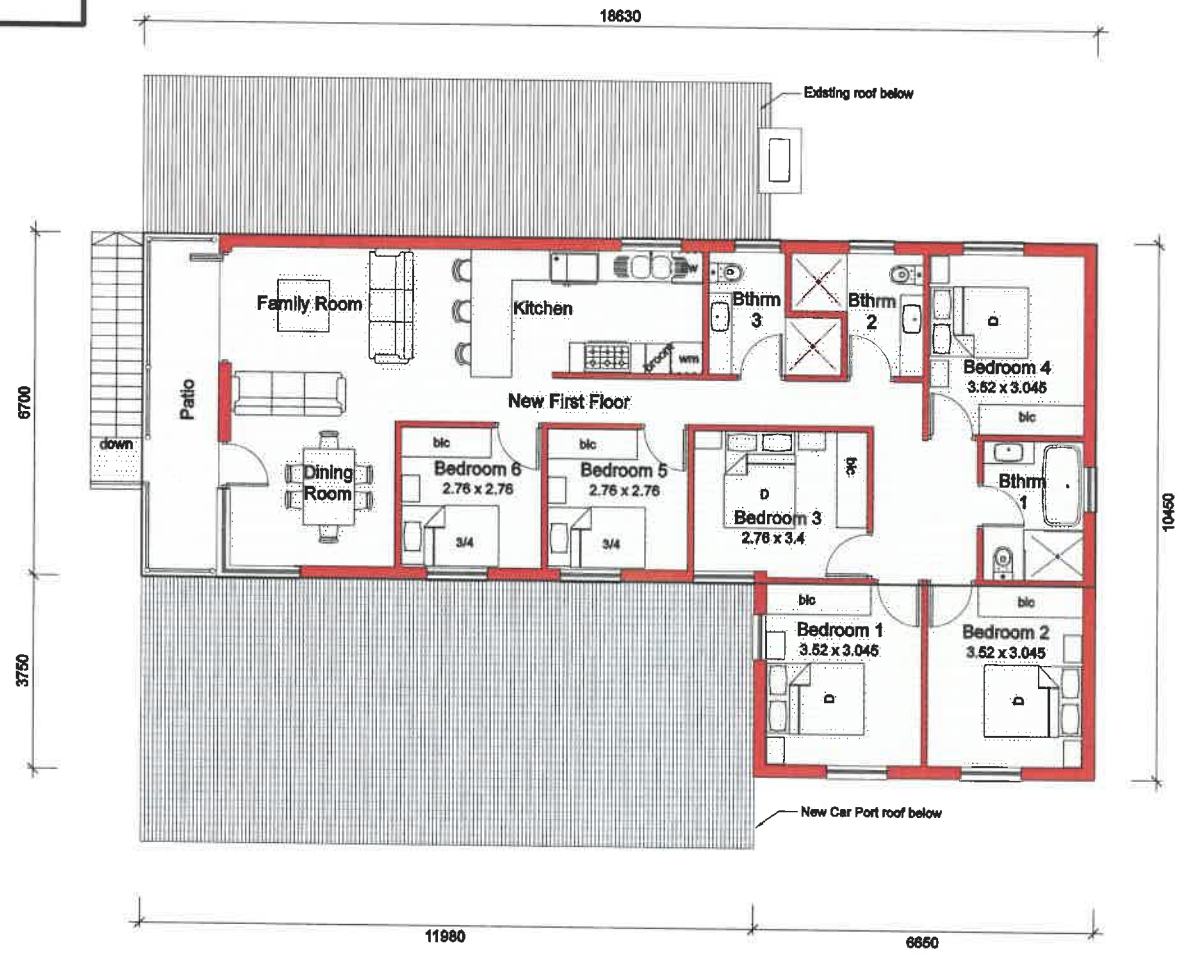
Drawing Name:
Site and Ground Floor Plan

Drawing No:
STL 8789 001 Rev 1

Scale:
1 : 100

Date:
19 May 2024

Drawn:



Notes :

Beau Tech

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Project: Second Dwelling Unit & Patio Additions to Existing House at 28 Lackey Street, Erf 8789, Tennantville, Stellenbosch for Student Haven

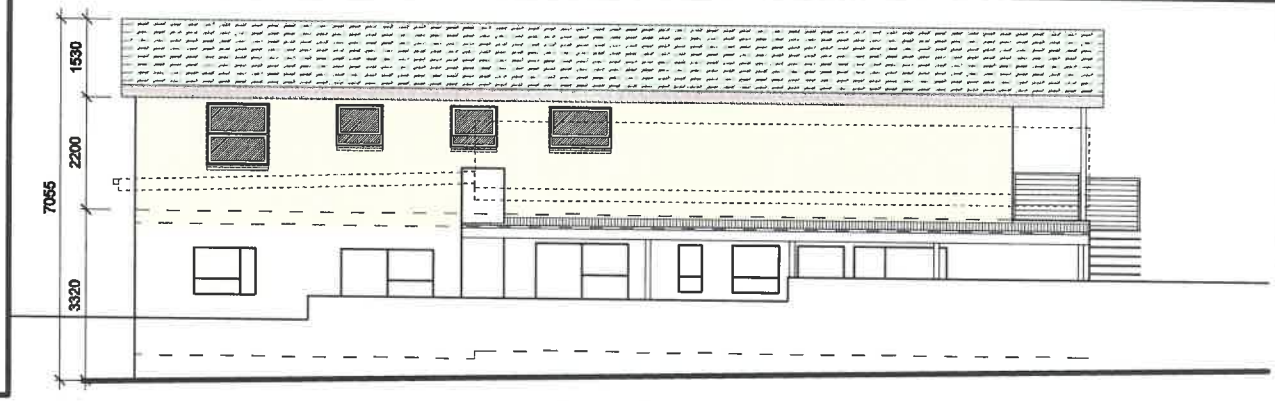
Drawing Name: First Floor Plan

Drawing No: STL 8789 002

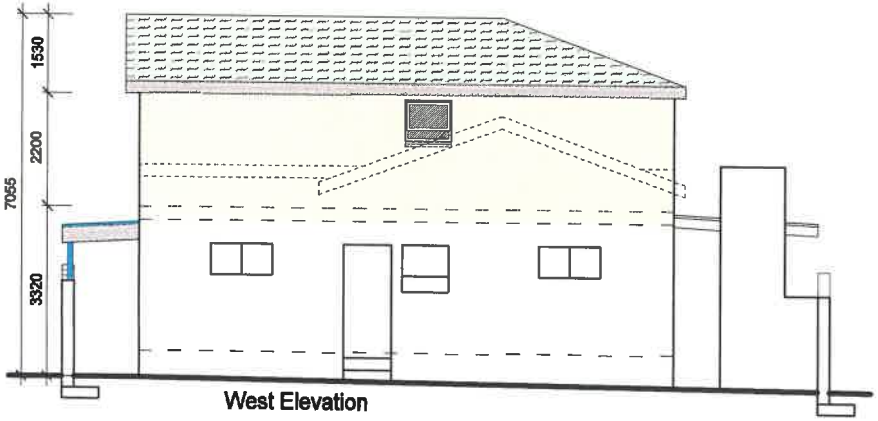
Scale: 1 : 100

Date: 19 February 2024

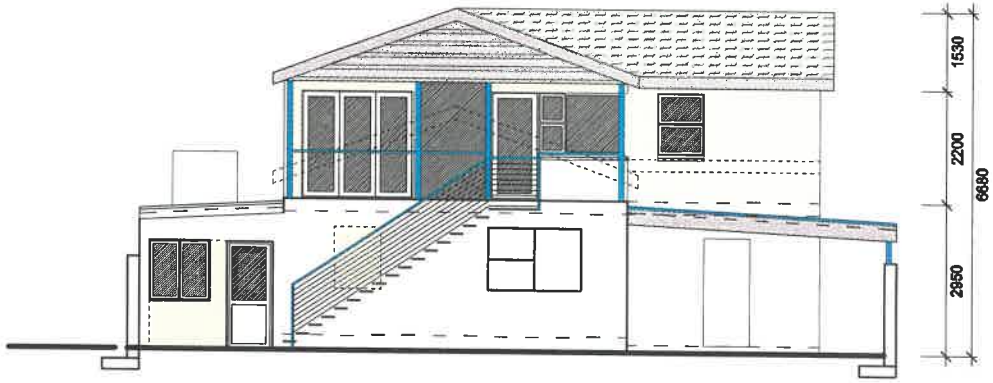
Drawn By:



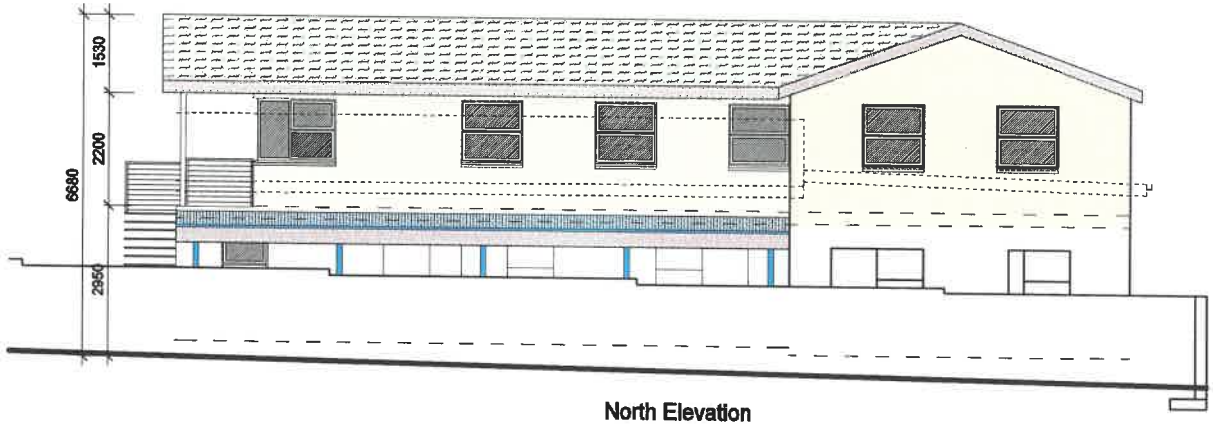
South Elevation



West Elevation



East Elevation



North Elevation

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Project: Second Dwelling Unit & Patio Additions to Existing House at 28 Lackey Street, Erf 8789, Tennantville, Stellenbosch for Student Haven

Drawing Name: Elevations

Drawing No: STL 8789 003

Scale: 1 : 100

Date: 20 February 2024

Drawn