

24 Sesikhlanu street
Costelend Khayamandi
Stellenbosch 7600
9 May 2023

Mmelwane

Esi sisicelo endisijake Kwamapala
sokuba ndimayelwe ndiqhube i-reche
enabantwana abayi 42.

UKuba ufuna ingcaciso, ungandijowulela
kule nombolo 0724096984 okanye
uthumele iemail kule address umthambozo
20@gmail.com kungenjalo ndiyafumana
ke kule address ingedla, 24 Sesikhlanu street
Costelend, Khayamandi Stellenbosch 7600

Ozithobileyo
Noluthando Magwa
N.M.G

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

REGISTERED MAIL

Mr Nondoda and Mrs No-Answer Gagasi
28 Sesihlanu Street
Kayamandi
Stellenbosch
7600

Dear Mr Nondoda and Mrs No-Answer Gagasi

APPLICATION FOR CONSENT USE AND PEMANENT DEPARTURE ON ERF 1619, 24 SESIHLANU STREET, COSTALAND, KAYAMANDI

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 24 Sesihlanu Street, Costaland, Kayamandi

Application Property Number: Erf 1619, Costaland, Kayamandi

Applicant: Noluthando Mirriam Magwa

Owner: Noluthando Mirriam Magwa, cellphone number: 0724096984

Application Reference: LU/15366 / TP271/2023

Application Type: **Consent Use and Pemanent Departure on Erf 1619, 24 Sesihlanu Street, Costaland, Kayamandi**

Detailed description of land use or development proposal, including its intent and purpose:

- a) Application for **Consent Use** in terms of Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law, 2019 for a Day Care Centre which accommodates 42 children.
- b) Application for **permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Planning By-Law, 2019 for the under provision of parking to permit zero (0) on-site parking bays in lieu of 3 on-site parking bays.
- c) Application for **permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Planning By-Law, 2019 to permit the relaxation of the eastern common boundary building line (adjoining Erf 1618) from 1m to 0m.

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/documents/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:

Noluthando Mirriam Magwa
Email Address: umthombo2020@gmail.com
Contact number: 0724096984

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 **09 June 2023**.

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 **Noluthando Mirriam Magwa** for assistance at this e-mail address: umthombo2020@gmail.com or telephonically at **0724096984**.

Yours faithfully
Noluthando Mirriam Magwa

Signature: 

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

REGISTERED MAIL

Melda Nokwanda Filtane
30 Sesihlanu Street
Kayamandi
Stellenbosch
7600

Dear Ms Melda Nokwanda Filtane

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE ON ERF 1619, 24 SESIHLANU STREET, COSTALAND, KAYAMANDI

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 24 Sesihlanu Street, Costaland, Kayamandi

Application Property Number: Erf 1619, Costaland, Kayamandi

Applicant: Noluthando Mirriam Magwa

Owner: Noluthando Mirriam Magwa, cellphone number: 0724096984

Application Reference: LU/15366 / TP271/2023

Application Type: **Consent Use and Permanent Departure on Erf 1619, 24 Sesihlanu Street, Costaland, Kayamandi**

Detailed description of land use or development proposal, including its intent and purpose:

- a) Application for **Consent Use** in terms of Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law, 2019 for a Day Care Centre which accommodates 42 children.
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Noluthando Mirriam Magwa

Email Address: umthombo2020@gmail.com

Contact number: 0724096984

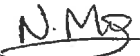
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Yours faithfully
Noluthando Mirriam Magwa

Signature: 

Motivation

Umthombo Wemfundo Educare is a center that is dealing with problems of low income to the parents that cause malnutrition to children, Poverty and unemployment that led to crime and kids being unattended.

We are dealing with children from 4 months to five years because that is the age that needs nutrition, development and care. We like to build a strong and independent human beings so that is why we start to stimulate them from young age.

As I am in the area I notice that there are single mothers that are working for their kids but don't have place of care for their kids, some are doing drugs, alcohol and even engage themselves with crime to be able to support their children.

Having this place is a very good thing in the area. I struggle to a place to keep these these children as I see the need and have passion for them. Doing it at my place is very helpful to parents who goes to work early in the morning and come back late because I am always in the house when they need my help. I will be very pleased to have permission to use my house.

At our school we have 42 kids in total

Babies 0-18 = 12

Toddlers 2-3 = 8

Young children = 22

Total = 42 Kids

We have 3 teachers who look after the kids from Monday to Friday. We operate from 07:00 in the morning to 18:00 in the afternoon. I am the principal and owner of the house (Noluthando Magwe)

I have only one parking area for the dwelling house. I have made provision for drop and go, the kind of parents which I sense are from the community which usually walk to drop their kids and therefore there will be no vehicular traffic generated which will have a negative impact on the traffic flow in the area.

I would therefore like to make an application for under provision of parking, to permit 1 parking bay in lieu of three parking bays for the day care facility and 1 parking bay in lieu of two parking bays for the dwelling house.

Noluthando Magwe N.Mg

LET 'EMSE o applications @ Stellenbosch.gov.za

MASTERPLAN PROJECTS ARCHITECTURE

AREA SCHEDULE

ITEM	DESCRIPTION	AREA (m²)
1	HOUSE	172.54
2	CARPORT	49.11
3	WALLS	11.11
TOTAL	COVERED AREA	231.76
	PERCENTAGE COVERAGE	

CONSTRUCTION NOTES

General Notes
The design of this drawing is copyright. All work carried out in strict accordance with local authority and other regulations. All relevant details, levels and dimensions to be checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing. Figure dimensions to be taken in preference to scaling of drawings. All dimensions are given in millimetres. The contractor will be held responsible for the correct setting out of the work. Any error in the setting out of boundary lines to be reported to the client immediately. No portion of building to be completed or to be commenced until the correct boundary lines have been established by registered legislation. Any drainage pipes outside of building to be encased in concrete.

Foundations

230mm walls to bear on 700 x 230mm concrete. concrete site foundation.
No foundation loadings to project beyond site boundary.

External Load Bearing Walls

External load bearing walls to be 230mm NFB clay bricks with min 375 mpa concrete DPC at all walls, window and door thresholds. Weepholes to every 2nd brick course. 160mm min above FFL as well as over levels. Foundation walls to be 230mm.

Internal Non-Load Bearing Walls

Internal non-load bearing walls to be 115mm clay bricks.

Concrete Surface Bed

Room finish on 50mm concrete based on 100mm mass concrete surface bed on 230mm form on 50mm sand bed on wet compacted clay.

Precast Linings

Precast P.C. Linings over all openings and built in 230mm into walls on either side of openings, doors and windows.

Client: unthombo wermtundo
Project: PROPOSED ADDITIONS ON ERV 1619, 24 BERSHLAND STREET, COSTERLAND, KAYAMANDI
Drawing: COUNCIL SUBMISSION
Drawing No.: 1910 / 02 A

Scale: 1:100
Date: NOV 2021
Drawn: s nitelo
Checked: P.W.L.

MAKE OF ROOM	NO OF LAMPS	WATTS PER LAMP	TOTAL WATTS
LIVING ROOM	1	10	10
KITCHEN	1	10	10
BEDROOM	1	10	10
BATH	1	10	10
LOUNGE	1	10	10
HALLWAY	1	10	10
STAIRS	1	10	10
TOTAL	6	60	60

DESCRIPTION	NUMBER	SIZE	AREA
WALLS	1	1.00m x 1.00m	1.00
WALLS	1	2.00m x 1.00m	2.00
WALLS	1	3.00m x 1.00m	3.00
WALLS	1	4.00m x 1.00m	4.00
WALLS	1	5.00m x 1.00m	5.00
WALLS	1	6.00m x 1.00m	6.00
WALLS	1	7.00m x 1.00m	7.00
WALLS	1	8.00m x 1.00m	8.00
WALLS	1	9.00m x 1.00m	9.00
WALLS	1	10.00m x 1.00m	10.00
TOTAL WALLS	10	10.00m x 1.00m	10.00

GLASSING	NUMBER	SIZE	AREA
GLASSING	1	1.00m x 1.00m	1.00
GLASSING	1	2.00m x 1.00m	2.00
GLASSING	1	3.00m x 1.00m	3.00
GLASSING	1	4.00m x 1.00m	4.00
GLASSING	1	5.00m x 1.00m	5.00
GLASSING	1	6.00m x 1.00m	6.00
GLASSING	1	7.00m x 1.00m	7.00
GLASSING	1	8.00m x 1.00m	8.00
GLASSING	1	9.00m x 1.00m	9.00
GLASSING	1	10.00m x 1.00m	10.00
TOTAL GLASSING	10	10.00m x 1.00m	10.00

ROOF
The roof shall be constructed in accordance with NBS Part 3, and Part 1. The roof shall be constructed in accordance with NBS Part 3, and Part 1. The roof shall be constructed in accordance with NBS Part 3, and Part 1. The roof shall be constructed in accordance with NBS Part 3, and Part 1.

GLAZING
GLASSING TO BE IN ACCORDANCE WITH NBS PART 3 AND PART 1. ALL GLASSING TO BE IN ACCORDANCE WITH NBS PART 3 AND PART 1. ALL GLASSING TO BE IN ACCORDANCE WITH NBS PART 3 AND PART 1. ALL GLASSING TO BE IN ACCORDANCE WITH NBS PART 3 AND PART 1.

ENERGY EFFICIENCY
THE DESIGN OF THIS DRAWING IS COPYRIGHT. ALL WORK CARRIED OUT IN STRICT ACCORDANCE WITH LOCAL AUTHORITY AND OTHER REGULATIONS. ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF THE WORK. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THIS DRAWING.

