NOTICE OF LAND DEVELOPMENT APPLICATION

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

Application for a second dwelling, student commune, building line departure, coverage departure and under provision of parking.

Application Property Address: 41 Langstraat-Suid, Cloetesville Stellenbosch

Application Property Number: Erf 8865

Applicant: Ateljee Will Hammers

info@ateljeewillhammers.co.za

08480.22222

Owner: Mr MA Peters & Me F Peters & K Williams +27 83 260 1605

Application Reference: LU____/TP1363/2025

Description of land development proposal:

- Application in terms of **Section 15(2)(b)** – Permanent Departure to relax the 60% covered restriction to 74% to allow for the carport and covered area.
- Application in terms of **Section 15(2)(b)** – Permanent Departure to relax the 1m common building line at the rear of the property to 0m to allow for the construction of an external staircase, providing access to the first floor.
- Application in terms of **Section 15(2)(b)** – Permanent Departure for the under-provision of parking from 8 to 4 bays, as the student occupants will primarily rely on public transport, which is readily accessible near the property
- Application in terms of **Section 15(2)(g)** – Technical Approval to allow for the conversion of the first floor into a second dwelling unit.

- Application in terms of **Section 15(2)(o)** – Consent Use to permit the entire property, consisting of both the ground and first-floor dwelling units, to function as a commune, specifically for student accommodation.

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: **Ateljee Will Hammers: info@ateljeewillhammers.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 **11 January 2027**

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 **0848022222** during normal office hours.

Yours faithfully

Will Hammers

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

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

Aansoek vir tweede woning, student kommune, boulynoorskryding, dekking oorskryding en ondervoorsiening van parkering.

Adres van aansoek eiendom: 41 Langstraat-Suid, Cloetesville Stellenbosch

Aansoek eiendom beskrywing: Erf 8865

Aansoeker: Ateljee Will Hammers

info@ateljeewillhammers.co.za

08480.22222

Eienaar: Mr MA Peters & Me F Peters & K Williams +27 83 260 1605

Aansoek Verwysing: LU____/TP1363/2025

Besonderhede van die grondgebruik aansoek:

- Aansoek om permanente afwyking in terme van **gedeelte 15(2)(b)** van die Stellenbosch Munisipaliteit Soneringskema Verordening, 2024 vir die oorskryding van die 60% dekking na 74% vir motorafdakke.
- Aansoek om permanente afwyking in terme van **gedeelte 15(2)(b)** van die Stellenbosch Munisipaliteit Soneringskema Verordening, 2024 vir die verslapping van die gemeenskaplike boulyn met erwe 10712 en 10713 vanaf 1m na 0m om 'n trap toe te laat.
- Aansoek om permanente afwyking in terme van **gedeelte 15(2)(b)** van die Stellenbosch Munisipaliteit Soneringskema Verordening, 2024 vir die onder voorsiening van parkeerplekke vanaf 8 na 4 parkeerplekke.
- Aansoek in terme van **gedeelte 15(2)(g)** van die Stellenbosch Munisipaliteit Soneringskema Verordening, 2024 vir die omskepping van die tweede verdieping vir die gebruik as tweede woning.
- Aansoek in terme van **gedeelte 15(2)(o)** in terme van die Stellenbosch Munisipaliteit Soneringskema Verordening, 2024 om die totale gebou as kommune te gebruik.

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 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 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: **Ateljee Will Hammers: info@ateljeewillhammers.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
11 Januarie 2027.
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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **0848022222** gedurende normale kantoor ure.

Die uwe

Will Hammers

Erf 8865 Cloetesville



Legend

Map Center: Lon: 18°51'23.5"E
Lat: 33°55'14.3"S

Scale: 1:4,514

Date created: 2026/12/11

Western Cape Government
FOR YOU



ERF 8865, STELLENBOSCH, 41 LANGSTRAAT-SUID ROAD, CLOETESVILLE,

Application for a second dwelling, student commune, building line departure, coverage departure and under provision of parking.

August 12, 2025

Prepared by Ateljee Will Hammers
will@ateljeewillhammers.co.za 084 802 2222

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Mr MA Peters & Me F Peters & K Williams +27 83 260 1605

ERF 8865, STELLENBOSCH, 41 LANGSTRAAT-SUID ROAD, CLOETESVILLE,

1. PROPERTY DETAILS

PROPERTY DESCRIPTION	Erf 8865, Stellenbosch
ADDRESS	41 Langstraat-Suid Road, Cloetesville
EXTENT	262m^2
ZONING	Conventional Residential Zone
LAND USE	Residential
APPLICANT	Will Hammers

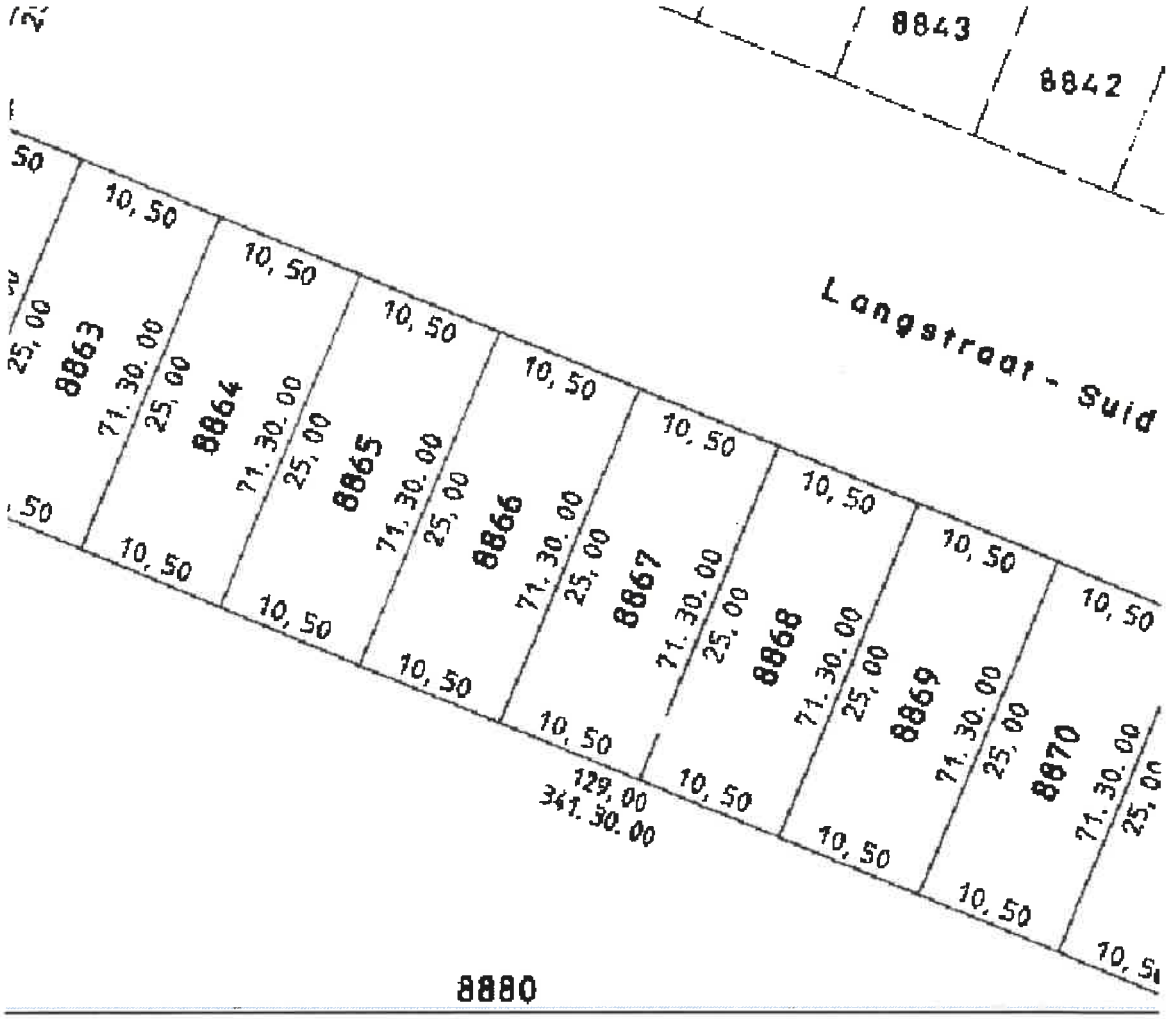
2. PROPOSAL

- **APPLICATION TO ALLOW A SECOND DWELLING UNIT, STUDENT COMMUNE, STAIRCASE, UNDER PROVISION OF PARKING, CARPORT AND COVERED AREA.**



FIGURE 1: SITE LOCALITY

FIGURE 2: SG DIAGRAM



3. APPLICATION COMPONENTS/ DESCRIPTION:

3.1 APPLICATION DETAILS

- Application in terms of **Section 15(2)(g)** – Technical Approval to allow for the conversion of the first floor into a second dwelling unit.

- Application in terms of **Section 15(2)(o)** – Consent Use to permit the entire property, consisting of both the ground and first-floor dwelling units, to function as a commune, specifically for student accommodation.

- Application in terms of **Section 15(2)(b)** – Permanent Departure to relax the 60% covered restriction to 74% to allow for the carport and covered area.

- Application in terms of **Section 15(2)(b)** – Permanent Departure to relax the 1m common building line at the rear of the property to 0m to allow for the construction of an external staircase, providing access to the first floor.

- Application in terms of **Section 15(2)(b)** – Permanent Departure for the under-provision of parking from 8 to 4 bays, as the student occupants will primarily rely on public transport, which is readily accessible near the property

3.2 THE OBJECTIVES OF THIS PROPOSAL ENTAILS THE FOLLOWING

3.2.1 Enhanced Living Space - Section 15(2)(g) & 15(2)(o)

- The application in terms of Section 15(2)(g) seeks technical approval for the conversion of the first floor into a second dwelling unit. Together with the application in terms of Section 15(2)(o) for Consent Use to permit the entire property to function as a student commune, this enables the optimal use of the existing built form.
- By accommodating both floors within a single, integrated communal housing arrangement, the property's residential capacity is increased without expanding its footprint.
- This arrangement offers a flexible and affordable living environment for students in a location where such housing is in high demand, while maintaining a balance between private space and shared facilities.
- The addition of a covered area and carport improves the quality of living by providing secure, weather-protected space for vehicles and extending usable outdoor space. This ensures residents enjoy greater comfort, convenience, and overall functionality within their home environment.

3.2.2 Optimization of land - Section 15(2)(b) (Rear Building Line Departure)

- The proposed external staircase, requiring a Permanent Departure in terms of Section 15(2)(b) to relax the 1m common building line at the rear to 0m, makes practical use of underutilised yard space.
- This vertical densification maximises occupancy and circulation efficiency while ensuring that the main building envelope remains unchanged from the street-facing perspective.

- The staircase placement at the rear minimises visual and spatial intrusion, and it will be designed in accordance with municipal development parameters.
- By allowing a slight increase in coverage, the proposal ensures the property is used to its fullest potential without compromising surrounding land uses. The carport and covered area maximize the value and efficiency of the site while keeping the intervention within acceptable urban management thresholds.

3.2.3 Aesthetic Appeal

- The external staircase and conversion works will be designed to integrate seamlessly with the existing architectural style, ensuring that the building's form remains harmonious with the surrounding streetscape.
- Materials and finishes will be carefully chosen to match or complement the existing palette, preserving the area's character while delivering a functional upgrade.
- This sensitive design approach ensures that the required departures do not negatively impact the visual quality of the property or the neighbourhood.

3.2.4 Safety and Compliance - All Applications

- All elements of the proposal will adhere to relevant safety, health, and building regulations. The external staircase will be professionally engineered for structural integrity, fire safety, and accessibility, in compliance with the National Building Regulations.
- The communal use of the property will be managed in line with municipal occupancy controls, ensuring that resident numbers are appropriate and that the property is maintained to a high standard, thereby safeguarding the well-being of both occupants and neighbours.
- By allowing a slight increase in coverage, the proposal ensures the property is used to its fullest potential without compromising surrounding land uses. The carport and covered area maximize the value and efficiency of the site while keeping the intervention within acceptable urban management thresholds.

3.2.5 Optimization of the Existing Built Form

- By adapting the current building envelope instead of demolishing or extending significantly, the proposal minimises construction waste, environmental impact, and costs.
- The Section 15(2)(g) and 15(2)(o) applications together allow the building's structure to be repurposed to meet current housing needs without compromising its integrity.
- This approach represents sustainable urban development by retaining the building's form while adapting its function to suit changing demand.
- The additional 14% coverage integrates seamlessly with the existing built form, improving the property's functionality without detracting from the character of the neighbourhood. The built form remains orderly, with no negative impact on adjacent properties.

3.2.6 Create Additional Residential Capacity - Section 15(2)(o) & Section 15(2)(b) (Parking Departure

- The application for Consent Use in terms of Section 15(2)(o) will allow the entire property to operate as a managed student commune, responding directly to the shortage of affordable student housing in Stellenbosch.
- The related Permanent Departure in terms of Section 15(2)(b) for the under-provision of parking reflects the practical realities of the target market — most student occupants will rely on public transport, which is readily accessible in close proximity to the property.
- This approach ensures that valuable site space is not underutilised for parking that will not be required.

3.2.7 Functionality and Amenity

- While physically configured as two self-contained dwelling units, the combined use as a single student commune will allow for shared amenities such as kitchens, laundry facilities, and common living areas.
- This promotes social interaction, resource efficiency, and unified management, enabling effective oversight of the property.
- This integrated living arrangement supports both community building and operational efficiency, ensuring that the consent use is applied in a way that benefits residents and maintains neighbourhood order.

- The domestic quarter adds to the versatility of the property, ensuring that household support staff can reside on-site. This improves convenience for residents, strengthens household management, and enhances the property's overall amenity value.
- The carport and covered area enhance the day-to-day functionality of the dwelling by protecting vehicles, enabling shaded outdoor activity, and improving the overall amenity of the property. This contributes positively to the residents' lifestyle and the long-term sustainability of the dwelling.

4. MOTIVATION

4.1 PROPOSAL

The proposed commune will comprise a two-storey building. The ground floor will consist of a domestic unit, kitchen, lounge, three bedrooms and two bathrooms, while the first floor will comprise five bedrooms, a kitchen, lounge and two bathrooms. The layout is intended to accommodate the proposed communal living arrangement across both floors.

The applications will yield significant benefits for multiple stakeholders. The technical approval in terms of Section 15(2)(g) to convert the first floor into a second dwelling unit will optimise the use of the existing building, enabling greater residential capacity within the same footprint and creating additional rental opportunities for the homeowner. This efficient use of space aligns with the Stellenbosch Municipality's goals of promoting densification in well-located areas, reducing urban sprawl, and making better use of existing infrastructure.

The consent use in terms of Section 15(2)(o) to operate the property as a student commune will directly address the acute shortage of affordable and well-managed student housing in Stellenbosch, thereby relieving pressure on other residential areas where students may otherwise occupy family housing stock. This not only benefits students by providing safe, affordable, and conveniently located accommodation, but also benefits the surrounding community by reducing informal overcrowding and ensuring that student living is concentrated in a properly managed environment.

The proposed building line relaxation, which allow for a staircase, make practical use of available space while maintaining neighbourhood character. These additions enhance the property's usability, comfort, and aesthetic appeal, ultimately improving the quality of life for current and future occupants.

The proposed application to relax coverage from 60% to 74% in order to accommodate a carport and covered area should be supported, as the increase is minimal and will not negatively impact the character of the neighbourhood or surrounding properties. Instead, it will provide practical benefits such as secure, weather-protected parking and additional covered outdoor space, thereby improving the functionality, safety, and amenity of the dwelling. The request represents an efficient use of land without compromising open space, stormwater management, or service infrastructure, and ensures that the property remains both compliant and aligned with principles of sustainable development.

The application further includes a permanent departure to allow for an under-provision of parking associated with the proposed commune. In terms of the applicable parking requirements, the proposal requires 8 bays, calculated at one bay per bedroom. Due to the limited size and physical constraints of the property, it is not practically possible to accommodate all 8 required motor vehicle bays on site.

The proposed development can accommodate 4 motor vehicle bays and 18 bicycle bays Residential parking requirement: Bicycle Parking Bay 900x1200mm Upright storage in bicycle racks. The 18 bicycle bays provide an alternative and sustainable form of transport and are equivalent to 3 vehicle bays for purposes of the proposed parking arrangement. The effective parking provision is therefore equivalent to 7 bays, resulting in an under-provision of 1 bay against the required 8 bays.

In addition to the direct benefits to residents and the community, the implementation of this proposal will have positive economic ripple effects. Construction and renovation work will create job opportunities for local contractors, artisans, and labourers, stimulating the construction sector. Suppliers of building materials, hardware, and home improvement goods will benefit from the increased demand generated by the project. Furthermore, the project will engage a range of professional service providers, including architects, town planners, engineers, quantity surveyors, and project managers.

These engagements support local businesses and contribute to the professional services economy within the region. Other local businesses will also benefit from an increased student population in close proximity, as students are frequent patrons of shops, cafes, and service providers, stimulating local economic activity. The surrounding community will also benefit from the presence of a well-managed commune that fosters social interaction, reduces unmanaged rental situations, and integrates students into the neighbourhood in a structured

way. Collectively, these applications represent a balanced, sustainable approach to urban development, delivering housing, economic, and community benefits while preserving the integrity of the built environment.

In summary, this proposal not only optimizes the use of the land and built form but also delivers broader socio-economic benefits by supporting students, strengthening the local economy, and enhancing the urban fabric of Stellenbosch. Approval of these applications is respectfully requested in light of their clear alignment with municipal development goals and community needs.

4.2 SPATIAL PLANNING FRAMEWORKS AND POLICIES APPLICABLE TO THE PROPOSAL

The proposed land use applications are consistent with and supported by the relevant policy, legislative, and regulatory frameworks. The proposal demonstrates clear alignment with documents listed below:

- Stellenbosch Municipality Zoning Scheme By-Law 2019
- Section 59 of the Land-Use Planning Act (Act 4 of 2013)
- Section 7 of SPLUMA (Act 16 of 2013)
- Provincial Spatial Development Framework (PSDF),

a) Stellenbosch Municipality Zoning Scheme By-Law, 2019

Applicable land use parameters

Area of land unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Up to 250m²	2m	1m (see 2(e) below)	70%	2 storeys
251m² to 500m²	3m	1m	The greater of 175m² or 60%	2 storeys
501m² to 1500m²	4m	2,5m (see (2(c) below)	The greater of 300m² or 50%	2 storeys
Greater than 1500m²	4m	2,5m (see (2(c) below)	The greater of 750m² or 40%	2 storeys

- The subject property falls within the 251m² – 500m² category of the above table (Page 52 of the By-Law), which means there is a 1m common - and 3m street building line restriction applicable, coverage at 60% and height restriction of 2 storeys.

- Approval is sought to convert the first floor into a second dwelling unit. This aligns with the zoning scheme's provision for second dwellings within the base zoning, thereby supporting higher residential densities in an area with existing infrastructure and services, without compromising the established neighbourhood character.

- Approval is sought to convert the first floor into a second dwelling unit. This aligns with the zoning scheme's provision for second dwellings within the base zoning, thereby supporting higher residential densities in an area with existing infrastructure and services, without compromising the established neighbourhood character.

- A departure is sought to relax the 1m common building line at the rear of the property to 0m in order to construct an external staircase providing access to the first-floor dwelling unit. This departure is contextually appropriate, respects the privacy and scale of adjoining properties, and allows for functional enhancements that optimise the existing built form.

- Approval is requested for a reduced on-site parking requirement, recognising that the student occupants will predominantly make use of public transport and non-motorised transport modes due to the property's strategic location near existing transport routes. This aligns with the zoning scheme's sustainability objectives and supports a shift towards reduced car dependency.

b) Section 59 of the Land Use Planning Act (Act 3 of 2014)

- The application satisfies the approval criteria set out in Section 59 of the Land Use Planning Act (Act 3 of 2014), particularly in relation to **desirability**, **spatial logic**, and the **public interest**. The proposal comprises (1) the conversion of the first floor into a second dwelling unit, (2) the consent use of both floors as a student commune, (3) a permanent departure to relax the rear building line to accommodate an external staircase, and (4) a permanent departure to allow for reduced parking provision. Collectively, these applications address a well-documented and pressing demand for student accommodation in Stellenbosch, thereby serving the broader public interest while supporting local economic and social activity.

- From a **spatial logic** perspective, the proposal directs additional residential capacity into an existing serviced and strategically located urban area, in line with principles of spatial efficiency and the prevention of urban sprawl. The external staircase makes efficient use of rear yard space without undermining neighbouring privacy, while the reduced parking

provision reflects a sustainable, transport-oriented approach in a location well served by public and non-motorised transport options.

- In terms of **compatibility and character**, the proposed development respects the surrounding built form and scale, utilising the existing building envelope and adopting architectural finishes that complement the streetscape. The functional enhancements enabled by the departures are contextually appropriate and maintain harmony with adjacent land uses.

- Accordingly, the proposal is **desirable and appropriate in its context**, advancing the objectives of Section 59 of LUPA by balancing the rights of the property owner with the needs of the municipality, the student population, and the wider community, while promoting responsible, efficient, and inclusive urban growth.

c) Section 7 of SPLUMA (Act 16 of 2013)

The proposal aligns closely with the development principles of Section 7 of SPLUMA (Act 16 of 2013).

- **Spatial Justice:** The introduction of a second dwelling unit and the conversion of the entire property into a student commune provide well-located, affordable rental accommodation for students within walking distance of education facilities, public transport, and amenities. This contributes to addressing spatial inequalities by enabling access to quality housing in areas traditionally limited to single residential use.

- **Spatial Sustainability:** The intensification of the property occurs within an established urban area with existing municipal services, ensuring the optimal use of infrastructure such as water, sewerage, and road networks. This reduces the pressure for expansion into agricultural or undeveloped land, supporting sustainable settlement patterns.

- **Efficiency:** The proposal maximises the use of the existing building footprint by repurposing both floors for high-demand student accommodation and integrating an external staircase into the rear yard without compromising open space functionality. The reduction in parking provision is contextually appropriate, given the property's location in proximity to reliable public transport routes.

- **Spatial Resilience:** By introducing a more flexible housing typology—accommodating a mix of individual and shared living arrangements—the property can adapt to future

changes in housing demand or municipal policy, thereby enhancing its long-term resilience.

- **Good Administration:** The application follows the statutory processes of the Land Use Planning By-Law, Stellenbosch Municipality, and complies with SPLUMA principles. It is supported by a clear motivation, relevant policy alignment, and responsible engagement with municipal requirements.

d) Provincial Spatial Development Framework (PSDF)

- The **Provincial Spatial Development Framework (PSDF)** encourages well-located densification within established urban areas to promote sustainable development, reduce land consumption, and curb urban sprawl. This application directly supports these policy objectives.

- By increasing residential capacity on a fully serviced erf within the urban edge, the proposal contributes to the PSDF's vision for a **compact, integrated urban form**. This approach optimises the use of existing infrastructure, reduces the need for costly extensions of municipal services, and supports more efficient public transport systems by concentrating residents in proximity to amenities, education facilities, and mobility routes.

- The proposed external staircase is a functional, space-efficient intervention that facilitates vertical densification without significant alteration to the existing building envelope, maintaining the character of the area while improving accessibility. The reduced parking requirement is consistent with the PSDF's aim to encourage public transport use and non-motorised mobility, which in turn supports reduced congestion and lower carbon emissions.

- In doing so, the application advances the PSDF's sustainability and climate resilience goals, ensuring that growth occurs in a manner that is resource-efficient, socially inclusive, and economically viable. The proposed student commune addresses a clearly identified accommodation demand in Stellenbosch, stimulating local economic activity while providing safe, affordable, and accessible housing.

- This proposal therefore fully aligns with the PSDF's strategic directives for **responsible densification, infrastructure efficiency, and integrated urban growth**, and is consistent with the principles of sound spatial planning.

4.3 IMPACT ON MUNICIPAL SERVICES INFRASTRUCTURE

- The proposed development will have no significant impact on municipal services infrastructure. The property is situated within a fully serviced urban area, with established connections to water, sewerage, electricity, and solid waste management systems. The moderate increase in residential capacity resulting from the second dwelling and the communal use will remain well within the carrying capacity of the existing municipal network. The construction of the external staircase is a structural enhancement that will have no effect on service demand, and the reduced on-site parking provision will not affect infrastructure requirements, as the intended student occupants will predominantly use existing public transport facilities.

- No bulk infrastructure extensions or new service connections are required. All proposed works will comply with the Municipality's engineering service standards, ensuring that the development remains service-neutral and sustainable. Accordingly, the proposal represents an efficient use of existing infrastructure without placing any undue strain on municipal resources.

5 CONCLUSION

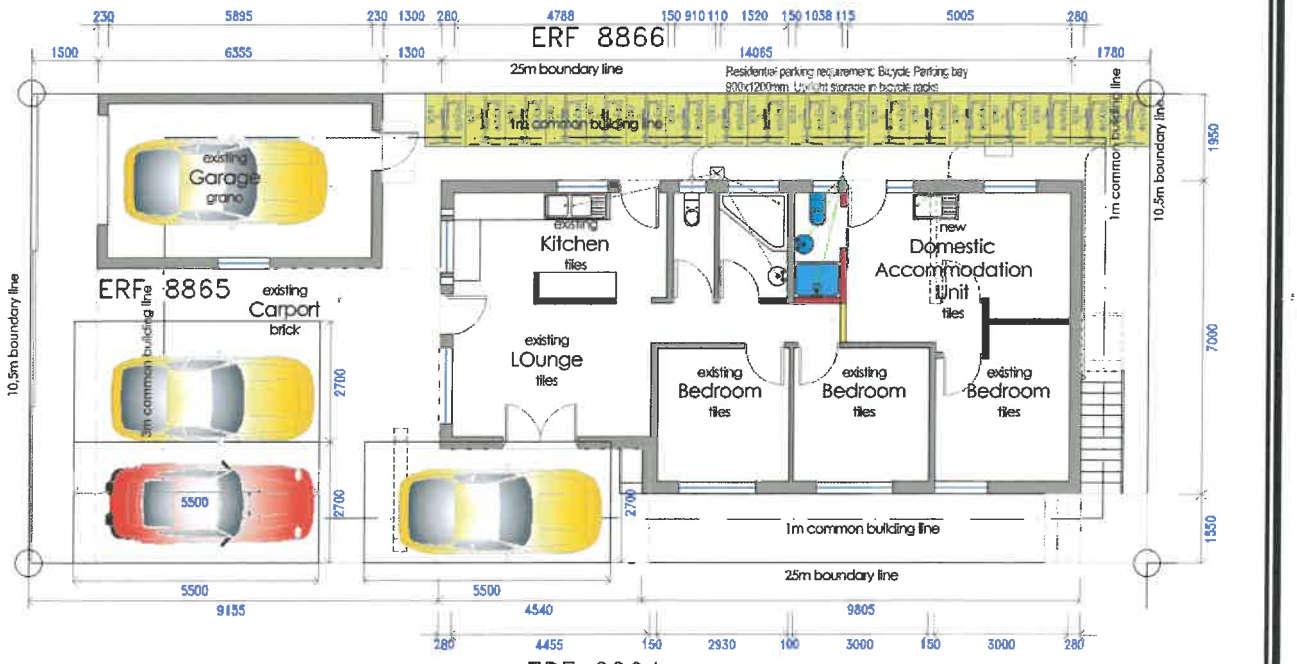
This application represents a well-considered, contextually appropriate, and policy-aligned proposal that responds directly to the pressing demand for student accommodation in Stellenbosch. By introducing a second dwelling unit, permitting the entire property to operate as a student commune, allowing for a minor building line relaxation to accommodate an external staircase, and granting a departure for reduced parking provision, the proposal optimizes the use of an existing, well-located property within the urban edge.

It aligns with the principles and objectives of the Stellenbosch Municipality Zoning Scheme By-Law, the Land Use Planning Act (LUPA), the Spatial Planning and Land Use Management Act (SPLUMA), and the Provincial Spatial Development Framework (PSDF) by promoting responsible densification, spatial justice, infrastructure efficiency, and sustainable urban growth. The proposal respects neighbourhood character while intensifying residential capacity, makes full use of existing municipal infrastructure, and supports compact, walkable urban form.

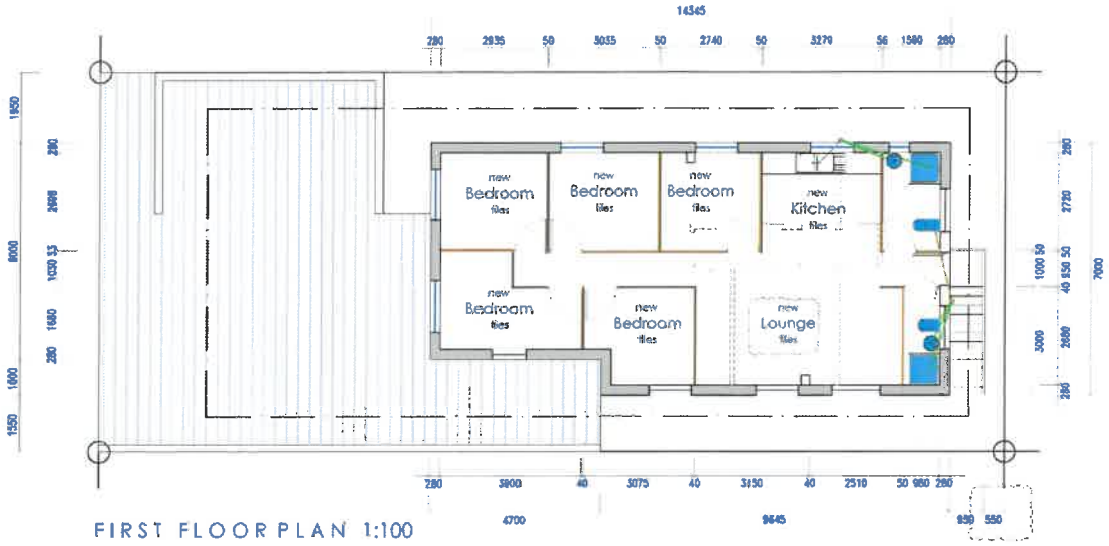
In doing so, it balances the rights and needs of the property owner with those of the broader community, the municipality, local businesses, and future student residents. The development will stimulate local economic activity, enhance housing diversity, and reinforce the principles of orderly and equitable development. For these reasons, the application is considered desirable, sustainable, and fully deserving of municipal approval.

6 PLANS & ELEVATIONS

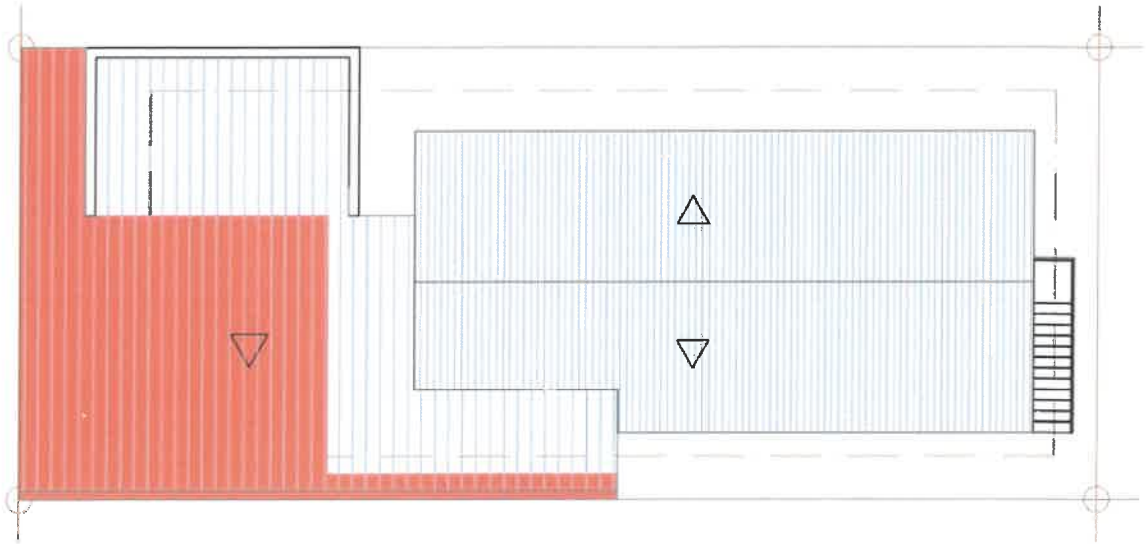
Areas
262m² - site
67m² - existing ground floor
29m² - existing domestic unit
96m² - existing first floor
25m² - existing garage
23m² - existing verandah/carport
50m² - carport addition
194 m² -covered area
74 % coverage



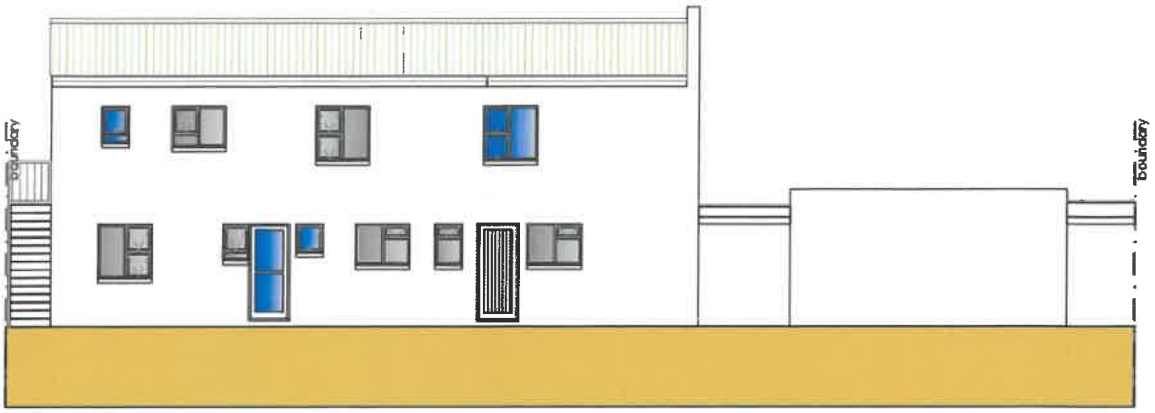
GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN 1:100



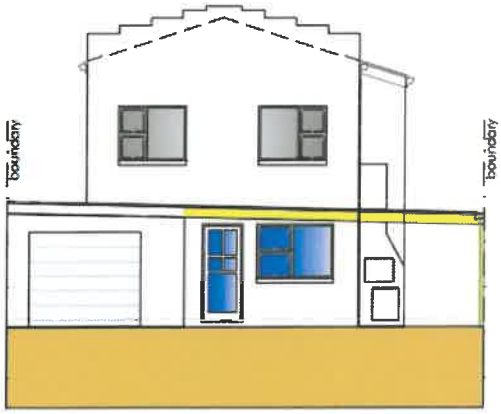
ROOF PLAN 1:100



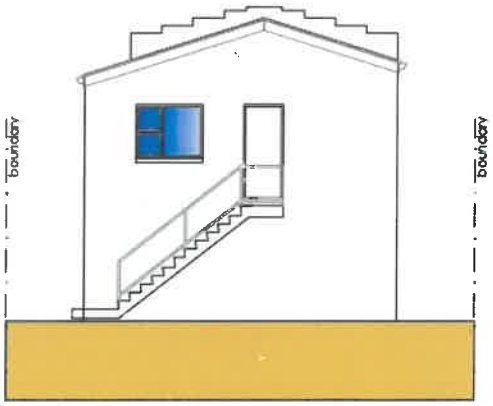
SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100



WEST ELEVATION 1:100