



To: The Director – Planning and Development

29/10/2025

Stellenbosch Municipality
c/o Ryneveld & Plein Street
NPH Building
Stellenbosch

Dear Sir/Madam,

EXECUTIVE SUMMARY.

APPLICATION FOR:

- 1. ADMINISTRATORS' CONSENT** (Title deed building line restriction)
- 2. CONSENT USE** (Student Commune)
- 3. BUILDING LINE DEPARTURE** (Common boundary)

ON ERF 2706, 6 IRENE WALK, LA COLLINE, STELLENBOSCH

Owner: RE Property Investment (Pty) Ltd

Consultant: NDA Architects, 42 Diaz Street, Strand

Registered Person: PH Botha – SACAP Pr. Arch. 3278

1 ADMINISTRATORS CONSENT

Application is made for the Administrator's consent to relax the restrictive condition from 1.57m to 0m as contained in Title Deed No. T. 000007201/2025.

2.1 Proposed development

- Construction of four additional bedrooms on the common boundary shared with Erf 2705.
- Construction of a braai area on the common boundary shared with Erf 2705.

2.2 Property Information

- Extensions to the original house on Erf 2705 have been built with a 0-meter common boundary.
- The proposed braai abuts the existing common boundary wall of Erf 2705.

2.3. Motivation for Approval

- Consent to construct additional accommodation on a 0m common boundary on Erf 2705 was previously granted.
- The proposed bedrooms abut the existing neighbouring structure built with a 0m common boundary.
- The braai area abuts an existing boundary wall.

2. CONSENT USE

Application is made for consent use to permit the use of the property as a 6-bedroom student commune in terms of the Stellenbosch Zoning Scheme By-law and Province of the Western Cape: Provincial Gazette Extraordinary, Chapter 7 for conventional housing zones.

1.1. Proposed Development

- Six-bedroom student commune, with one student per bedroom.
- The existing house will accommodate 2 bedrooms.
- Four additional new bedrooms are proposed.

1.2 Property Information & Compliance

- Erf 2706 is zoned Domestic Residential (H3).
- In terms of Chapter 7, Section 53 of the Provincial Gazette:
- Communes are allowed as consent use within this zone.

1.3. Motivation for Approval

- Stellenbosch has a significant shortage of student accommodation.
- The application complies fully with Provincial and Municipal requirements:
- Neighborhoods' character is respected, and several communes already exist nearby.

3. BUILDING LINE DEPARTURE (Common boundary)

Application is made to relax the common boundary from 1.57m to 0 meters for the construction of four additional bedrooms and a braai area.

3.1 Proposed development

- Four additional bedrooms abutting the existing building on erf 2705 on a 0-meter common boundary.
- A braai area on a 0-meter common boundary.

3.2 Property Information

- The proposed bedrooms will abut the existing building wall on erf 2705 constructed on a 0-meter common boundary.
- The braai will abut the existing common boundary wall.

3.3. Motivation for Approval.

- The neighbouring buildings on erf 2705 are constructed on a 0-meter common boundary.
- The braai area abuts the existing boundary wall.

Yours faithfully,



PH Botha

NDA Architects.

To: The Director – Planning and Development

29/10/2025

Stellenbosch Municipality
c/o Ryneveld & Plein Street
NPH Building
Stellenbosch

Dear Sir/Madam,

MOTIVATION REPORT

APPLICATION FOR:

- 1. CONSENT USE** (Student Commune)
- 2. ADMINISTRATORS CONSENT** (Title deed building line restriction)
- 3. BUILDING LINE DEPARTURE** (Common boundary)

ON ERF 2706, 6 IRENE WALK, LA COLLINE, STELLENBOSCH

Owner: RE Property Investment (Pty) Ltd

Consultant: NDA Architects, 42 Diaz Street, Strand

Registered Person: PH Botha – SACAP Pr. Arch. 3278

1. ADMINISTRATORS CONSENT

We hereby request the Administrator's consent to implement the following developments with a 0-meter common boundary on the property located at 6 Irene Walk, La Colline, Stellenbosch, with title deed number T 000007201/2025:

2.1 Proposed development

- Extension of the house: Construction of an additional four bedrooms on the common boundary shared with Erf 2705 (0-meter common boundary).
- Braai Area: Construction of a braai (barbecue) on the common boundary shared with Erf 2705 (0-meter common boundary).

2.2 Property Information

- Extensions (room and shed) to the original house on Erf 2705 have been built with a 0-meter common boundary.
- The proposed bedrooms abut directly against the existing house extension on Erf 2705.
- The proposed braai area abuts the existing common boundary wall. The height of the existing boundary wall does not allow any direct view into Erf 2705. Privacy will not be affected. The positioning of the braai against the common boundary allows for larger recreational use of the property.

2.3. Motivation for Approval

Consent to construct additional accommodation on the common boundary on Erf 2705 was previously granted. The proposed bedrooms abut directly onto the existing neighbouring structure. A solid brick parapet wall on the common boundary will ensure that no water run-off from the roofs will impact the adjoining structure.

2.4 Conclusion

The extensions on Erf 2705 were constructed with a 0-meter common boundary. The proposed development compliments these extensions abutting directly against the existing building.

We respectfully request that the Administrator approve the construction of additional accommodation on the 0-meter common boundary of Erf 2705 and Erf 2706.

2 CONSENT USE

We hereby apply for consent use on Erf 2706, 6 Irene Walk, La Colline, Stellenbosch, to permit the use of the property as a 6-bedroom student commune in terms of the Stellenbosch Zoning Scheme By-law and Province of the Western Cape: Provincial Gazette Extraordinary, Chapter 7 for conventional housing zones.

1.1. Proposed Development

- 6-bedroom student commune, with one student per bedroom.
- Shared kitchen/dining, lounge, and laundry facilities are provided.
- 6 on-site parking bays eliminate the need for any on-street parking.
- Architectural additions are sympathetic to the existing house and neighbouring properties.
- The property is fully enclosed with boundary walls, ensuring privacy and minimal impact on the neighbouring property.

1.2 Property Information & Compliance

- Erf 2706 is zoned Domestic Residential (H3), which is a conventional housing zone.
- In terms of Chapter 7, Section 53 of the Provincial Gazette:
 - A. Communes are allowed as a consent use within this zone.
 - B. The property can revert to a normal dwelling house, as the additions are modest and retain the character of a single dwelling.
 - C. The number of bedrooms is six (less than 8 bedrooms), complying with Section 53(3).
 - D. On-site parking is provided at one bay per bedroom (6 on-site bays), fully complying with Section 33.

1.3. Motivation for Approval

- Stellenbosch has a significant shortage of student accommodation, especially close to the campus.
- The application complies fully with Provincial and Municipal requirements:
 - Bedroom limit below 8
 - 1 parking bay per bedroom
 - Reversible to standard dwelling if needed
- Neighborhoods' character is respected, and several communes already exist nearby.
- The proposal will upgrade the property and enhance the urban character without creating traffic or amenity issues.

1.4. Conclusion

This consent use application is fully compliant with:

- Stellenbosch Municipal Land Use Planning By-law
- Stellenbosch Zoning Scheme By-law
- Western Cape Provincial Gazette, Chapter 7, Section 53

We respectfully request that the Municipality approve the consent use for a 6-bedroom student commune on Erf 2706.

3. BUILDING LINE DEPARTURE (Common boundary)

We hereby request that the 1.57m common boundary be relaxed to 0 meters for the construction of additional accommodation and a external braai area.

3.1 Proposed development

- 4 Additional bedrooms abutting the existing building on erf 2705 on a 0-meter common boundary.
- A braai area on a 0-meter common boundary.

3.2 Property Information

- The proposed bedroom will abut the existing building wall (erf 2705) constructed on a 0-meter common boundary.
- The braai area will abut the existing common boundary wall.

3.3. Motivation for Approval.

The neighbouring buildings on erf 2705 are constructed on a 0-meter common boundary.

The proposed development compliments these extensions abutting directly against the existing building and boundary wall.

We respectfully request that the Municipality approve the construction of additional accommodation on the 0-meter common boundary of erf 2705 and erf 2706.

Yours faithfully,



PH Botha

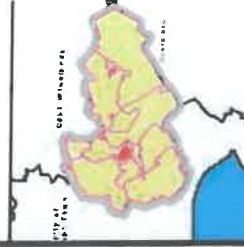
Stellenbosch GIS Map



SCALE

1:1 128,5

Legend



Stellenbosch Municipality
Planning & Economic Development
Created by Corporate GIS

Date: 2025/09/19

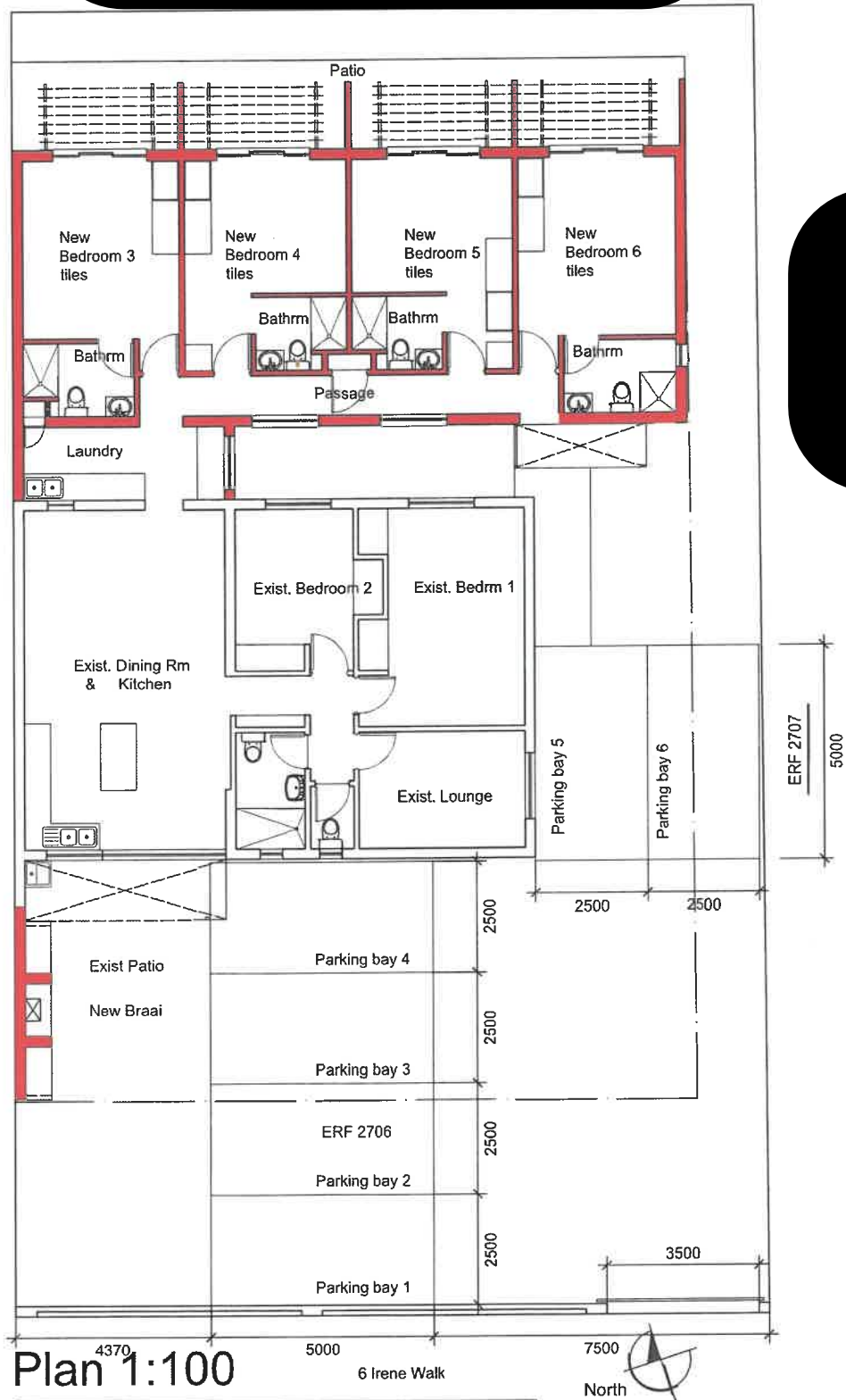


Author: Stellenbosch Municipality



Stellenbosch Municipality
Sheet Address:
71 Plain Street, Stellenbosch, 7600
Tel: 021 808 8688

This map is a general representation of the data currently held by the Stellenbosch Municipality. It is not a legal document and should not be used for legal purposes. The map is a general representation of the data currently held by the Stellenbosch Municipality. It is not a legal document and should not be used for legal purposes.



Additions & alterations: Erf 2706
 6 Irene Walk, La Colline,
 Stellenbosch for RE Property
 Investment (Pty) Ltd



NOTICE OF LAND DEVELOPMENT APPLICATION

ADMINISTRATORS CONSENT, CONSENT USE AND PERMANENT DEPARTURE APPLICATION:

ERF 2706, LA COLLINE, STELLENBOSCH.

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

Application Property Address: 6 Irene Walk
La Colline
Stellenbosch

Application Property Number: Erf. 2706 Stellenbosch

Applicant: PH Botha
NDA Architects
Cell No: 082 451 1818
eMail: piet@ndarch.co.za

Owner: RE Property Investment (Pty) Ltd.
6 Irene Walk
La Colline
Stellenbosch
Cell No: 078 611 7199
eMail: ernie@sterlingglass.co.za

Application Reference: TP 1316/2025

Description of land development proposal:

Application has been made for the Administrator's consent to relax the restrictive conditions as contained in Titel Deed No. T. 7201/2025 Clause C.5.(6), Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Land Use Planning By-Law 2023 and a Permanent Departure Use in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Land Use Planning By-Law 2023 for the relaxation of the building line from 1.57m to 0m, consent use to use the existing dwelling as a six 6 bedroom commune and a permanent departure to relax the common building line adjacent to Erf 2705 from 1.57m to 0m in order to accommodate the proposed bedrooms and braai area to allow the development of a six (6) bedroom commune on the property.

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: PH Botha, NDA Architects, piet@ndarch.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 8 December 2025.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 082 451 1818 during normal office hours.

Yours faithfully

PH Botha
NDA Architects