

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

To Whom It May Concern:

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

Application Property Address: **Graceland Day Care Centre, Seaton Farm, Devon Valley, Stellenbosch**

Application Property Number: **Portion 14 of Farm 78**

Applicant: **Dawid van der Merwe of VDM Argitekte,**
Mail: dawid@vdmarch.com
C: **0712778882.**

Owner: **Katharine Berger of of Leiberg Estates (Pty) Ltd – 084 568 6439**
Elizabeth Solomons of Graceland Day Care Centre – 073 108 5395

Application Reference: **LU/ 14287**

Application Type: **Consent Use for a Day Care Centre on Farm 78/14**

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

- 1. Application is made in terms of section 15(2)(o) of the Stellenbosch Land Use Planning Bylaw, for Consent Use to utilize existing building as day care centre on Farm 78/14, 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/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

- o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Dawid van der Merwe of VDM Argitekte, dawid@vdmarch.com. 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 12 October 2022.

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 0712778882 during normal office hours.

Kind Regards,



Dawid van der Merwe
PROFESSIONAL ARCHITECT | M.Arch. (Prof) (UFS)
DIRECTOR: VDM ARGITEKTE

VDM Argitekte
4 Vadersgawe
Devon Valley
Stellenbosch
7 July 2022

ATT: STELLENBOSCH MUNICIPALITY
To Whom It May Concern:

Re: Farm 78 Portion 14 Stellenbosch - Motivation for Consent Use Application

In terms of Section 201 of the Stellenbosch Municipality Land Use Planning By-Law, we hereby apply for the consent use to use an existing building on Farm 78 Portion 14, Stellenbosch, as a Day Care Centre.

Graceland Day Care Centre is an educational project that serves children of farm workers of the Devon Valley community of Stellenbosch. The Day Care started operating in 1997 and has been operating since. It provides access to quality ECD services that is part of creating equal opportunity for this next generation of learners. Graceland provides quality pre-school education to children who would, for most part, have nowhere else to go while their parents are at work.

The existing building structure comprises of two classrooms, a playroom, kitchen and administrative area with an office, waiting area which is used as a sick bay, as well as a lockable storeroom. The attic area is used as a bookstore which is accessed by an external timber staircase. The classrooms open onto a covered play area which is used for outdoor activities, especially on rainy days. The garden has been transformed into a kids play area and is provided with a jungle gym, swings and a shaded sandpit, to create a child friendly outdoor playing area.

A separate ablution block is provided with toilets, urinals and basins. Each classroom is also equipped with its own basin. Each room is provided with a fire extinguisher and fire escape routes and assembly area has been clearly demarcated. A fire blanket has been provided in the kitchen.

Graceland Day Care has been approved by the Department of Social Works to operate with 60 children aged 0-5years. Department of Health has however approved a maximum of 35 children. Currently there are 31 children aged 3-5years enrolled, with a staff component of 6 full-time staff members. The Day Care operates Monday to Friday from 07h30 – 15h30. They are open throughout the year and only closes for 10 working days during the December holidays.

Access to the Day Care is provided by a gravel road that connects to the Devon Valley Road and sufficient parking is provided to ensure an effective pick-up and drop-off area. The entire day care area has been provided with a surrounding fence with entrance gate.

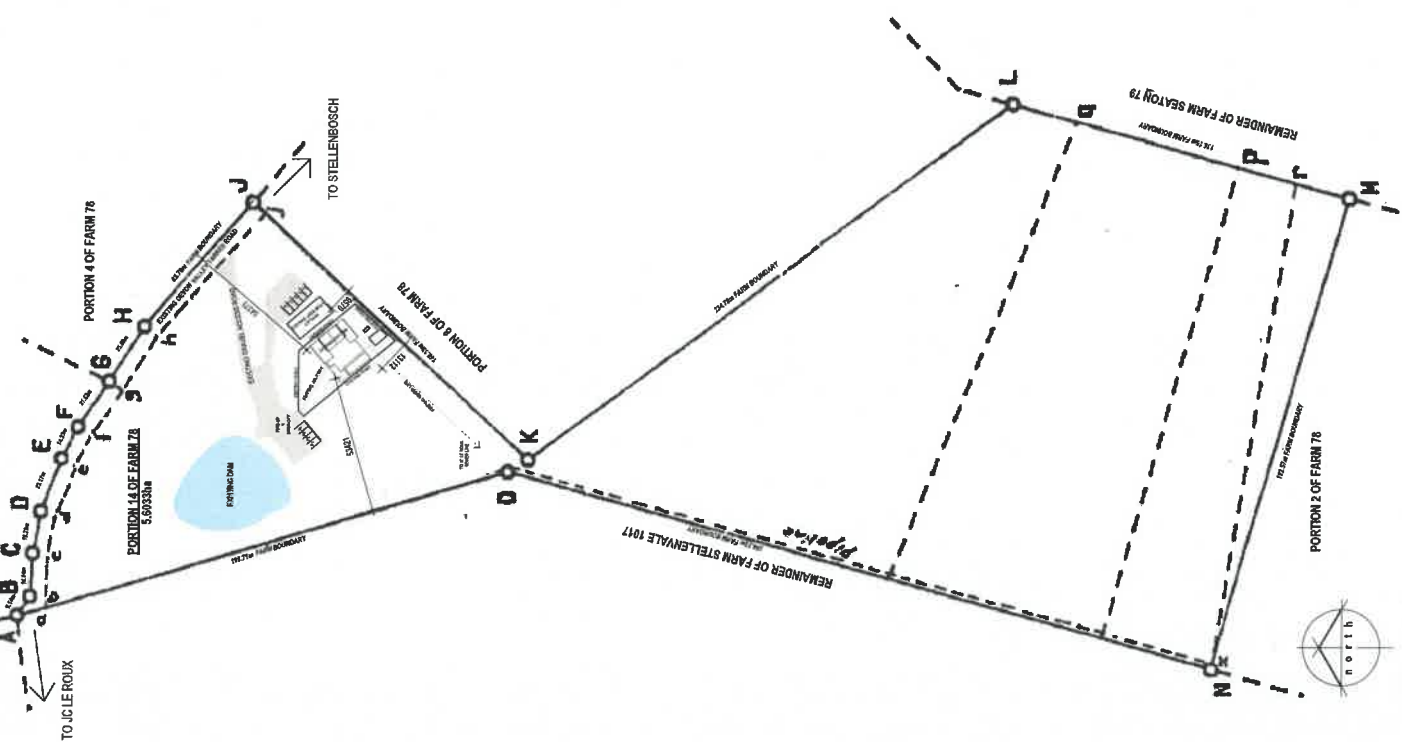
Agriculture is still the predominant activity on Portion 14 of Farm 38, with the Day Care Centre preoccupying 1.43% of the total area of the farm.

Childcare plays an important role in providing working parents with the opportunity to place their children under proper supervision, safety and care during working hours. Farm 78 Portion 14 is equipped with the required infrastructure, workforce and business plan to successfully see to this need.

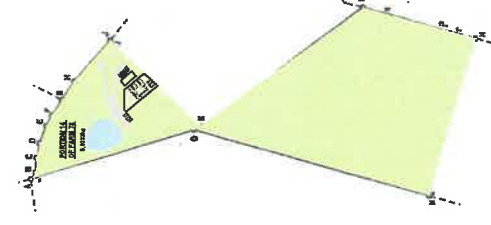
We trust that the application will meet your approval.

Kind Regards,

Dawid van der Merwe
PROFESSIONAL ARCHITECT | M. Arch. (Prof) (UV)
VDM ARGITEKTE



Locality Plan_ Stellenbosch Farms



PORTION 14 FARM 78 5.6033ha

AGRICULTURAL	5.5223ha (98.57%)
DAYCARE CENTRE	800m ² (1.43%)

Area Schedule
m²

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Client/Project Name:
Lekkers Business (PTY) LTD: Groenland Day Care Centre

All dimensions shall be checked and verified on site and must be kept on hand.

This drawing to be strictly reproduced with the Architect's written consent.

Dimensions may differ by a small amount due to measurement.

Any discrepancy or misalignments on this drawing are to be reported to the Architect as soon as possible.

SCALE: 1:200

DATE: 14/11/2024

PROJECT: 1017 1271

PROJECT TITLE:
Lekkers Business (PTY) LTD: Groenland Day Care Centre

PROJECT ADDRESS:
Farm 78 Portion 14, Davon Valley, Stellenbosch

90P, Locality and Site Layouts

Client/Project Name:
Lekkers Business (PTY) LTD: Groenland Day Care Centre

Project Address:
Farm 78 Portion 14, Davon Valley, Stellenbosch

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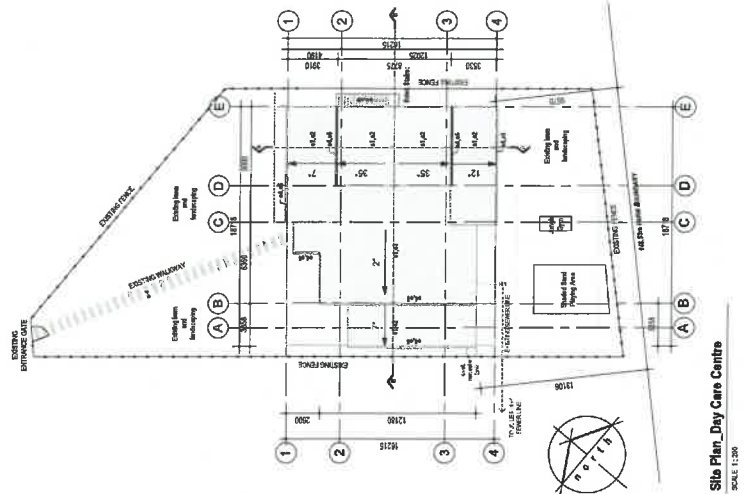
PORTION 14 FARM 78 5.6033ha

COVERED AREA	262m ² (0.47%)
OPEN AREA	530m ² (0.95%)
TOTAL DAYCARE AREA	800m ² (1.43%)

Coverage Diagram
SCALE 1:200

100 LEGEND OF MATERIALS

1. EXISTING FOOTPATH
2. EXISTING DRIVEWAY
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90. EXISTING DRIVEWAY



Site Plan_ Day Care Centre
SCALE 1:200

FOR LOCAL AUTHORITY APPROVAL

ARGITEKTE | ARCHITECTS

12 Stellenbosch Drive, Stellenbosch
7127, South Africa
Tel: +27 (0) 279 12 12 12
Email: info@argitekte.co.za

Project Title:
Lekkers Business (PTY) LTD: Groenland Day Care Centre

Project Address:
Farm 78 Portion 14, Davon Valley, Stellenbosch

90P, Locality and Site Layouts

SCALE: 1:200

DATE: 14/11/2024

PROJECT: 1017 1271

PROJECT TITLE:
Lekkers Business (PTY) LTD: Groenland Day Care Centre

PROJECT ADDRESS:
Farm 78 Portion 14, Davon Valley, Stellenbosch

J046 LA_001 A

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General Notes
1. All dimensions are in millimeters unless otherwise specified.
2. All dimensions are to the centerline of walls unless otherwise specified.
3. All dimensions are to the face of walls unless otherwise specified.
4. All dimensions are to the centerline of columns unless otherwise specified.
5. All dimensions are to the face of columns unless otherwise specified.
6. All dimensions are to the centerline of beams unless otherwise specified.
7. All dimensions are to the face of beams unless otherwise specified.
8. All dimensions are to the centerline of slabs unless otherwise specified.
9. All dimensions are to the face of slabs unless otherwise specified.
10. All dimensions are to the centerline of stairs unless otherwise specified.
11. All dimensions are to the face of stairs unless otherwise specified.
12. All dimensions are to the centerline of ramps unless otherwise specified.
13. All dimensions are to the face of ramps unless otherwise specified.
14. All dimensions are to the centerline of balconies unless otherwise specified.
15. All dimensions are to the face of balconies unless otherwise specified.
16. All dimensions are to the centerline of terraces unless otherwise specified.
17. All dimensions are to the face of terraces unless otherwise specified.
18. All dimensions are to the centerline of roofs unless otherwise specified.
19. All dimensions are to the face of roofs unless otherwise specified.
20. All dimensions are to the centerline of foundations unless otherwise specified.
21. All dimensions are to the face of foundations unless otherwise specified.
22. All dimensions are to the centerline of walls below ground level unless otherwise specified.
23. All dimensions are to the face of walls below ground level unless otherwise specified.
24. All dimensions are to the centerline of columns below ground level unless otherwise specified.
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26. All dimensions are to the centerline of beams below ground level unless otherwise specified.
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28. All dimensions are to the centerline of slabs below ground level unless otherwise specified.
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36. All dimensions are to the centerline of terraces below ground level unless otherwise specified.
37. All dimensions are to the face of terraces below ground level unless otherwise specified.
38. All dimensions are to the centerline of roofs below ground level unless otherwise specified.
39. All dimensions are to the face of roofs below ground level unless otherwise specified.
40. All dimensions are to the centerline of foundations below ground level unless otherwise specified.
41. All dimensions are to the face of foundations below ground level unless otherwise specified.
42. All dimensions are to the centerline of walls above ground level unless otherwise specified.
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59. All dimensions are to the face of roofs above ground level unless otherwise specified.
60. All dimensions are to the centerline of foundations above ground level unless otherwise specified.
61. All dimensions are to the face of foundations above ground level unless otherwise specified.

FOR LOCAL AUTHORITY APPROVAL

ARGITTEKTEK ARCHITECTS
4 Woodport Drive, West Melbourne
Melbourne, Victoria 3011 (03) 9450 1000

Project Title
Leahurst Station (PTY) LTD, Grandland Day Care Centre
Farm 78 Porton 14, Devon Valley, Stellenbosch

Drawing Title
Fire Layout and Fire Plan

Scale
1:100

Sheet No.
J046

Project No.
LA 101

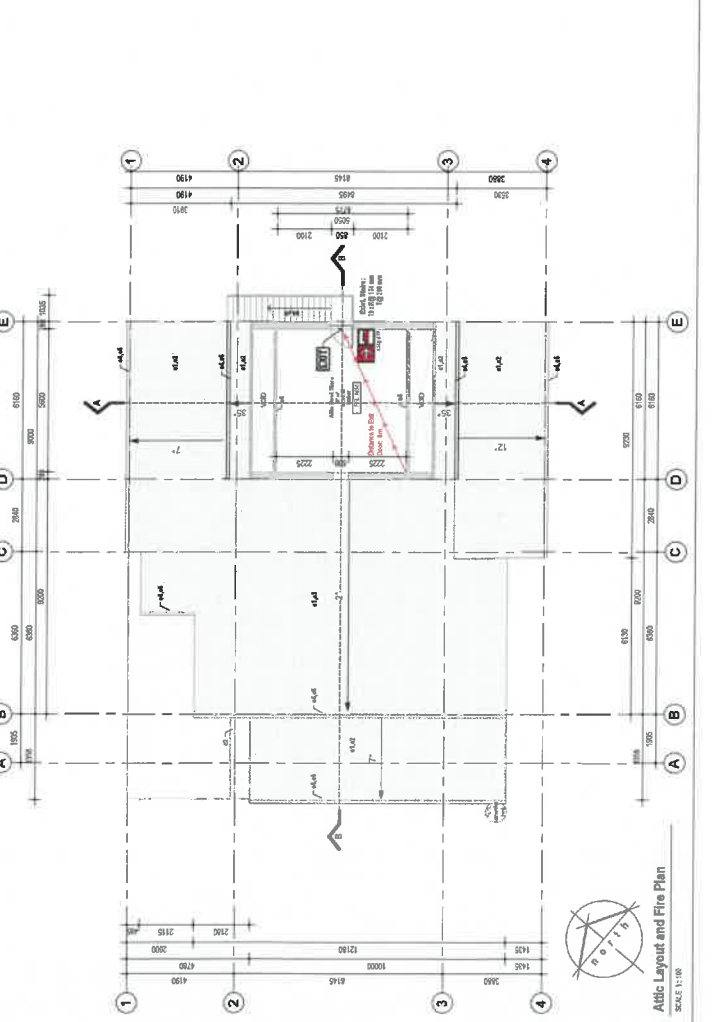
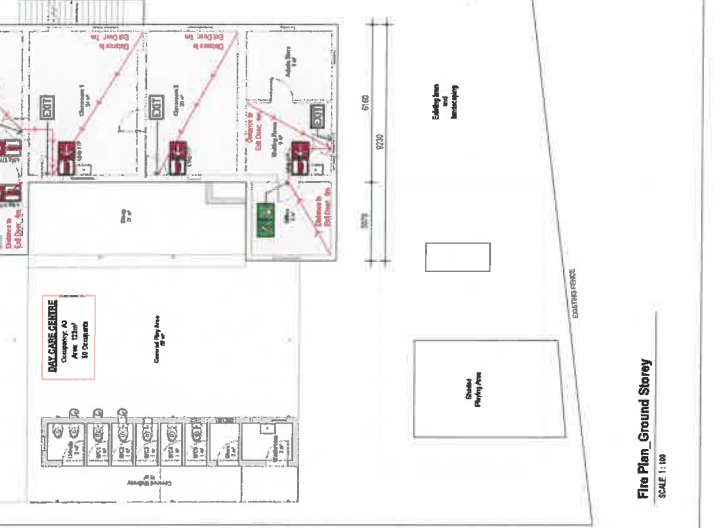
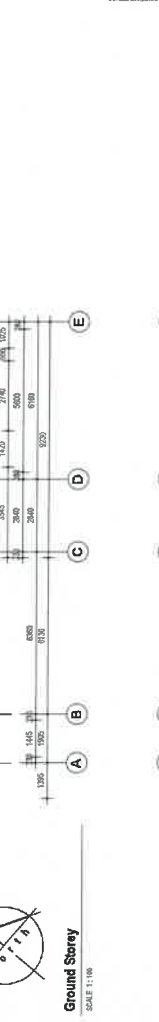
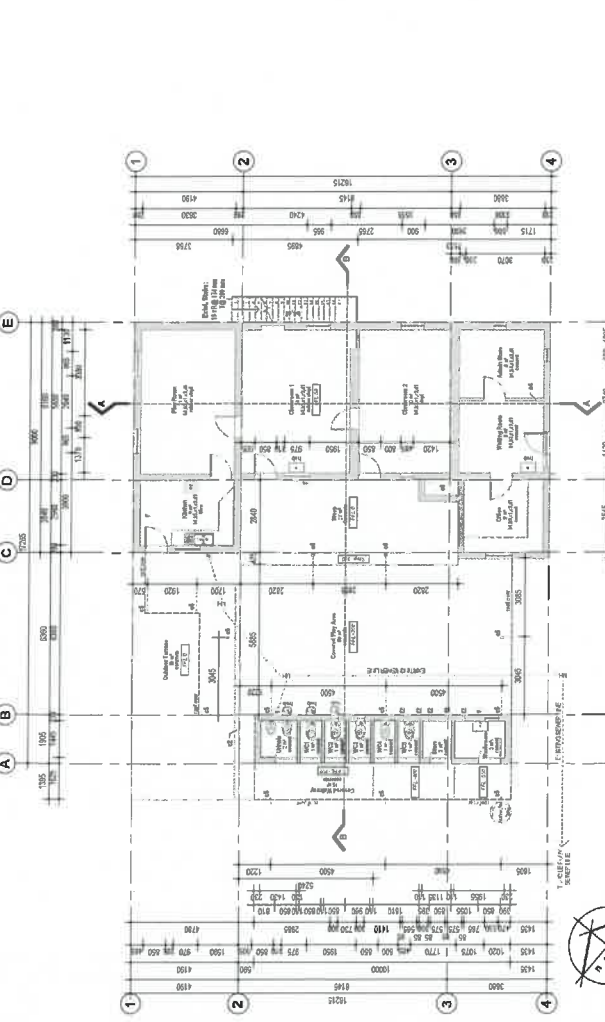
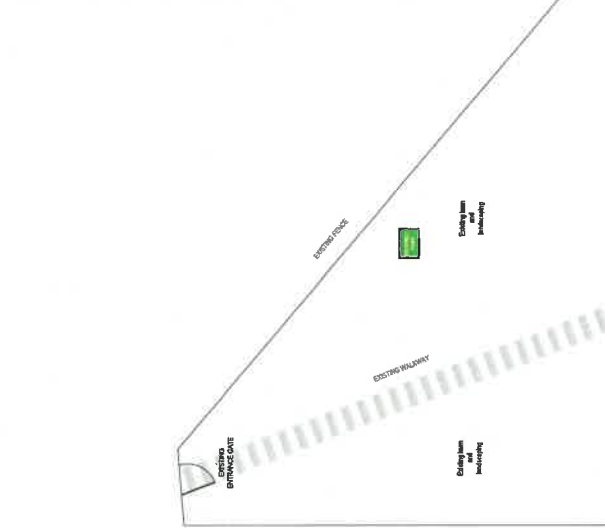
Date
A

NO LEGEND MATERIALS

NO.	DESCRIPTION
1	Concrete
2	Brickwork
3	Blockwork
4	Timber Decking
5	Timber Floor
6	Timber Joist
7	Timber Stud
8	Timber Post
9	Timber Beam
10	Timber Truss
11	Timber Rafter
12	Timber Sill
13	Timber Sole
14	Timber Batten
15	Timber Furring
16	Timber Lining
17	Timber Cladding
18	Timber Shingle
19	Timber Slate
20	Timber Tiles
21	Timber Plank
22	Timber Board
23	Timber Strip
24	Timber Panel
25	Timber Sheet
26	Timber Ply
27	Timber Veneer
28	Timber Glue
29	Timber Adhesive
30	Timber Sealant
31	Timber Paint
32	Timber Stain
33	Timber Finish
34	Timber Treatment
35	Timber Protection
36	Timber Preservation
37	Timber Maintenance
38	Timber Repair
39	Timber Replacement
40	Timber Removal
41	Timber Demolition
42	Timber Excavation
43	Timber Foundation
44	Timber Wall
45	Timber Partition
46	Timber Screen
47	Timber Curtain
48	Timber Blind
49	Timber Shade
50	Timber Awning
51	Timber Veranda
52	Timber Deck
53	Timber Terrace
54	Timber Path
55	Timber Stair
56	Timber Ramp
57	Timber Landing
58	Timber Balcony
59	Timber Terrace
60	Timber Roof
61	Timber Gable
62	Timber Dormer
63	Timber Eave
64	Timber Fascia
65	Timber Soffit
66	Timber Barge
67	Timber Ridge
68	Timber Valley
69	Timber Hip
70	Timber Gutter
71	Timber Downpipe
72	Timber Vent
73	Timber Flue
74	Timber Chimney
75	Timber Stove
76	Timber Fireplace
77	Timber Range
78	Timber Hood
79	Timber Cabinet
80	Timber Bench
81	Timber Table
82	Timber Chair
83	Timber Bed
84	Timber Sofa
85	Timber Bedding
86	Timber Linen
87	Timber Towel
88	Timber Bath
89	Timber Shower
90	Timber Toilet
91	Timber Sink
92	Timber Tap
93	Timber Faucet
94	Timber Drain
95	Timber Plug
96	Timber Stopper
97	Timber Cap
98	Timber Cover
99	Timber Lid
100	Timber Base

FIRE SYMBOLS

SYMBOL	DESCRIPTION
[Red Square]	Fire Exit
[Red Circle]	Fire Alarm
[Red Triangle]	Fire Hydrant
[Red Diamond]	Fire Risk
[Red Star]	Fire Hazard
[Red Circle with X]	Fire Prohibited
[Red Square with X]	Fire No Smoking
[Red Triangle with X]	Fire No Open Flames
[Red Diamond with X]	Fire No Alcohol
[Red Star with X]	Fire No Smoking or Open Flames
[Red Circle with X and X]	Fire No Smoking, Open Flames or Alcohol
[Red Square with X and X]	Fire No Smoking, Open Flames or Alcohol, No Pets
[Red Triangle with X and X]	Fire No Smoking, Open Flames or Alcohol, No Pets, No Food
[Red Diamond with X and X]	Fire No Smoking, Open Flames or Alcohol, No Pets, No Food, No Drink
[Red Star with X and X]	Fire No Smoking, Open Flames or Alcohol, No Pets, No Food, No Drink, No Pets
[Red Circle with X and X and X]	Fire No Smoking, Open Flames or Alcohol, No Pets, No Food, No Drink, No Pets, No Food
[Red Square with X and X and X]	Fire No Smoking, Open Flames or Alcohol, No Pets, No Food, No Drink, No Pets, No Food, No Drink
[Red Triangle with X and X and X]	Fire No Smoking, Open Flames or Alcohol, No Pets, No Food, No Drink, No Pets, No Food, No Drink, No Pets
[Red Diamond with X and X and X]	Fire No Smoking, Open Flames or Alcohol, No Pets, No Food, No Drink, No Pets, No Food, No Drink, No Pets, No Food
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Fire Layout and Fire Plan
SCALE 1:100

Attic Layout and Fire Plan
SCALE 1:100

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Contractor:
Contractor: [Name]
Contractor: [Name]

All dimensions to be checked on site before any work is commenced. Dimensions are to be checked on site before any work is commenced. Any discrepancies and omissions on this drawing shall be reported to the Architect in writing as soon as possible.

DATE: 10/20/17

Scale: 1/8" = 1'-0"

Notes:
 1. All dimensions are to be checked on site before any work is commenced.
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 20. All dimensions are to be checked on site before any work is commenced.

FOR LOCAL AUTHORITY APPROVAL

VCM
 ARGITEXTE | ARCHITECTS

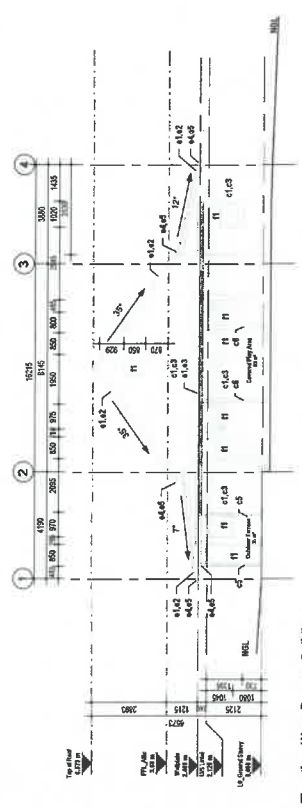
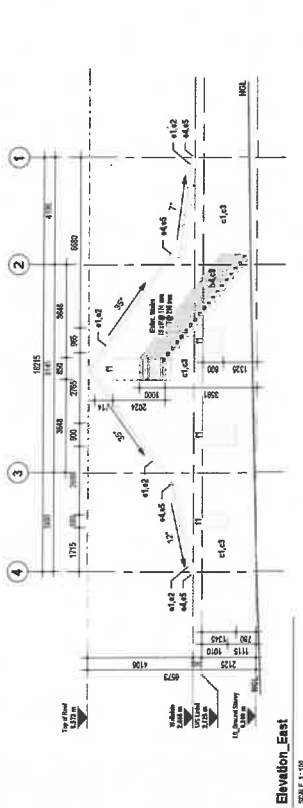
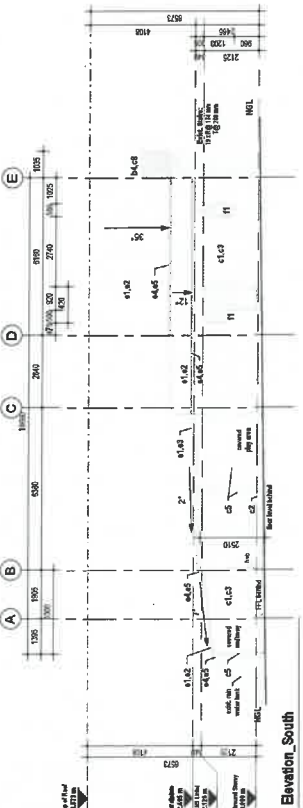
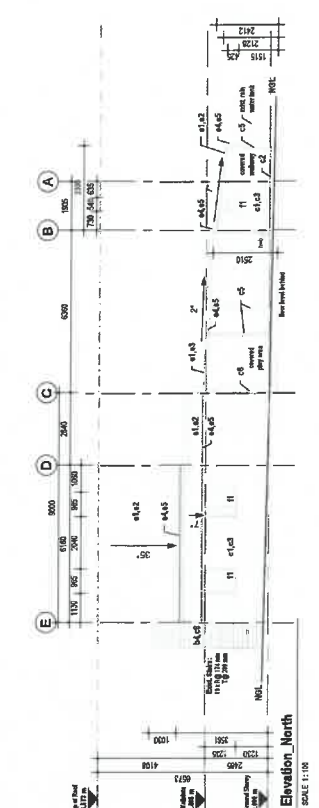
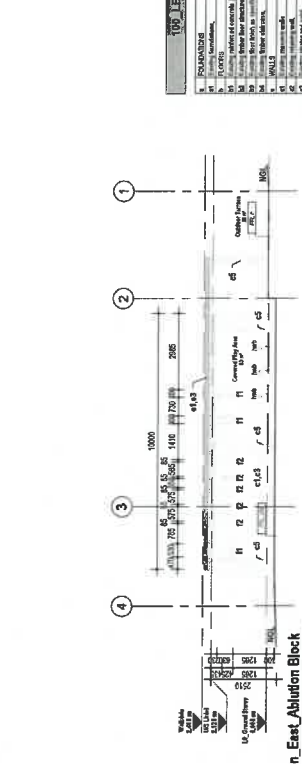
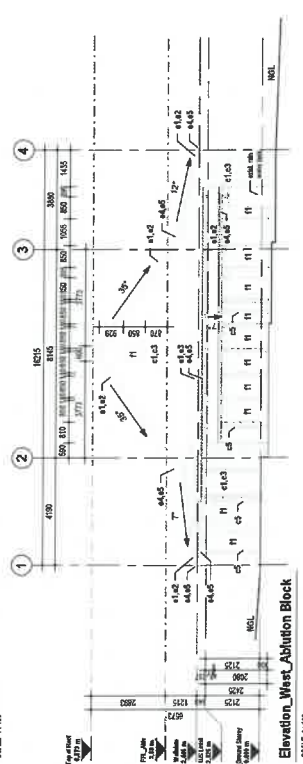
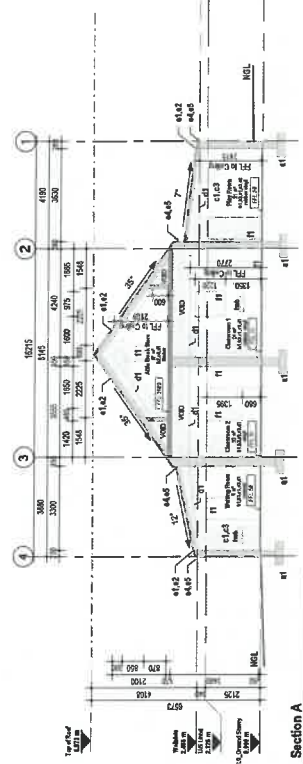
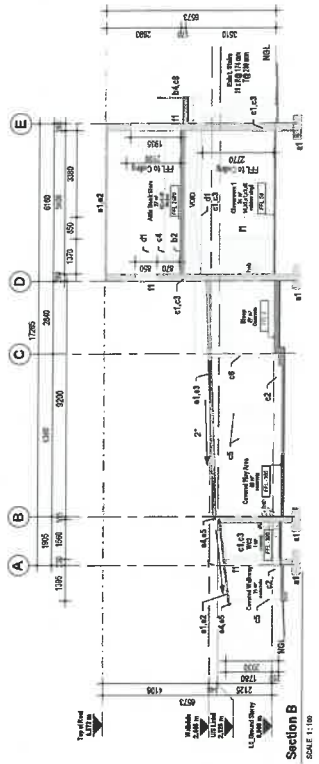
4 Waterport (Devon Valley) Colchester
 (Massachusetts) 01727-2182

Project Title:
**Leiberg Station (PTY) LTD: Greenfield Day
 Care Centre**
 Farm 7B Porton 14, Devon Valley, Stellenbosch

Drawing Title:
Sections and Elevations

Scale: 1/8" = 1'-0"

Sheet: J046 LA-201 A



100% LEGEND OF MATERIALS

NO.	DESCRIPTION
1	CONCRETE
2	BRICK
3	GLAZED ALUMINUM CURTAIN WALL
4	GLAZED ALUMINUM CURTAIN WALL
5	GLAZED ALUMINUM CURTAIN WALL
6	GLAZED ALUMINUM CURTAIN WALL
7	GLAZED ALUMINUM CURTAIN WALL
8	GLAZED ALUMINUM CURTAIN WALL
9	GLAZED ALUMINUM CURTAIN WALL
10	GLAZED ALUMINUM CURTAIN WALL
11	GLAZED ALUMINUM CURTAIN WALL
12	GLAZED ALUMINUM CURTAIN WALL
13	GLAZED ALUMINUM CURTAIN WALL
14	GLAZED ALUMINUM CURTAIN WALL
15	GLAZED ALUMINUM CURTAIN WALL
16	GLAZED ALUMINUM CURTAIN WALL
17	GLAZED ALUMINUM CURTAIN WALL
18	GLAZED ALUMINUM CURTAIN WALL
19	GLAZED ALUMINUM CURTAIN WALL
20	GLAZED ALUMINUM CURTAIN WALL