



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/8441

Erf Number: Farm 513/5, Stellenbosch

Your Reference Number: 3529-P

Enquiries: N Dafeti / B Mdoda

Contact No. 021 808 8680 / 8690

Email: Nopiniki.Dafeti@stellenbosch.gov.za / Bulelwa.Mdoda@stellenbosch.gov.za

REGISTERED MAIL

TV3 Architects and Planners

1st Floor, La Gratitude Office Building

97 Dorp Street

STELLENBOSCH

7600

Sir

APPLICATION FOR A TEMPORARY DEPARTURE: FARM 513/5, BLAAUWKLIPPEN ROAD, STELLENBOSCH DIVISION

1. The application in the above regard, refers.
2. The Municipal Planning Tribunal, on 25 October 2019, **approved in whole**, in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for a temporary departure to utilise a portion of the property ($\pm 2835\text{m}^2$) for crèche purposes with a maximum of 80 children on Farm 513/5, Stellenbosch Division.
3. **That the above approval granted is subject to the following conditions in terms of Section 66 of the above-mentioned by-law;**
 - (a) The approval applies only to the temporary departure in question as indicated on drawing no. SD-3403-M101,102,202&301 (See **APPENDIX 2**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

- (b) The approval granted does not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the activity;
- (c) All required certificates and registrations to operate the subject facility, as required by the Cape Winelands Health Section, the Provincial Department of Social Development and any other relevant departments, at all times be obtained and renewed;
- (d) The facility at all times be operated within reasonable working hours during the day from Monday to Friday;
- (e) The temporary departure is only valid for 5 years from date of the final notification;
- (f) The facility be limited to $\pm 2835\text{m}^2$;
- (g) The number of children enrolled be limited to 80;
- (h) The facility be registered with the Department of Social Development and any other applicable authority;
- (i) Access roads be upgraded as per Department of Transport and Public Works requirements;
- (j) The clearing of trees and other vegetation within the sight lines in both directions from the access to the site be at the owner's expense;
- (k) Any vegetation removed to establish SSD be replaced with new vegetation outside the new SSD area to the satisfaction of the Senior Manager: Community Services;
- (l) Prior to any of the clearance, the applicant consults with the District Roads Engineer in Paarl and the Cape Winelands District Municipality to establish the conditions under which this work shall be carried out and inspects the completed works to ensure that the required sight distance is available and that it will not be impeded by vegetation growth for an acceptable length of time;
- (m) All potable water supplied to all consumers on the farm complies with SANS 241 drinking water quality standards and current proof of compliance be available to the Municipality on request;
- (n) No new septic tanks and soak-aways be permitted ;
- (o) Use of existing septic tanks to collect and treat sewage generated by the proposed development not be allowed;

- (p) The following conditions are applicable to the sewage system :
- A conservancy tank be installed;
 - The conservancy tank be accessible to the removal truck and of a volume to necessitate not more than a fortnightly service, unless agreed otherwise by the Directorate: Infrastructure Services;
 - The surface/layerworks of such access be designed to accommodate at least a 15 ton / 10-000 litre vehicle;
 - Only Stellenbosch Municipality be permitted to empty conservancy tanks;
 - A service contract be entered into with the Stellenbosch Municipality to service the conservancy tanks on a regular basis;
 - Details of the conservancy tank and on-site sewer reticulation network be submitted to the Directorate: Engineering Services for approval, prior to the approval of any building plans;
 - Confirmation of compliance with the above items be required prior to the approval of any building plans.
- (q) Solid waste be removed from the site to a lawful solid waste disposal site in accordance with the requirements of Section 26 of the National Environmental Waste Act 2008 (Act 59 of 2008);
- (r) Sufficient parking be provided and indicated on the Site Development Plan at building plan submission stage;
- (s) Any changes to existing municipal infrastructure due to the application be for the account of the owner;

4. REASONS FOR THE DECISION

- (a) The facility will not have a negative impact on the scenic route as it is located in a low-lying area and is screened off from the scenic route by established trees.
- (b) The facility is setback and does not encroach the prescribed 30m building lines, therefore the activities of the crèche will not have an impact on the surrounding properties.
- (c) The facility represents a use that will result in a diversification and intensification of use within the rural area without impacting on the character of the area;
- (d) Sufficient on-site parking has been provided.

5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.
7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine (see attached list). Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT



DATE

Copies:

Stellenbosch Interest Group

PO Box 2217

DENNESIG

7601

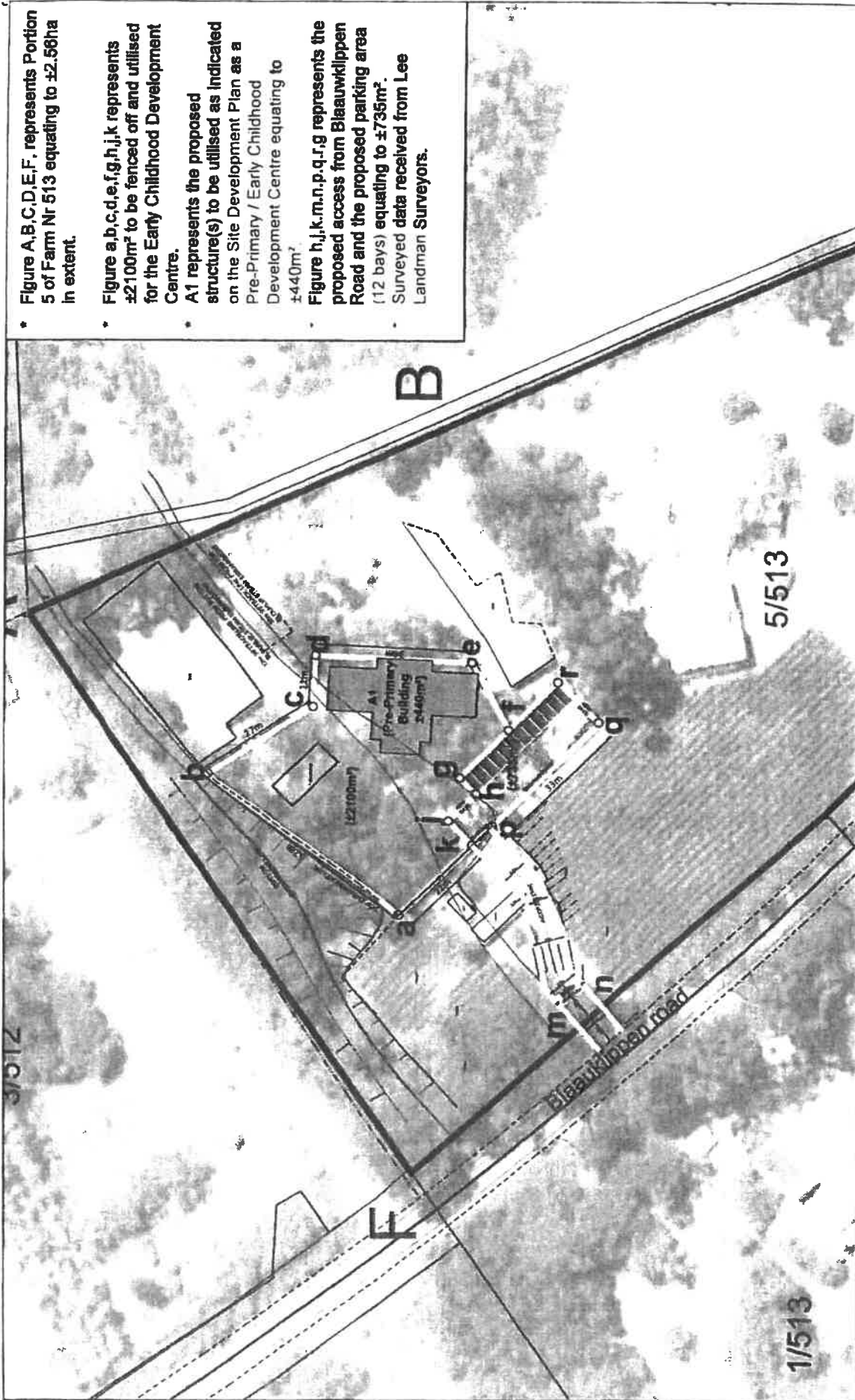


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APPENDIX 2

**(APPLICATION FOR A TEMPORARY DEPARTURE: FARM 513/5, BLAAUWKLIPPEN ROAD,
STELLENBOSCH DIVISION)**

SITE DEVELOPMENT PLAN



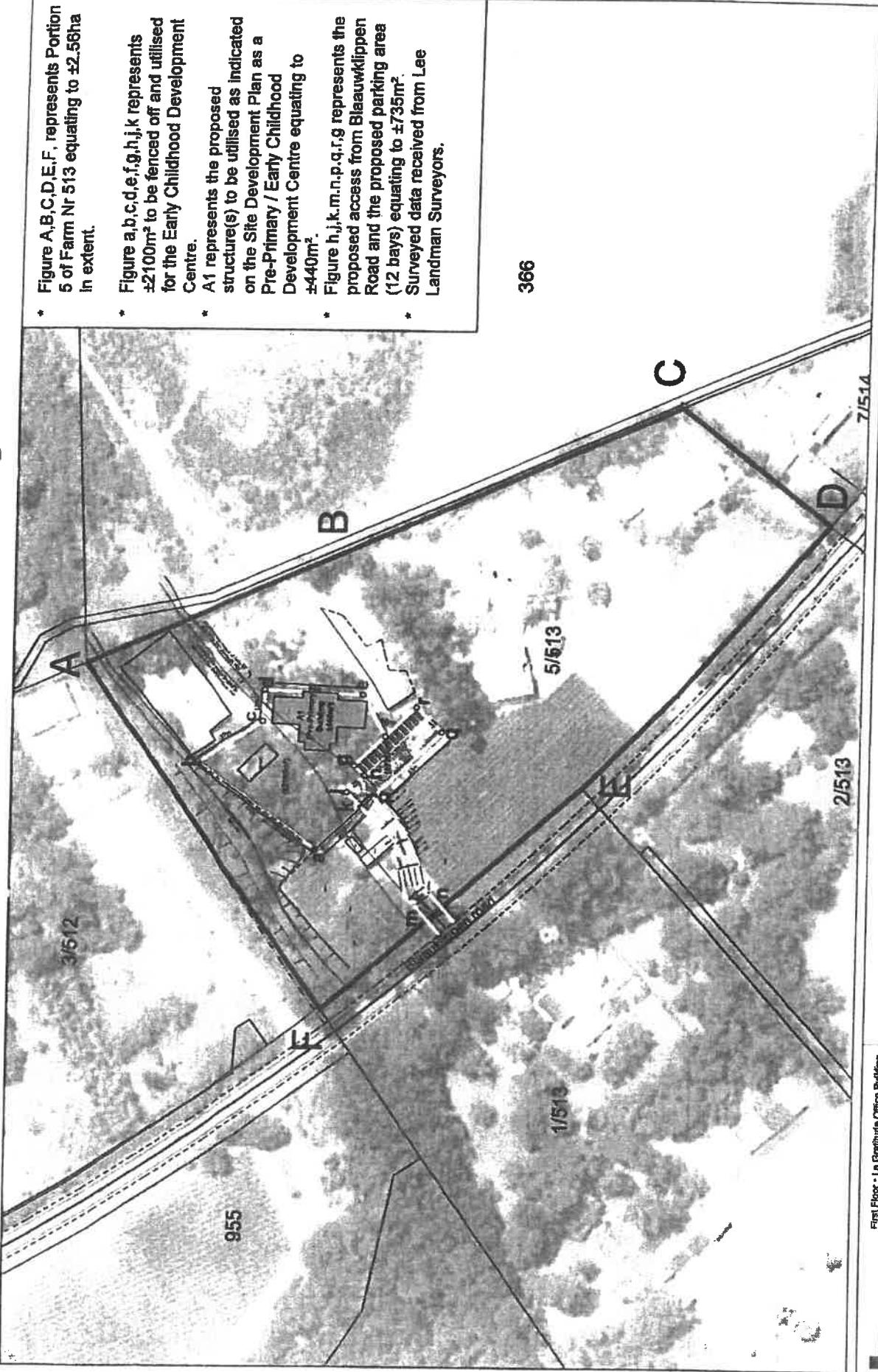
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Project no.: P0388	Revision no.: 1		
Drawing: THE SITE			Plan no.: 3.1

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Portion 5 of Farm 513, Stellenbosch
 "PRET OP DIE PLAAS"
 Early Childhood Development Centre / Pre Primary School


ARCHITECTS AND TOWN PLANNERS
 First Floor • La Crestade Office Building
 97 Dop Street • Stellenbosch 7600
 tel: (021) 881 3800
 fax: (021) 882 8028
 e-mail: info@tv3.co.za
 web: www.tv3.co.za

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- * Figure A,B,C,D,E,F, represents Portion 5 of Farm Nr 513 equating to ± 2.56 ha in extent.
- * Figure a,b,c,d,e,f,g,h,j,k represents ± 2100 m² to be fenced off and utilised for the Early Childhood Development Centre.
- * A1 represents the proposed structure(s) to be utilised as indicated on the Site Development Plan as a Pre-Primary / Early Childhood Development Centre equating to ± 440 m².
- * Figure h,j,k,m,n.p,q,r,g represents the proposed access from Blaauwklippen Road and the proposed parking area (12 bays) equating to ± 735 m².
- * Surveyed data received from Lee Landman Surveyors.

366

Drawn: WH	Checked: HW	Date: 07/02/2016	Scale: 1:1250
Project no.: P3298	Revision no.: 1	Drawing: THE SITE	
This drawing is the property of TVS Architects and Town Planners (Pty) Ltd and copyright is reserved			Plan no.: 3

Portion 5 of Farm 513, Stellenbosch
"PRET OP DIE PLAAS"
Early Childhood Development Centre / Pre Primary School

TVS
ARCHITECTS AND TOWN PLANNERS

First Floor - La Gratitude Office Building
 97 Damp Street - Stellenbosch 7800
 Tel: (021) 861 3800
 Fax: (021) 863 8723
 e-mail: info@tvs.co.za
 web: www.tvs.co.za



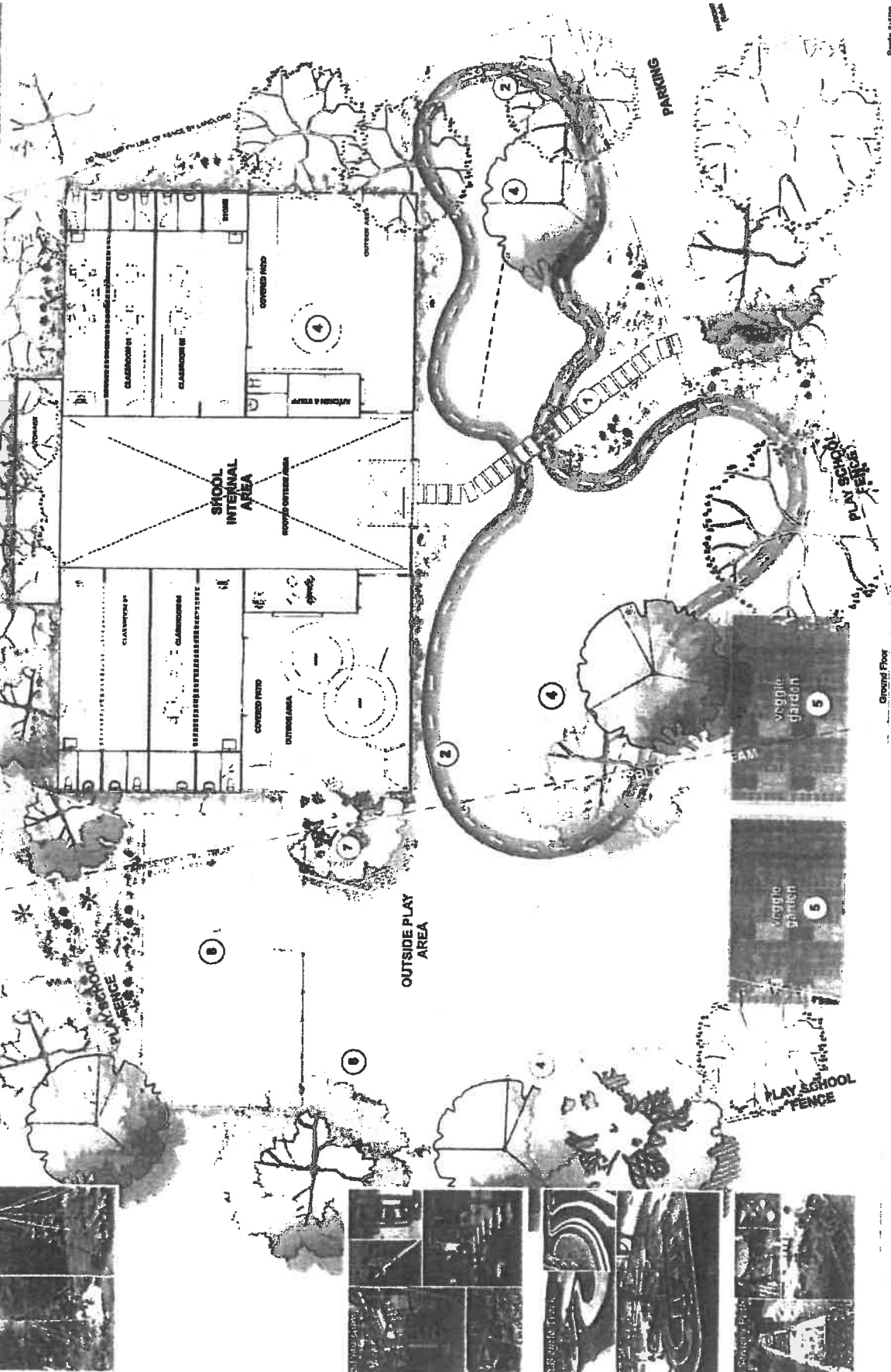
PROF. DR. J. VAN DER MERWE
ARCHITECTURE | PLANNING | INTERIORS

DATE: 2018/07/18
DRAWING NO: 3D-303-M102-AM
PROJECT: SDP - LANDSCAPING PLAN

PROF. DR. J. VAN DER MERWE
ARCHITECTURE | PLANNING | INTERIORS
TOWN PLANNING APPLICATION



architecture | interior | design



Scale: 1:100

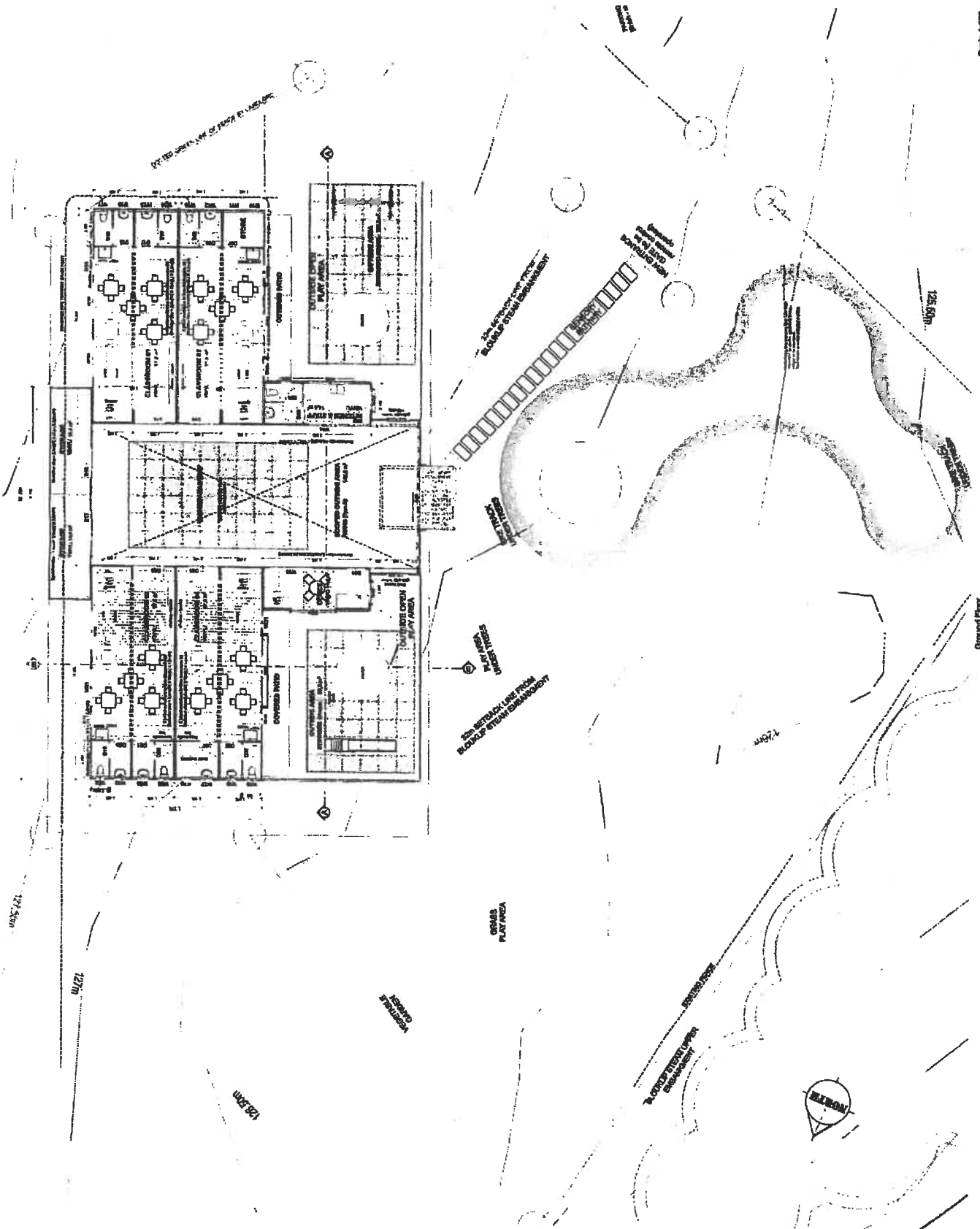
SKEPdesign

Ground Floor

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
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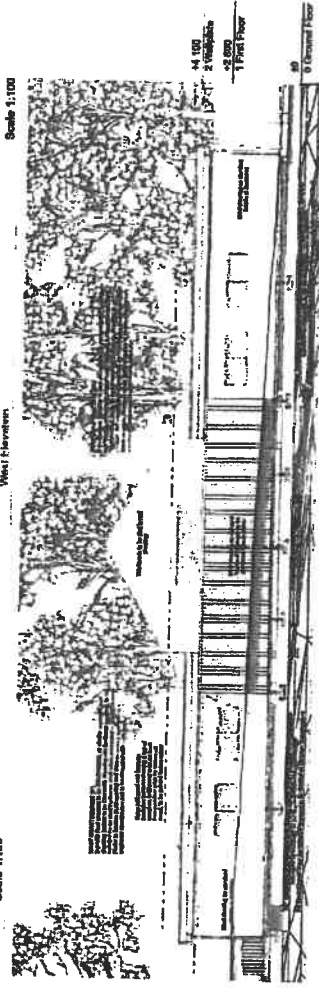
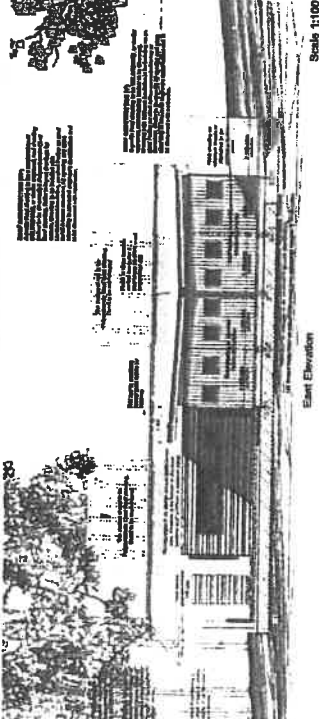
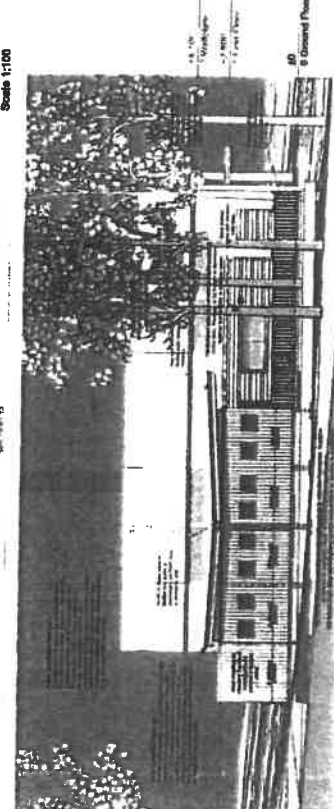
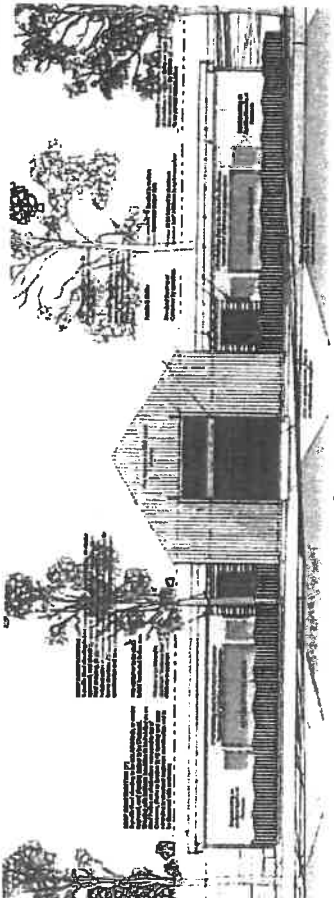
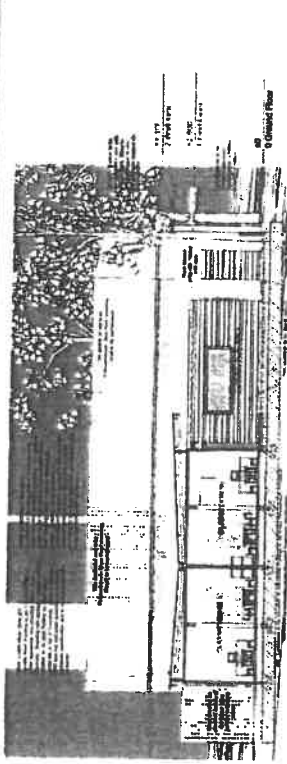
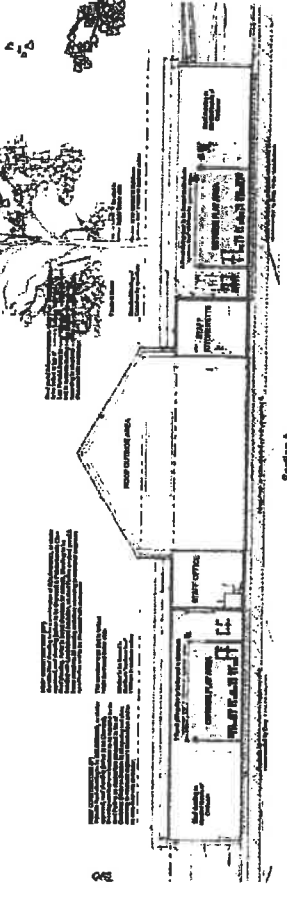
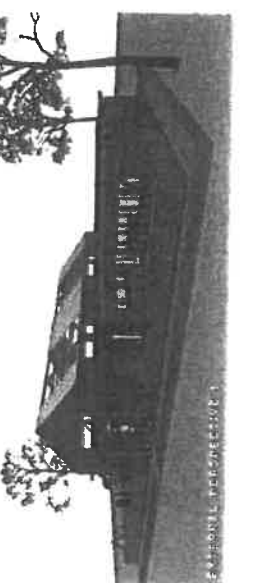
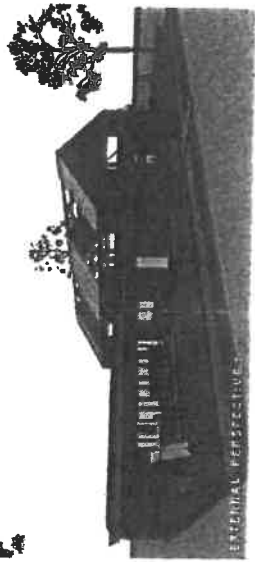


PROJECT: FLOOR PLAN & LANDSCAPED PLAY AREA
 DATE: 2018/07/18
 DRAWING NO: SD-3403-4020/AM
 PROJECT: FLOOR PLAN & LANDSCAPED PLAY AREA
 PRETORIA DIE PLAAS (Edms) Bpk
 600 Pretoria-die-Plaas Road, 0181
 TOWN PLANNING APPLICATION



Scale: 1:100
 SKEPdesign
 concept | make | design

PROF. VOOR DIE PLAS
2019/07/18
SD-3403-M301 | AMT



- GENERAL NOTES**
1. All drawings are to be read in conjunction with the Bill of Materials and the Schedule of Materials.
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2019/07/18
SD-3403-M301 | AMT
ELEVATIONS, SECTIONS & 3D IMAGES



SKEPdesign
architecture | interior | design