

# Student Accommodation Planning Approvals in South Africa: A Practical Guide for Johannesburg, Pretoria, Cape Town and Stellenbosch

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What approval you need before you let a house, flat or building to students, how the rules differ in four cities, and why NSFAS accreditation is a separate question.

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### About this guide

What approval you need before you let a house, flat or building to students, how the rules differ in four cities, and why NSFAS accreditation is a separate question. Written and reviewed by SACPLAN-registered professional planners against the primary statutory texts. It is general information, not legal advice or a planning opinion on any specific property.

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## The short answer

- **Johannesburg.** A student commune in a Residential 1 house needs a consent use. The City's draft Commune Policy (February 2025) proposes up to twelve occupants, or fourteen with special motivation, with a rezoning above that. The draft had not been confirmed as adopted when this Guide was written.<sup>8</sup>
- **Pretoria (Tshwane).** A dwelling house may let two bedrooms to two persons. Beyond that, a commune of up to six occupants needs a consent use. Above six the use is an apartment building, which needs its own consent use on Residential 1 or a rezoning.<sup>9</sup>
- **Cape Town.** Up to five unrelated persons living as one household still count as a family. A house let to a group is a commune, and anything larger is a boarding house. Both are consent uses in the R1 zone.<sup>12</sup>
- **Stellenbosch.** A dwelling house may be occupied by one family or by no more than two unrelated persons. A resident owner may take up to four lodgers. Beyond that, a commune needs a consent use.<sup>13</sup>
- **Accreditation is not approval.** NSFAS, university or solution-partner accreditation lets funded students pay you. It does not give you the right to use the property that way.
- **What most often goes wrong.** Owners fill the house first and apply afterwards, then meet neighbours who already have grievances and a municipality that has already issued a notice.

**Law stated as at 25 September 2026.** Where a document is a draft, this Guide says so. Zoning schemes and policies change, and the position for a particular property depends on its zoning, title deed and location. This Guide is general information, not a planning opinion on any property.

## 1. Two approvals, not one

Almost every enquiry we receive about student accommodation runs two different questions together. The first is whether the property may lawfully be used to house students at the scale proposed. The second is whether a university, NSFAS or one of NSFAS's appointed solution partners will accredit it so that funded students can pay to live there. Different bodies decide these under different laws, and neither answers the other.

**Table 1** Land-use approval and accreditation compared

|                        | Land-use approval                                                                          | Accreditation                                                                    |
|------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>Who grants it</b>   | The municipality, through an authorised official or the Municipal Planning Tribunal        | A university, NSFAS, or an NSFAS-appointed solution partner                      |
| <b>Legal basis</b>     | SPLUMA, the municipal planning by-law and the land use scheme                              | The Higher Education Act, the DHET Norms and Standards Policy and NSFAS rules    |
| <b>What it decides</b> | Whether the property may be used for student housing, at what scale and on what conditions | Whether the accommodation is fit for funded students, and whether NSFAS will pay |

|                     | Land-use approval                                                  | Accreditation                                      |
|---------------------|--------------------------------------------------------------------|----------------------------------------------------|
| Without it          | Contravention notices, penalties, interdicts, possible prosecution | No NSFAS or institutional funding for your tenants |
| Replaces the other? | No                                                                 | No                                                 |

Source: Glensburg Town Planners, from the instruments cited in the notes.

Accreditation inspectors look at rooms, ablutions and safety. They are not the land-use authority. When a neighbour complains, the municipality asks for your consent use or zoning, and an accreditation certificate does not answer that question.

## 2. The national layer

### SPLUMA and the binding scheme

The Spatial Planning and Land Use Management Act sets the national framework that each municipality applies through its own planning by-law and land use scheme.<sup>1</sup> Two consequences matter here. Schemes are binding: using land contrary to the scheme is unlawful whatever the demand for beds, and in *Stellenbosch Municipality v Van Wyk* the Western Cape High Court interdicted an owner housing students in a single-family house despite evidence of an acute shortage.<sup>2</sup> And applications are motivated and decided against the development principles in section 7 of the Act, which is where a well-prepared motivation earns its keep. Student housing near campuses and transport can be argued as efficient and spatially just; objectors will argue that it harms the sustainability of an established neighbourhood.

### Building regulations

Converting a house into student accommodation is usually a change of occupancy under the National Building Regulations, which needs approved plans even where nothing is built. Fire protection, escape routes and drainage requirements rise with occupant numbers.<sup>4</sup> Planning approval does not authorise building work: in *City of Cape Town v Michels* the additions made to create rooms in four Milnerton houses were declared unlawful as building work, separately from the boarding-house use itself.<sup>3</sup>

### DHET norms and NSFAS

The Department of Higher Education and Training's 2015 Norms and Standards Policy sets the minimum room sizes and facilities that universities apply when accrediting private accommodation: no more than two students per room, single rooms of at least 8 m<sup>2</sup> and doubles of at least 14 m<sup>2</sup> in buildings designed after 2015.<sup>5</sup> NSFAS has capped what it pays for private accommodation since 2023. The cap reported in August 2026 for non-catered private accommodation is R52,000 a year in metropolitan areas and R42,640 elsewhere, and from 2026 NSFAS pays accredited providers directly

against a valid signed lease.<sup>6</sup> In August 2026 the Minister told Parliament that the cap had become a price signal and that the Department wanted it reconceptualised, together with an investigation into accreditation practices. Treat both the cap and the accreditation route as liable to change.

### 3. For landlords: when does a house stop being a house?

The legal question is not how many rooms you have but how many unrelated people will live there, and whether they still form one household. Each scheme draws that line differently, and it decides which application you need.

**Table 2** Occupancy thresholds and application routes by city

| City                      | No application needed                                                                                                            | Consent use                                                                | Beyond consent use                                                             |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>Johannesburg</b>       | One household. Under the draft Commune Policy, an application is needed once two or more unrelated persons pay rent <sup>8</sup> | Commune: up to 12 occupants, or 14 with special motivation (draft policy)  | Rezoning above 14 occupants                                                    |
| <b>Pretoria (Tshwane)</b> | A resident owner letting not more than two bedrooms to two persons <sup>9</sup>                                                  | Commune: not more than six occupants                                       | Apartment building: consent use on Residential 1, or rezoning to Residential 4 |
| <b>Cape Town</b>          | Up to five unrelated persons maintaining a common household <sup>12</sup>                                                        | Commune (a whole dwelling let to up to five) or boarding house, both in R1 | Rezoning to General Residential where R1 cannot carry the scale                |
| <b>Stellenbosch</b>       | One family, or two unrelated persons; a resident owner may lodge up to four people <sup>13</sup>                                 | Commune in the conventional residential zone                               | Rezoning for anything beyond the scale of a dwelling house                     |

Source: the scheme and policy texts cited. Johannesburg's figures are from a draft policy.

Three things to settle before anyone counts beds. Your title deed may carry a restrictive condition, such as "one dwelling only", that has to be removed before the municipality can approve anything. Your erf's zoning may not be what you assume: in Soweto and the other former Annexure F townships, the Johannesburg Land Use Scheme gave many properties Residential 3 rights, which changes the route entirely. And a sectional title body corporate or homeowners' association can prohibit student letting even where the zoning allows it.

What neighbours object to is remarkably consistent across the four cities: loss of residential character, noise, parking on the verge, refuse, and overcrowding. Johannesburg's draft policy records exactly these concerns, and the Melville Residents' Association's submission on it argued that the suburb is already saturated.<sup>8</sup> The answers that carry weight with a tribunal are practical: a resident manager, a management plan, parking that matches the occupancy or a credible reason why less is needed, and occupant numbers that match the approved plan. A motivation that anticipates those points is much stronger than one that answers them after the objections arrive.

## 4. Johannesburg

Applications are made under the Municipal Planning By-law, 2024 and assessed against the Land Use Scheme, 2018 and the Spatial Development Framework 2040 with its Nodal Review.<sup>7</sup> A commune on Residential 1 is a consent use. The City's draft Commune Policy of February 2025, which will replace the 2009 policy if adopted, is the document that will decide most applications.<sup>8</sup>

### What the draft policy proposes

An application is required once two or more unrelated persons are charged rent on one property. A commune may house twelve occupants including the caretaker, or fourteen with special motivation, and more than fourteen requires a rezoning. A designated manager must live permanently on the property and a management plan accompanies the application. Parking is set per room, with lower rates in transit corridors and station areas and relaxation available because students generally have fewer cars. The draft caps the concentration of communes in a township, with no cap within a kilometre of a tertiary institution, and proposes a six-month amnesty for illegal communes once the policy is approved.

The draft's own data shows where the pressure sits. Of 1,866 consent-use applications received between 2009 and 2024, 767 were for communes, led by Westdene, Brixton, Hursthill, Auckland Park, Jan Hofmeyr and Melville, and Region B accounts for 77% of them. A third of Residential 1 properties in Brixton and Hursthill already hold commune consent, above the 2009 guide of 20%, which is why the concentration rule matters for anyone buying there to convert.<sup>8</sup>

Under the By-law, objections are due within 28 days of the notice first being displayed, the applicant may reply within 14 days, and an unopposed, complete consent use must be decided within 60 days of the end of the administrative phase.<sup>7</sup> In our experience a commune consent use takes four to six months from appointment to decision when unopposed, and six to twelve months when opposed.

### For developers

A purpose-built scheme needs a rezoning to a zone that permits a residential building, usually with floor area, height, parking and building-line relaxations and sometimes the removal of title conditions. The SDF 2040 and the Nodal Review support intensification in the Inner City, in the Metropolitan and General Urban nodes and along the transit corridors; the draft policy notes that the Empire-Perth corridor already accounts for 88% of commune applications in the transformation zones. Whether purpose-built student beds count under the City's inclusionary housing mechanisms is a question for pre-application discussion rather than assumption.

## 5. Pretoria (City of Tshwane)

Tshwane is the only one of the four cities whose scheme draws the lines in numbers. The Land Use Scheme, 2024, in operation since 1 July 2024, uses three definitions that between them classify every student house in the city.<sup>9</sup>

### Three definitions that decide the application

A **dwelling house** may let part of the house and its outbuildings, provided that not more than two bedrooms are let to a maximum of two persons. A **commune** is a dwelling house on Residential 1, Agricultural or Undetermined land let to not more than six occupants who share communal facilities; it is a consent use, and because the cap sits in the definition the Municipality cannot consent to more. An **apartment building** is habitable rooms with communal or separate kitchens and ablutions, which is the category for anything above six; it is a consent use on Residential 1 and a primary right on Residential 4, with the maximum number of rooms set by a formula in Schedule 2 from the size of the erf.

The City's Commune Policy, adopted in April 2008 under the previous scheme, still applies to how a commune application is assessed.<sup>10</sup> It prefers sites within a kilometre of an educational institution or on main public transport routes, requires the owner or a caretaker to live on the property, allows only one dwelling on a property to be used as a commune, sets minimum room sizes and bathroom ratios, and requires a two-metre boundary wall and on-site parking screened from the street. Its criteria may be relaxed by the General Manager: City Planning, and the policy is explicit that an illegal commune must apply to avoid possible prosecution. Where the 2008 policy and the 2024 Scheme differ, the Scheme governs.

Parking is the constraint that decides most Tshwane applications. Table G requires one space per tenant plus one per two tenants for visitors, which is nine dust-free bays for a full six-occupant commune, and few suburban erven in Hatfield, Sunnyside or Arcadia can carry that without losing the garden.<sup>9</sup> A relaxation applied for with the consent use, motivated on public transport access and the share of students who bring cars, is usually part of the application. Schedule 11 density controls in Groenkloof, Waterkloof, Brooklyn, Muckleneuk and Menlo Park set a higher bar for intensification in those suburbs than in Hatfield or Sunnyside.

Under the Land Use Management By-law the applicant must begin public participation within 28 days of submission, and objections may be lodged only within the period stated in the notice.<sup>11</sup> Our elapsed-time experience is the same as in Johannesburg.

### For developers

A purpose-built scheme is an apartment building or a block of flats in the Scheme's terms, and the usual route is a rezoning to Residential 4, where both are primary rights, or a township establishment on larger land. The Schedule 2 room formula sets the bed count the site can carry, the Table G rate of one space per 37 m<sup>2</sup> of bedroom and bathroom area decides how much of the site goes to cars unless relaxed, and Schedule 18 governs how any rights approved under the 2008 scheme convert.

## 6. Cape Town

The Municipal Planning By-law, 2015 was substantially amended in 2025, with most changes in operation from 1 October 2025, and the amendment rewrote the definitions that matter here.<sup>12</sup>

### Family, commune and boarding house

A **family** includes not more than five unrelated persons without dependants maintaining a common household, so up to five students who share one household need no approval. A **commune**, a term the 2025 amendment introduced, is an entire dwelling house, second dwelling or third dwelling used to accommodate a group of not more than five unrelated persons living together and sharing facilities. A **boarding house** is a building where lodging is provided, including a building in which rooms are rented for residential purposes, and it now expressly includes a commune. In the Residential Zoning 1 (R1) zone both commune and boarding house are consent uses.

The practical line is therefore between a household and a letting business. Five students who lease a house together are a family. The same house let by the owner to a group is a commune, and once rooms are let individually or the numbers pass five, it is a boarding house. In *Michels* the court had no difficulty finding that four Milnerton houses converted into self-contained units were boarding houses operating without approval, and granted the City orders declaring the alterations unlawful, directing the owner to apply for regularisation with administrative penalties, and reserving the right to seek demolition.<sup>3</sup> The 2025 amendments also allow the City to impound equipment used for illegal building work.

Two features of the 2025 By-law are easy to misread. The new affordable rental flat right in R1 applies only in mapped areas and creates self-contained flats, not room-by-room student lodging, so it is not a route to a student house. The incentive overlay zonings in Athlone, Bellville, Maitland, Parow and Elsies River and Diep River make commune and boarding house primary uses in R1, which matters near UWC, CPUT Bellville and the Tygerberg campus.<sup>12</sup> Parking for a boarding house is one bay per bedroom for the first ten bedrooms in standard areas, with reduced rates in the PT1 and PT2 public transport areas that cover much of the southern suburbs rail corridor.

### For developers

The route is a rezoning to General Residential or Mixed Use, or a boarding-house consent where the zone permits it, with departures and, where the title requires it, the removal of restrictive conditions. Demand sits around UCT in Rondebosch, Rosebank, Mowbray, Observatory and Claremont, around CPUT in District Six and Bellville, and around UWC and the Tygerberg campus. Heritage overlays in Observatory and parts of Rondebosch should be scoped before a site is priced.

## 7. Stellenbosch

Stellenbosch runs the strictest regime of the four cities, and the strictest enforcement. The Zoning Scheme By-law, 2019, as consolidated in 2024, defines a family to include not more than two unrelated persons, so three students sharing a house already exceed it.<sup>13</sup>

### Home lodging and commune

**Home lodging** is an additional use of a dwelling house that needs no technical approval provided its parameters are met: the proprietor must live on the property, the dwelling must remain the proprietor's residence, and not more than four bedrooms or four people on the land unit may be used for the activity. A **commune** is the use of an entire dwelling house, second dwelling or flat for boarders where it is not occupied by a family; it is a consent use in the conventional residential zone, must be able to revert to a dwelling house, may not exceed the scale of a house for one family, and may not install a separate kitchen for each room. Parking is one bay per bedroom.

The consequence for a landlord is simple. An owner who lives in the house may take up to four lodgers without an application. An owner who does not live there needs a commune consent for any number of boarders, with a site development plan that becomes the development rules for the use. In *Van Wyk* the owner lived on the property with her two daughters and housed seven students; the court granted the interdict and declined to exercise its discretion in her favour despite the acute shortage of student accommodation.<sup>2</sup> Estate associations apply the same family definition through their own rules.

### For developers

The route is usually a rezoning to a general residential or mixed-use zone, with a site development plan, heritage input near the historic core and parking departures. The municipality's urban design direction for Dennesig and the University's plan to extend its green route into that precinct both support a reduced-parking motivation. Whether the Inclusionary Zoning Policy adopted in June 2023 applies to a student scheme is a pre-application question.

## 8. Operating without approval

The exposure is the same in all four cities: a contravention notice ordering the use to stop or an application to be lodged by a date, administrative penalties where the by-law provides for them, a High Court interdict, orders against unapproved building work, and criminal liability under the planning by-law. *Van Wyk* and *Michels* show that municipalities do go to court and that courts do not treat the student housing shortage as a defence.<sup>23</sup> Insurance cover may also be at risk where a property is used unlawfully.

Regularisation is usually possible, and it is the route we most often advise: stop any further building work, take legal advice on the existing leases, confirm the zoning and title conditions, and lodge the land-use application together with any penalty application and as-built plans, answering the contravention notice in writing before its deadline. A pending application does not make the use lawful, and it does not guarantee approval. An accreditation can also be suspended or withdrawn, and the Department's August 2026 recommendation of an investigation into accreditation practices means providers should expect closer scrutiny of their compliance documents, zoning included.

## 9. For developers: purpose-built student accommodation

The most recent independent national assessment is the IFC's 2021 market study, which counted about 223,000 purpose-built beds in 2020 against a combined enrolment of about 1.19 million, put the supply gap at roughly 511,600 beds and projected it to grow to around 781,000 by 2025.<sup>14</sup> Those are 2020 figures, and the NSFAS cap has since become the ceiling on funded income per bed, so a scheme should be modelled on the current cap and on a downside case.

The sites that succeed share the same features: walkability to campus or a credible shuttle, alignment with the spatial development framework or nodal policy, public transport that supports a parking relaxation, bulk services capacity, manageable heritage exposure, and a neighbourhood whose existing concentration of student uses does not already exceed a policy ratio. The rights stack runs from any removal of restrictive title conditions, through rezoning or township establishment and the departures for floor area, height, coverage and parking, to the site development plan, services agreement, building plans and, only once the occupation certificate is issued, university and NSFAS accreditation. Rooms should be designed to the DHET norms from the outset.

Objections to purpose-built schemes are predictable, and each of them maps to a section 7 principle: character and massing to spatial sustainability, parking and traffic to efficiency, noise and behaviour to management conditions, services capacity to resilience, and the argument that students should live on campus to spatial justice and the documented shortfall. A motivation built on that structure, with the evidence to support each answer, is the difference between an application that is decided on its merits and one that is decided on its objections.

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## 10. Costs and timeframes

We do not publish fee figures because every component moves with the municipality, the tariff year and the property. The components are municipal application fees set in annual tariffs, professional fees for the planner, architect and any fire, traffic, civil or heritage specialists the application triggers, advertising, engineering services contributions, which are often the largest cost of a purpose-built scheme, building plan fees, compliance works, and administrative penalties where a use is being regularised.

Statutory periods cover individual steps, not the whole process. In our experience an unopposed consent use takes four to six months from appointment to decision, a rezoning six to nine months, and an opposed matter six to twelve months. We give a matter-specific estimate only after reviewing the property, and we do not promise timeframes.

## 11. Frequently asked questions

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### How many students can live in a house in Stellenbosch without approval?

Two unrelated persons, which is the Zoning Scheme's family limit. A resident owner may take up to four lodgers under the home-lodging parameters without a technical approval. Beyond that, a commune needs a consent use.

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### Do I need rezoning or consent use to run a student commune in Johannesburg?

Usually a consent use on Residential 1. Under the City's draft Commune Policy (February 2025), up to twelve occupants, or fourteen with special motivation, is handled by consent use, and more than fourteen needs a rezoning. The draft's adoption had not been confirmed at the date of this Guide.

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### Can I run a commune in Pretoria on Residential 1 zoning?

Only with consent use approval, and only for up to six occupants, which is the cap in the Tshwane Land Use Scheme, 2024. A resident owner may let two bedrooms to two persons without an application. Seven or more occupants makes the use an apartment building, which needs its own consent use or a rezoning.

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### Is a student house a boarding house in Cape Town?

It depends on numbers. Up to five unrelated persons living as one household are a family under the scheme. A dwelling let to a group of up to five is a commune, and anything larger or let room by room is a boarding house. Both are consent uses in the Residential (R1) zone.

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### Does NSFAS accreditation mean my property is legally zoned for students?

No. Accreditation concerns funding and minimum standards. Zoning is a separate municipal approval, and you need both.

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### How much does NSFAS pay for private student accommodation?

For non-catered private accommodation the cap reported in August 2026 is R52,000 a year in metropolitan areas and R42,640 elsewhere. From 2026 it is paid directly to accredited providers with a valid signed lease. The cap is under review.

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### What happens if I rent to students without approval?

You risk contravention notices, administrative penalties, High Court interdicts, orders against unapproved building work and criminal liability. Courts have granted interdicts despite an acute shortage of student housing.

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### How long does a consent use for student accommodation take?

In our experience four to six months from appointment to decision when unopposed, and six to twelve months when opposed. Statutory periods cover individual steps only; the whole process is longer.

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## Speak to a Planner

Glensburg Town Planners is a town planning and architecture practice at 35 Fricker Road, Illovo, Johannesburg, whose planners are registered with SACPLAN and whose architects are registered with SACAP. We work across the Gauteng City-Region and the Western Cape. We confirm the zoning, title conditions and the application a property needs; prepare consent use, rezoning, departure and building-line applications and change-of-occupancy plans; and represent applicants at Municipal Planning Tribunal hearings and on appeal.

We will tell you plainly if a proposal is unlikely to succeed. We do not promise outcomes or timeframes. The initial consultation is free and we respond within one working day.

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**Related applications:** Rezoning · Consent Use · Departures and Permissions · Building Line Relaxation · Removal of Restrictive Conditions · Contravention Notices · Tribunal Representation and Appeals

## Notes

1. Spatial Planning and Land Use Management Act 16 of 2013, s 7 (development principles) and Chapter 5 (land use management).
2. Stellenbosch Municipality v Van Wyk and Others (1549/2012) [2013] ZAWCHC 18 (8 February 2013), SAFLII.
3. City of Cape Town v Michels and Others (22715/2023) [2025] ZAWCHC 159; [2025] 3 All SA 95 (WCC) (28 March 2025), SAFLII.
4. National Building Regulations and Building Standards Act 103 of 1977; SANS 10400 Parts A (general principles and occupancy), P (drainage) and T (fire protection).
5. Department of Higher Education and Training, Policy on the Minimum Norms and Standards for Student Housing at Public Universities, Government Gazette No. 39238, 29 September 2015; draft revised policy, Government Gazette No. 45396, 2021.
6. NSFAS, media statement on private accommodation payments and sector engagements, 11 May 2026 (gov.za); GroundUp, "Students carry the cost of NSFAS funding cap, Parliament hears", August 2026; Daily Maverick reporting on the NSFAS accommodation cap, 11 August 2026.
7. City of Johannesburg Municipal Planning By-law, 2024 (published 3 April 2024), consolidated text at [openbylaws.org.za](https://openbylaws.org.za).
8. City of Johannesburg, Draft Commune Policy, February 2025, published for public comment, [joburg.org.za](https://joburg.org.za).
9. Tshwane Land Use Scheme, 2024 (Local Authority Notice 652 of 2024, adopted 8 May 2024, in operation 1 July 2024): definitions of Apartment Building, Commune and Dwelling House; Table B (Residential 1 and Residential 4); Table G (parking); Schedule 2 (room formula); Schedule 11 (density areas).
10. City of Tshwane, Commune Policy, April 2008, Part Five (policy directives).
11. City of Tshwane Land Use Management By-law, 2016, as amended 2024, s 16.
12. City of Cape Town Municipal Planning By-law, 2015, consolidated to the Municipal Planning Amendment By-law, 2025 (in operation 1 October 2025): Schedule 3 definitions of "boarding house", "commune" and "family"; item 21 (Residential Zoning 1); item 156B (incentive overlay zoning); Schedule 3 Chapter 20 (parking).
13. Stellenbosch Municipality Zoning Scheme By-law, 2019, as amended by Council on 24 May 2024 (Provincial Gazette Extraordinary 8991, 4 October 2024): definitions of "commune" and "family"; s 61 (conventional residential zone); s 66 (home lodging parameters); s 68 (guest houses and communes); parking schedule.
14. IFC, Market Assessment: The Student Housing Landscape in South Africa (2021), World Bank document library.

### About the author

## Glensburg Town Planners

Glensburg Town Planners is a research-led town planning and architecture practice in Johannesburg. Its planners are registered with the South African Council for Planners and its architects with the South African Council for the Architectural Profession. The practice's guides are written and reviewed by registered professional planners against the primary statutory texts, and are revised when the law changes.

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Law stated as at 25 September 2026. Next scheduled review March 2027. This Guide is general information about planning law and municipal policy. It is not legal advice or a planning opinion on any specific property, and it should not be relied on in place of advice on your property's zoning, title deed and location.

## Glensburg Town Planners

Research-led town planners in Johannesburg,  
working across the Gauteng City-Region and the  
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Read the online edition, which is revised when  
the law changes.