

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: 118 Merriman Avenue, Stellenbosch, 7600

Application Property Number: Erf 2156, Stellenbosch

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

Owner: Calypso Ventures 10 (Pty) Ltd – A van Niekerk (contact details: 076 070 2515)

Application Reference: TP1281/2025

Description of Proposed Development:

- Application is made i.t.o. Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law for a consent use to utilize the existing 8-bedroom dwelling house as a commune on Erf 2156, Stellenbosch.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [\[https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements\]](https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements). If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – L Radebe lindelwa@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **29 September 2025**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours faithfully

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LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

28 August 2025

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: 118 Merriman Avenue, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 2156, Stellenbosch, 7600

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

Eienaar: Calypso Ventures 10 (Edms) Bpk – A van Niekerk (kontak besonderhede: 076 070 2515)

Aansoek Verwysing: TP1281/2025

Beskrywing van die Voorgestelde Ontwikkeling:

- Die aansoek word gemaak ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening ingedien vir 'n vergunningsgebruik ten einde die bestaande 8-slaapkamer woonhuis op Erf 2156, Stellenbosch, as 'n kommune te benut.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aanton wat die kommentaar toelig;
 - Indien toepaslik, aanton wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – L Radebe lindelwa@tv3.co.za

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **29 September 2025**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe

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LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

28 Augustus 2025

Our Reference: 4100-P

14 July 2025

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

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Attention: Ms. Chrizelle Kriel

Madam

RE: APPLICATION FOR A CONSENT USE (COMMUNE) INSIDE AN EXISTING DWELLING HOUSE ON ERF 2156, STELLENBOSCH

1. LAND USE PLANNING APPLICATION

We refer to the applicant's consultations with Ms. Gavaza Makamu (Planning and Economic Development) w.r.t. the proposed commune on Erf 2156, Stellenbosch.

Based on these consultations, application is hereby made in terms of Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law, 2023 for a **consent use (comune) inside an existing dwelling house** on Erf 2156, Stellenbosch.

2. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T54901/2019 as Erf 2156, Division Stellenbosch. The subject property is 1119m² in extent and Calypso Ventures 10 (Pty) Ltd is the registered owner. A copy of the subject property's Deed of Transfer is included in this submission.

3. LOCALITY

The subject property is located at 118 Merriman Avenue, Stellenbosch. The locality of the application area is indicated on the image below and the locality map included in this submission.



Figure 1: Locality of Erf 2156, Stellenbosch

4. DEVELOPMENT PROPOSAL: COMMUNE

The development proposal entails the use of the existing dwelling house as an 8-bedroom commune. This proposal will be similar to most of the surrounding land uses that provide accommodation for students.

Included in this submission is a detailed Site Development Plan (for municipal approval) illustrating the scale and extent of the proposed commune.

5. HISTORIC APPROVAL FOR A COMMUNE

In 2010 the Stellenbosch Municipality approved the use of the existing dwelling house on Erf 2156, Stellenbosch as a commune. A copy of the municipal letter of approval is included in this submission.

This means, in 2010 the Stellenbosch Municipality considered a commune to be a desirable land use for Erf 2156, Stellenbosch. Unfortunately, the applicable zoning scheme in 2010 did not make provision for a permanent commune land use under the subject property's (then) single residential zoning. For this reason, the commune land use was limited to a period of 5 years (with an option to extend it for an additional 5 years). The 2010 planning approval has lapsed, and the applicant wishes to re-establish this historic approval.

With the adoption of the new Stellenbosch Zoning Scheme in 2019, a commune is now a permanent (consent) land use rights in terms of the subject property's Conventional Residential Zoning. For this reason, to re-establish the 2010 planning approval, application is made to use the existing dwelling house as a commune.

6. PLANNING MOTIVATION FOR THE PROPOSED COMMUNE

The desirability of a commune on a Conventional Residential Zone erf in Simonswyk is motivated i.t.o. Section 65(1) of the Stellenbosch Municipality Planning By-Law, 2015. Section 65(1) sets out the considerations for deciding on a land use application. These considerations include compatibility, impact, availability of infrastructure, environmental considerations, and compliance with policy, among others.

- **Compatibility with Surrounding Land Uses**

The proposed commune use is compatible with the character of Simonswyk, Universiteitsoord, and Die Weides, which already hosts a mix of family homes, student housing, and small-scale accommodation. The proximity of the suburb to Stellenbosch University makes it a natural node for student and young professional accommodation. A well-managed commune would reflect existing residential uses in terms of scale, bulk, and form, and would not introduce an incongruous use.

- **Impact on the Character of the Area**

The commune will not detract from the residential character of Simonswyk. It will retain the external appearance of a single dwelling house, with no significant changes to the built form. Proper design and management will ensure that noise, parking, and waste

management are controlled, thus mitigating any potential nuisances. Communes, when regulated, tend to support the vibrancy and diversity of residential areas, especially those near universities.

- **Impact on External Engineering Services**

The Subject property is located within an area with existing municipal infrastructure for water, sewerage, electricity, and waste collection. The proposed number of residents in the commune will not exceed typical household thresholds for infrastructure usage. The impact on services is therefore minimal and within capacity.

- **Impact on the Safety, Health, and Well-being of the Community**

The commune will be subject to compliance with all relevant health and safety regulations, including the National Building Regulations. A management plan can be submitted to ensure appropriate supervision, maintenance, and community integration. The commune may contribute positively by offering affordable, safe, and regulated accommodation, reducing informal or overcrowded living arrangements in the area.

- **Preservation of the Natural and Built Environment**

There are no sensitive environmental features on the erf, and no additional buildings are proposed. Any internal changes will adhere to building control standards, and heritage aspects (if applicable) will be respected. The natural environment will therefore not be negatively affected.

- **Compliance with the Spatial Development Framework and Policies**

The Stellenbosch Municipal Spatial Development Framework (MSDF) encourages densification within urban edges and close to public transport and educational institutions. The commune promotes compact, efficient land use and supports the principle of affordable housing options within the urban fabric. The proposal aligns with the objectives of the MSDF and urban sustainability policies.

- **Socio-economic Impact**

Simonswyk, Universiteitsoord, and Die Weides are high-demand areas for student and young professional housing. The commune will contribute positively to the local rental market, offering more affordable, safe options. This assists in meeting housing demand without creating informal or illegal rental setups. It also supports the local economy through increased foot traffic and demand for goods and services.

- **Need and Desirability**

There is a high demand for shared accommodation in Stellenbosch, particularly close to the University and the town centre. A commune offers a legitimate and regulated response to this demand. Its desirability stems from its ability to:

- Provide affordable housing within walking distance of the University.
- Reduce pressure on transport and infrastructure through proximity.
- Avoid illegal conversions or unregulated housing.

7. CONCLUSION

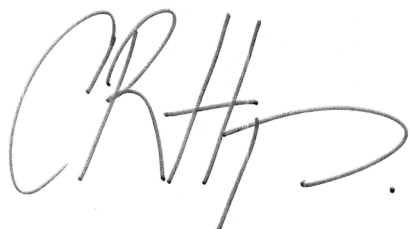
In terms of Section 65(1) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 the proposed commune use:

- Is compatible with surrounding land uses,
- Will have minimal impact on infrastructure and community well-being,
- Aligns with the Municipality's spatial policies, and
- Responds to a clear socio-economic need in the area.

The application is therefore desirable and supportable, subject to standard land use conditions and any further reasonable conditions imposed by the Municipality.

We trust the information will suffice in processing the application. However, please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information.

Yours faithfully

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CLIFFORD HEYS

TV3 PROJECTS (PTY) LTD

