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7 November 2025

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR CONSENT USE FOR A COMMUNE, TECHNICAL APPROVAL, AND PERMISSION IN TERMS OF A RESTRICTIVE CONDITION ON ERF 4421, STELLENBOSCH – 20 KROMRIVIER ROAD

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

Application Property Address: **Erf 4421, Stellenbosch**
Application Property Number: **20 Kromrivier Road**
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**
Owner: **Miriam Terblanche**
Application Reference: **TP1251/2025**

Description of land development proposal:

Application is made in terms of Section 15 (f) (g) and (o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 4421, Stellenbosch:

- **The Administrator's consent to relax the restrictive title deed condition as contained in Title Deed No. T. 2459/1985, Clause B.(6) in order to relax the title deed side building line (adjacent to Erf 4422, Stellenbosch) from 1,57m to 1m in order to allow the roof overhang on the proposed second dwelling unit on Erf 4421, Stellenbosch**

- **The application is made in terms of Section 15 of the Stellenbosch Municipality By-Law on Land Use Planning Bylaw 2023, on Erf 4421, Stellenbosch for the following:**
    - **Application is made in terms of Section 15(2)(g) of the said by-law for a permission in terms of the zoning scheme to allow an additional use (technical approval) for the construction of a second dwelling unit on Erf 4421, Stellenbosch.**

    - **Application made in terms of Section 15(2)(o) of the said by-law for a Consent Use to use the existing dwelling on Erf 4421, Stellenbosch as a three-bedroom commune and the new proposed second dwelling as a three-bedroom commune.**

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: 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 **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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

For Arch Town Planners (Pty) Ltd

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7 November 2025

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

AANSOEK OM VERGUNNINGSGEBRUIK VIR 'N STUDENTEHUIS, TEGNIESE GOEDKEURING EN TOESTEMMING INGEVOLGE 'N BEPERKENDE VOORWAARDE OP ERF 4421, STELLENBOSCH – KROMRIVIERWEG 20

Adres van aansoek eiendom: **Erf 4421, Stellenbosch**

Aansoek eiendom beskrywing: **20 Kromrivier Weg**

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

Eienaar: **Miriam Terblanche**

Aansoek Verwysing: **TP1251/2025**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15 (f) (g) en (o) van die Stellenbosch Municipaliteit se Beplanningsverordening (2023) ten einde voorsienning te maak vir die volgende op Erf 4421, Stellenbosch:

- **Die Administrateur se toestemming om die beperkende titelaktevoorwaarde soos vervat in Titelakte Nr. T. 2459/1985, Klousule B.(6), te verslap ten einde die titelakte se syboulyn (aanliggend aan Erf 4422, Stellenbosch) van 1,57 m tot 1 m te verminder om die dakoorhang van die voorgestelde tweede wooneenheid op Erf 4421, Stellenbosch, toe te laat.**

- **Die aansoek word ingevolge Artikel 15 van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, vir Erf 4421, Stellenbosch gedoen vir die volgende:**

  - **Aansoek ingevolge Artikel 15(2)(g) van genoemde verordening vir toestemming ingevolge die soneringskema om 'n bykomende gebruik (tegniese goedkeuring) toe te laat vir die oprigting van 'n tweede wooneenheid op Erf 4421, Stellenbosch.**

  - **Aansoek ingevolge Artikel 15(2)(o) van genoemde verordening vir 'n vergunningsgebruik om die bestaande woning op Erf 4421, Stellenbosch, as 'n drie-slaapkamer-studentehuis te gebruik en die nuwe voorgestelde tweede woning as 'n drie-slaapkamer-studentehuis.**

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik 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 terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Marike Bolz, carlien@archtownplanners.co.za . Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **8 Desember 2025.**

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd

CONSENT USE, TECHNICAL APPROVAL, AND PERMISSION IN TERMS OF A RESTRICIVE CONDITION

ERF 4421 STELLENBOSCH, 20 KROMRIVIER ROAD

JUNE 2025

OCTOBER 2025 – REV 1

OCTOBER 2025 – REV 2

SUBMITTED TO:

STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:

ARCH TOWN PLANNERS

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Stellenbosch, 7600

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1. INTRODUCTION

1.1 Background Information

Erf 4421 Stellenbosch, hereafter referred to as the application site, is situated within Stellenbosch in an area known as the La Colline.

The owner of the application site wishes to convert the existing single-storey house into a three-bedroom commune along with building a three-bedroom second dwelling to also be used as a commune to provide housing for 6 x students, given its proximity to the university.

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 a commune on Erf 4421 Stellenbosch. Refer to **Annexure A** for the application form.

The power of attorney 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 (f), (g) and (o) the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Erf 4421 Stellenbosch:

i. In terms of Section 15(2) (f) a **permission in terms of the title deed condition** to allow for the encroachment of building lines

   a. *Condition B(6) relating to building lines*

ii. In terms of Section 15(2) (g) a **technical approval** for a second dwelling.

iii. In terms of Section 15(2) (o) a **consent use application** for a commune.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Erf 4421, Stellenbosch	Miriam Terblanche	541.3 m^2	T2459/85	Clause G

Table 1 *Property Details*

Please refer to **Annexure C** for a copy of the Title Deed and **Annexure D** for a copy of the Conveyancer Certificate.

The title deed contains a condition (clause G) that only one dwelling unit and other buildings are allowed on the application site, however it states that if the Municipal Zoning Scheme By-Law makes provision for other buildings that can be permitted by the local authority subject to conditions and restrictions, these uses can be considered by the Municipality. The Stellenbosch Municipal Zoning Scheme By-Law (2023) allows for a second dwelling as an additional use requiring a technical approval.

"Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpekommissie en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van in dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word."

2.2 Locality

The application site is situated at 20 Kromrivier Road, in the La Colline suburb of Stellenbosch which is seen as a middle to upper-middle income suburb in Stellenbosch and forms a small residential pocket just east of Bird Street and north of CBD and the campus of the University of Stellenbosch.

It is situated within walking distance (approximately 1 200m) from the main campus of the Stellenbosch University and 1 300m from the Neelsie Student Centre. The application site is also within close proximity of Die Rand, Bird Street, and the Stellenbosch Engineering Faculty. Please refer to Figures 1, 2 and 3 below for the locality plans.

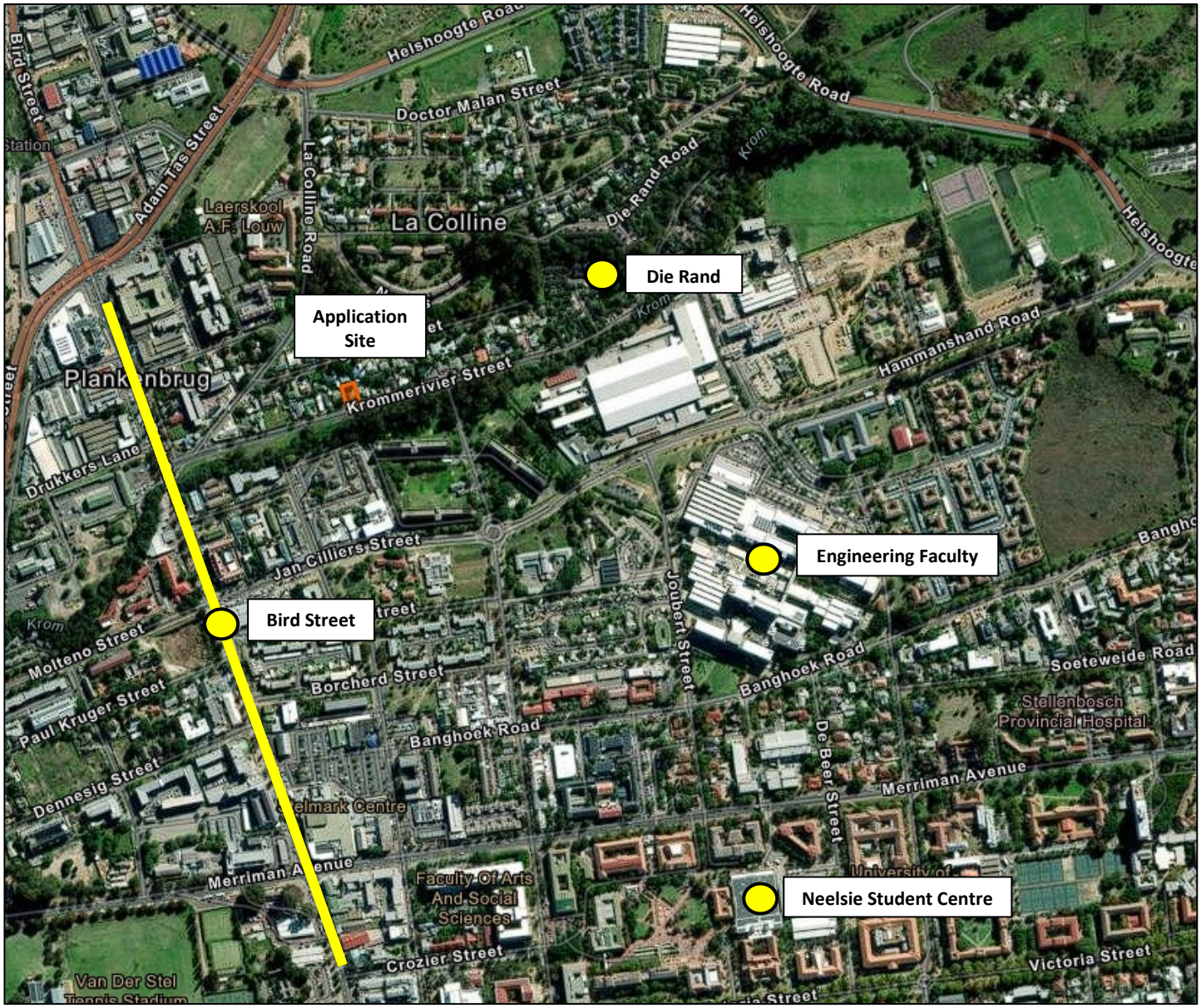

Figure 1: *Locality Plan and Proximity - Erf 4421, Stellenbosch*

Figure 2: *Locality Plan - Erf 4421, Stellenbosch*

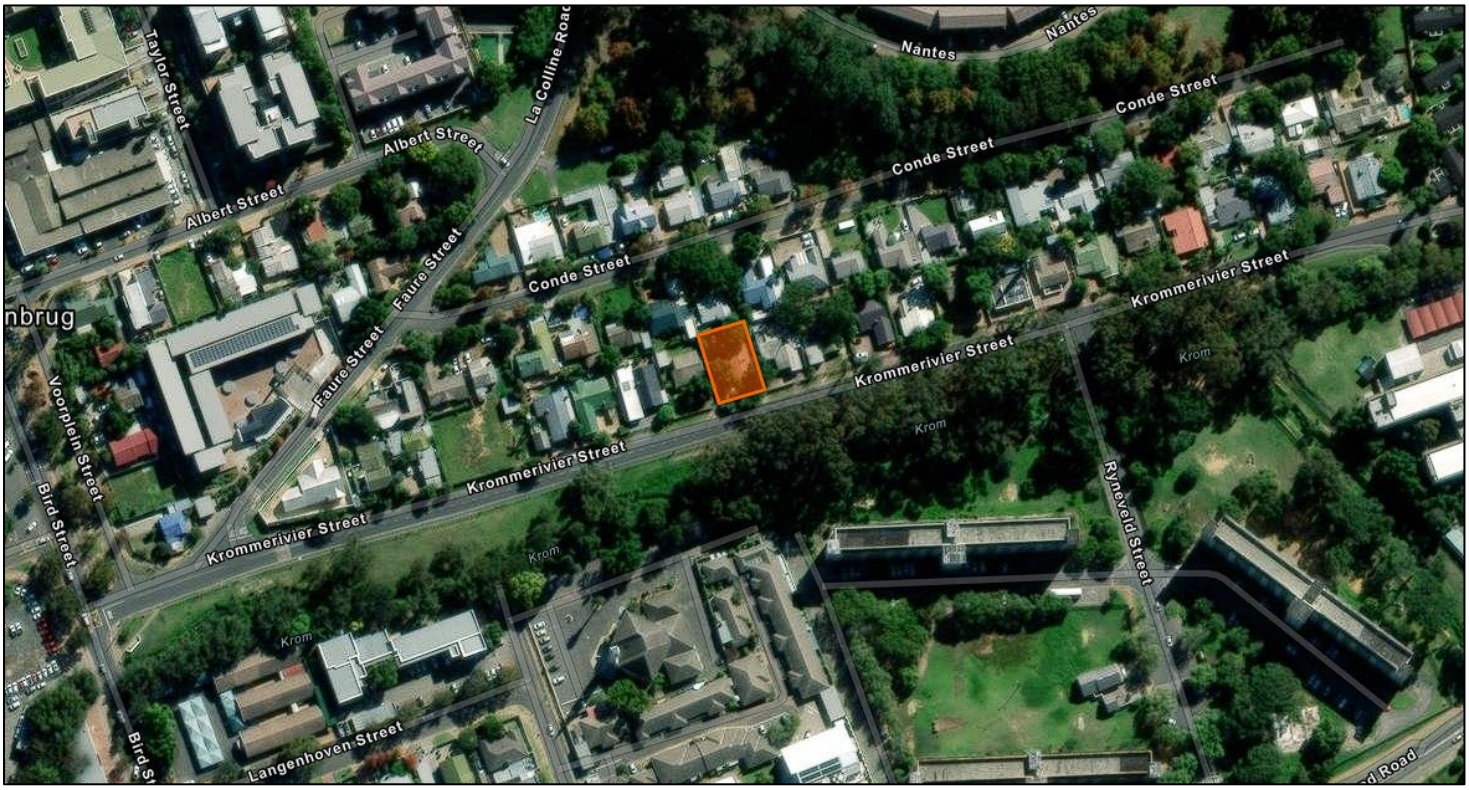

Figure 3: *The Application Site – Erf 4421, Stellenbosch*

2.3 Physical characteristics, existing and surrounding land uses

The application site is a total of 541.3m² in extent and currently has an existing single storey residential building with 3 bedrooms, 2 bathrooms and a garage. The property is surrounded by other residential homes. Access to the application site is taken from Kromrivier Road. There are no servitudes registered on this property.

The surrounding area mainly comprises older three - four bedrooms houses on erven of 500 m² - 600 m², as well as a number of apartment blocks mainly aimed at the student market. Due to the location of the application site, its close proximity to the university, and given the well-publicized shortage of student accommodation in Stellenbosch, most of the surrounding houses along Kromrivier and Conde streets have been converted to student accommodation. The application site lies directly opposite Aurora Flats (social housing) and approximately 200m from Bird Street which provides easy access to town.

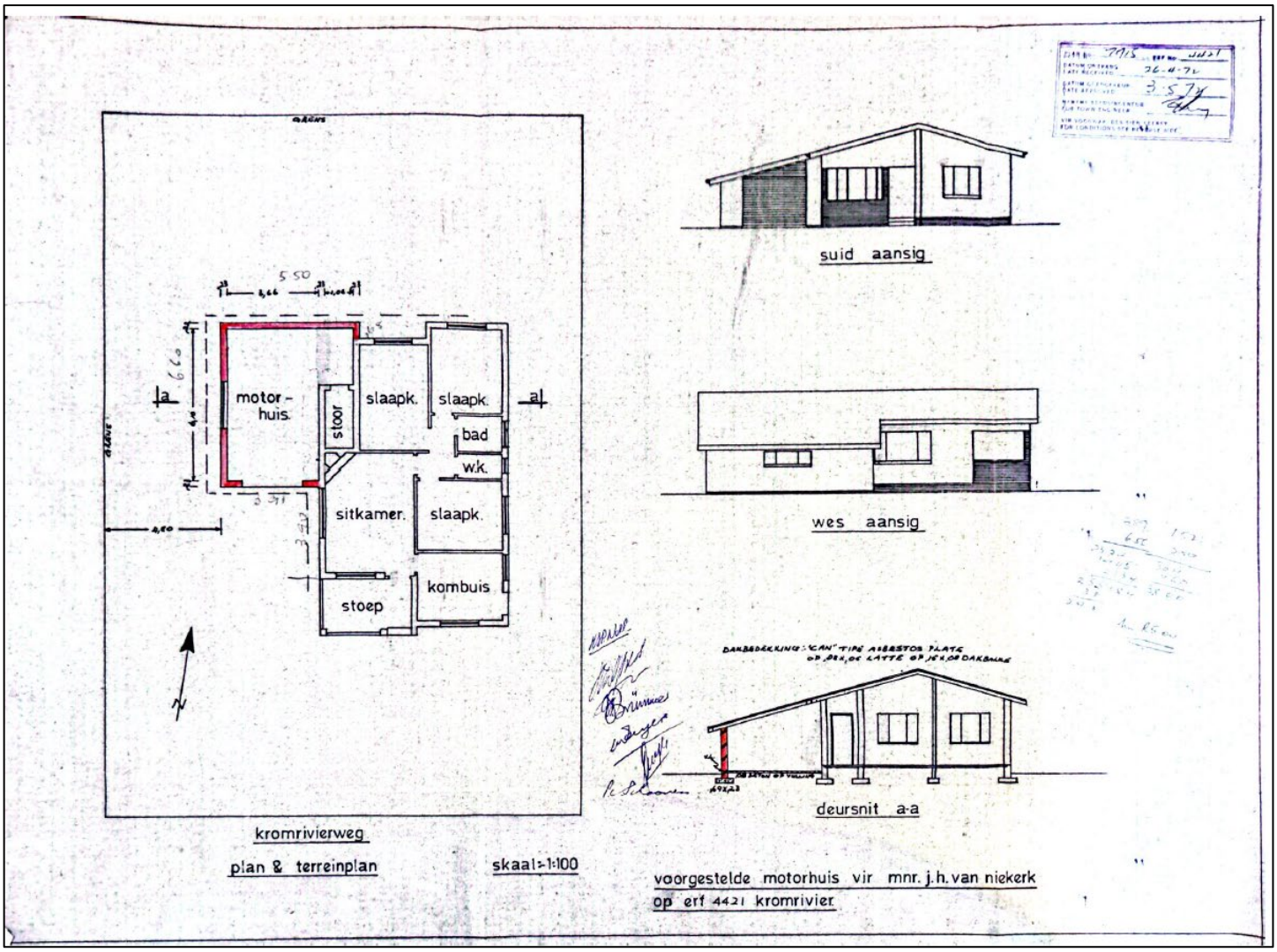

Figure 4: *Previously Approved Building Plans*

2.4 Current zoning

The application site is zoned Conventional Residential with the following applicable Building Development Parameters:

Area of Land Unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Max Height
Up to 250m²	2m	1m	70%	2 storeys
251m² to 500m²	3m	1m	The greater of 175m² or 60%	2 storeys
501m² to 1 500m²	**4m**	**2.5m**	**The greater of 300m² or 50%**	**2 storeys**
Greater than 1 500m²	4m	2.5m	The greater of 750m² or 40%	2 storeys

Table 2: *Conventional Residential Zone Building Development Parameters*

Primary Uses	Additional Uses	Consent Uses
• Dwelling house	• Bed and breakfast establishment • Home day care centre • Home occupation practice • Home lodging • Second dwelling • Occasional use (one event/year) • Private road	• **Commune** • Extramural facility • Group housing • Guest house • House shop • Occasional use (>one event/year) • Tourist dwelling unit • Additional uses exceeding parameters in this chapter

Table 3: *Permitted Land Use under Conventional Residential Zone*

3. DEVELOPMENT PROPOSAL

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

The proposed development entails a consent use application for a commune to utilise the existing approved one-storey house as a three-bedroom commune as well as the proposed new three-bedroom second dwelling as a commune. Thus, six bedrooms in total. All bedrooms will be single bedrooms having their own en-suite bathroom. It is apparent from the proposed sizes of the bedrooms that the proposed development will provide spacious upmarket accommodation.

The existing garage will be demolished in order to allow for the living area and kitchen of the new proposed second dwelling. The new proposed second dwelling will have a living area with a kitchen and three bedrooms, each with an en-suite bathroom indicated in white and green in Figure 5 below.

It is important to note that the existing house will not be demolished and can be converted back into a single residential family home at any time. The proposed new second dwelling will also be able to be converted into a single residential home at any time. This application does therefore not remove this option and can easily be converted back to a single-family house should the market dictate the conversion. Thus, the dwelling house will remain a dual-purpose house which can be converted back into a three -bedroom family home.

It is argued that the property will be materially improved by the proposed alterations and will provide up-market accommodation for students. The owner also envisages upgrading the garden by the planting of various trees and shrubs. This will further aesthetically improve the property.

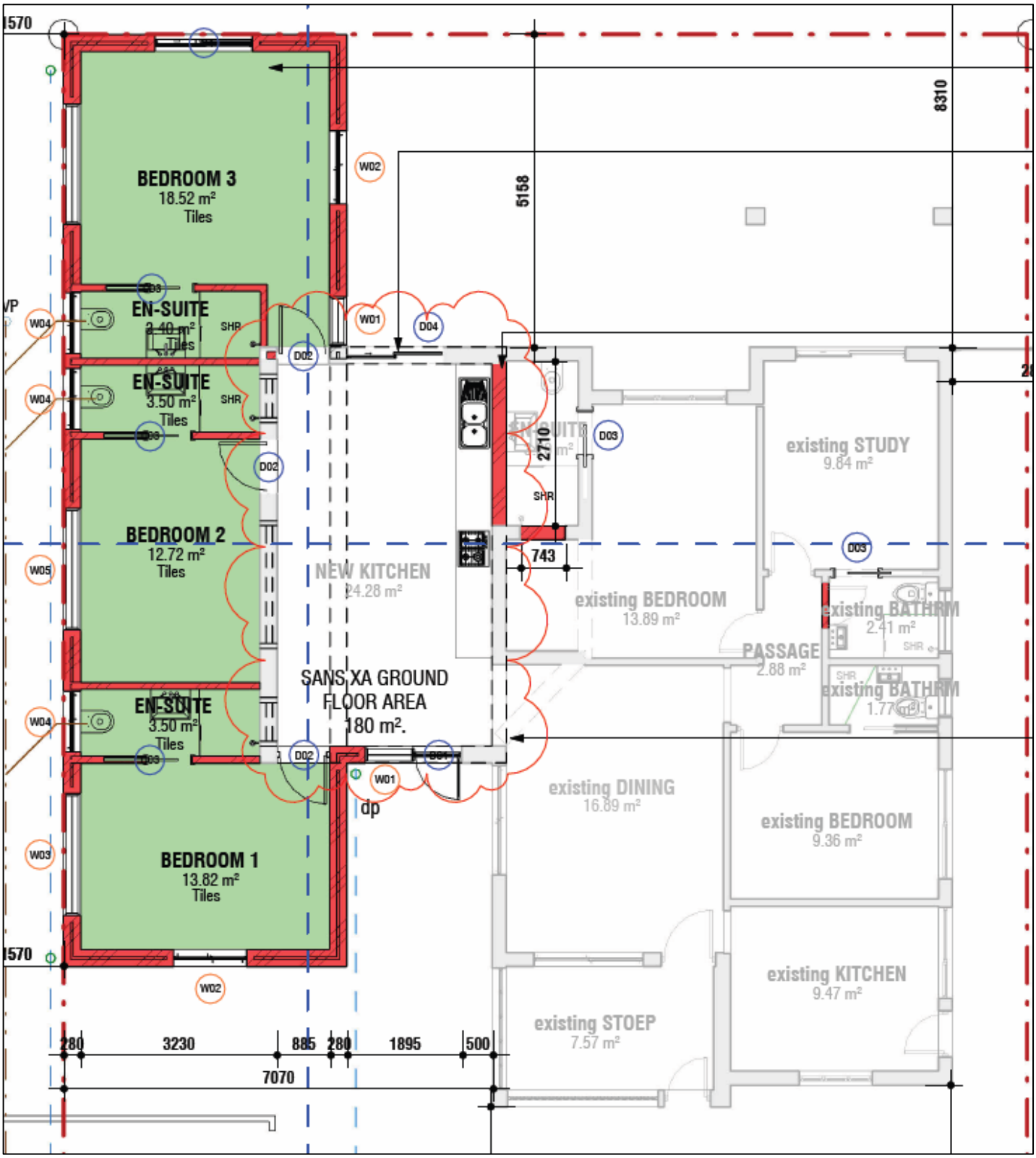

Figure 5: *SDP of Application Site*

3.1 Building Development Parameters

Table 3, below, is a summary of the applicable building development parameters pertaining to development on this site.

Land Use Parameters (flats)	Conventional Residential Zone	Proposed Development	Compliance/ Application Required
Street Building Line (BL)	4m	4m	Complies
Common Boundary BL	2.5m	1.57m	Departure (but has neighbour's consent)*
Max Coverage	The greater of 300m² or 50%	33%	Complies
Max Height	2 Storeys	1 storey	Complies
Parking	1 bay / bedroom or suite (6 required)	6 bays	Complies

Table 4 *Compliance with Development Parameters*

* With regards to the common boundary building line departure, the Stellenbosch Municipality Zoning Scheme By-Law (2023) states the following:

Section 55(2)(c): ***the common boundary building lines for buildings and structures on the ground floor shall be deemed to be automatically relaxed if the neighbouring owner of the land unit or land units of the shared abutting common boundary grants permission in writing by signing both the relaxation form as prescribed by the Municipality and the accompanying building plan****. Such relaxation may not be closer than 1 meter from the common boundary. If the proponent is unable to obtain the neighbour's written permission for any reason whatsoever, an application for departure may be duly submitted to and considered by the Municipality.*

The neighbouring owner has signed the form along with the accompanying building plans (**Annexure G**). It is therefor not required to apply for a building line departure.

3.2 Availability of Services and Impact on Traffic

The proposed development will not have a severe impact on existing services or severely increase traffic.

4. RELEVANT FRAMEWORKS AND POLICIES

4.1 The Stellenbosch Municipality Spatial Development Framework, 2023

- **Infill Development and Densification:**

The SDF encourages infill development and densification, especially in areas close to urban centres and educational institutions. The proposed conversion of the existing single-storey house and proposed second dwelling into student accommodation maximizes the use of land within an already developed area, aligning with the SDF's goal of reducing urban sprawl and promoting efficient land use.

- **Proximity to Stellenbosch University:**

The application site's proximity to Stellenbosch University supports the SDF's objective of creating walkable neighbourhoods and reducing reliance on private vehicles. The inclusion of bicycle parking in the proposal further promotes non-motorized transport, which is consistent with the SDF's vision for sustainable mobility. Though the bicycle parking is not indicated on the site plan, there is ample space for bicycle parking on the application sit.

- **Evolving Neighbourhood Character:**

The neighbourhood surrounding the application site has largely transitioned away from a single residential character, with most houses having been legally and illegally converted into communes. This reflects an organic shift in land use that caters to the growing demand for student housing. The proposed development is thus in keeping with the current neighbourhood character and aligns with the SDF's principle of responding to local needs and evolving urban dynamics.

- **Legalization and Regularization of Existing Uses:**

By submitting this consent use application, the proposal contributes to the legal regularization of existing land uses in the area. This aligns with the SDF's emphasis on formalizing land use to ensure compliance with planning regulations and support orderly urban development. The proposal demonstrates a proactive effort to align with municipal goals and improve the coherence of land use in the neighbourhood.

- **Context-Sensitive Development:**

The SDF promotes context-sensitive development that respects the existing character of neighbourhoods. Given the surrounding area's predominant use for student accommodation, the proposal is both context-sensitive and supportive of the broader community's shift towards meeting the affordable housing needs of the student population.

In conclusion, the proposed development on the application site is well-aligned with the principles of the Stellenbosch Municipality Spatial Development Framework 2023, reflecting both the current and evolving character of the neighbourhood and supporting sustainable and appropriate land use.

5. MOTIVATION

5.1 Stellenbosch Municipality Land Use By-Law (2023)

Section 65(1) of the By-Law sets out the **general criteria for consideration of applications** to guide the decision-making authorities.

Table 5, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	**Assessment of Proposal (the full application)**
(a) Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2) (f) (g) and (o) of the By-law.
(c) Desirability of land use	The proposed conversion of the existing house into a student commune and the proposed second dwelling is desirable due to its proximity to Stellenbosch University, addressing the need for affordable student housing. The proposed development supports sustainable urban living by maximizing existing residential space and rights as well as encouraging eco-friendly transportation through the inclusion of bicycle bays. Additionally, by retaining the property's residential character, the development remains in harmony with the surrounding neighbourhood, preserving its aesthetic and social fabric. The reasons for the desirability of the application may be summarised as follows: *i. Socio-economic impact:* The proposed development of the property into two three-bedroom student communes is expected to have a positive socio-economic impact on the community. By providing additional student accommodation in close proximity to Stellenbosch University, the development will contribute to addressing the high demand for housing options for students within walking distance from campus. This not only benefits the student population by providing convenient living arrangements but also supports the local economy through increased activity in nearby businesses. Moreover, the formalization of this land use aligns with municipal goals, ensuring compliance and fostering orderly urban development, which enhances the overall socio-economic stability of the area. *ii. Compatibility with surrounding uses:* The proposed development is highly compatible with the surrounding land uses. The neighbourhood of La Colline has experienced a significant shift from single residential homes to student communes, reflecting a growing demand for student housing. The proposed conversion of the property aligns with this trend and is consistent with the existing character of the area. Most of the nearby properties have already been legally or illegally converted into student communes, making the proposed development a logical and harmonious addition to the neighbourhood.

This proposal respects the evolving urban dynamics and ensures that the land use is in sync with the predominant usage in the area.

The property is not located in a group housing area or in a densely developed area and accordingly the impact of the proposed student accommodation will be negligible. The property is located within one kilometer of the center of the campus of the University of Stellenbosch. It is accordingly within easy walking distance of the entire campus, and which will reduce the use of motor vehicles by students. It is submitted that the property is ideally situated to provide student accommodation.

The location of the property, with specific reference to there being no neighboring houses to the south thereof and the erf to the west thereof being zoned for general residential purposes, ideally lends itself to utilization for student accommodation.

It is further submitted that the proposed alterations will not alter the residential character of the dwelling house in any way and, in the circumstances, will not detract from the character of such dwelling house

iii. Impact on the external engineering services:

The impact of the proposed development on external engineering services is expected to be minimal (if any). The existing infrastructure, including water supply, sewage systems, and electricity, is sufficient to accommodate the additional demand generated by the conversion of the property into two three-bedroom communes. Given the nature of the development, which involves the reuse of an existing building rather than new construction, the strain on services will be limited.

iv. Impact on safety, health and wellbeing of the surrounding community:

By formalizing the use of the application site as a student commune and ensuring compliance with municipal regulations, the development reduces the risks associated with unregulated and illegal accommodations. Additionally, the inclusion of communal spaces promotes healthy living and social interaction among residents.

v. Impact on heritage:

The proposed development is not expected to have any adverse impact on heritage resources. The application site is not located within a designated heritage area, nor does it involve any alterations to historically significant structures. The development respects the architectural character of the neighbourhood and maintains the overall aesthetic while repurposing the existing building for student accommodation. As such, the heritage value of the area remains intact, and the proposal aligns with the broader goals of preserving Stellenbosch's cultural and historical heritage. Since the house is older than 60 years, the garage to be demolished (attached to the house) will need special permission from Heritage Western Cape to be demolished.

	An application for this permission has been submitted to Heritage Western Cape (HWC) and has received approval. Please find attached HWC approved plans as **Annexure F**. *vi. Impact on the biophysical environment:* The impact of the proposed development on the biophysical environment is anticipated to be negligible. Since the proposal involves the conversion of an existing residential structure and the addition of a new second dwelling, there will be minimal disturbance to the natural environment. The existing vegetation and landscaping on the property will be preserved, and no significant alterations to the land or surrounding ecosystem are planned. *vii. Traffic impacts, parking, access and other transport related considerations:* The proposed development includes provisions to address potential traffic impacts, parking, and access concerns. The inclusion of six parking bays ensures that the parking requirements are met, reducing the likelihood of on-street parking congestion. Given the proximity of the application site to Stellenbosch University and other key amenities, the proposed commune encourages walking and cycling, which will help to mitigate any potential traffic impacts and contribute to a more sustainable transport network in the area. *viii. Whether the impositions of conditions can mitigate an adverse impact of the proposed use or development of land:* The imposition of conditions can effectively mitigate any potential adverse impacts of the proposed development. Conditions such as limiting the number of bedrooms, ensuring compliance with parking requirements, and incorporating noise and privacy mitigation measures can address concerns previously raised by the community and the municipality. These conditions ensure that the proposed commune remains compatible with the surrounding area and that it operates within the framework of local regulations. By adhering to these conditions, the proposed commune can achieve a balance between meeting the demand for student housing and preserving the quality of life for neighbouring residents.
(h) The impact on municipal engineering services.	The proposed development will not result in a substantial increase in service demand. Please also refer to point (d) (iii) above.
(i) The integrated development plan, including the municipal spatial development framework	MSDF: The proposed development on the application site aligns with several key principles of the Stellenbosch Municipality Spatial Development Framework (SDF) 2023, particularly in terms of sustainable land use, densification, and proximity to educational institutions as set out under Section 3.3 above.
(j) The applicable local spatial development frameworks adopted by the Municipality.	See (i) above

(k) Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
(l) The principles referred to in Chapter VI of the Land Use Planning Act.	**Spatial Justice**: The proposed commune on the application site supports spatial justice by providing housing for students and addressing the high demand for accessible accommodation near Stellenbosch University. This helps to equalize opportunities for students from diverse backgrounds, ensuring they have access to necessary amenities and educational resources. **Spatial Sustainability**: The proposed development aligns with spatial sustainability by optimizing existing residential infrastructure, thus minimizing environmental impact. **Efficiency**: The proposed development demonstrates efficiency by utilizing the existing structure, which reduces resource consumption. The design maximizes the use of the available space to accommodate student needs while integrating into the existing urban fabric. **Good Administration**: The application process, conducted by Arch Town Planners (Pty) Ltd, adheres to this principle by being transparent and inclusive, with proper consultation and adherence to regulatory requirements. This ensures the decision-making process is fair and accountable, providing a clear rationale for the development's alignment with community and municipal objectives. **Spatial Resilience**: The adaptation of the application site for communal living shows spatial resilience, as it is a flexible use of space that can adjust to the changing needs of the student population. **It should be noted that the existing house and proposed second dwelling (both to be used as communes) will be able to be easily converted back into single residential homes.**
(m) The applicable provisions of the zoning scheme.	It complies with most of the building development parameters applicable to the Conventional Residential Zone. Only a common boundary building line departure to allow for 1.57m in lieu of 2.5m is requested. It is important to note that the proposed second dwelling complies with the title deed building lines. This zone allows for a Commune with the Consent from Council, as applied for in this application.
(n) Any restrictive condition applicable to the land concerned.	N/A
(o) The impact of the proposed land development on any	The application site is not located within a designated heritage area, nor does it involve any alterations to historically significant structures and will therefore not

heritage resources as defined in the National Heritage Resources Act, 1999 (Act 25 of 1999).	have any impact on any heritage resources. The development respects the architectural character of the neighbourhood and maintains the overall aesthetic while repurposing the existing building for student accommodation. As such, the heritage value of the area remains intact, and the proposal aligns with the broader goals of preserving Stellenbosch's cultural and historical heritage. Since the house is older than 60 years, the garage (attached to the house) will need special permission from Heritage Western Cape to be demolished. An application for this permission has been submitted to Heritage Western Cape is currently being processed.

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

6. 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:

i. In terms of Section 15(2) (f) a **permission in terms of the title deed condition** to allow for the encroachment of building lines

a. Condition B(6) relating to building lines

iii. In terms of Section 15(2) (g) a **technical approval** for a second dwelling.

iv. In terms of Section 15(2) (o) a **consent use application** for a commune.

Report compiled by:
Carlien Coetzee (C/9982/2024)

Report reviewed by:
Marike Bolz (Director)

for Arch Town Planners (Pty) Ltd

S:\0002-B+P STELLENBOSCH PROJECTS\AGRN-01-HOUSE TERBLANCHE\01 DRAWINGS\REVIT CENTRAL FILES\2024-06-13 Central file\AGRN-01-HOUSE BOLTZ_CS_for council exports.rvt
2025/10/06 11:57:46
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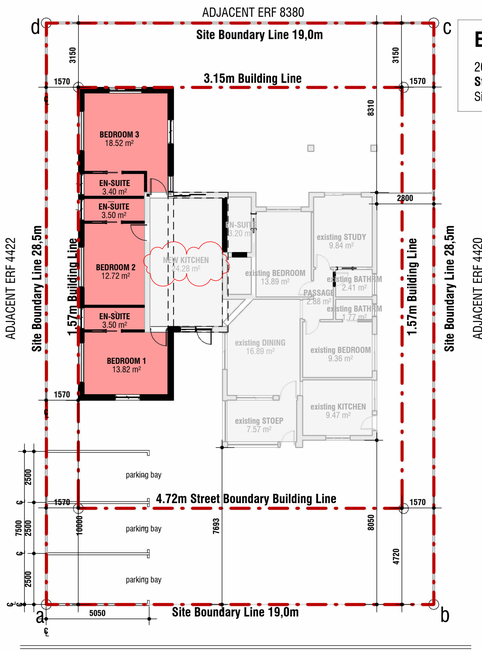
DEVELOPMENT DATA

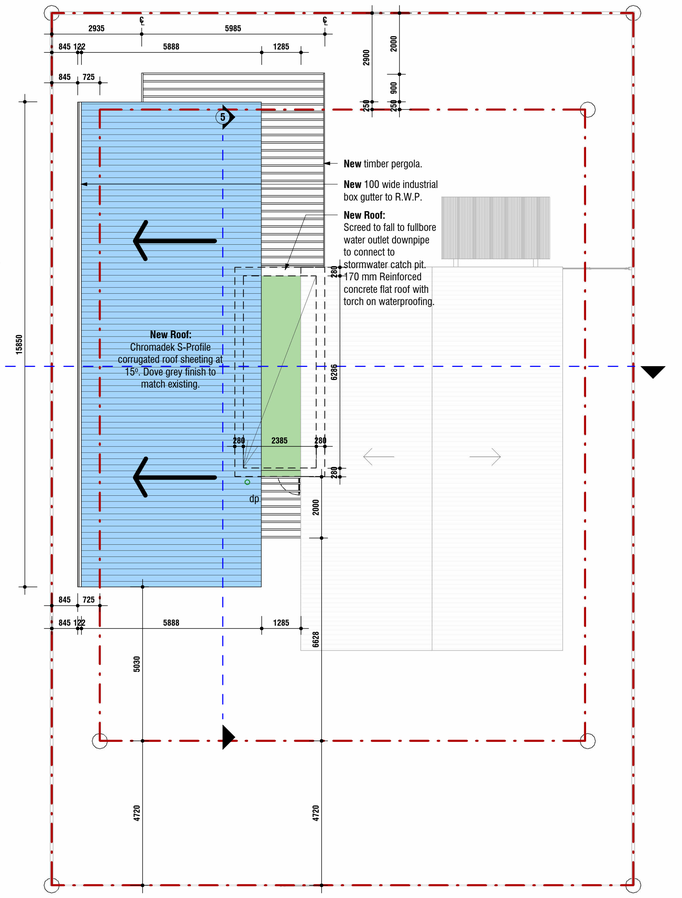
	Area	Coverage
Site	**539 m²**	100%
Existing Ground	117.70 m²	21.8%
Additional	61.95 m²	11.5%
TOTAL	**179.65 m²**	**33%**

ERF 4421
20 Krommerrivier Str
Stellenbosch
Site Area: **539 m²**

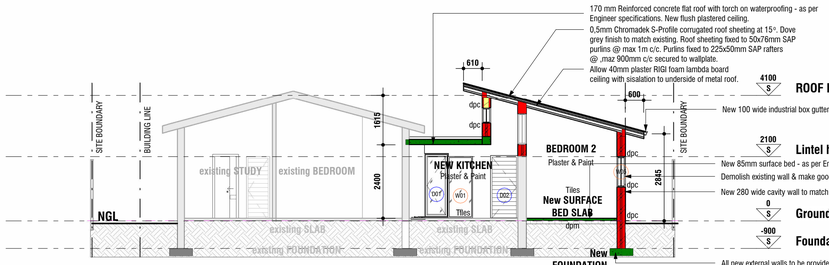


1 | SITE PLAN
1 : 150

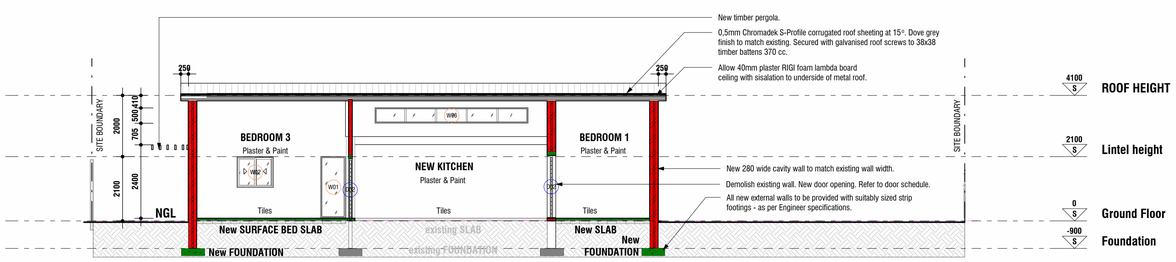
2 | GROUND FLOOR PLAN
1 : 100



3 | ROOF PLAN
1 : 100



4 | SECTION A-A_CS
1 : 100



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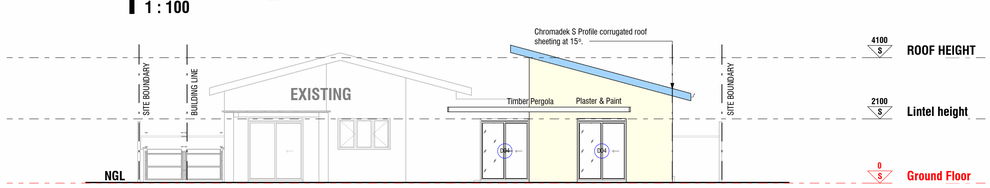
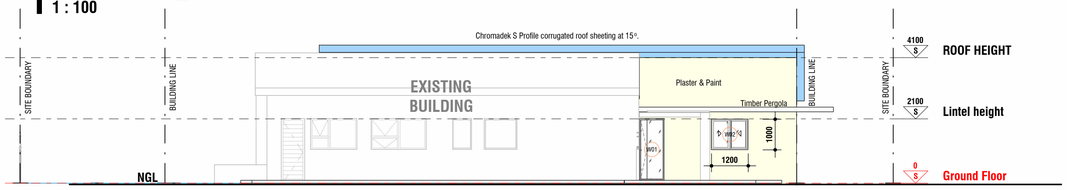
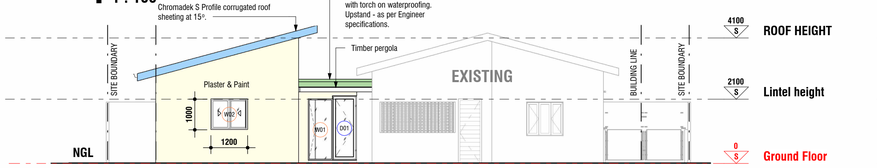
1 : 100



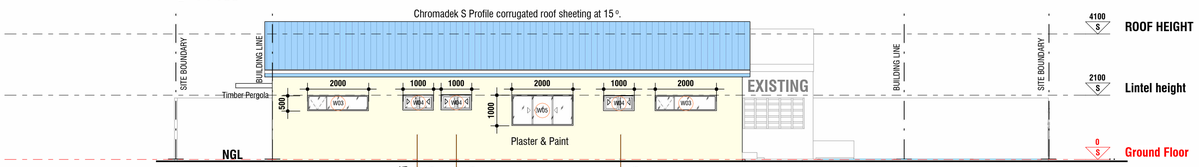
6 | NORTH ELEVATION
1 : 100



7 | EAST ELEVATION
1 : 100



8 | SOUTH ELEVATION
1 : 100



9 | WEST ELEVATION
1 : 100

NOTE
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GENERAL

REVISION

REV	DATE	DRAWN	DESCRIPTION
A	16/07/2025	mvdr	ISSUED FOR COUNCIL SUBMISSION.
B	26/08/2025	mvdr	Roof plan:dimensions added
C	06/10/2025	mvdr	Add New Kitchen

CLIENT

CLIENT LOGOS

PROJECT

Boogertman + Partners

JOHANNESBURG | **PRETORIA** | STELLENBOSCH | DURBAN | KENYA
The Point, 1133 Jan Shoba Street, Brooklyn 0181
PO Box 12516, Hatfield 0028, Pretoria
mail@boogertmanpta.co.za
T +27 12 429 7300

PROJECT DETAILS
HOUSE TERBLANCHE
FOR
MIRIAM TERBLANCHE
AT
ERF 4421
20 Krommerrivierweg
STELLENBOSCH

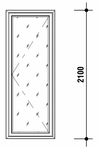
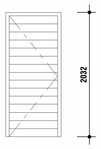
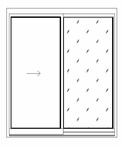
TITLE

DRAWING TITLE
Municipal Plans, Section & Elevations
DRAWING INFORMATION

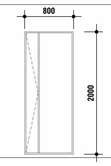
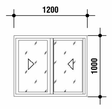
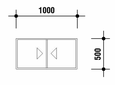
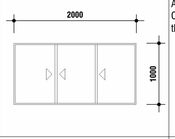
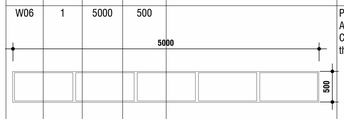
JOB NUMBER	DRAWN BY	APPROVED	SCALE
AGRN	B+P	Approver	As indicated @ A1
DATE	CHECKED BY	Signature Placeholder	
06/24/16	B+P		

DRAWING SUITABILITY
S0 - Initial Status
DRAWING NUMBER
CS-01 REV **C**
CODE - ORIGINATOR - VOLUME/ PHASE - LEVEL - TYPE - ROLE - NUMBER

Doors Schedule

No.	Count	Height	Width	Plan	Elevation	Description	Glazing
D01	1	2100	800			Powder Coated Aluminium hinged sliding folding door with Thermo seal. Colour to match exisitng. Manufactured in strict accordance with AAAMSA regulations.	National Glass PVB Clear glazing to SANS 10400 (Part N) Safety regulations and (part XA) Fenestration reg. See SANS XA Report for prescribed SHGC and U-Value requirements.
D02	3	2032	900			Solid Timber - Horisontal slatted door in hardwood frame	n/a.
D03	5	2100	700			Solid Timber - Horisontal slatted	n/a.
D04	2	2100	1600			<varies>	National Glass PVB Clear glazing to SANS 10400 (Part N) Safety regulations and (part XA) Fenestration reg. See SANS XA Report for prescribed SHGC and U-Value requirements.

Window Schedule

Type Mark	Count	Width	Height	Elevation	Frame	Glazing
W01	2	800	2000		Powder Coated Aluminium indow Colour to match the existing.	National Glass PVB Clear glazing to SANS 10400 (Part N) Safety regulations and (part XA) Fenestration reg. See SANS XA Report for prescribed SHGC and U-Value requirements.
W02	2	1200	1000		Powder Coated Aluminium indow Colour to match the existing.	National Glass PVB Clear glazing to SANS 10400 (Part N) Safety regulations and (part XA) Fenestration reg. See SANS XA Report for prescribed SHGC and U-Value requirements.
W03	2	2000	500		Powder Coated Aluminium indow Colour to match the existing.	National Glass PVB Clear glazing to SANS 10400 (Part N) Safety regulations and (part XA) Fenestration reg. See SANS XA Report for prescribed SHGC and U-Value requirements.
W04	3	1000	500		Powder Coated Aluminium indow Colour to match the existing.	National Glass PVB Clear glazing to SANS 10400 (Part N) Safety regulations and (part XA) Fenestration reg. See SANS XA Report for prescribed SHGC and U-Value requirements.
W05	1	2000	1000		Powder Coated Aluminium indow Colour to match the existing.	National Glass PVB Clear glazing to SANS 10400 (Part N) Safety regulations and (part XA) Fenestration reg. See SANS XA Report for prescribed SHGC and U-Value requirements.
W06	1	5000	500		Powder Coated Aluminium indow Colour to match the existing.	National Glass PVB Clear glazing to SANS 10400 (Part N) Safety regulations and (part XA) Fenestration reg. See SANS XA Report for prescribed SHGC and U-Value requirements.

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION

Erf / Portion	4421	*Site Area*	539 m²
Township	Stellenbosch	*Title Deed No*	2459/85

ZONING INFORMATION

Town Planning Scheme	*EG:* Sandton *Planning Scheme,* 2019	*Amendment Scheme No.*	/
Use Zone	Conventional Residential	*Annexe No.*	

DEVELOPMENT CONTROL MEASURES

Permissible		*Control*	*Actual*	
2 storeys		*Height of buildings*	1 storey	
60	%	*Coverage (Footprint/Site Area x 100 = _%)*	33	%
0.6		*Floor Area Ratio (FAR)*	0.33	
300	m²	*Gross Floor Area (m²/FAR)*	180	m²
25	m²	*Density (Dwelling Units per hectare)*	12.5	m²
2		*No of Dwelling Units on the erf*	1	

PARKING

Parking Ratio per Use		*Area per Use*		*Parking Bays Required*
____ *Parking bays per 100m²* ____	*floor area*	____	m²	____ *Parking bays*
____ *Parking bays per 100m²* ____	*floor area*	____	m²	____ *Parking bays*
____ *Parking bays per 100m²* ____	*floor area*	____	m²	____ *Parking bays*
2 *Parking bays per dwelling unit*		1	*units*	2 *Parking bays*
____ *Parking bays per* ____	*seat/s*	____	*seats*	____ *Parking bays*
TOTAL PARKING BAYS REQUIRED				2 *Parking bays*
TOTAL PARKING BAYS PROVIDED				4 *Parking bays*
Deficit No of Parking Bays				0 *Parking bays*

The information provided above is hereby certified to be correct and precise

NAME _____ *SIGNATURE* _____

(PLEASE PRINT)

DATE ____ / ____ / ____ *PLAN No.* _____

Development Data

	Area	Coverage
Site	539 m²	100%
Existing Ground	117.70 m²	21.8%
Additional	61.95 m²	11.5%
TOTAL	179.65 m²	33%

Summary Report: SANS 10400-XA & SANS 204
Energy Efficiency in Buildings

Type of Project Residential House
Street Address Stellenbosch
Erf 4221
Client's Initial and Surname M Terblanche

SANS Competant Person Wessel van Dyk
SACAP Reg. No. 7039

OCCUPANCY: Zone & Orientation of Building

Class of Occupancy H4
Design Occupancy Tim 24 Hrs per Day
7 Days per Week
Climatic Zone Stellenbosch-Zone: 4
Building Orientation North — Optimized Orientation Achieved

Structure: Total Nett Floor Area

Ground Storey: 160,77 m²
Total Nett Floor Area: 160,77

Structure: Total Floor Area:

Total Floor Area: 179,65 m²

FENESTRATION: Design

Buildings with Natural Environmental Control

Fenestration Constants

Conductance (C_U) constant: 1,40
Solar Heat Gain (C_{SHGC}) constant: 0,13

SANS 10400XA COMPLIANCE

Ground Storey

Net Floor Area of Storey / Room: m² 160,770
Fenestration Area of Storey / Room: m² 28,073
% Fenestration Area to Nett Floor Area: % 17,462

DO NOT COMPLY: Where the total area of the glazing elements of a storey is greater than 15% of the nett floor area of the storey the requirements contained in SANS 204 shall be complied with.

SANS 204 COMPLIANCE

Ground Storey	ACHIEVED	ALLOWED	
Conductance (C_U) for Storey / Room:	221,780	225,078	Comply: refer SANS 204 (4.3.4)
Solar Heat Gain (C_{SHGC}) for Storey / Room:	12,975	20,900	Comply: refer SANS 204 (4.3.4)

ROOF: Design

Roofs Assembly

SANS 10400-XA — **Min. Required R-value**

Minimum Total *R*-value required: 3,70 m²·K/W
Direction of heat flow: Up

Obtained R-value

Roof Covering Material: Metal sheeting type
Roof covering material R-value: 0,30 m²·K/W
Ceiling R-value: 0,05 m²·K/W
Total obtained R-value: 0,35 m²·K/W — Min R-Value NOT Achieved, Refer to SANS 204

SANS 204

Obtained R-value

Is Roof vented: Unventilated
Type roof construction: Metal cladding @ > 12° pitch w/ suspended ceiling below rafter

R-value for Roof

Heat flow Direction	UP	
Moving Air (7m/s)	0,03	
Metal cladding	0	
oof air space(100 mm to 300 mm, non-reflective)	0,15	
Plasterboard, gypsum(10 mm, 880 kg/m³)	0,07	
Unventilating Air	0,11	
Total Obtained R-value	0,36	m²K/W

Min R-Value NOT Achieved: Thermal Insulation Require

Thermal Insulation **SANS 204**

Insulation product to be installed: Flexible fibre glass blanket — See SANS 204 (4.3.6.2)
Density of insulation to be installed: 10 – 18 kg/m³
Min. Thickness of insulation to be installed: 135,00 mm
Insulation required with minimum R-Value: 3,34 m²K/W

RECOMMODATION

It is recommended that a Flexible fibre glass blanket with a thickness of 135 mm needs to be installed in order to achieve the min. additional R-value of 3,34 m2K/W

SANS 10400 XA: CALCULATION REFERENCE TABLE

Gazing Ref	Quantity	Width (m)	Height (m)	Area	Orientation	U-value	SHGC	Orientation	Projection (m) (P)	Height 1 (m) (H)	Height 2(m) (G)	P/H	Factor (E)	Conductance	SHG
W01	2	0,8	2	3,2	South	7,9	0,81	South	1,5	2	0	0,75	0,29	25,28	0,75168
W02	1	1,5	1	1,5	South	7,9	0,81	South	0,6	2,26	1,26	0,1327434	0,49	11,85	0,59535
W03	2	2	0,5	2	West	7,9	0,81	West	0,6	1,1	0,6	0,2727273	1,06	15,8	1,7172
W04	3	1	0,5	1,5	West	7,9	0,81	West	0,6	1,1	0,6	0,2727273	1,06	11,85	1,2879
W05	1	2	1	2	West	7,9	0,81	West	0,6	1,6	0,6	0,1875	1,18	15,8	1,9116
W06	1	5	0,5	2,5	East	7,9	0,81	East	1,5	0,5	0	3	0,24	19,75	0,486
W02	1	1,5	1	1,5	South	7,9	0,81	South	1,5	1	0	1,5	0,19	11,85	0,23085
D01	1	2,1	0,8	1,68	South	7,9	0,81	South	1,5	0,8	0	1,875	0,17	13,272	0,231336
D02	3	2,032	0,9	5,4864	North	7,9	0,81	North	1,5	0,9	0	1,6666667	0,16	43,34256	0,71103744
Ex	1	1,71	1	1,71	East	7,9	0,81	East	0,6	1,76	0,76	0,1704545	0,93	13,509	1,288143
Ex	1	1,5	1	1,5	East	7,9	0,81	East	0,6	1,76	0,76	0,1704545	0,93	11,85	1,12995
Ex	1	1,8	1	1,8	East	7,9	0,81	East	0,6	1,76	0,76	0,1704545	0,93	14,22	1,35594
Ex	1	0,632	1	0,632	East	7,9	0,81	East	0,6	1,76	0,76	0,1704545	0,93	4,9928	0,4760856
Ex	1	1,065	1	1,065	East	7,9	0,81	East	0,6	1,76	0,76	0,1704545	0,93	8,4135	0,8022645
			Ground Storey	28,0734											

GENERAL

NOTE

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REVISION

REV	DATE	DRAWN	DESCRIPTION
A	16/07/2025	mvdr	ISSUED FOR COUNCIL SUBMISSION.

CLIENT

CLIENT LOGOS

PROJECT

Boogertman + Partners

JOHANNESBURG | **PRETORIA** | STELLENBOSCH | DURBAN | KENYA
The Point, 1133 Jan Shoba Street, Brooklyn 0181
PO Box 12516, Hatfield 0028, Pretoria
mail@boogertmanpta.co.za
T +27 12 429 7300

PROJECT DETAILS
HOUSE TERBLANCHE
FOR
MIRIAM TERBLANCHE
AT
ERF 4421
20 Krommerrivierweg
STELLENBOSCH

TITLE

DRAWING TITLE
Window & Door Schedule
DRAWING INFORMATION

JOB NUMBER	DRAWN BY	APPROVED	SCALE
AGRN	B+P	Approver	1 : 50 @ A1
DATE	CHECKED BY	Signature Placeholder	
06/24/16	B+P		

DRAWING SUITABILITY
S0 - Initial Status
DRAWING NUMBER
CS-02 REV **A**
CODE - ORIGINATOR - VOLUME/ PHASE - LEVEL - TYPE - ROLE - NUMBER

S:\0002-B+P STELLENBOSCH PROJECTS\AGRN-01-HOUSE TERBLANCHE\01 DRAWINGS\REVIT CENTRAL FILES\2024-06-13 Central file\AGRN-01-HOUSE BOLTZ_CS_for council exports.rvt
2025/10/06 11:57:49
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Locality Plan - Erf 4421, Stellenbosch

Legend

Map Center: Lon: 18°51'37.8"E
Lat: 33°55'31.9"S

Scale: 1:5,035

Date created: 2025/17/01

Western Cape Government
FOR YOU