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30 July 2026

## NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

### PERMANENT DEPARTURES (BULK, BUILDING LINE AND HEIGHT), REMOVAL OF RESTRICTIVE CONDITIONS, AND PERMISSION REQUIRED ON ERF 16375 STELENBOSCH, 7 KLEINWEIDE ROAD

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

Application Property Address: **Erff 16375, Stellenbosch**

Application Property Number: **7 Kleineweide Road**

Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, [carlien@archtownplanners.co.za](mailto:carlien@archtownplanners.co.za))**

Owner: **CampusKey (Pty) Ltd**

Application Reference: **TP1490/2025**

#### **Description of land development proposal:**

Application is made in terms of Section 15(2)(b), (f) and (g) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 16375, Stellenbosch:

1. **Application is made in terms of Section 15(2)(f) of the Stellenbosch Municipal Land Use Planning By-law, 2023, for the removal of the restrictive title deed conditions. Conditions IA(3)(a)(2); IB(3)(a); IIE(2); IIG(e); IIH(1); IIID(1)(b); IIID(3)(e); IV(B)(III)(1); IV(D)(II)(2); and IV(D)(IV)(5) as contained in Title Deed No. T55828/2015 to allow for additions to the existing block of flats on Erf 16375, Stellenbosch.**

The conditions to be removed reads as follows:

- a) Paragraphs IA(3)(a)(2), IIE(2), IIID(1)(b), IV(D)(II)(2)... "Dat net een woonhuis of 'n woongebou, tesame met die nodige buitegeboue op hierdie erf opgetig word".
- a) Paragraph IB(3)(a) and IV(B)(III)(1)... "The above lot shall be utilized for residential purposes only, and only one residence shall be erected thereon, provided, however, that a semi-detached residence may be erected on any lot, subject to the conditions of Clause 4 thereof".
- b) Paragraph IIG(e), IIID(3)(e), IV(D)(IV)(5) ... "Dat die dakke van alle geboue op hierdie erf eenvormig moet wees wat materiaal of styl betref. Plakdakke vir buitegeboue sal slegs toegelaat word as die hoofgebou ook 'n plat dak het".

Notice: Erf 16375, Stellenbosch

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- c) Paragraph IIH(1)... "The above lot shall be utilized for residential purposes only, and only one residence shall be erected on any lot, subject to the conditions of Clause 4 hereof".

2. **Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for a departure to:**

- a) Allow for a floor area of 85% in lieu of the 75%
- b) Allow for a building line of 3.473m in lieu of 4,6m on the ground to allow for the new external service duct/shaft.
- c) Allow for 4 storeys in lieu of 3 storeys

3. **Application is made in terms of Section 15(2)(g) for a permission in terms of the Zoning Scheme to allow for 10% of vehicle parking bays to be substituted for NMT bays (36 bicycle bays) on Erf 16375, Stellenbosch.**

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: [carlien@archtownplanners.co.za](mailto:carlien@archtownplanners.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 **31 August 2026**.

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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

**For Arch Town Planners (Pty) Ltd**

Notice: Erf 16375, Stellenbosch

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30 Julie 2026

## KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op

Grondgebruikbeplanning verwys:

**PERMANENTE AFWYKINGS (VLOER AREA, BOULYN EN HOOGTE), OPHEFFING VAN BEPERKENDE VOORWAARDES EN VEREISTE TOESTEMMING VIR ERF 16375 STELLENBOSCH, KLEINWEIJDWEG 7**

Adres van aansoek eiendom: Erf 16375, Stellenbosch

Aansoek eiendom beskrywing: Kleineweideweg 7

Aansoeker: Arch Town Planners (Pty) Ltd (Carlien Coetzee, [carlien@archtownplanners.co.za](mailto:carlien@archtownplanners.co.za))

Eienaar: CampusKey (Pty) Ltd

Aansoek Verwysing: TP1490/2025

## Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(b), (f) en (g) van die Stellenbosch Munisipaleiteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende op Erf 16375, Stellenbosch:

1. Aansoek word gedoen ingevolge Artikel 15(2)(f) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir die opheffing van die beperkende titelaanvoorswaardes, Voorwaardes IA(3)(a)(2); IB(3)(a); IE(2); IIG(e); IHH(1); IHD(1)(b); IHD(3)(e); IVD(3)(1); IVD(1)(2); en IVD(1)(5) soos vervat in Titelakte Nr. T55828/2015, om voorsiening te maak vir aanbouings aan die bestaande woonstelblok op Erf 16375, Stellenbosch.

Die voorwaardes wat verwyder moet word, lees soos volg:

- a) Paragraphs IA(3)(a)(2), IE(2), IHD(1)(b), IVD(1)(2)... "Dat net een woonhuis of 'n woongebou, tesame met die nodige buitegeboue op hierdie erf opgerig word".
- d) Paragraph IB(3)(a) and IVD(1)(1)... "The above lot shall be utilized for residential purposes only, and only one residence shall be erected thereon, provided, however, that a semi-detached residence may be erected on any lot, subject to the conditions of Clause 4 thereof".

- e) Paragraph IIG(e), IHD(3)(e), IVD(1)(5), ... "Dat die dakke van alle geboue op hierdie erf eenvormig moet wees wat materiaal of styl betref. Platdakke vir buitegeboue sal slegs toegelaat word as die hoogte ook 'n plat dak het".
- f) Paragraph IHH(1)... "The above lot shall be utilized for residential purposes only, and only one residence shall be erected on any lot, subject to the conditions of Clause 4 hereof".

2. Aansoek word gedoen ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir 'n afwyking om:
  - a) oorsiening te maak vir 'n vloeroppervlakte van 85% in plaas van 75%
  - b) Voorsiening te maak vir 'n boulyn van 3.473 m in plaas van 4,6 m op grondvlak, om voorsiening te maak vir die nuwe eksterne dienstevennootskap.
  - c) Voorsiening te maak vir 4 verdiepings in plaas van 3 verdiepings.
3. Aansoek word gedoen ingevolge Artikel 15(2)(g) vir toestemming volgens die Soneringskema om toe te laat dat 10% van voerligparkeerplekke vervang word deur NIMT-parkeerplekke (36 fietsstaanplekke) op Erf 16375, Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir ooreweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule 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 die 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: [Marike Boltz, carlien@archtownplanners.co.za](mailto:Marike.Boltz.carlien@archtownplanners.co.za). Deur 'n beswaar, kommentaar of verhoë 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 **31 Augustus 2026**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weer 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 gestrekte 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 **072 262 5304** gedurende normale kantoor ure.

Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd

# **PERMANENT DEPARTURES (BULK, BUILDING LINE AND HEIGHT), REMOVAL OF RESTRICTIVE CONDITIONS, AND PERMISSION REQUIRED**

**ERF 16375 STELLENBOSCH, 7 KLEINEWEIDE ROAD**



**December 2025**

**SUBMITTED TO:  
STELLENBOSCH MUNICIPALITY**

**PREPARED AND SUBMITTED BY:**



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## 1. INTRODUCTION

### 1.1 Background Information

Erf 16375, Stellenbosch, hereafter referred to as the application site is situated within the Universiteits Oord suburb of Stellenbosch. CampusKey began in 2009 with a clear insight: students in South Africa needed a new kind of home. Traditional university residences were no longer aligned with a generation seeking safety, connection and spaces designed for how they truly live and learn. CampusKey set out to create purpose-built student living that brings community, wellbeing, sustainability, and opportunity together under one roof.

As student life evolved, so did they. Gen Z's digital lifestyles, the growing focus on mental health, parental expectations and the rising need for real connection reshaped what students look for in a home. With Gen Alpha on the horizon, the importance of human-centred design, belonging and academic support has only intensified. CampusKey stands apart because they own, develop, build and manage every location themselves - a fully integrated model spanning six sites nationwide and just under 4 000 beds. This allows them to shape each community intentionally, from architecture and interiors to events, support systems and wellbeing initiatives that help students live their best lives. Every community they create is designed for connection, academic focus and personal growth.

Their buildings are more than accommodation. CampusKey builds communities. Their students, their parents, their friends and the broader neighbourhood all become part of the ecosystem they create. Students live, work, learn and grow in spaces designed for belonging, while their friends and family join for events, co-working, social hubs and shared experiences that open their buildings to the wider community.

As global hospitality trends shift toward community-led spaces, CampusKey is moving in the same direction - placing value not only on the buildings themselves, but on the people who fill them. The energy, diversity and connection within their spaces give them life, making our communities the heart of the experience. Today, as demand for quality student accommodation continues to grow, they remain focused on expanding responsibly, uplifting the areas around our buildings and creating environments where students can thrive. Their mission is simple: to give every student the foundation to study, connect, grow and become the best version of themselves - while building communities that last long beyond graduation

The landowner thus wishes to add additional rooms to the existing building on the northern side of the site that currently only consists of a part two, part three-storey building. This will entail some renovations and extensions which will trigger the need for land use approval.

### 1.2 Planning Brief

In light of the above, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality to allow for the following on Erf 16375, Stellenbosch. Refer to **Annexure A** for the application form.

The power of attorney and resolution is attached to this report as **Annexure B**.

### 1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Sections 15(2) (b), (f), and (g) of the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Erf 16375 Stellenbosch:

- i. In terms of Section 15(2)(b) for **permanent departures** as follows:
  - a. **Bulk:** to allow for a floor area of 85% in lieu of 75%
  - b. **Building line:** to allow for a building line of 3.473m in lieu of 4.6m on the ground floor to allow for the new external service duct / shaft.
  - c. **Height:** to allow for 4 storeys in lieu of 3 storeys (commune)
- ii. In terms of Section 15 (2)(f) for the **removal** of the following **restrictive title deed conditions**:
  - a. I A(3)(a)(2)
  - b. I B(3)(a)
  - c. II E(2)
  - d. II G(e)
  - e. II H(1)
  - f. III D(1)(b)
  - g. III D(3)(e)
  - h. IV (B)(iii)(1)
  - i. IV (D)(ii)(2)
  - j. IV (D)(iv)(5)
- iii. In terms of Section 15(2)(g) for **permission** to allow for 10% of vehicle parking bays to be substituted for NMT bays (36 bicycle bays)

## 2. PROPERTY DESCRIPTION

### 2.1 Ownership Details and Title Deed

| Property Details           | Ownership               | Erf Size            | Title Deed      | Restrictive Title Deed Conditions                                                                                                            |
|----------------------------|-------------------------|---------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Erf 16375,<br>Stellenbosch | Campus Key (Pty)<br>Ltd | 4 120m <sup>2</sup> | T000055828/2015 | I A(3)(a)(2)<br>I B(3)(a)<br>II E(2)<br>II G(e)<br>II H(1)<br>III D(1)(b)<br>III D(3)(e)<br>IV (B)(iii)(1)<br>IV (D)(ii)(2)<br>IV (D)(iv)(5) |

Table 1 Property Details

Please refer to **Annexure C** for a copy of the Title Deed.

It is important to note that there are multiple title deed conditions with the same wording, thus, a summary of the restriction of each condition is listed below.

Restricts the property to only one dwelling:

- I A(3)(a)(2) – one dwelling
- I B(3)(a) – one dwelling
- II E(2) – one dwelling
- II H(1) – one dwelling
- III D(1)(b) – one dwelling
- IV (B)(iii)(1) – one dwelling
- IV (D)(ii)(2) – one dwelling

Places a restriction on the roof type and mentions that flat roofs will not be allowed unless the main building also has a flat roof:

- II G(e) – flat roof
- III D(3)(e) – flat roof
- IV (D)(iv)(5) – flat roof



## 2.2 Locality

The application site is situated at 7 Kleiweide Road, in the Universiteits Oord suburb of Stellenbosch. It is situated within walking distance (approximately 470m) from the main campus of the Stellenbosch University and 600m from the Neelsie Student Centre. Please refer to Figures 1 and 2 below for the locality plans.

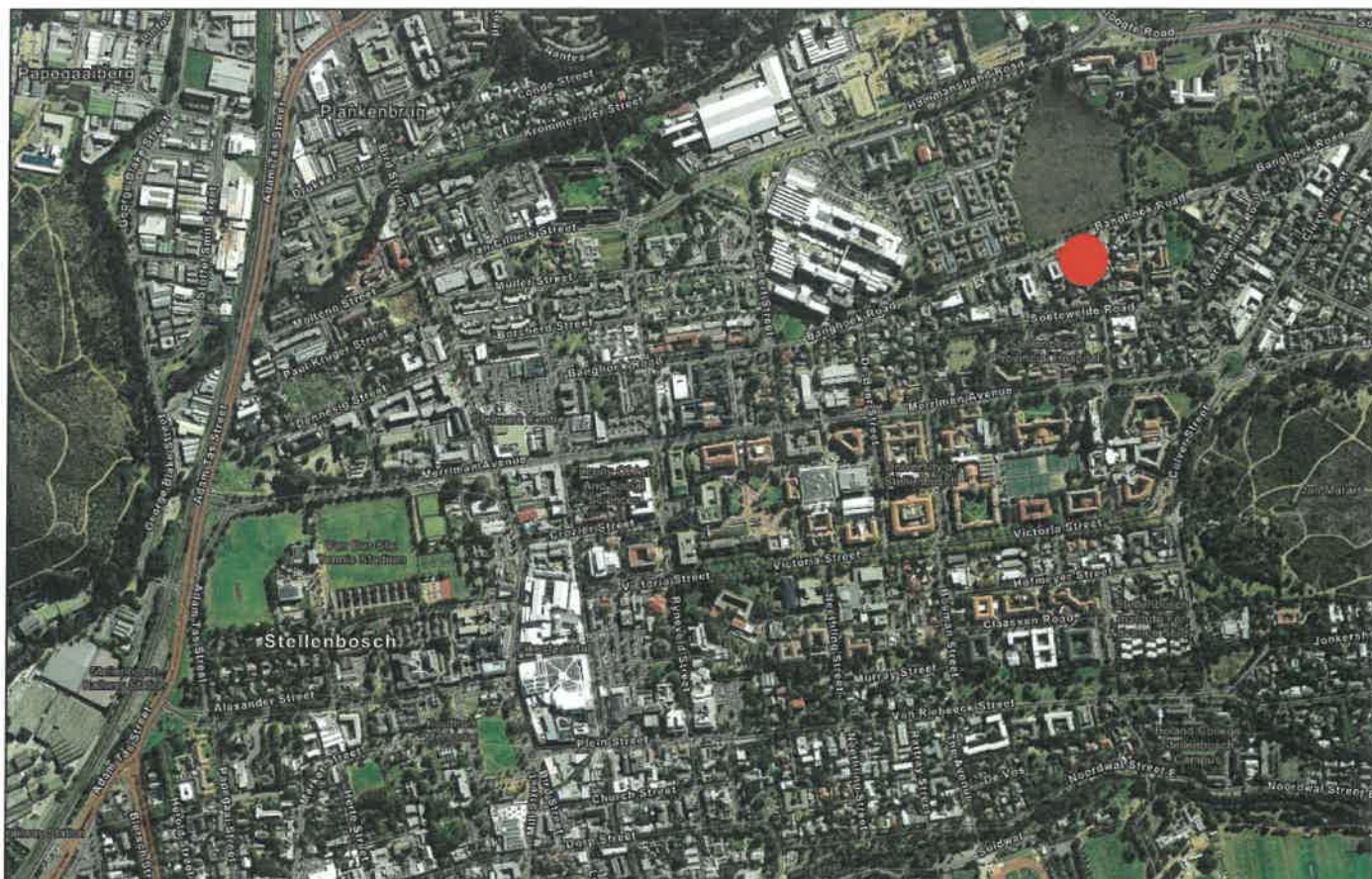


Figure 1 - Locality Plan - Erf 16375, Stellenbosch



Figure 2 - The Application Site – Erf 16375 Stellenbosch



### 2.3 Physical characteristics

The application site is a total of 4 120m<sup>2</sup> in extent and currently has a three-storey and two-storey, commune providing accommodation to students. The property takes access from Banghoek Road through an access gate situated on the north-eastern corner of the property and a second access from Kleineweide Road on the southern boundary. The property is surrounded by other similar boarding houses and flats.



Figure 3 - Access from Kleineweide Road



Figure 4 - Access from Banghoek Road

There is an existing drainage servitude registered on this property running along the western boundary as indicated in Figure 5.



Figure 5 - Drainage Servitude Indicated in Yellow



## 2.4 Existing and surrounding land uses

The predominant land uses in the area is student accommodation. Other land uses in the area include the retail centre on the corner of Cluver Street and Helshoogte Road towards the north and the J S Marais Park towards the south. As mentioned above, the Stellenbosch University is only a few 100ms from the application site. Please see Figures 6-13 below for other similar student accommodation, including 4 storey blocks on Banghoek Road, in the surrounding area.



Figure 6 - Welbedacht (Erf 2386) – 4 storeys



Figure 7 - Banhoek 195 (Erf 2390) – 3 storeys



*Figure 8 - Banghoek (Erf 7335) - 3 storeys*



*Figure 9 - Driehoek (Erf 2247) - 4 storeys*





Figure 10 - Campus Key Giallo (Erf 15819) - 3 storeys



Figure 11 - Beau Vie II (Erven 2361 and 2363) - 4 storeys





Figure 12 - Archimedes (Erf 16373) - 4 storeys



Figure 13 - Erf 2383 - 4 storeys

## 2.5 Current Zoning

The application site is zoned Multi-Unit Residential and has to comply with the building parameters of this zone. The building development parameters for the Multi-Unit Residential zone are as set out below:

| Building type permitted              | Street boundary building lines (m) | Common boundary building lines (m)                                   | Max Coverage | Max Height       | Floor area |
|--------------------------------------|------------------------------------|----------------------------------------------------------------------|--------------|------------------|------------|
| Group housing;<br>Retirement village | External: 3m<br>Internal: 0m       | External: 3m<br>Internal: 0m                                         | 50%          | 2 storeys        | n/a        |
| Flats                                | All levels: 4,5m                   | Ground floor: 4,5m<br>First floor: 4,5m<br>Second floor: 6m          | 50%          | 4 storeys        | 75%        |
| <b>All other buildings (commune)</b> | <b>All levels: 4,5m</b>            | <b>Ground floor: 4,6m<br/>First floor: 4,5m<br/>Second floor: 6m</b> | <b>50%</b>   | <b>3 storeys</b> | <b>75%</b> |

Table 2: Multi-Unit Residential Zone Building Development Parameters

It is important to note that a block of flats has a height restriction of 4 storeys, where a commune is only allowed to be three storeys.

## 2.6 Previous Approvals

The property is zoned Multi-Unit Residential with a commune as a primary right. The existing commune has been established in terms of the existing Multi-Unit Residential zone. Please see attached approved building plans as **Annexure D** confirming approval of the existing building.

### 3. DEVELOPMENT PROPOSAL

This section should be read with the SDP, Floor Plans and Elevations attached as **Annexure E**.

Figure 14 indicates the existing structure in grey and red. The red portion consists of a part 2-storey and part 3-storey building. The proposed development will entail adding two storeys to the existing 2-storey section, and one storey to the existing 3-storey section, thus creating a 4-storey building facing Banghoek Road. The intention is to rearrange the layout of the existing approved bedrooms on essentially the same footprint of the existing structure (in red). The proposed development will in essence allow for six extra bedrooms. The bedrooms will have small kitchenettes and a shared kitchen/dining area. No alterations will be made to the remainder of the building (the existing structure indicated in grey).

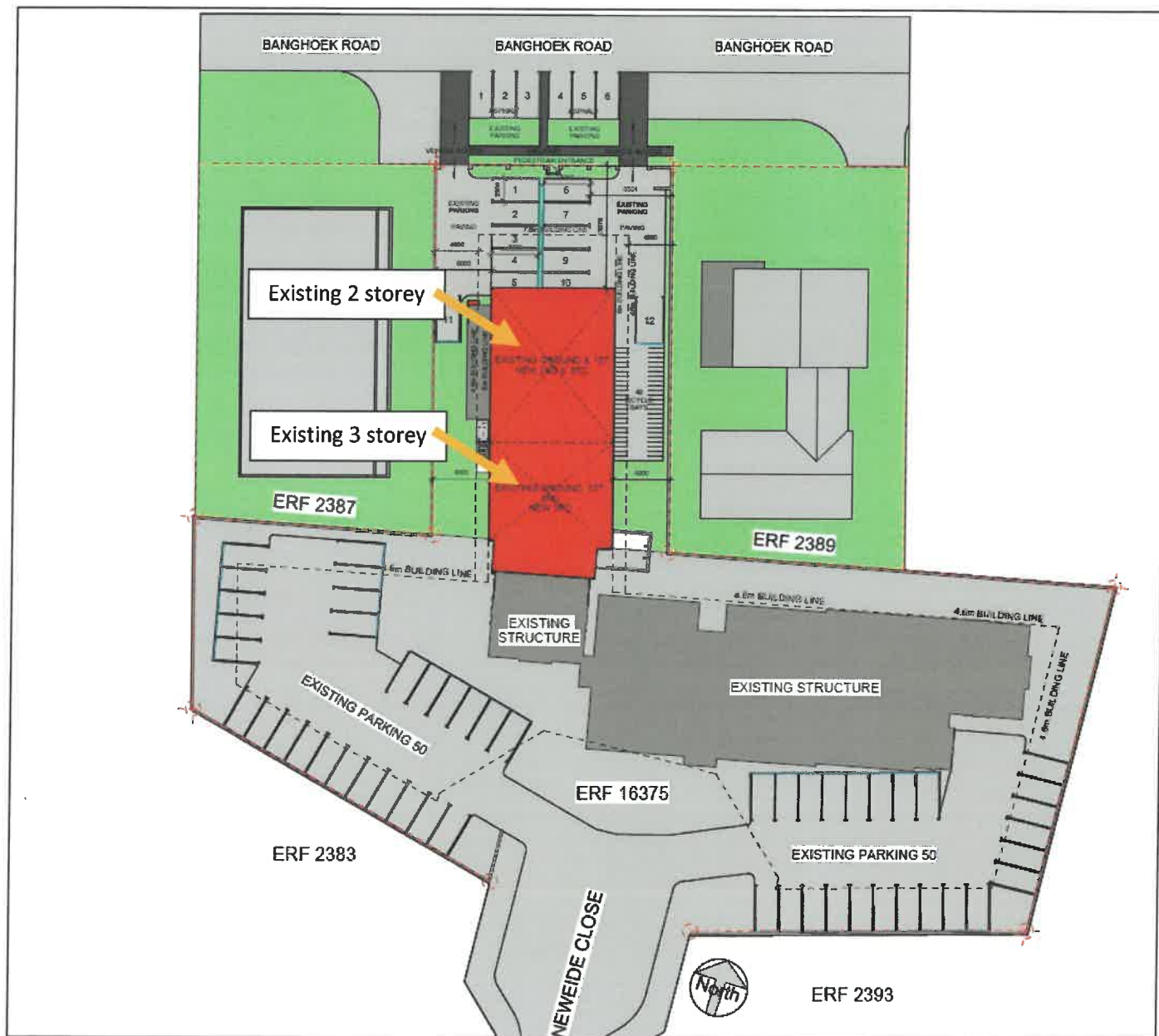


Figure 14 - Site Development Plan



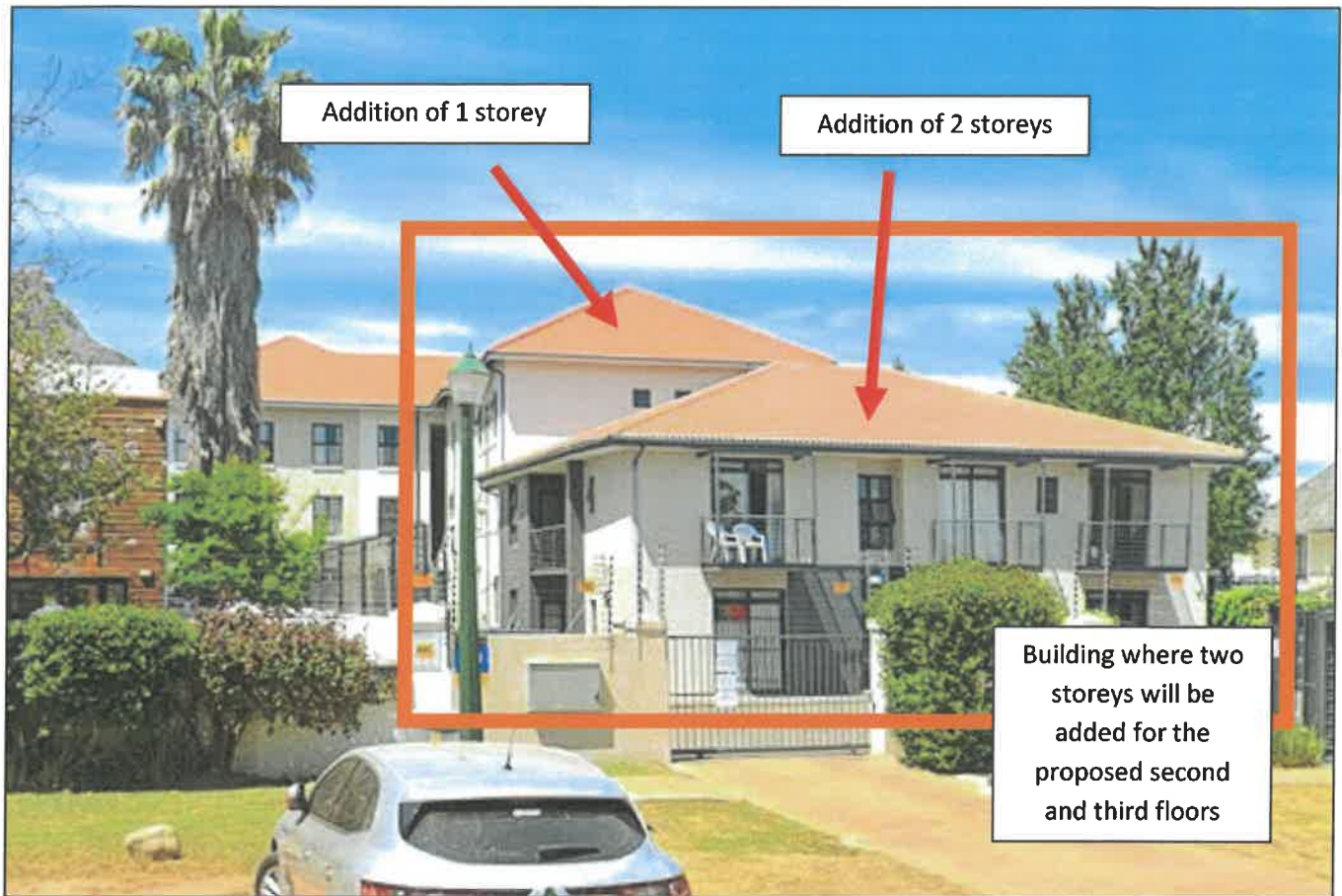


Figure 15 - Building where two storeys will be added for the proposed second and third floors



Figure 16 - Aerial View of Area for Proposed Alterations

Figure 17 below indicates the elevation of the proposed building facing Banghoek Road. Figure 16 above indicates the portion of the site where the additions are proposed.



Figure 17 – View from Banghoek Road

Table 3 below provides a summary of the existing numbers of bedrooms vs the proposed number of bedrooms on each floor:

| Floor  | Existing Bedrooms | Proposed Bedrooms |
|--------|-------------------|-------------------|
| Ground | 7 bedrooms        | 7 bedrooms        |
| First  | 11 bedrooms       | 9 bedrooms        |
| Second | 3 bedrooms        | 6 bedrooms        |
| Third  | 0 bedrooms        | 6 bedrooms        |
| Total  | 22 bedrooms       | 28 bedrooms       |

Table 3: Additional rooms table



### 3.1 Access and Parking

The proposed extension will have two access points from Banghoek Road to provide access to the parking area. The number of vehicle parking bays will stay the same as currently on site, being a total of 68 vehicle bays, with the addition of 48 new bicycle bays (equivalent of 8 vehicle bays) being provided.

As per the Zoning Scheme, the six additional bedrooms require 6 additional parking bays. The existing building does not provide any bicycle parking. This application also requests permission, as allowed for in the Zoning Scheme, to substitute up to 10% of the vehicle parking required with NMT (bicycle bays). As indicated above, 48 bicycle bays are provided, which is still within the allowable 10% of the total vehicle parking (68 vehicle bays). The six additional parking bays required are therefore provided for with the provision of the additional NMT parking bays. It should be noted that the proposed extension to the building would in effect only require 6 additional bays, or 36 NMT parking when considered parking over the total development on site, where 8 parking (48 bicycle parking) is provided, thus the proposed development in effect adds 2 additional parking bays to the site.

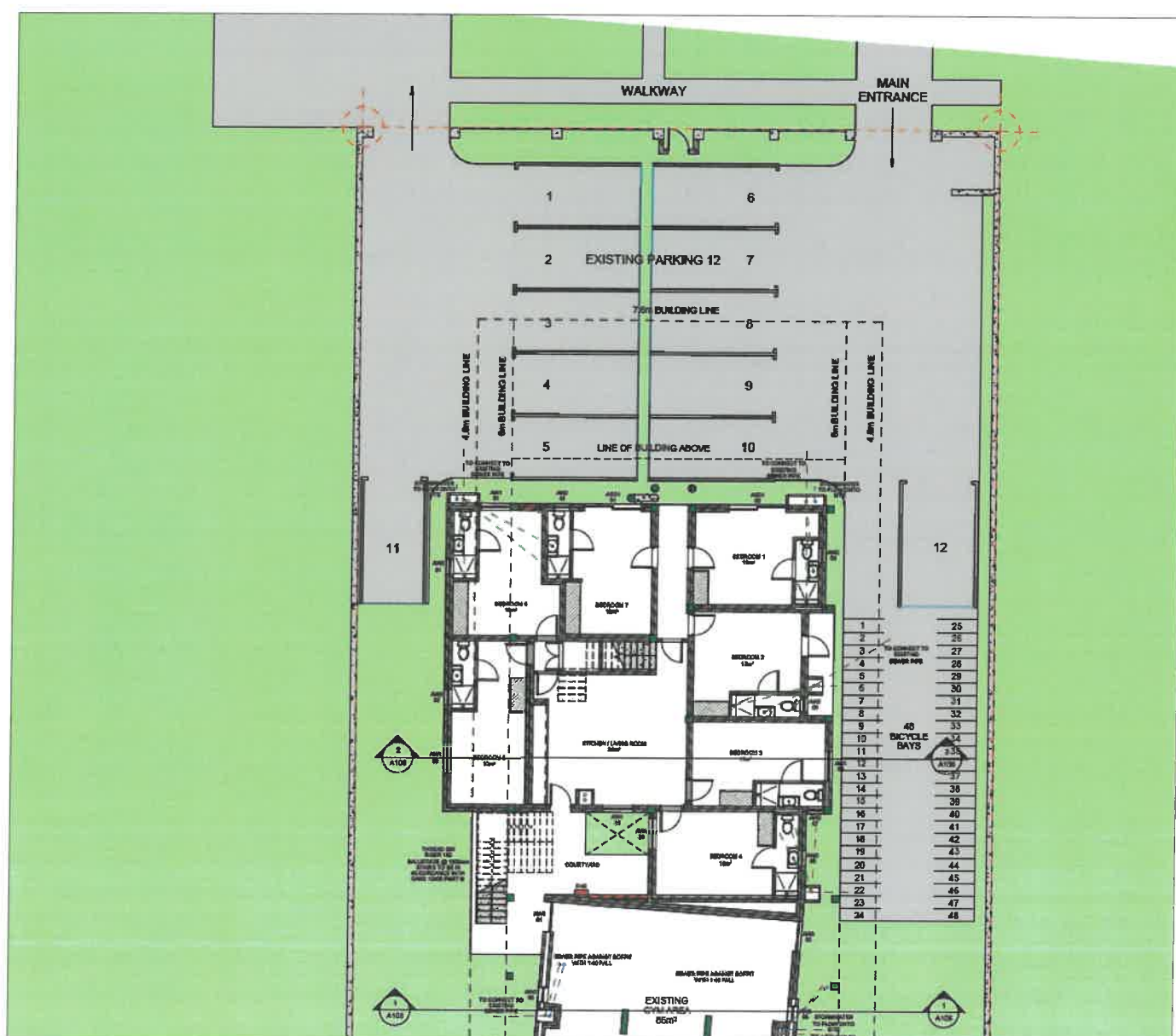


Figure 18 – Access and Parking Extract from SDP



For ease of reference, the following section will describe the proposed alterations and additions per floor.

### 3.2 Ground Floor

Figure 8 below indicates the ground floor of the proposed development which will keep most of the existing building but include small minor additions and alterations. It will include the existing gym, existing communal living space, and existing 7 bedrooms. A kitchen will be added to the existing communal living space for the 7 bedrooms on the ground floor. The 7-bedroom unit on the first floor is in essence a 7-bedroom flat, however, as more than 2 unrelated people will occupy the flat, by definition, it is classified as a commune. There will be two stairways on the ground floor which provides access to the floors above. Each bedroom has their own bathroom.



Figure 19 - Existing Ground Floor Proposed

### 3.3 First Floor

The existing first floor consists of 11 bedrooms. 7 bedrooms will remain and through internal alterations and additions (indicated in red), the other 4 bedrooms have been converted into 2 bedrooms, each with its own study area. These two large units will be targeted at senior students who prefer to have a larger more private area, but still within the Campus Key development and option to use the communal kitchen and dining area. The first floor will thus consist of 9 bedrooms. Each bedroom has their own bathroom. A kitchen will be added to the existing communal kitchen/living space of the existing 7-bedrooms and will also be available to the other two occupants further down the hall.



Figure 20 - Existing First Floor Proposed

### 3.4 Second Floor

The second floor (third storey) will consist of a new floor above the existing 2-storey section and will include minor alterations to the existing 3-storey section (indicated in red on the SDP). This floor will include six relatively large bedrooms, with private/shared study/lounge areas, targeted at senior students. The occupants of this storey will have access to the communal kitchen areas on the ground and first floors.



Figure 21 - Proposed Second Floor



### 3.5 Third Floor

The layout of the proposed third floor is similar to that of the second floor and will be a completely new build. Similar to the second floor, this floor will include six relatively large bedrooms, with private/shared study/lounge areas, targeted at senior students. The occupants of this storey will have access to the communal kitchen areas on the ground and first floors.

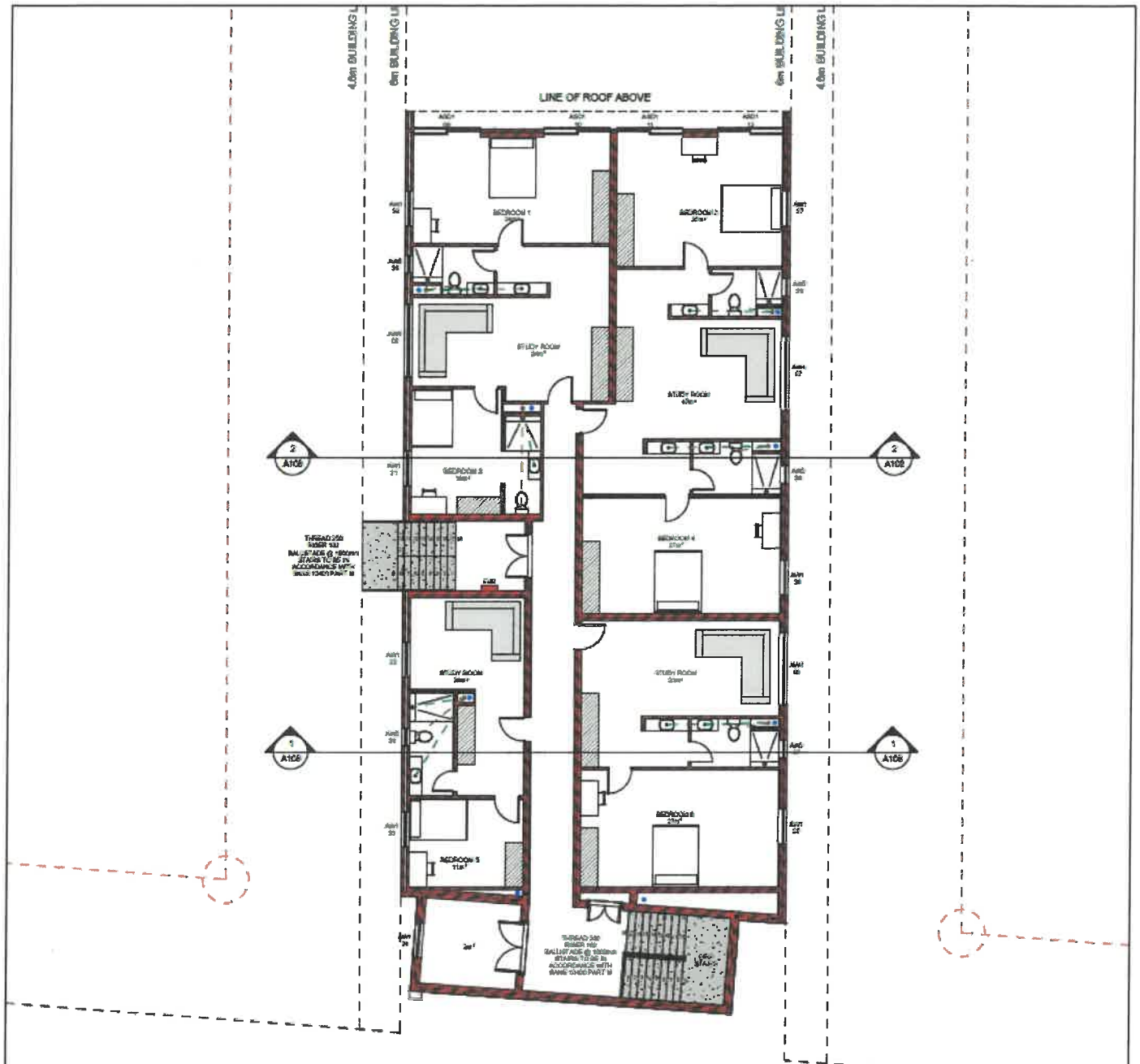


Figure 22 - Proposed Third Floor

### 3.6 Building Development Parameters

Table 4, below, is a summary of the applicable building development parameters of the zoning scheme vs that of the proposed development to indicate where departures are required:

| Land Use Parameters (boarding house/commune) | Multi-Unit Residential (MUR)               | Proposed Development                                                    | Compliance/ Application Required          |
|----------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------|
| Street Building Line (BL)                    | 7.6m                                       | 14.918m                                                                 | Complies                                  |
| Common Boundary BL                           | Ground Floor: 4.6m                         | 3.47m (existing building)                                               | Approved (as per approved building plans) |
|                                              |                                            | 3.47m (new external service duct/ shaft)*                               | <b>Departure</b>                          |
|                                              | First Floor: 4.5m                          | 3.47m (existing building)                                               | Approved (as per approved building plans) |
|                                              |                                            | 3.47m (new external service duct/ shaft)*                               | <b>Departure</b>                          |
|                                              | Second Floor: 6m                           |                                                                         |                                           |
|                                              | Third Floor: 6m                            | 6m                                                                      | Complies                                  |
|                                              |                                            | 6m                                                                      | Complies                                  |
| Max Coverage                                 | 50%                                        | 29%                                                                     | Complies                                  |
| Max Height                                   | 3 Storeys                                  | 4 storeys                                                               | <b>Departure</b>                          |
| Floor Area                                   | 75% (3,090m <sup>2</sup> )                 | 85% (3,500m <sup>2</sup> )                                              | <b>Departure</b>                          |
| Parking                                      | 1 bay per bedroom – addition of 6 bedrooms | 6 vehicle bays required – 8 bays provided through NMT (48 bicycle bays) | <b>Permission required</b>                |

Table 4 Compliance with Development Parameters

\* The existing building is approved with the building line departure, however, the new external service duct / shaft with louvers extend beyond the 4.6m building line on the ground and first floor but is in line with the existing approved building. Thus, only this new external service duct / shaft require a building line departure.

### 3.7 Traffic Impact

The proposed additional 6 bedrooms is expected to have a negligible impact on the traffic in the area. It is also important to note that the parking for these 6 additional bedrooms will be NMT parking bays and not vehicle bays. It is thus motivated that it will not increase the traffic impact to the extent to warrant a traffic impact statement as the only increased impact will be bicycle traffic and no vehicle traffic.

### 3.8 Availability of Services

The proposed development can tie into all existing services, no services upgrades are required to accommodate the proposed 6 additional bedrooms.

## 4. MOTIVATION

### 4.1 Non-Motorised Transport Motivation

The proposed addition of 6 bedrooms will require 6 extra parking bays; however, it is proposed that these be substituted with non-motorised transport (NMT) parking in the form of bicycle bays, providing the equivalent of six motor bays plus an additional 12 bicycle bays surplus. Given the site's close proximity to Stellenbosch University and associated amenities, most residents and visitors are expected to walk or cycle rather than use private vehicles. The substitution therefore aligns with sustainable development principles, supports non-motorised mobility, and will have minimal impact on traffic or parking demand in the area.

### 4.2 Height Departure Motivation

Figure 23 below indicates the visual representation of the street scape from Banghoek Road. It shows the existing building on Erf 2389, the proposed building on the application site and the proposed new building (currently under consideration) on Erf 2387. Section 2.4 above also shows another 4-storey block along Banghoek Road, similar to what is proposed. It is thus motivated that the height departure from 3 storeys to 4 storeys is in line with the character of the area. It is also considered that the proposed flat roof for the new portion will reduce the visual impact on the building if viewed from the street scape.

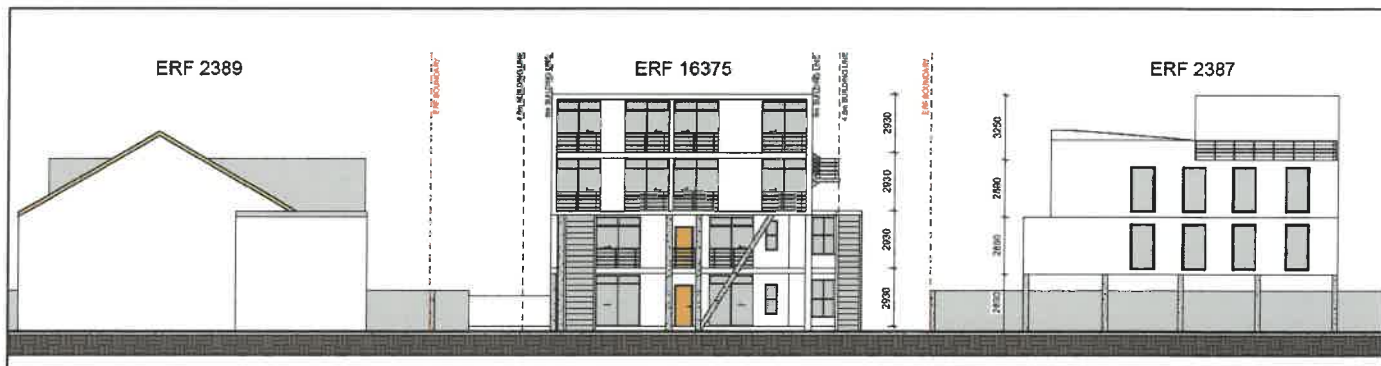


Figure 23 - Visual Impact of Streetscape on Banghoek Road

It should also be noted that the existing zoning of the application site allows for a 4-storey building (flats), but restricts it to a 3-storey building if the same building was to be used as commune. The proposed development will be a combination of flats (specifically referring to the two new flats) and commune. But as the flats will be rented out to more than two unrelated people, it is per definition classified as a commune. The proposed 4-storey building will have no negative effect to the character and/or visual character of the area, where many 4 storey buildings have already been erected along Banghoek Road (as indicated in Section 2.4 above). It is motivated that the visual impact of the proposed 4-storey building will in no way differ from what could have been if the entire building was to be classified as flats, which is in essence an internal land use and has no bearing on the outside visual representation of the building.



### 4.3 Stellenbosch Municipality Land Use By-Law (2023)

As set out in Section 33 (4) and 65(1) of the By-law, certain criteria need be met in consideration of an application by the decision-making authorities.

Section 33(4) relates to the removal of the Title Deed restrictions, restricting the use of the property to one-dwelling only and the restriction in terms of the roof design (prohibiting a flat roof). **Though the proposed development will be a commune (previously known as a boarding house), the two additional communal kitchen areas will, per definition, result in two additional units begin erected on site, which is restricted by the title deed. It is therefore necessary to have this condition removed.**

Table 4, below, sets out the criteria and assesses the application for the removal of these relevant title deed conditions:

| Section 33(4) Criteria                                                                                                                                                                                                           | Assessment of Proposal (relating to the removal of the Title Deed restrictions, relating to one-dwelling only and restricting a flat roof)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement; | By removing these conditions, it will allow for flexibility in terms of land use of the property, within the existing Multi-Residential zoning. This will allow for the optimal use of the property, and the building value of this property will increase to the benefit of all surrounding properties who have already chosen and who will in future choose to remove similar conditions to allow for higher density developments.                                                                                                                                                                                                                                                                                                                                                              |
| (b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;                                                                                                                            | The restrictive conditions aimed to protect the single character of and building structures in die Weides neighbourhood at a time when the neighbourhood was only a single residential area, with single residential houses. This has changed drastically over the last few years, and the neighbourhood is no longer seen as a single residential area but has now mainly changed to a higher density area, allowing for flats and boarding-houses (for student accommodation). By removing these conditions, the landowner will be able to develop the property to the maximum development potential and allows for flexibility in terms of design and land use.                                                                                                                                |
| (c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;                                                      | <p>By removing the restrictions to allow for more than one dwelling house on the property and allow for a different roof type than the main structure, the owner of the property will be able to develop the site to its optimal development potential, which will increase the financial viability of the property.</p> <p>Though the proposed development will be a commune, the two additional communal kitchen areas will, per definition, result in two additional units begin erected on site, which is restricted by the title deed. It is therefore necessary to have this condition removed.</p> <p>By removing these restrictions, the owner of the property will still have to comply with the building line parameters of the applicable zoning scheme (which is included in this</p> |

|                                                                                                                                                                          | <p>motivation report). There is no reason why these conditions should not be removed, as all of the neighbouring properties have already been converted to student accommodation. It is accepted by the Stellenbosch Municipality in both the SDF and IDP that this area should be used for high density student accommodation, and it is argued that the title deed conditions to protect the single residential character of this area is no longer valid. The application specifically seeks to remove these conditions, which is clearly conveyed to the surrounding properties in the public participation process and all surrounding properties are made aware that the intention is to allow for this property to be developed in line with the parameters as allowed for in the zoning scheme.</p> <p>The proposal will aid in providing an alternative accommodation option within the Universiteits Oord.</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (d) the social benefit of the restrictive condition remaining in place in its existing form;                                                                             | The social benefit for high density student accommodation within walking distance from campus outweighs the social benefit (if any) of neighbouring properties living next to a single residential building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (e) the social benefit of the removal, suspension or amendment of the restrictive condition;                                                                             | <p>By removing these conditions, the property can be developed to its full potential to allow for much needed student accommodation within walking distance from campus. This will also help to reduce the traffic in the area, as students do not have to make use of their cars to drive to campus or town.</p> <p>The proposed flat roof will not have any negative impact on the character of the area, as there are already similar buildings, with flat roofs developed along 'Banhoek Road as shown and discussed under Section 2.4 above.</p>                                                                                                                                                                                                                                                                                                                                                                    |
| (f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights. | The removal of these rights will completely remove the rights which established a single residential character in the area, as motivated above, it is argued that the need for this area being classified as a single residential area are no longer valid.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Section 65(1) Criteria                                                                                                                                                   | Assessment of Proposal (in terms of desirability and impact of the proposal)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| a. Desirability of land use                                                                                                                                              | <p>The application which is in essence to allow for additional bedrooms is considered desirable as motivated below:</p> <ul style="list-style-type: none"> <li>- The subject property is located within the approved urban edge of Stellenbosch and infill development, and densification are encouraged in terms of the MSDF.</li> <li>- The proposed development is not out of character and compatible with the surrounding and current land uses.</li> <li>- The existing zoning of the application site allows for a 4-storey building (flats) but restricts the height to only 3 storeys for a commune. The proposed development will be a combination of flats (specifically referring to the two new flats) and a commune. But as the flats will be rented out to more than two</li> </ul>                                                                                                                       |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>unrelated people, it is per definition classified as a commune. The proposed 4 storey building will have no negative effect to the character and/or visual character of the area, where many 4 storey buildings have already been erected along Banghoek Road (as indicated in Section 2.4 above).</p> <ul style="list-style-type: none"> <li>- It is considered that the additional bulk applied for, will not result in over development of the site, as the building complies with the building lines, coverage and parking. The desperate need for densification in die Weides, which is within walking distance from campus and surrounding amenities outweighs the impact that the slight increase in bulk may have on services or visual character of the area (though it is motivated that there will be none). By allowing sensible infill development, such as the proposed, more student accommodation is provided within walking distance from campus and will help reduce the pressure to expand the provision of student accommodation in family orientated neighbourhoods and high value agricultural land.</li> <li>- The proposed development complies with the street building lines and will be set back considerably, as per the building line restrictions, from Banghoek Road, which has a very wide road reserve. The building will therefore not feel overbearing or visually intrusive in terms of scale and impact on the street scape.</li> <li>- Adequate onsite parking has been provided, providing for both vehicle and bicycle parking, which supports the Municipality's NMT policy.</li> <li>- It is proposed to add landscaping on the property boundary with Banghoek Road, similar to what the neighbouring properties are doing, to help shield the ground floor parking from view. This will help to soften the visual impact of the ground floor parking from the street scape.</li> <li>- The proposal will aid in providing additional accommodation within Universiteitsoord, within walking distance from campus.</li> <li>- The proposed substitution of the vehicle parking bays with bicycle bays are in line with the NMT policy of the Municipality. Due to the location of the application site, it can be expected that the occupants of the units will be students who will walk/cycle to class. By providing safe and secure bicycle parking, residents will be motivated to make use of their bicycles on a day-to-day basis rather than to use their cars. It is considered that there is more than enough on-site parking to prevent occupants of the development to park in the road.</li> <li>- The coverage of the building is still well below the allowable 50% (being 29%) and even complies with the 33% title deed coverage restriction. The proposed development will therefore clearly not result in the over development of the site.</li> </ul> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"> <li>- The building line departure as proposed on the western boundary is considered minimal as it is only for a service duct/shaft and will have no impact on the property situated towards the west.</li> <li>- The proposed development can tie into all existing services, no services upgrades are required to accommodate the proposed additional bulk.</li> <li>- The proposed development is considered as sensible infill development which will make optimal use of existing infrastructure within the urban edge.</li> <li>- The approval of the application will not have a negative impact on the surrounding properties; the proposed development is in character with the immediate surrounding area.</li> </ul> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Table 5** Assessment of Application in terms of Section 33(4) and 65(1) of the By-Law

#### 4.4 Land Use Planning Act (2014)

Section 59 of the Land Use Planning Act, 2014 (hereafter referred to as 'LUPA') sets out the land use planning principles for the Western Cape. The following is an assessment of the application against these principles:

| LUPA Principles        | Compliance of Proposed Application                                                                                                                                                                                                                                                                                                      |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Spatial Justice        | The proposed development is situated within the urban edge, in an area earmarked for high density infill development.                                                                                                                                                                                                                   |
| Spatial Sustainability | Spatial sustainability would prioritise land use decisions that allow individuals to live close to where they study. As a result of the locality of the proposed development, it may contribute to relief the traffic congestion whilst allowing for more dense and efficient settlements.                                              |
| Efficiency             | This development is proposed on a site with existing buildings that will make use of the existing urban infrastructure. No services upgrades are required to accommodate the increased residential density, it will result in the more efficient use of well-located land and existing infrastructure                                   |
| Good Administration    | The proposed 6 additional bedrooms are in-line with the municipality's existing densification policies. The building presents an aesthetically pleasing public street interface. The approval of this application will be in the best interest of the Stellenbosch Municipality.                                                        |
| Spatial Resilience     | It should be noted that this proposed development is on a developed site in an area of town that has already been urbanized. Thus, through this development, there will be no negative impact on vulnerable agricultural and/or natural areas; nor would there be any additional risk to the resilience of human residents in the area. |

**Table 6** Assessment of Application in terms of Section 59 of LUPA

## 4.5 Consistency with the Applicable Spatial Development Frameworks

### 4.5.1 Western Cape Provincial Spatial Development Framework, 2014

The Western Cape Spatial Development Framework (hereafter referred to as 'the PSDF') identifies densification as one of the provincial objectives. The proposed infill development on this strategically located site complies with PSDF.

### 4.5.2 The Stellenbosch Municipality Integrated Development Plan, 2022

The current Stellenbosch Integrated Development Plan (hereafter referred to as "the IDP"), approved in May 2022, provides the detailed development plans for the Stellenbosch Municipal Area, over the short term (2022 – 2027) and long term; as well as reviewing some of the challenges and opportunities experienced by the municipality. The IDP has also informed the municipality's recent Spatial Development Framework (2023).

Overall, the IDP prioritises the densification of existing urban areas, by "focusing development in low-density areas, infill, and brownfield land before considering greenfield sites." Given the low-density nature of the existing building (being well below the allowable coverage) in which the site is located, in combination with its ideal location near the town centre and university, the area is well-aligned with the IDP strategy of densifying brownfield sites.

Similarly, the IDP prioritises the objective of "Car Free Living" which refers to strategies that encourage more sustainable modes of travel such as public transportation, non-motorised transportation and other mechanisms to increase the number of passengers per vehicle. The IDP further mentions that compact and dense developments that reduce car dependence and enable and promote the use of public and NMT must be actively promoted. For such a strategy to be attained, the municipality must allow for the densification of areas of town that are easily accessible by pedestrians and cyclists and support the use of bicycles and motorbikes in lieu of motor vehicles.

### 4.5.3 The Stellenbosch Municipality Spatial Development Framework, 2023

#### *Access and Movement:*

In terms of access and movement, the SDF identifies that Merriman Street, between Bird Street and Helshoogte Road within close proximity of the site, function beyond its capacity. It is the responsibility of development to ensure that non-motorised transport modes be promoted such as the use of bicycles and walking. The additions to this site will support non-motorised transport as the site is ideally situated within walking distance from all surrounding amenities although ample off-street parking is provided.

#### *Vision and Concept for the Area of the Site*

The SDF points out that the Municipality should "Pro-actively support higher density infill residential opportunity in the town centre and areas immediately surrounding it". Furthermore, and as part of the SDF's Implementation Framework, the Municipality must assist in the "broadening of residential opportunity for lower income groups, **students**, and the lower to middle housing market segments.

## 5. CONCLUSION

The approval of this application is argued to be favourable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. It is therefore respectfully requested that the following applications be considered for approval:

Application in terms of Sections 15(2)(b), (f), and (g) the By-Law to allow for the following on Erf 16375 Stellenbosch:

- i. In terms of Section 15(2)(b) for **permanent departures** as follows:
  - a. **Bulk:** to allow for a floor area of 85% in lieu of 75%
  - b. **Building line:** to allow for a building line of 3.473m in lieu of 4.6m on the ground floor to allow for the new external service duct / shaft.
  - c. **Height:** to allow for 4 storeys in lieu of 3 storeys (commune)
- ii. In terms of Section 15 (2)(f) for the **removal** of the following **restrictive title deed conditions**:
  - k. I A(3)(a)(2)
  - l. I B(3)(a)
  - m. II E(2)
  - n. II G(e)
  - o. II H(1)
  - p. III D(1)(b)
  - q. III D(3)(e)
  - r. IV (B)(iii)(1)
  - s. IV (D)(ii)(2)
  - t. IV (D)(iv)(5)
- iii. In terms of Section 15(2)(g) for **permission** to allow for 10% of vehicle parking bays to be substituted for NMT bays (36 bicycle bays)

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Report compiled by:

Carlien Coetzee (C/9982/2024)



Report reviewed by:

Marika Bolz (Director)



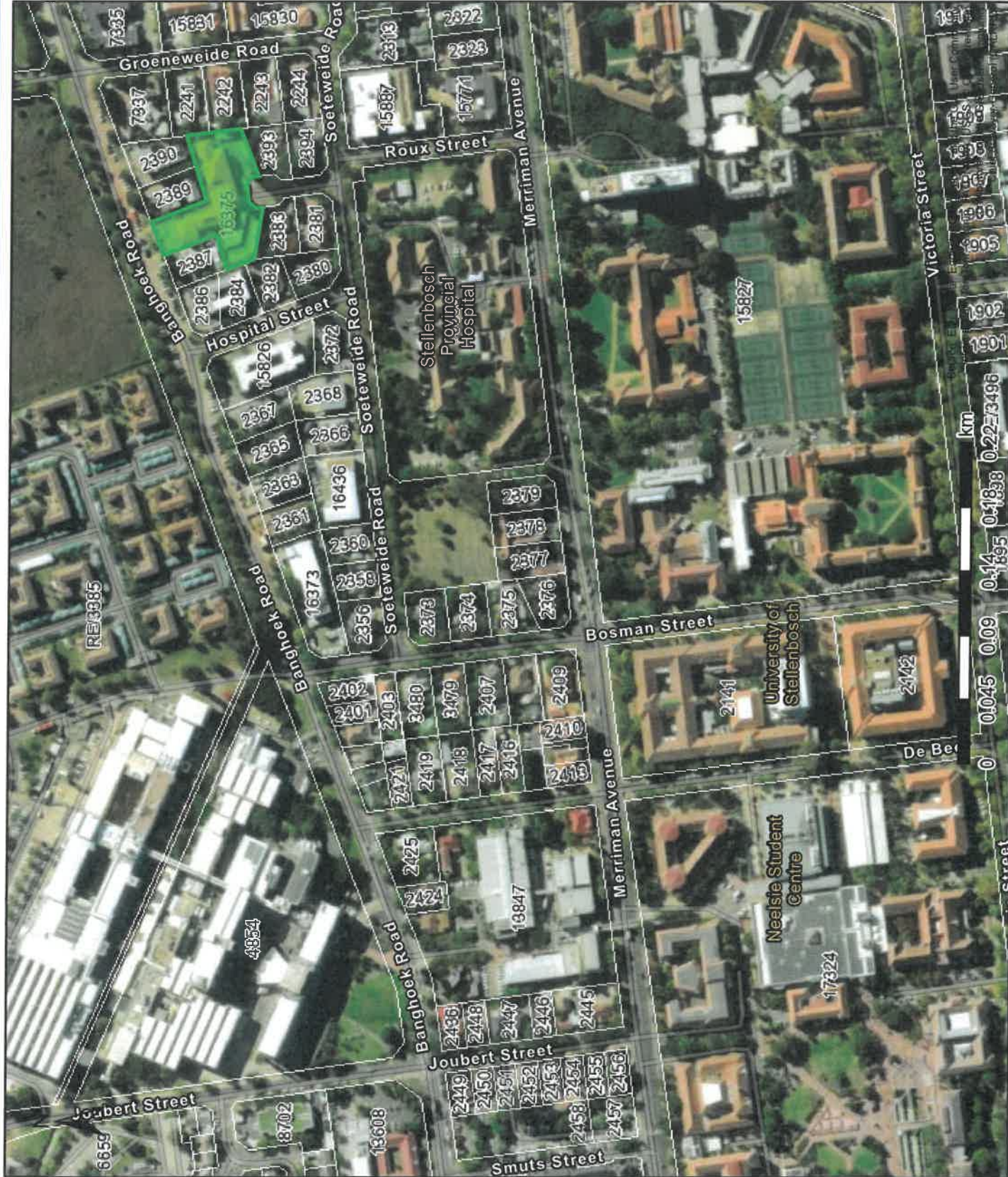
for Arch Town Planners (Pty) Ltd



# Locality Plan - Erf 16375, Stellenbosch

Legend

Erf



Map Center: Lon: 18°52'5"E  
Lat: 33°55'50.6"S

Scale: 1:4,514

Date created: 2025/01/07



## REVISIONS

[illegible]

**WP BOSCH & ASSOCIATES**  
ARCHITECTS

PROJECT  
ADDITION TO EXISTING STRUCTUREPROJECT TYPE  
RESIDENTIAL

| CLIENT | CAMPUSKEY |
|--------|-----------|
|        |           |

LOCATION  
7 KLEINWEIDE ROAD, INVERBENTHS COOD, STELLENBOSCH

ARCHITECT *[Signature]*  
QUANTITY SURVEYOR

ACAP NO: 4215  
ENGINEERS - CIVIL &  
STRUCTURAL  
ENGINEERS - ELEC. & MEC

---

| DRAWING TITLE | SCALE        | DATE       |
|---------------|--------------|------------|
| WHITE PLAN    | As Indicated | 06/04/2026 |

| PROJECT | DRAWING |
|---------|---------|
| 7600    | A101    |

|                                                       |                           |
|-------------------------------------------------------|---------------------------|
| <b>AREA SCHEDULE</b>                                  |                           |
| <b>STAND SIZE</b>                                     | 4120m <sup>2</sup>        |
| <b>TOTAL COVERAGE</b>                                 | 1196m <sup>2</sup> ± 29%  |
| <b>TOTAL m<sup>2</sup> ADDED (FIRST)</b>              | 46m <sup>2</sup>          |
| <b>TOTAL m<sup>2</sup> ADDED (SECOND &amp; THIRD)</b> | 499m <sup>2</sup>         |
| <b>BULK APPROVED</b>                                  | 2956m <sup>2</sup> ± 0.71 |
| <b>BULK ADDITIONAL</b>                                | 544m <sup>2</sup>         |
| <b>BULK TOTAL</b>                                     | 3500m <sup>2</sup> ± 0.85 |
| <b>EXISTING PARKING</b>                               | 68                        |
| <b>ADDITIONAL PARKING</b>                             |                           |
| <b>10 (60 BICYCLE BAYS)</b>                           |                           |
| <b>EXISTING BUILDING CONFIGURATION</b>                |                           |
| <b>LEVEL 1, 2, 3</b>                                  | <b>TOTAL</b>              |
| <b>BEDROOMS</b>                                       | <b>68</b>                 |
| <b>PARKING</b>                                        | <b>64</b>                 |
| <b>NEW BUILDING CONFIGURATION</b>                     |                           |
| <b>LEVELS 1, 2, 3 &amp; 4</b>                         | <b>TOTAL</b>              |
| <b>BEDROOMS</b>                                       | <b>74</b>                 |
| <b>PARKING VEHICLES</b>                               | <b>64</b>                 |
| <b>PARKING BICYCLES (10x6)</b>                        | <b>60</b>                 |
| <b>TOTAL PARKING CALCULATION</b>                      | <b>74</b>                 |



**GENERAL NOTE**  
ALL WORK TO BE IN ACCORD WITH THE "NATIONAL BUILDING REGULATION" AND THE SANS 600 MINIMUM STANDARDS SPECIFICATIONS.

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING.

ALL DIMENSIONS FOR PROPOSED BUILDING WORK IN TERMS OF PART C OF SANS 10400.

## REVISIONS

| SUFFIX | DATE | DESCRIPTION |
|--------|------|-------------|
|        |      |             |

|                                             |                           |
|---------------------------------------------|---------------------------|
| AREA SCHEDULE                               |                           |
| STAND SIZE                                  | 4120m <sup>2</sup>        |
| TOTAL COVERAGE                              | 1196m <sup>2</sup> = 29%  |
| TOTAL m <sup>2</sup> ADDED (FIRST)          | 46m <sup>2</sup>          |
| TOTAL m <sup>2</sup> ADDED (SECOND & THIRD) | 496m <sup>2</sup>         |
| BULK APPROVED                               | 2956m <sup>2</sup> = 0.71 |
| BULK ADDITIONAL                             | 544m <sup>2</sup>         |
| BULK TOTAL                                  | 3500m <sup>2</sup> = 0.85 |
| EXISTING PARKING                            | 68                        |
| ADDITIONAL PARKING                          | 10 (80 BICYCLE BAYS)      |
| LEVEL 1, 2, 3                               | TOTAL                     |
| REDROOMS                                    | 68                        |
| PARKING                                     | 64                        |
| NEW BUILDING CONFIGURATION                  |                           |
| LEVELS 1, 2, 3 & 4                          | TOTAL                     |
| BEDROOMS                                    | 74                        |
| PARKING VEHICLES                            | 64                        |
| PARKING BICYCLES (10x6)                     | 80                        |
| TOTAL PARKING CALCULATION                   | 74                        |

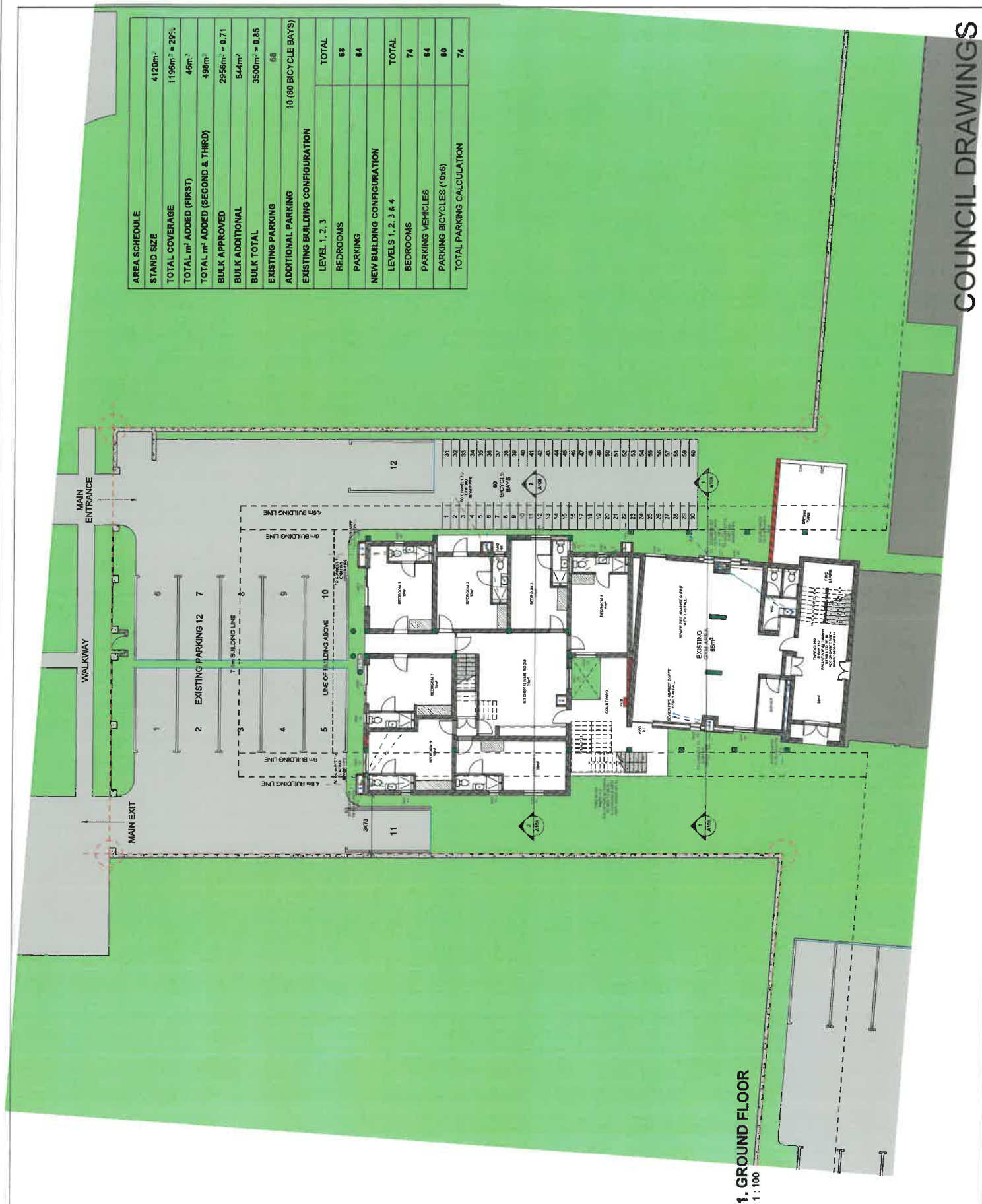


**WPF BOSCH & ASSOCIATES**  
ARCHITECTS

|              |                                             |
|--------------|---------------------------------------------|
| PROJECT      | ADDITION TO EXISTING STRUCTURE              |
| PROJECT TYPE |                                             |
| EXPERIENCE   |                                             |
| CURRENT      |                                             |
| CAMPUSEY     |                                             |
| LOCATION     | 1 FURNITURE ROAD, UNIVERSITY MICROFILM INTL |
| CLIENT       | UNIVERSITY MICROFILM INTL                   |
| PROJECT NO.  | 2015                                        |
| STRUCTURAL   | ENGINEER - BASIC & MECH                     |

|              |             |            |
|--------------|-------------|------------|
| SKETCH TITLE | SCALE       | DATE       |
| GROUND FLOOR | As Required | 09/04/2016 |
| PROJECT      | DRAWING     |            |
| 7500         | A102        |            |
| DRAWN        | REVISION    |            |
| APPROVED     |             |            |



**GENERAL NOTE**  
ALL WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND THE 1985 CODE MINIMUM STANDARDS SPECIFICATIONS.  
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING.  
ALL DIMENSIONS FOR PROPOSED DRAINAGE WORK IN TERMS OF PART 5 OF SANS 10400.

[illegible]PROJECT  
ADDITION TO EXISTING STRUCTURE

PROJECT TYPE

RESIDUAL

[illegible]

CUENT

CAMPUSKEY

LOCATION

7 KLEINFELDER ROAD

1

ARCHITECT

10

\_\_\_\_\_

ACAP NO: 4215

## TECHNICAL

1

PRAYING TIME

10013 131113

## FIRST FLOOR

|                                             |                           |
|---------------------------------------------|---------------------------|
| AREA SCHEDULE                               |                           |
| STAND SIZE                                  | 4120m <sup>2</sup>        |
| TOTAL COVERAGE                              | 1196m <sup>2</sup> = 29%  |
| TOTAL m <sup>2</sup> ADDED (FIRST)          | 48m <sup>2</sup>          |
| TOTAL m <sup>2</sup> ADDED (SECOND & THIRD) | 498m <sup>2</sup>         |
| BULK APPROVED                               | 2956m <sup>2</sup> = 0.71 |
| BULK ADDITIONAL                             | 544m <sup>2</sup>         |
| BULK TOTAL                                  | 3500m <sup>2</sup> = 0.85 |
| EXISTING PARKING                            | 68                        |
| ADDITIONAL PARKING                          | 10 (60 BICYCLE BAYS)      |
| EXISTING BUILDING CONFIGURATION             |                           |
| LEVEL 1, 2, 3                               | TOTAL                     |
| BEDROOMS                                    | 68                        |
| PARKING                                     | 64                        |
| NEW BUILDING CONFIGURATION                  |                           |
| LEVELS 1, 2, 3 & 4                          | TOTAL                     |
| BEDROOMS                                    | 74                        |
| PARKING VEHICLES                            | 64                        |
| PARKING BICYCLES (10x6)                     | 60                        |
| TOTAL PARKING CALCULATION                   | 74                        |





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GENERAL NOTE  
ALL WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND ALL APPLICABLE STANDARDS SPECIFIC TO THE PROJECT.  
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING.  
ALL DIMENSIONS FOR PROVIDED BUILDING WORKS IN TERMS OF PART C OF TABS 18400.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

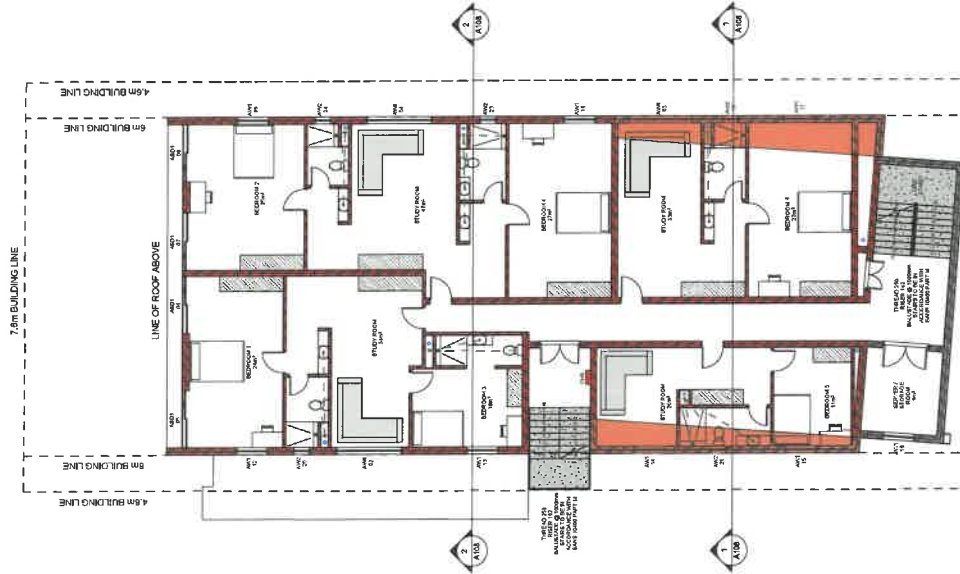


WP BOSCH & ASSOCIATES  
ARCHITECTS

|                         |                                                           |
|-------------------------|-----------------------------------------------------------|
| PROJECT                 | ADDITION TO EXISTING STRUCTURE                            |
| PROJECT TYPE            | RESIDENTIAL                                               |
| CUBIT                   | CANBERRA                                                  |
| LOCATION                | 7111 NEWCASTLE ROAD, UNIVERSITY OF QUEENSLAND, QUEENSLAND |
| ARCHITECT               | QUANTITY SURVEYOR                                         |
| SACAP NO. 4215          | STRUCTURAL                                                |
| DESIGNER - RES. & MECH. | STRUCTURAL                                                |

|               |              |            |
|---------------|--------------|------------|
| DRAWING TITLE | SCALE        | DATE       |
| SECOND FLOOR  | As Indicated | 09/04/2025 |
| PROJECT       | DRAWING      | NO.        |
| 700           | A104         |            |
| DRAWN         | REVISION     |            |
| VPWA          |              |            |
| CAMPBELL      |              |            |

|                                             |                           |
|---------------------------------------------|---------------------------|
| AREA SCHEDULE                               |                           |
| STAND SIZE                                  | 4120m <sup>2</sup>        |
| TOTAL COVERAGE                              | 1196m <sup>2</sup> = 29%  |
| TOTAL m <sup>2</sup> ADDED (FIRST)          | 48m <sup>2</sup>          |
| TOTAL m <sup>2</sup> ADDED (SECOND & THIRD) | 498m <sup>2</sup>         |
| BULK APPROVED                               | 2956m <sup>2</sup> = 0.71 |
| BULK ADDITIONAL                             | 544m <sup>2</sup>         |
| BULK TOTAL                                  | 3500m <sup>2</sup> = 0.85 |
| EXISTING PARKING                            | 68                        |
| ADDITIONAL PARKING                          | 10 (60 BICYCLE BAYS)      |
| EXISTING BUILDING CONFIGURATION             |                           |
| LEVEL 1, 2, 3                               | TOTAL                     |
| BEDROOMS                                    | 68                        |
| PARKING                                     | 64                        |
| NEW BUILDING CONFIGURATION                  |                           |
| LEVELS 1, 2, 3 & 4                          | TOTAL                     |
| BEDROOMS                                    | 74                        |
| PARKING VEHICLES                            | 64                        |
| PARKING BICYCLES (10x6)                     | 60                        |
| TOTAL PARKING CALCULATION                   | 74                        |



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**GENERAL NOTE**

ALL WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND THE LATEST MINIMUM STANDARDS SPECIFICATIONS.

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF MANUFACTURING.

ALL DIMENSIONS FOR PROPOSED BUILDING WORK IN TERMS OF PART C OF SANS 1038.

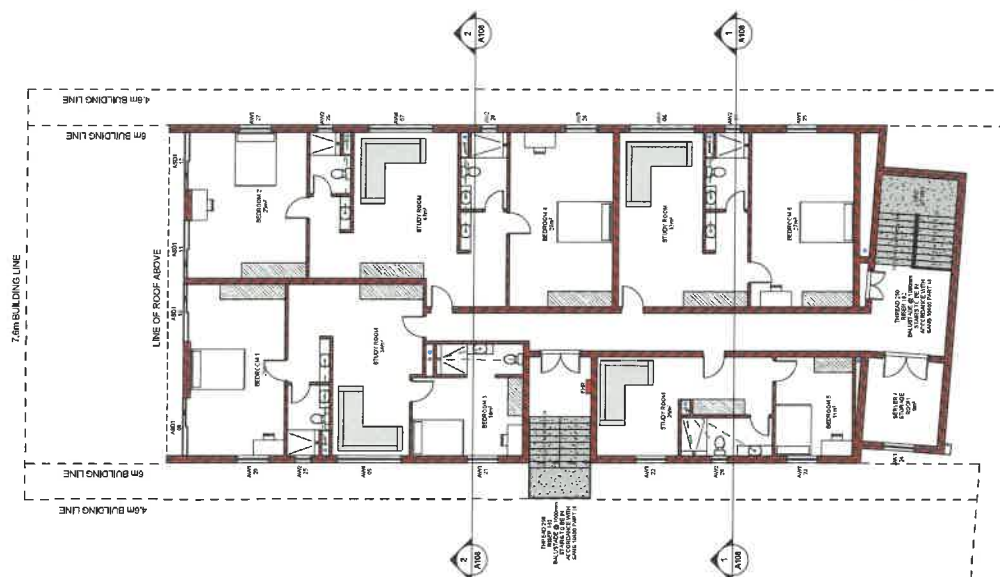
| SUFFIX | DATE | DESCRIPTION |
|--------|------|-------------|
|        |      |             |

**WP BOSCH & ASSOCIATES**  
ARCHITECTS

|               |                                                  |
|---------------|--------------------------------------------------|
| PROJECT       | ADDITION TO EXISTING STRUCTURE                   |
| PROJECT TYPE  | RESIDENTIAL                                      |
| CLIENT        | CAMPBELL                                         |
| LOCATION      | 4 KILMERWOOD ROAD, UNIVERSITY GOLF, MILLERSBURGH |
| ARCHITECT     | QUANTITY SURVEYOR                                |
| ACAP NO: 4215 | ENGINEER - ELEC. & MECH.                         |
| CONTRACTOR    | ENGINEER - CIVIL & STRUCTURAL                    |

|               |              |            |
|---------------|--------------|------------|
| DRAWING TITLE | SCALE        | DATE       |
| THIRD FLOOR   | As Indicated | 08/04/2024 |
| PROJECT       | DRAWING      |            |
| 7400          | A105         |            |
| DRAWN         | REVISION     |            |
| YOUNG         |              |            |
| CAMPBELL      |              |            |

|                                             |                           |
|---------------------------------------------|---------------------------|
| AREA SCHEDULE                               | 4120m <sup>2</sup>        |
| STAND SIZE                                  | 1196m <sup>2</sup> = 29%  |
| TOTAL COVERAGE                              | 46m <sup>2</sup>          |
| TOTAL m <sup>2</sup> ADDED (FIRST)          | 498m <sup>2</sup>         |
| TOTAL m <sup>2</sup> ADDED (SECOND & THIRD) | 2956m <sup>2</sup> = 0.71 |
| BULK APPROVED                               | 544m <sup>2</sup>         |
| BULK ADDITIONAL                             | 3500m <sup>2</sup> = 0.85 |
| BULK TOTAL                                  | 68                        |
| EXISTING PARKING                            |                           |
| ADDITIONAL PARKING                          | 10 (60 BICYCLE BAYS)      |
| EXISTING BUILDING CONFIGURATION             |                           |
| LEVEL 1, 2, 3                               | TOTAL                     |
| BEDROOMS                                    | 68                        |
| PARKING                                     | 64                        |
| NEW BUILDING CONFIGURATION                  |                           |
| LEVELS 1, 2, 3 & 4                          | TOTAL                     |
| BEDROOMS                                    | 74                        |
| PARKING VEHICLES                            | 64                        |
| PARKING BICYCLES (10x6)                     | 60                        |
| TOTAL PARKING CALCULATION                   | 74                        |



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ALL DIMENSIONS AND LOCATIONS OF STRUCTURES AND ANY DEVIATIONS THEREFROM TO BE AS NOTED TO THE COMMENCEMENT OF CONSTRUCTION OR

## REVISIONS

SUFFIX DATE DESCRIPTION

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|  |  |  |



WP BOSCH & ASSOCIATES  
ARCHITECTS

PROJECT  
ADDITION TO EXISTING STRUCTURE

PROJECT TYPE

REVISION

CLIENT

CAMERLEY

LOCATION

2711 WINTER ROAD, LINDENHURST, ILLINOIS 60034

ARCHITECT

QUINCY YOUNG

SACAP NO. 4215

ENGINEER - SEC. & MECH.

STRUCTURAL

DRAWING TITLE  
ROOF PLAN

SCALE  
1:100

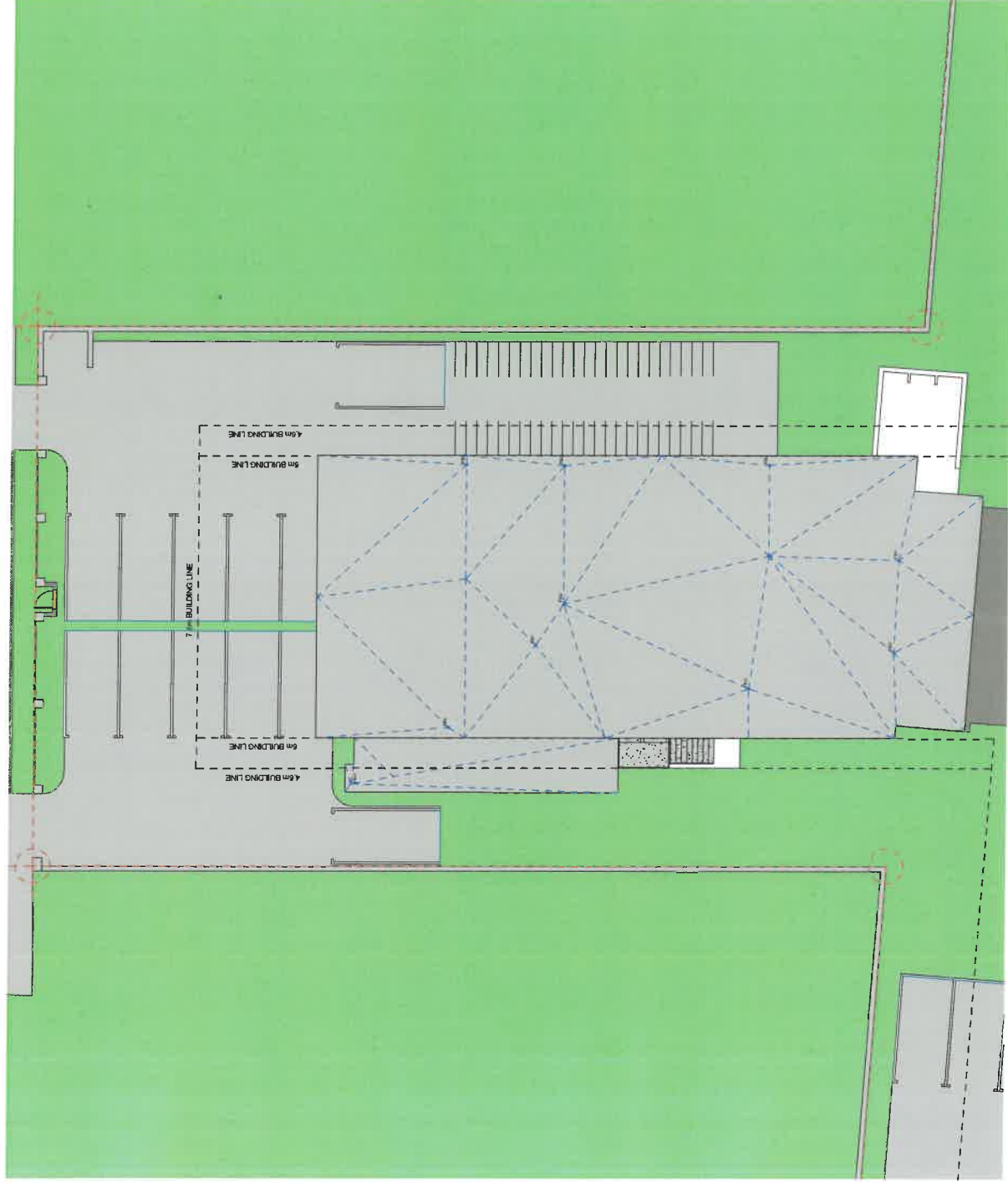
DATE  
08/04/2024

PROJECT  
7/200

DRAWING  
A104

DESIGN  
REVISION

DATE  
08/04/2024





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ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING.

ALL DIMENSIONS FOR PROPOSED BUILDING WORK IN TERMS OF PART C OF JUNE 1980.

## REVISIONS

[illegible]

30

**WP BOSCH & ASSOCIATES**  
ARCHITECTS

PROJECT  
ADDITION TO EXISTING STRUCTUREPROJECT TYPE  
RESIDENTIAL

| CLIENT | CAMPUSKEY |
|--------|-----------|
|--------|-----------|

LOCATION

7 KILINWEDE ROAD, UNIVERSITIIS OORD, STELLENBOSCH

ARCHITECT

QUANTITY SURVEYOR

ACAP NO: 4215  
ENGINEERS - CIVIL &  
ENGINEERS - ELEC. & MECH.

| DRAWING TITLE | SCALE | DATE |
|---------------|-------|------|
|---------------|-------|------|

**NORTH  
ELEVATION**

| PROJECT | DRAWING |
|---------|---------|
|---------|---------|

|      |        |
|------|--------|
| 7600 | A107.1 |
|------|--------|

| REVISION | DRAWN |
|----------|-------|
|----------|-------|



**NORTH ELEVATION SHOWING ADJACENT BUILDINGS**  
1 : 100

## COUNCIL DRAWINGS

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ALL DIMENSIONS FOR PERFORMED BUILDING WORK IN METRE UNLESS OTHERWISE SPECIFIED.

## REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |



WP BOSCH & ASSOCIATES  
ARCHITECTS

PROJECT  
ADDITION TO EXISTING STRUCTURE

PROJECT TYPE  
RESIDENTIAL

CLIENT  
CAMPERARY

LOCATION  
PETERBURGH ROAD, UNIVERSITY OF SAUTER, TELLINGHOSH

ARCHITECT  
QUANTITY SURVEYOR

SACAP NO. 4215  
REGISTERED - CIVIL & STRUCTURAL

ENGINEER - ELEC. & MECH.

DRAWING TITLE  
SIDE ANGLE VIEW

SCALE  
DATE

PROJECT  
DRAWING

7000  
A100

DRAWN  
REVISION

YIMAN  
CARPENT

