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: 25 Penny Lane, Stellenbosch, 7600

Application Property Number: Erf 13085, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – L Radebe (contact details: 021 861 3800)

Owner: Labserve (Pty) Ltd – L Auerswald (contact details: 086 137 0290)

Application Reference: LU/18969 (TP1189/2025)

Description of Proposed Development:

- Application for a consent use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to use the existing dwelling house as a tourist dwelling unit on Erf 13085, Stellenbosch.

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 – L Radebe lindelwa@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 **29 September 2025**.

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

LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

28 August 2025

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: Penny-laan 25, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 13085, Stellenbosch

Aansoeker: TV3 Projects (Edms) Bpk – L Radebe (kontak besonderhede: 021 861 3800)

Eienaar: Labserve (Edms) Bpk – L Auerswald (kontak besonderhede: 086 137 0290)

Aansoek Verwysing: LU/18969 (TP1189/2025)

Beskrywing van Voorgestelde Ontwikkeling:

- Aansoek om 'n vergunningsgebruik ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Grondgebruikbeplanningsverordening, 2023, om die bestaande woonhuis op Erf 13085, Stellenbosch, as 'n toeriste wooneenheid 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 (Edms) Bpk – L Radebe lindelwa@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 **29 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 021 861 3800 gedurende normale kantoor ure.

Die uwe

LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

28 Augustus 2025

since 1991 tv3 ARCHITECTS
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FIRST FLOOR
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OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Our Reference: 4072-P

12 May 2025

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

Attention: Ms. Chrizelle Kriel

Madam

APPLICATION FOR A CONSENT USE (TOURIST DWELLING UNIT) ON ERF 13085, 25 PENNY LANE, STELLENBOSCH

1. LAND USE PLANNING APPLICATION

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 use the existing dwelling house on Erf 13085, Stellenbosch as a tourist dwelling unit.

2. PURPOSE OF THE APPLICATION

The subject property – Erf 13085, Stellenbosch – consist of a typical lock-up-and-go dwelling house. The landowners reside in Gauteng and only use the dwelling house occasionally when they visit Stellenbosch. The rest of the time, the dwelling house is empty, and for this reason, the landowner wishes to rent the entire furnished dwelling house for the accommodation of transient guests. Consequently, application is made for municipal planning approval to also use the existing dwelling house as a tourist dwelling unit.

3. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T66818/2024 as Erf 13085, Stellenbosch. The subject property is 155m² in extent and Labserve (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 at 25 Penny Lane, Paradyskloof, in 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 Erf 13085, Stellenbosch

5. SURROUNDING LAND USES

The subject property is located in Paradyskloof, Stellenbosch and is surrounded by mixed land uses including the Paradyskloof residential area, Engen Paradyskloof convenience centre, Paradsykloof Kwikspar shopping centre, Specialize bicycle store, MySpace@Paradys student flats, and Kabouterland creche. The occasional use of the

existing dwelling house as a tourist dwelling unit will therefore be compatible with the mixed-use character of the area.

6. MOTIVATION FOR THE PROPOSED TOURIST DWELLING UNIT

The desirability to also use the existing dwelling house on Erf 13085, Stellenbosch as a tourist dwelling unit, as motivated as follows:

- There is an existing dwelling house (a typical lock-up-and-go unit) on the subject property – see image below. The proposed development entails the use of the existing dwelling house as a tourist dwelling unit for transient guests. No changes to the existing dwelling house are proposed.

Figure 2: The existing dwelling house on Erf 13085, Stellenbosch

- Stellenbosch Municipality's Spatial Development Framework (2023) places a big emphasis on the promotion of tourism in the entire municipal area. 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 tourist dwelling unit is in line with the Municipal Spatial Development Framework's vision and recommendations.

- The proposed tourist dwelling unit is a permissible consent land use i.t.o. the subject property's Conventional Residential zoning. No rezoning or departures are required.

- According to Google Maps, there are already a few short-term vacation rentals available in the area, such as Stay@Penny Lane (2 Penny Lane) and Pennylane – Modern Loft Home (22 Penny Lane) – see image below. The proposed tourist dwelling unit at 25 Penny Lane will therefore not be foreign to the area.

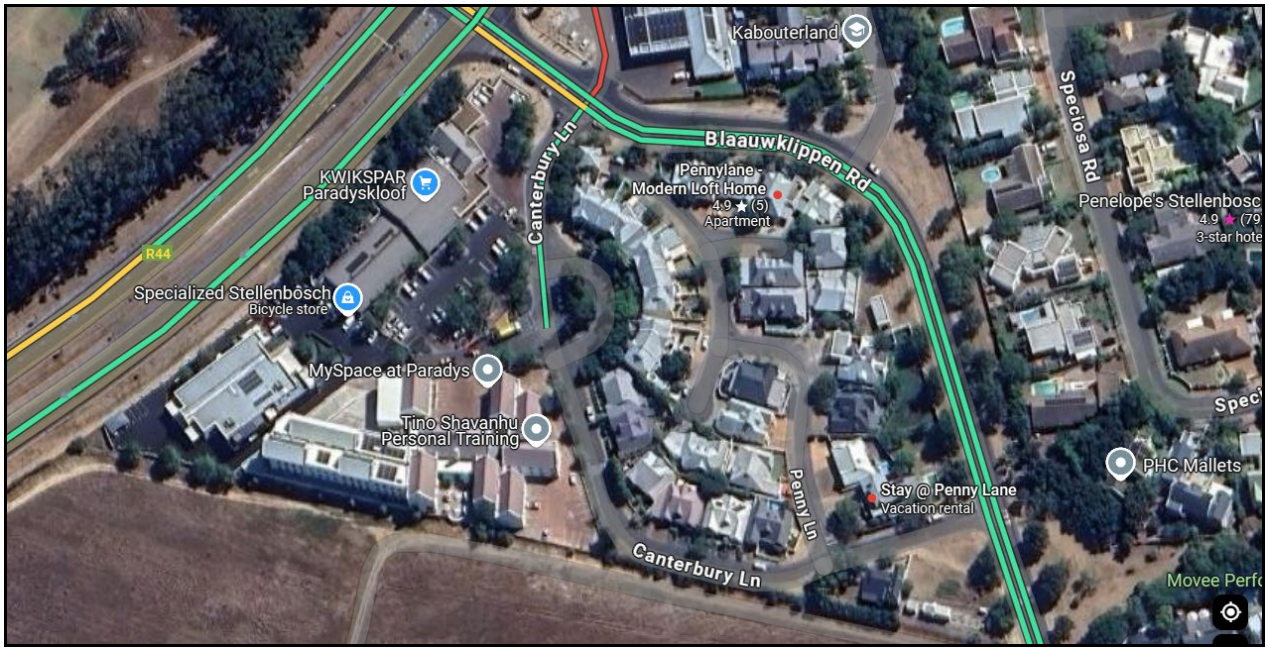


Figure 3: Surrounding tourist dwelling units

- 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.

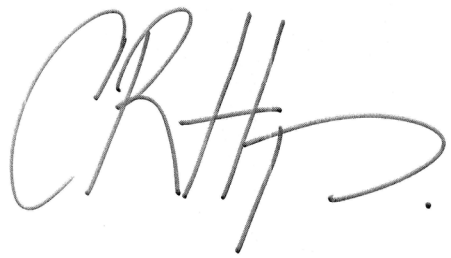
- From an engineering point of view, the occasional use of the existing dwelling house for transient guests will not have an additional impact on bulk infrastructure.

7. CONCLUSION

Application is made to for a consent use to use the existing dwelling house on Erf 13085, Stellenbosch as a tourist dwelling unit. This will allow the landowner to rent the entire furnished dwelling house for the accommodation of transient guests, when they are not using the house. No changes are proposed to the dwelling house and the use of the property will remain residential. For this reason, we deem the proposal to be desirable, and 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



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

Locality Map: Erf 13085, 25 Penny Lane, Stellenbosch