STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16484
Our File Reference Number: Erf 7127, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir / Madam

APPLICATION FOR CONSENT USE ON ERF 7127, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the application for **Consent Use** in terms of section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By- Law, 2023 By-Law, for an additional use that exceeds the threshold to allow a portion of the property as Day Care centre on Erf 7127 Stellenbosch.

BE APPROVED in terms of Section 60 of the said By-Law and subject to conditions of approval.

2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

2.2.1 The approval applies only to the application under consideration as indicated on the site/roof plan, Ground floor plan & Elevations with drawing no: 000/201, dated 10/10/2023, drawn by R.C.A.D Architectural Services attached as **Annexure D** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

2.2.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.2.3 The Day Care Centre shall be limited to an extent of ±82m² and 26 children.

2.2.4 The operational time of the Day Care Centre shall be between 07h00 to 17h30 on weekdays.

2.2.5 The primary use of the property must remain residential.

2.2.6 Building plans be submitted for all changes of use in the existing building and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

2.2.7 Building plans must be generally in accordance with the Site Plan on plan no: 1000/201, dated 10/10/2023, drawn by R.C.A.D Architectural Services attached as **Annexure D.**

2.2.8 All required parking must be provided on-site so that parked vehicles do not become an obstruction to pedestrians and traffic on the road reserve

3. The reasons for the above decision are as follows:

3.1 The scale and nature of the proposed use will not compromise the existing residential character of the surrounding area.

3.2 The proposal will have no negative impact on the residential character of the subject property as the primary use of the property will remain residential.

4. Matters to be noted:

4.1 The conditions imposed by the Health Officer/Inspector (Cape Winelands District Municipality) contained in a memo dated 28 March 2024, attached as **Annexure F**, be compiled with.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. Kindly note the above decision in the case of any approval, 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

23/8/2024
DATE

REGISTERED POST:

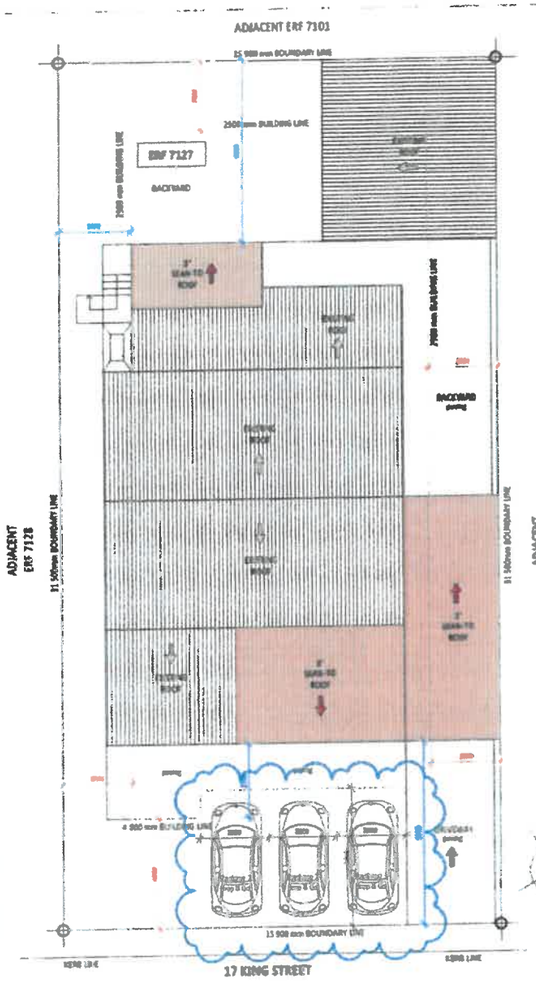
[redacted]

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

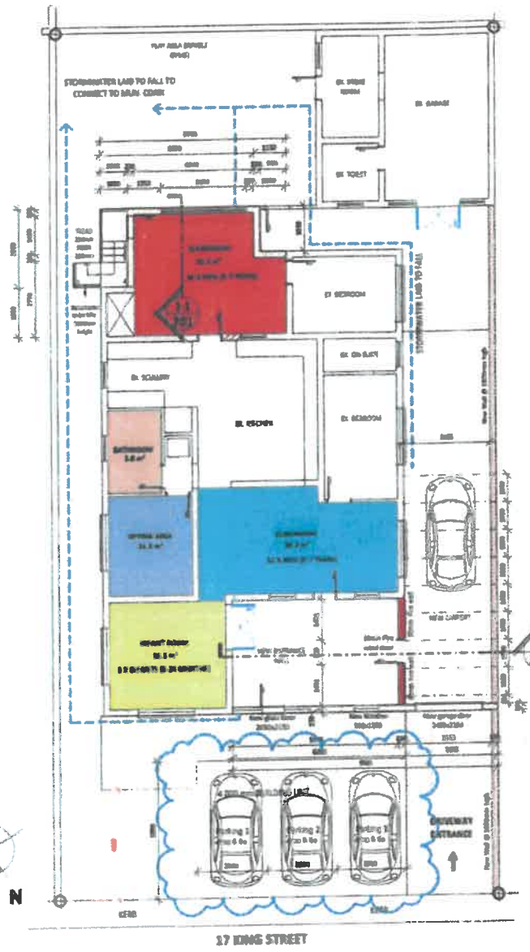
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE D

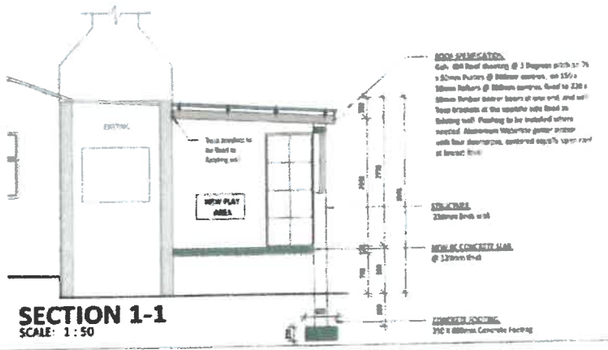
SITE PLAN/ FLOOR PLAN



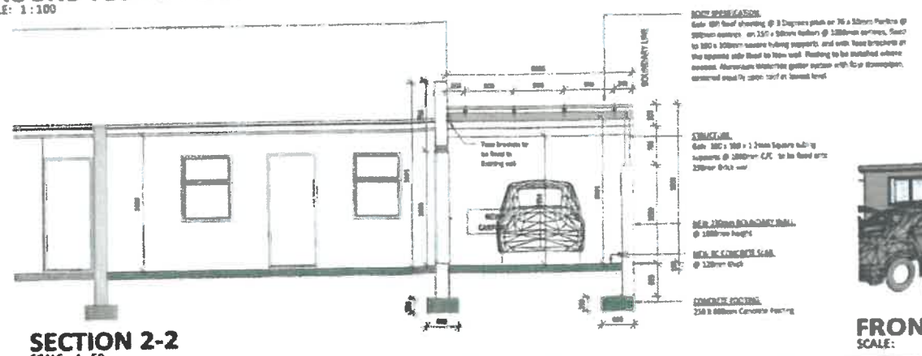
SITE AND ROOF PLAN
SCALE: 1 : 100



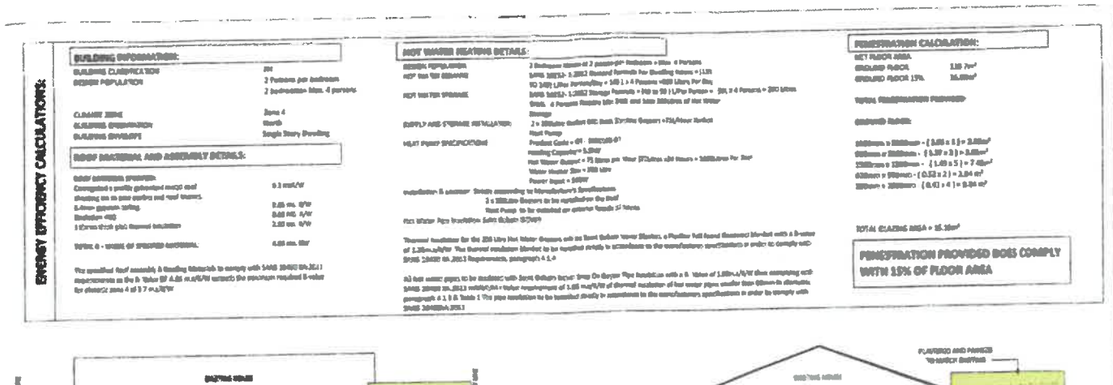
GROUND FLOOR PLAN
SCALE: 1 : 100

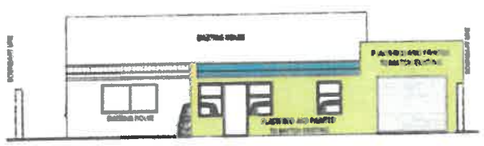


SECTION 1-1
SCALE: 1 : 50



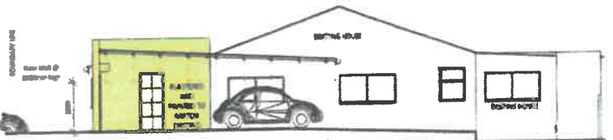
SECTION 2-2
SCALE: 1 : 50





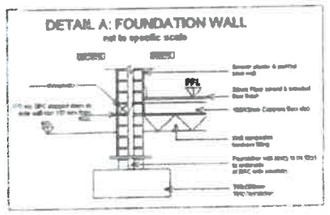
NORTH-EAST ELEVATION
SCALE: 1 : 100

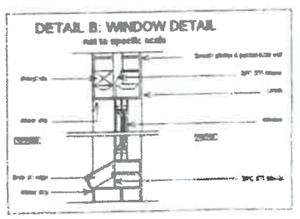
SOUTH-EAST ELEVATION
SCALE: 1 : 100



NORTH-WEST ELEVATION
SCALE: 1 : 100

SOUTH-WEST ELEVATION
SCALE: 1 : 100





DETAILS

B-WHERE:	
A-z space	6.18
Section PARG	1.83
Rotor 135mm Roof cushion :	2.88
Gypsum ceiling board :	6.86
TOTAL REQUIRED	3.70
TOTAL ACHIEVED	4.42

FRONT VIEW - 3D
SCALE:

NEW BUILDING - AREA SCHEDULE

DESCRIPTION	CURRENT RIGHTS
ERF AREA:	ERF 7127 , STELLENBOSCH
ZONING:	RESIDENTIAL
ERF AREA:	501,148 m²
GROSS BUILDING AREA:	
EXISTING HOUSE:	147 m²
EXISTING MAIDENS UNIT:	42 m²
TOTAL:	189 m²
NEW ENTRANCE HALL:	22 m²
NEW PLAY ROOM:	40.8 m²
NEW CARPORT:	27 m²
TOTAL:	89.8 m²
TOTAL COVERAGE AREA:	240.2m²
COVERAGE:	48.5 %

ORIGINAL DOCUMENT DATE:
DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
A	15-05-2023	Elevation 2

R.C.A.D
ARCHITECTURAL SERVICES
46 MARANDA STREET
STRATFORD
BERSTHAVEN
7601
SACAP NO. - ST 2131

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO - CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES - FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKES PREFERENCE OVER SCALED DIMENSIONS

PROJECT DESCRIPTION:
ADDITIONS TO EXISTING HOUSE ON ERF 7127, 17 KING STREET, CLOETESVILLE, STELLENBOSCH
DRAWING DESCRIPTION
SITE/ ROOF PLAN, GROUND FLOOR PLAN & ELEVATIONS

PROJECT / CLIENT:
HOUSE ORTELL

DATE: 20-10-2023
DRAWN: D B
CHECKED: R C
SCALE AS SHOWN
DRAWING No. 1000 /201
REVISION 3
DRAWING STATUS: MUNICIPAL

ADJACENT ERF 7126

ERF 7127

ADJACENT ERF 7126

N

17 KING STREET

SITE AND ROOF PLAN
SCALE 1 : 100

1-1 201

DRIVEWAY ENTRANCE

17 KING STREET

GROUND FLOOR PLAN
SCALE 1 : 100

ENERGY EFFICIENCY CALCULATIONS:

BUILDING PERFORMANCE

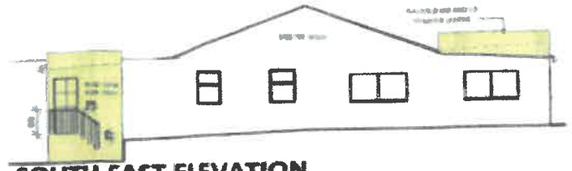
ROOF MATERIAL AND ASSEMBLY DETAILS

ROOF AND WALL HEATING DETAILS

PENETRATION CALCULATION

PENETRATION PROVIDED DOES COMPLY WITH 15% OF FLOOR AREA

NORTH-EAST ELEVATION
SCALE 1 : 100

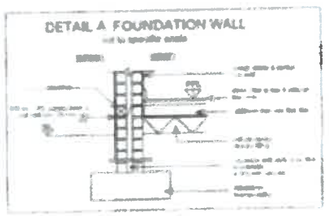


SOUTH-EAST ELEVATION
SCALE 1 : 100

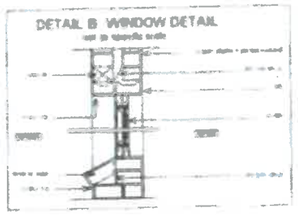
NORTH-WEST ELEVATION
SCALE 1 : 100

SOUTH-WEST ELEVATION
SCALE 1 : 100

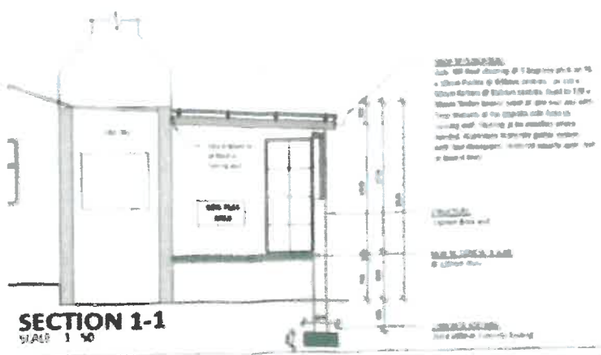
DETAIL A FOUNDATION WALL



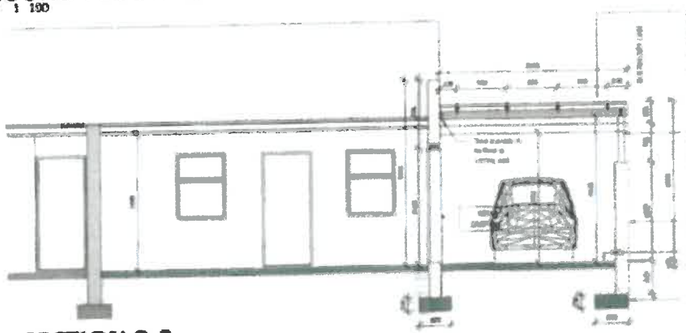
DETAIL B WINDOW DETAIL



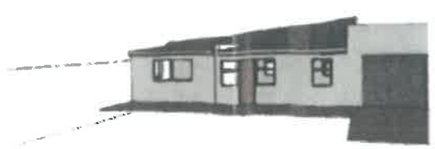
DETAILS



SECTION 1-1
SCALE 1 : 50



SECTION 2-2
SCALE 1 : 50



FRONT VIEW - 3D
SCALE

NEW BUILDING - AREA SCHEDULE

DESCRIPTION	CURRENT RIGHTS
ERF AREA:	ERF 7127 STELLENBOSCH
ZONING:	RESIDENTIAL
ERF AREA:	983.148 m²
GROSS BUILDING AREA:	
EXISTING HOUSE:	349 m²
EXISTING MAIDENS UNIT:	42 m²
TOTAL	389 m²
NEW ENTRANCE HALL	22 m²
NEW PLAY ROOM	18.8 m²
NEW CARPORT	27 m²
TOTAL	68.8 m²
TOTAL COVERAGE AREA:	349.2m²
COVERAGE:	48.5 %

ORIGINAL DOCUMENT DATE:
DOCUMENT VARIATIONS REGISTER

R.C.A.D
ARCHITECTURAL SERVICES

SACAP NO ST 2131

PROJECT DESCRIPTION
ADDITIONS TO EXISTING HOUSE ON ERF 7127, 17 KING STREET, CLOETESVILLE, STELLENBOSCH

DRAWING DESCRIPTION
SITE/ ROOF PLAN, GROUND FLOOR PLAN & ELEVATIONS

PROJECT/CLIENT
HOUSE ORTELL

DATE
DRAWN
CHECKED
SCALE

DRAWING NO
1000 /201

MUNICIPAL

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE F

COMMENT FROM HEALTH OFFICER/INSPECTOR: CAPE WINELANDS DISTRICT MUNICIPALITY

CAPE WINELANDS DISTRICT
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMIBUZO: Xoliswa Ranelo
TELEFOON/TELEPHONE/UMNXEBA: 021- 888 5814
FAKS/FAX/iFEKSI: n/a
E-POS/E-MAIL/iE-MAIL: xranelo@capewinelands.gov.za
U VERW/YOUR REF/iREF YAKHO: **LU 16484, ERF 7172**
ONS VERW/OUR REF/iREF YETHU: **15/2/6/1**

Alexanderstraat 46 Alexander Street
✉ 100
STELLENBOSCH
7599

Date: 28 March 2024

The Municipal Manager
Stellenbosch Municipality
PO Box 17
Stellenbosch
7599

ATTENTION: Ms Nicole Katts

APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 7127 (LU/16484), 17 KING STREET, CLOETESVILLE, STELLENBOSCH.

There are no objections from an Environmental Health point regarding this application, subject to compliance with the following:

1. This Early Childhood Development Centre must comply with Municipal Health By-Law of the CWDM: Provincial Gazette Extraordinary no 6696 of 15 February 2010, Chapter 5.

2. In the event where food will be prepared or handled and or served to the public, the applicant **must apply in writing** to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability in terms of R638 (General Hygiene Requirements for Food Premises Regulations) in terms of the Foodstuffs, Cosmetics and Disinfectants Act, Act 54 of 1972.

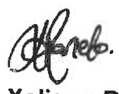
3. The quality of the potable water on the premises must at all times comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS code 241.

4. Refuse collection and storage must be done in a way that will not cause a health nuisance.

This Department reserves the right to set further requirements during the running of the business.

Please contact me if you have any further questions or comments in this regard.

Yours faithfully



Xoliswa Ranelo
Environmental Health Practitioner
Obo. MUNICIPAL MANAGER

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/
All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala
Telefoon/Telephone/Umnxeba: 0861 265 263 • E-pos/E-mail/iE-mail: admin@capewinelands.gov.za • Faks/Fax/iFeksi: 023 342 8442