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20 March 2024

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR CONSENT USE FOR DAY CARE CENTRE ON PORTION 5 OF FARM 513, STELLENBOSCH

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

Application Property Address: **Portion 5 of Farm 513, Stellenbosch (Pret op die Plaas)**
Application Property Number: **Portion 5 of Farm 513, Stellenbosch**
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**
Owner: **Chardonne Elendomme CC**
Application Reference: **LU/TP TP543/2023**

Description of land development proposal:

Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Portion 5 of Farm 513, Stellenbosch:

- **Consent Use to allow for a Day Care Centre**
- **Permission to deviate from clause E.3 of Title Deed T100589/97 to also allow for the Day Care Centre in lieu of only residential and agricultural land uses.**

Notice is hereby given in terms of the provisions 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 must 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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: carlien@archtownplanners.co.za. 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 **22 April 2024**.

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 **072 262 5304** during normal office hours.

Yours faithfully

Marike Bolz

For Arch Tow Planners



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20 Maart 2024

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

AANSOEK OM VERGUNNINGSGEBRUIK VIR DAGSORGSENTRUM OP GEDEELTE 5 VAN PLAAS 513, STELLENBOSCH

Adres van aansoek eiendom: **Portion 5 of Farm 513, Stellenbosch (Banhoek Lodge)**

Aansoek eiendom beskrywing: **Portion 5 of Farm 513, Stellenbosch**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**

Eienaar: **Chardonne Eiendom CC**

Aansoek Verwysing: **TP543/2023**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(a) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende:

- **Vergunnings Gebruik om voorsiening te maak vir 'n dagsorgsentrum**
- **Toestemming om af te wyk van klousule E.3 van Titellakte T100589/97 om ook voorsiening te maak vir die Dagsorgsentrum in plaas van slegs residiënte en landbougrondgebruik.**

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: [Marike Bolz, carlien@archtownplanners.co.za](mailto:Marike.Bolz.carlien@archtownplanners.co.za). Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **22 April 2024**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

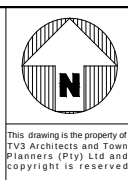
Die uwe

Marike Bolz

Vir Arch Town Planners (Pty) Ltd



Portion 5 of Farm 513, Stellenbosch



Drawn:	Checked:	Date:	Scale:
WH	AP	24/10/2017	1:3000 (A4)
Project no.:		Revision no.:	
C1000		1	
Drawing:			Plan no.:
Locality Map			1



Scale 1:1000

PROJECT:

Pret op die Plaas (Edms)Bpk

ERF Portion 5 of Farm 513, Blaauwklippen Road,
STELLENBOSCH

FLOOR PLANS

SKEPdesign

www.skepstudio.co.za | 7 bird street | stellenbosch | 021 883 8083

SCALE:

1:1000

DATE:

2018/03/19

DRAWING NUMBER:

SD-SD3403-201

REVISION:



DRAWING:

SDP LAYOUT



architecture | interior | design

DOCUMENT VARIATIONS REGISTER:		
REV	DATE	DESCRIPTION
1	2018-04-11	ISSUED FOR TENDER



LEGEND:
A: EXISTING DWELLING STRUCTURE
B: NEW DAY CARE CENTRE
C: EXISTING STORE STRUCTURE
D: VACANT LAND
E: EXISTING STORE STRUCTURE
F: EXISTING VINEYARD
G: EXISTING SQUASH COURT STRUCTURE
H: EXISTING MAIN HOUSE STRUCTURES
I : LAWN AREA
J: EXISTING STORE/OFFICE STRUCTURES

LEGEND:
a,b,c,d,e,f,g,h,j = Estimated size 2250m
h,j,k,m,n,p,q,r,f,g = Estimated size 720m
TOTAL AREA NEW PLAY SCHOOL = 2970m²



ARCHITECT'S SIGNATURE:
A. Mentz | PrArch | 21151 | 0795253438

CLIENT'S SIGNATURE:

SCALE: see drawing
DATE: 2018/07/02

DRAWING NUMBER: SD-3403-M101
DRAWN BY: AM
REVISION: 1

DRAWING:
SDP - LAYOUT PLAN

PROJECT:
Pret op die Plaas (Edms)Bpk
ERF Portion 5 of Farm 513, Blauwklippen Road,
STELLENBOSCH

SDP APPLICATIONS



DOCUMENT VARIATIONS REGISTER:		
REV	DATE	DESCRIPTION
1	2018-04-11	ISSUED FOR TENDER

GENERAL NOTES:

- CONTAINER FLOOR:**
 - Basic Container floor to be covered in stick on Vinyl
 - Allow for R450m² installed
 - Allow for movement strip between walls of joined containers
- PAVED AREA:**
 - Final Specifications TBC
 - Allow for R450m² installed
- SYNTHETIC GRASS:**
 - To be "Easy Grass" - Kensington
- WALLS:**
 - All container walls to be insulated for thermal comfort, sound & fire protection
 - (Contact "Gyproc Saint Gobain" for correct product required - 201 959 5031)
- CEILINGS:**
 - 4mm Gypsum ceiling board with Donn shadow-line all round fixed to 38x38mm battens fixed to underside of Container Roof
 - Ceiling to be skimmed and painted white
- GENERAL SANITARY & KITCHENETTE:**
 - Contractor to supply allowance for basic fittings
- LANDSCAPING:**
 - All landscaping work to be specified and priced by others
- TREE FELLING:**
 - Obtain a price for cutting down/ cutting back some trees.
 - Allow for ±10 Trees (to be confirmed on site)
- ELECTRICAL:**
 - All containers to be wired independently off site
 - Each container is to connect ("plug in") to adjacent container
 - Each container has separate DB Board
 - Main DB Board to be located in Office
- CONTAINERS:**
 - All containers to be either 12m x 2.4m or 6m x 2.4m
 - All containers to be Cube Containers (2nd hand)
- FIRE:**
 - Fire requirements for schools to be confirmed for compliance



ARCHITECT'S SIGNATURE:
A. Mentz | P r A c h | 21151 | 0795253438

CLIENT'S SIGNATURE:

SCALE:
see drawing

DATE:
2018/08/20

DRAWING NUMBER:
SD-3403-M202

DRAWN BY:
AM

REVISION:
1

DRAWING:
FLOOR PLAN & LANDSCAPED
PLAY AREA

PROJECT:
Pret op die Plaas (Edms)Bpk

ERF Portion 5 of Farm 513, Blauwklippen Road,
STELLENBOSCH

FOR CONSTRUCTION



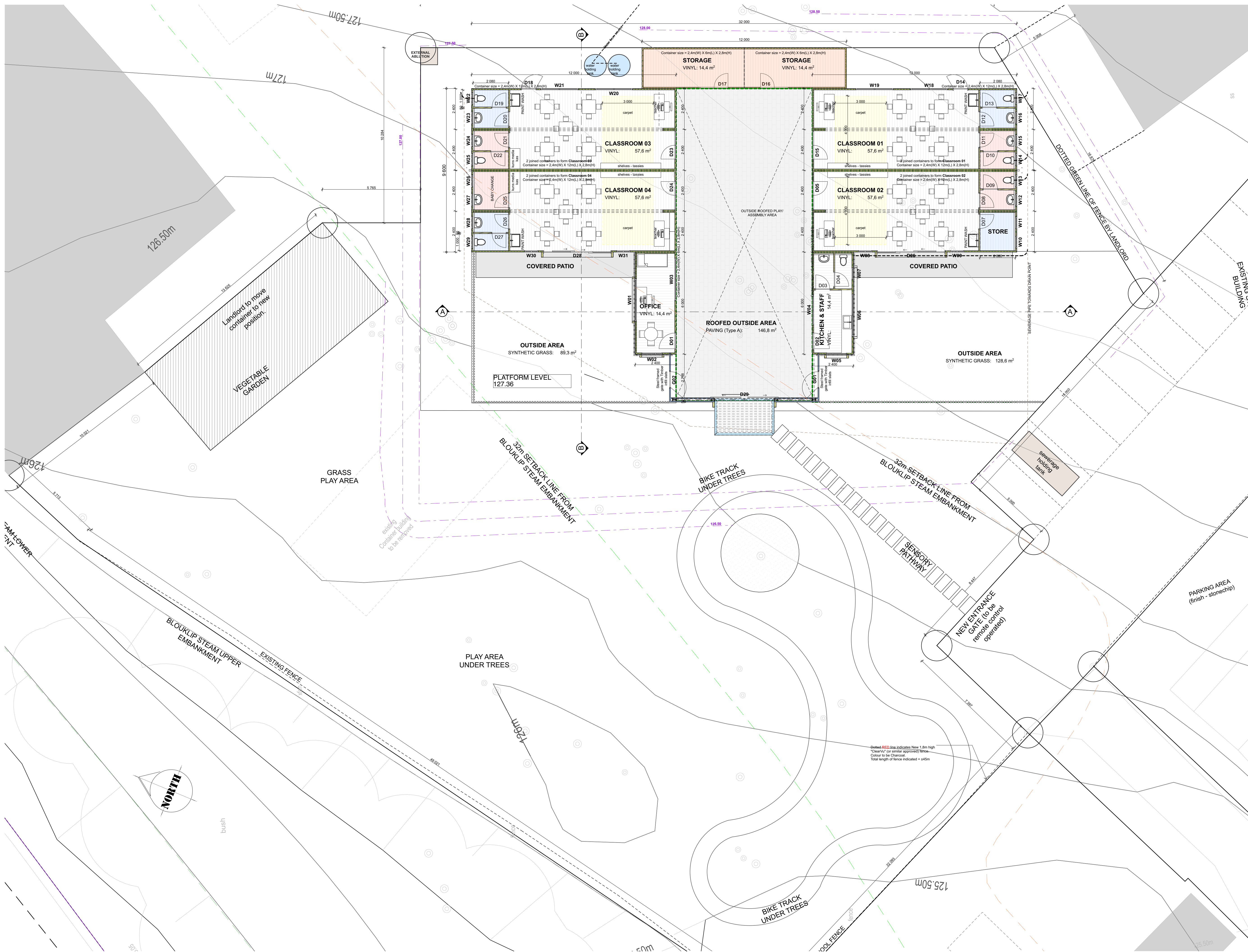
architecture | interior | design

SKEPdesign

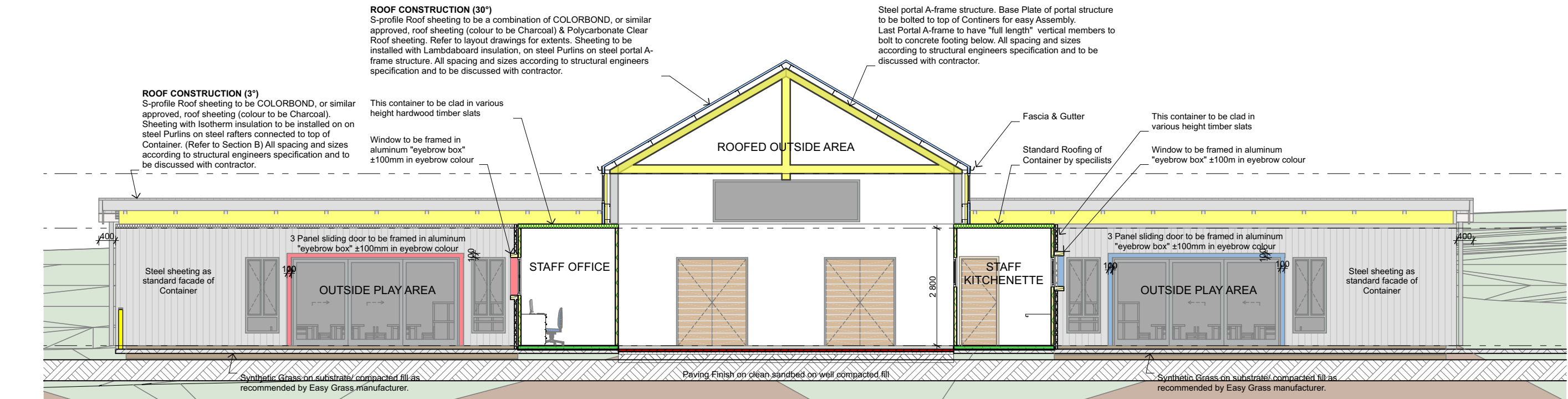
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Scale 1:100

Ground Floor

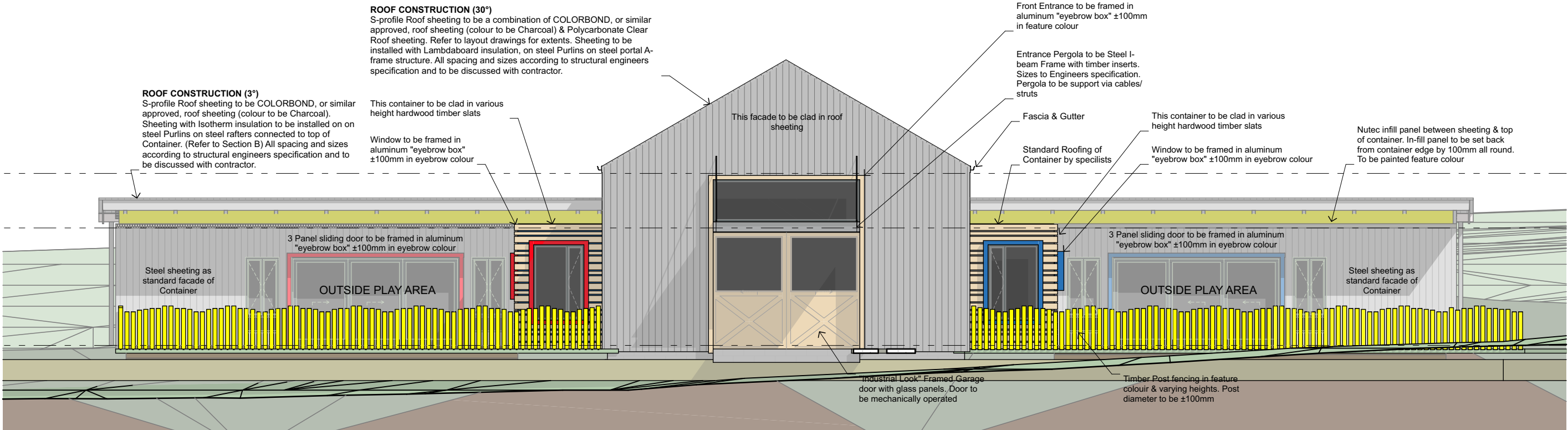


DOCUMENT VARIATIONS REGISTER:		
REV	DATE	DESCRIPTION
1	2018-04-11	ISSUED FOR TENDER



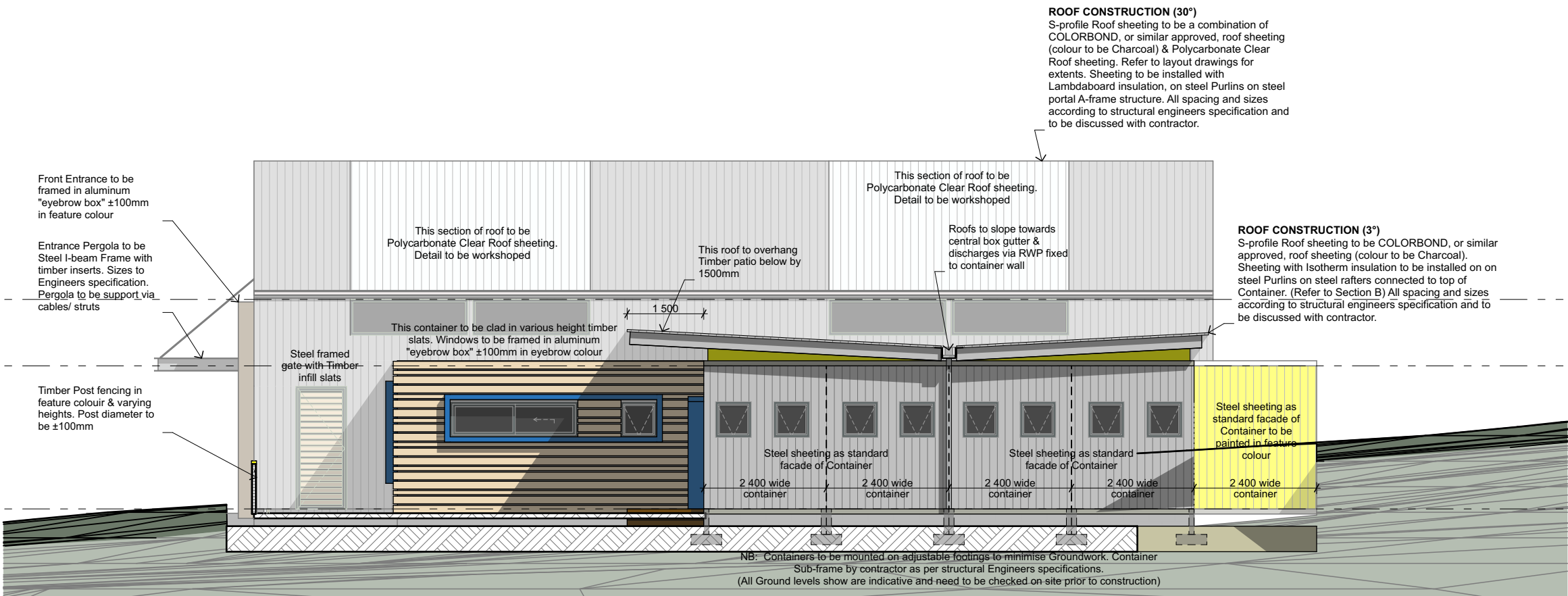
Section A

Scale 1:100



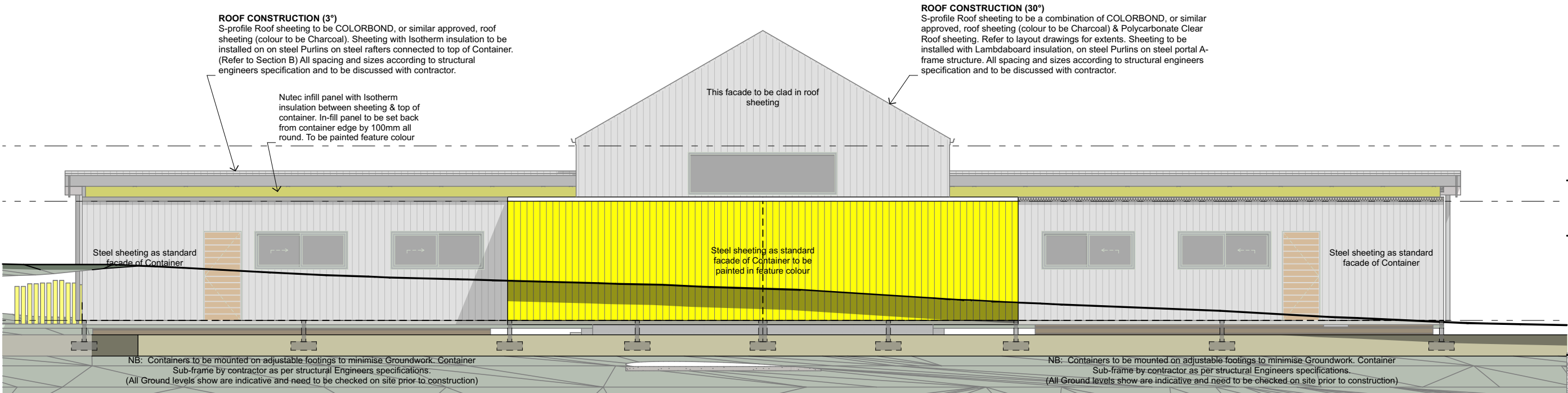
South Elevation

Scale 1:100



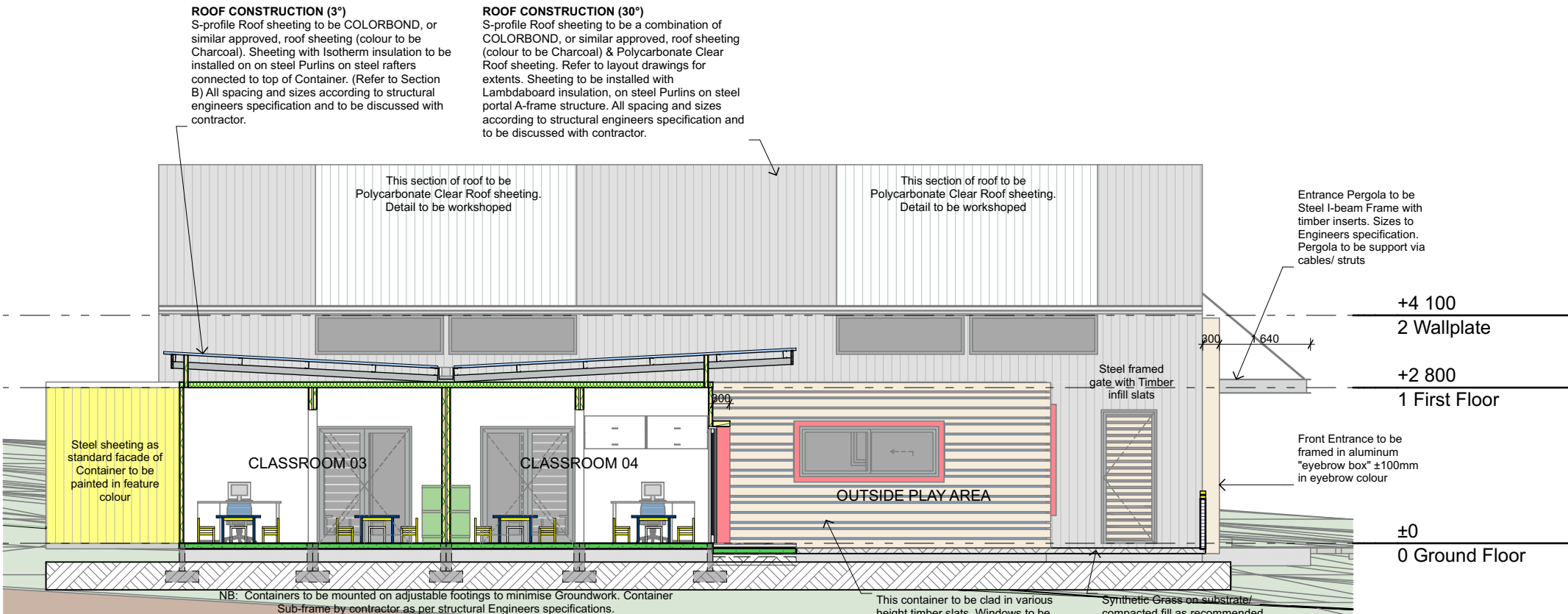
East Elevation

Scale 1:100



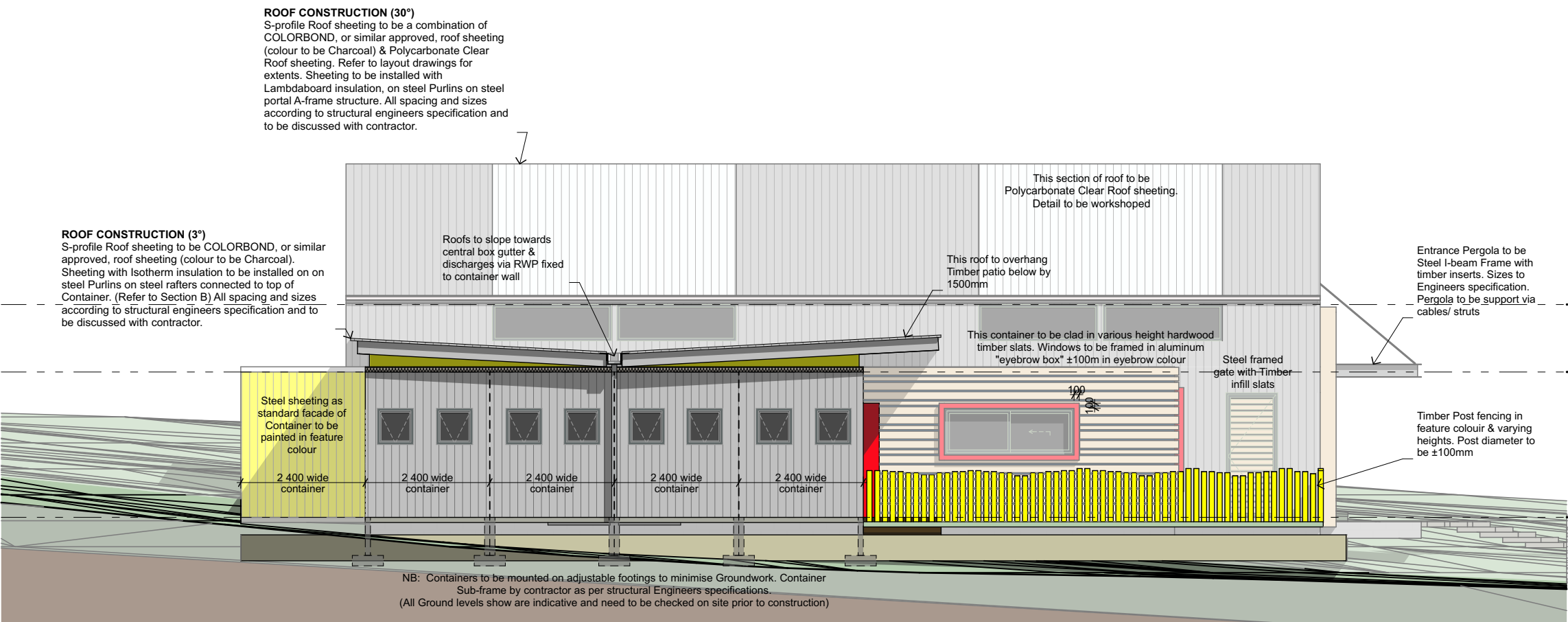
North Elevation

Scale 1:100



Section B

Scale 1:100



West Elevation

Scale 1:100

GENERAL NOTES:

- CONTAINER FLOOR:**
 - Basic Container Floor to be covered in stick on Vinyl
 - Allow for R450/m² installed
 - Allow for movement strip between walls of joined containers
- PAVED AREA:**
 - Final Specifications TBC
 - Allow for R450/m² installed
- SYNTHETIC GRASS:**
 - To be "Easy Grass" - Kensington
- WALLS:**
 - All container walls to be insulated for thermal comfort, sound & fire protection
 - (Contact "Gyproc Saint Gobain" for correct product required – 201 959 5031
- CEILINGS:**
 - 4mm Gypsum ceiling board with Donn shadow-line all round
 - fixed to 38x38mm battens fixed to underside of Container Roof
 - Ceiling to be skimmed and painted white
- GENERAL SANITARY & KITCHENETTE:**
 - Contractor to supply allowance for basic fittings
- LANDSCAPING:**
 - All landscaping work to be specified and priced by others
- TREE FELLING:**
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- CONTAINERS:**
 - All containers to be either 12m x 2.4m or 6m x 2.4m
 - All containers to be Cube Containers (2nd hand)
- FIRE:**
 - Fire requirements for schools to be confirmed for compliance



ARCHITECT'S SIGNATURE:
A. Mentz | P r A r c h | 21151 | 0795253438

CLIENT'S SIGNATURE:

SCALE:
drawing 2018/08/20

DRAWING NUMBER: SD-3403-M301
DRAWN BY: AM
REVISION: 1

DRAWING:
ELEVATIONS, SECTIONS & 3D IMAGES

PROJECT:
Pret op die Plaas (Edms)Bpk
ERF Portion 5 of Farm 513, Blauwklippen Road,
STELLENBOSCH

FOR CONSTRUCTION



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architecture | interior | design

CONSENT USE APPLICATION FOR DAY CARE CENTRE (Pret-op-die Plaas)

Portion 5 of Farm 513

BLAAUWKLIP-WES

STELLENBOSCH



October 2023

PREPARED AND SUBMITTED BY:



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ANNEXURES

- Annexure A: Previous Approval**
- Annexure B: Municipal Application Form**
- Annexure C: Power of Attorney and Resolution**
- Annexure D: Title Deed and Conveyancer Certificate**
- Annexure E: SDP, Layout, Elevations and Floor Plans**
- Annexure F: Landscaping Plan**
- Annexure G: Engineering Services Report**

1. Introduction

1.1 Background information

Portion 5 of the Farm Blaauwklip-Wes No. 513, Stellenbosch RD (hereafter referred to as the application site), is situated in the Stellenbosch Municipality south of Stellenbosch Town.

In 2018 the owner of the farm submitted an application to the Stellenbosch Municipality for a temporary departure to allow for a Place of Instruction (pre-primary school) to be established on a portion of the farm. The application was approved in November 2019 and granted a temporary departure for a period of 5 years (please refer to Annexure A for a copy of the letter of approval). Upon approval, the well-known Pret-op-die-Plaas pre-primary school was established and has been successfully operated since its establishment in 2019.

Above mentioned application was submitted in terms of the then applicable zoning scheme which allowed for a pre-primary school only as a temporary right. The new zoning Stellenbosch Municipality: Zoning Scheme By-Law which came into effect in 2019, allows for a Day Care Centre (pre-primary school) as a Consent Use, which will establish the land use as a permanent right.

The intention of this application is to seek approval to allow for the existing approved Pret-op-die-Plaas pre-primary school as a permanent right. This application does not include for any amendments or expansions to the existing approved facility, it merely seeks to obtain the required land use rights (consent use) to allow for the continuous operation of the school after the 5-year temporary departure lapses.

1.2 Planning Brief

In light of the above background information, Arch Town Planners has been appointed by the owners of the property to prepare and submit the relevant application to the Stellenbosch Municipality to obtain their approval for the proposed Day Care Centre.

1.3 Application

Arch Town Planners hereby officially submits an application in terms of Section 15(2)(0) of the Stellenbosch Municipality Land Use Planning By-Law (2023) to allow for the following on Portion 5 of the Farm Blaauw Klip Wes No. 513.

- i) Consent to allow for a Day Care Centre
- ii) Permission to deviate from clause E.3 of Title Deed T100589/97 to also allow for the Day Care Centre in lieu of only residential and agricultural land uses

This report serves as motivation for the above-mentioned application. The official application form is attached as **Annexure B**. Please refer to Annexure C for a copy of the Power of Attorney which appoints Arch Town Planners to submit this application on behalf of the land owner.

2. Property details

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Portion 5 of the Farm Blaauw Klip Wes No. 513.	Chardonne Eiendomme CC	±2,5656ha	T100589/1997	None

Table 1: Property Details

Please refer to **Annexure D** for a copy of the Title Deed and Conveyancer Certificate. As confirmed by the attached Conveyancer Certificate, there are no restrictive title deed conditions which would restrict the proposed development.

2.2 Locality

The property is located in the Stellenbosch Municipal area along Blaauwklippen Road, as indicated on the Locality Plan, Figure 1 and 2 below. In terms of the Stellenbosch Municipality Spatial Development Framework (June 2023), the subject property is located outside of the Urban Edge.



Figure 1: Regional Locality Plan



Figure 2: Locality Plan

2.3 Current zoning

The application site is zoned Agricultural and Rural, in terms of the Stellenbosch Municipality Zoning Scheme By-Law (2019) with a Temporary Departure allowing for a pre-school (the existing Pret-op-die-Plaas pre-school).

As mentioned in Section 1 above, the previous application was submitted in terms of the then applicable zoning scheme (Section 8 LUPO Scheme Regulations) which did not allow for a pre-school as a permanent right. With the adoption of the 2019 zoning scheme, a pre-school can now be allowed for as a Consent Use, which if approved, can be established as a permanent right.

Please refer to Table 2 below which list all the permitted land uses applicable to the Agricultural and Rural zone, which includes a Day Care Centre as a Consent Use. In terms of the zoning scheme, a Day Care Centre is defined as follows:

Day Care Centre means a place which is used, whether for profit or otherwise, for the care of children of all ages, including schooling of pre-primary school children and/or after-school care and is the same as an early childhood development centre (ECD), creche, preschool, playgroup, or aftercare facility.

Pret-op-die-Plaas clearly falls within this definition.

Primary Uses	Additional Uses (not exceeding threshold and subject to technical approval)	Consent Uses (Application Required)
Agricultural building ($\leq 2000\text{m}^2$) Agriculture Dwelling house Forestry Natural environment Occasional use (one event / year) Private road Polytunnel ($\leq 2000\text{m}^2$) Second dwelling Employee housing (one unit)	Agricultural building ($> 2000\text{m}^2$) Agricultural industry ($< 2000\text{m}^2$) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry ($\geq 2000\text{m}^2$) Camping site <u>Day care centre</u> Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (> 1 event/year) Plant nursery Polytunnel ($> 5000\text{m}^2$) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

Table 2 Permitted Land Uses

2.4 Surrounding Landuse

The application site is situated in a rural area, approximately 1km from the Paradyskloof suburb. The area is characterised by agricultural smallholdings and various tourist related activities.

3. Development Proposal

As mentioned above, the application seeks to allow for the existing Pret-op-die-Plaas pre-primary school to operate as a permanent right. The development proposal does not include any extensions or amendments to the approved and existing facility.

There will be no changes to the approved building plans and the facility will operate in accordance with the conditions of approval which was issued under the previous approval (dated 2 November 2019) attached as Annexure A as well as the previously approved SDP (attached as Annexure E). The following is confirmed:

- The facility will be limited to $\pm 2\,835\text{m}^2$
- No more than 80 children will be enrolled at time
- Age group of children attending the school: 2 – 5 years
- Number of staff: 14 staff members
- Operating hours of the school: 08:00 – 13:00

For ease of reference, the following section includes an extract from the previous application which provides a thorough description of Pret-op-die-Plaas.

The school consists of an Indoor Educational area and an Outside play area. The total area to be used for the school equates to $\pm 2\,835\text{m}^2$, divided into the following:

- $\pm 2\,100\text{m}^2$ to be adequately fenced off, and indicated as figure a,b,c,d,e,f,g,h,j on the attached Site Development Plan.
- Of the $\pm 2\,100\text{m}^2$ indicated above $\pm 420\text{m}^2$ is used as 4 classrooms/ storage/office and kitchen/staff room.
- $\pm 735\text{m}^2$ represents the access road from Blaauwklippen Road and includes the parking area (12 parking bays provided).

These areas are indicated in detail on the attached Site Development Layout and Landscaping Plans.

The Indoor Educational Area

This area, as indicated on the attached Site Development-, Elevations- and Floorplans is located the furthest from the Blaauwklippen road. The structures consist of a main shed linking the classrooms, from where the 4 classrooms gain access.

- As indicated on the attached Floorplan, the structures are Cube Containers with dimensions of either 12m x 2.4m or 6m x 2.4m.

- There are 4 Classrooms of which each classroom is made up of 2 containers that is joined with dimensions of 2.4m(width) x 12m(length) x 2.8m(h), resulting in a total classroom size of $\pm 57.6\text{m}^2$ (each container equates to $\pm 28.8\text{m}^2$).

Each classroom makes provision for ablution facilities and seating for the learners and teachers.

- Additionally, to the above, 4 cubed containers of 2,4m (width)x 6m (length)x 2.8m(height) is affixed to the main shed that accommodates the school office, kitchen / staff room and 2 storage areas respectively.
- The classrooms, office, storage, and kitchen/ staff room lead out into a roofed outside play/ assembly area (A-Frame steel structure affixed to the containers).

The Outside open play area:

The area ($\pm 1700\text{m}^2$) located outside of the formal fenced area consist of a variety of uses utilised as part of the education programme for the learners. The outside area consists mainly of identity areas for learning experiences (as indicated on the attached Landscaping Plan). These identifiable areas are suitably demarcated and consists of a variety of uses utilised as part of the education programme for the learners:

A sensory path:

Providing children with a visual (seeing the path), auditory (hearing the different sounds when walking across it), and tactile (experiencing the feeling under their feet) experience when moving across a path towards the classroom. Before even entering the class the child already experienced a lot of input through his/her central nervous system to provide him with information for learning.

Bicycle track:

Children develop gross motor skills through play and exercise. By providing a fun bicycle track children would be able to develop not only their bilateral skills, balance, motor planning and coordination, but also their social skills.

Play gymnasium:

A jungle gym provides a variety of activities to support a child's gross motor skill development. By including this in the play area, the school will be able to address bilateral integration skills, core strength and postural control, balance, coordination and motor planning. When children have a good postural control they are able to maintain a controlled upright posture and sit still for longer periods of time during formal learning/ teaching, in order to complete fine motor tasks.

Fantasy area:

Children make sense of the world by acting out situations before they happen and by copying. Pretend play supports a child's emotional development as they learn to see life from a different perspective and try out situations before they happen.

Water play and mud kitchen

Introduction to tactile activities provide various sensory experiences for a child, as well as an early introduction to science and maths. For example, children learn that water is fluid and mud is solid.

Petting Zoo:

Animals provide various learning opportunities, but instead of teaching a child about the farm by looking in books they can experience the sound, smell and touch of some animals by being part of the petting zoo. It therefore supports sensory development, as well as social interaction and language development.

The main objective of Pret-op-die-Plaas is that learning at an early age should be fun and therefore the school will strive to provide the children with a playful environment in which they can learn skills needed to be ready for a formal school setting.

The vision of the School is based on that children learn through all their senses by touching, tasting, hearing and feeling. They learn through their sensorimotor experiences with real objects in their immediate environment.

Learning is also achieved by watching and copying people close to them, in order to learn language and behaviour. And children learn through play. Play is a very important aspect of learning / education for a child, especially between the ages of 2 - 5 years old. It helps to build self-worth by giving a child a sense of his or her own abilities and to feel good about themselves. Because playing is fun, children often become very focussed in what they are doing, and this assists them developing their ability to concentrate.

The ultimate goal as a school is to prepare the child for a formal school setting. The process of getting there is however by providing an environment where a child can feel safe, play, and enjoy childhood without being aware of the focus of learning. A child would be able to reach his own potential and develop optimally within a structured environment by incorporating various play- and learn areas, as well as making use of more structured activities and games.

As indicated above, the Pre-Primary School makes use of a combination of formal (classrooms) and informal teaching areas. The formal teaching occurs within the structures as indicated on the Floorplan and Site Development Plan.

The need and importance for Early Childhood Development Centres has been acknowledged by the Stellenbosch Municipality, as per the "Early Childhood Development Policy -Stellenbosch Municipality, dated 2017/18". And can be confirmed by the popularity of Pret op die Plaas.

3.1 Engineering Services

As part of the previous application, Bart Senekal Engineers prepared a services report to provide information on the provision of engineering services. There will be no change in the existing and approved services or any increased capacity demand. The status quo will stay as is and as previously approved. Set out below is a summary of the services report, which is still applicable. The full report has been attached as Annexure G.

3.1.1 Water supply

No bulk water infrastructure of the Stellenbosch municipality exists near the property. The property is currently serviced with potable water from a combination of boreholes, extraction from the stream and an allocation on the Theewaterskloof Irrigation Scheme. The water is treated on site to meet SANS 241 Drinking Water Quality Standards. The Treatment system is currently undergoing upgrading and test results will be provided prior to implementation of the development.

3.1.2 Sewerage

No bulk sewer infrastructure of the Stellenbosch Municipality is found in the vicinity of the site. The existing facilities on the property utilise septic tanks with soak drains that will be retained for this purpose.

As per the conditions of approval relating to the previous application, a conservancy tank was installed to provide the required sewer infrastructure.

3.1.3 Solid Waste removal

The school makes use of a private waste collection company for the removal of solid waste.

3.1.4 Electricity Provision

The electrical installation of the school has been linked to an existing internal 60amp / 3 phase cable that is routed to a farm shed on the property. There will be no change in electrical capacity requirements as previously approved.

3.1.5 Traffic / Access

There will be no change in access to the school, the existing approved access gate will be used without any changes proposed. The total number of learners will also stay unchanged to that previously approved (a maximum of 80 learners). It is therefore motivated that there will be no change in the traffic volumes previously assessed and approved.

3.2 Environmental and Heritage Aspects

The heritage and environmental processes were completed and submitted with the previous application. As the current application does not seek to change the status quo on the development and merely seeks to gain permanent approval it is motivated that the previous heritage and environmental processes is still applicable for this application.

All heritage and environmental aspects have been resolved in the temporary approval process it is thus argued that there is no environmental and heritage process needed for this application.

4 Motivation

Section 65(1) of the By-law, sets out certain criteria which needs be met in consideration of an application by the decision- making authorities. In line with this section, Table 4, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(o) of the By-law.
b. Procedure followed in processing the application.	To be decided by the municipality.
c. Desirability of land use	<p>The approval of the application will not negatively affect the surrounding area, as motivated for below:</p> <ul style="list-style-type: none"> • The development has already been constructed in line with the temporary approval. There is no impact on the agricultural activities as a result of the day care centre. It should be ne noted that the area, before the school was established, was a blue gum forest and thus the area had negligible agricultural potential. • The scale of the development is within the character of buildings on the land unit and the character of the area. And the visual impact of the day care centre is negligible as it is located in the aforementioned blue gum forest. • The high demand for a day cere centre in the area (such as the very successful and well established Pret-op-die-Plaas) is clear based on the popularity of Pret op-die-Plaas and the number of applications which have been received over the last 5 years. It is clear that the community has begun to rely on the facility, especially as there are very limited day care centres in the area. • It is considered that the proposed land use will be subservient to the primary use of bona fide agriculture or natural environment. There has been no negative impact observed on the agricultural use.

	<ul style="list-style-type: none"> • The day care centre creates employment opportunities in the area for the teachers and other staff. • The goal of the day care centre is to support the community through education and immersive learning from a young age. The location of the day care centre gives children the opportunity to learn in an environment surrounded by natural beauty and rural landscapes. And thus provides a unique opportunity to use the outdoor areas and uses as part of the education process as indicated in 3.3. • The day care centre is within close proximity of Stellenbosch town and thus the centre can serve both the rural surrounding area and the town. • A day care centre, such as the proposed is a generally accepted land use on agricultural land as a consent application. • All services are established and in place and no new services will be needed.
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.
h. Impact on municipal engineering services.	None
i. The IDP and SDF	<p>Stellenbosch Municipality MSDF is used to guide land use decisions in both the short and long term. The section below indicates how the proposed land use will comply with these proposals:</p> <ul style="list-style-type: none"> • The day care centre does not result in the loss of agricultural land nor does it in any way negatively affect the scenic character of the area. The day care centre has already been constructed and the impact is negligible. • The day care centre serves the community by allowing community members the

	<p>opportunity to leave their children in a safe and educational environment while they work and grow the economy.</p> <ul style="list-style-type: none"> The proposed does not require any services upgrades.
j. IDP and SDF of district Municipality.	In line with this applicable plan and framework.
k. IDP and SDF of local Municipality	Discussed and addressed under i and j, above.
l. Applicable structure plans	N/A
m. Applicable policies for decision making	Aligned.
n. Provincial spatial development framework	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF which all promotes additional uses on Agricultural land to provide additional income. Thus, the application is in line with the provincial SDF.
o. Regional spatial development framework.	N/A
p. National policies, norms and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. Chapter VI of the Land Use Planning Act	<p><u>Spatial Justice:</u> Aligned. The day care centre will service the surrounding community.</p> <p><u>Spatial Sustainability:</u> Aligned. The proposed land use is within existing buildings and infrastructure. It does not result in urban sprawl.</p> <p><u>Efficiency:</u> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of land.</p> <p><u>Good Administration:</u> The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p><u>Spatial Resilience:</u> Through the approval of this application, there will be no negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>

s. Applicable provisions of the zoning scheme	<p>The purpose of Agriculture and Rural zone is to make provision for:</p> <ul style="list-style-type: none"> • The protection and preservation of agricultural land, rural landscapes, and biodiversity. <ul style="list-style-type: none"> ○ The day care centre has no negative effect on the agricultural and rural landscape. • Use of land for purposes of bona fide agricultural production or conservation. <ul style="list-style-type: none"> ○ The day care centre is subservient to agriculture and since the temporary approval of the day care centre no negative impact was observed. • Buildings and structures which may be erected for reasonable and normal agricultural purposes. <ul style="list-style-type: none"> ○ The buildings used for the day care centre are existing buildings. ○ The zoning scheme allows for the ancillary use of the farm for activities with the objective of sustainability and diversification of income without adversely impacting the primary use. ○ 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. ○ The facility is setback and does not encroach the prescribed 30m building lines, therefore the activities of the creche will not have an impact on the surrounding properties. ○ 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; ○ Sufficient on-site parking has been provided.
t. Compliance with section 213 of the zoning scheme	Compiles, a SDP is included, the use is subservient to bona fide agricultural activities the character of the area remains rural and as a previous temporary approval has been granted all buildings and infrastructure are existing.
u. Compliance with section 216 of the zoning scheme	Compiles, an SDP is included.

Table 3 Assessment of Application in terms of Section 65 of the By-law

5 Conclusion

The application site has been successfully been used as a day care centre with temporary approval for the last 4 years. The goal of this application is to gain permanent consent use approval for the day care centre.

In light of the above information, Council is respectfully requested to favourably consider the application for the following:

- i) Consent to allow for a Day Care Centre
- ii) Permission to deviate from clause E.3 of Title Deed T100589/97 to also allow for the Day Care Centre in lieu of only residential and agricultural land uses

Report compiled by:

Renaldo Muller



Report reviewed by:

Marike Bolz (Pr. Plan A/060/2008)



for Arch Town Planners (Pty) Ltd



TAX INVOICE

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599

PLANNING & ECONOMIC DEVELOPMENT: PLANNING

FILE NR: 01301-001
FS13 | S S
SCHINK:
COLLABORATOR R.L.

DATE:	2023-12-08	DOCUMENT NO:	760709
ERF / FARM NO:	513/5	CREATED BY:	Nicole Katts
LOCALITY:	Blaauw Klap Wes, STELLENBOSCH FARMS	APPLICATION NO:	LU/16486
OWNER'S NAME:	Chardonne Eiendomme CC - Arnold Scholtz	APPLICATION VAT NO:	0
ADDRESS:	Bakkerhuis, 152 Stellenbosch 7600	VAT NO:	4700102181
		APPLICANT:	Arnold Scholtz Marika Bolz - Arch Town Planners
		TEL NO:	0724805838

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
TEMPORARY DEPARTURE, CONSENT USE, PERMISSION IN TERMS OF ZONING SCHEME, PERMISSION REQUIRED IN TERMS OF THE TITLE DEED - Submitted in urban and rural areas, Per application per property	2600.00	1	20220630081392	2600.00
TEMPORARY DEPARTURE, CONSENT USE, PERMISSION IN TERMS OF ZONING SCHEME, PERMISSION REQUIRED IN TERMS OF THE TITLE DEED - Submitted in urban and rural areas, Per application per property	2600.00	1	20220630081392	2600.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
TOTAL AMOUNT PAYABLE				5200.00

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BY

NAME: Nicole Katts

SIGNATURE

DATE: 08.12.2023

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH MUNICIPALITYAPPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

VERIFIED BY

NAME:

SIGNATURE

DATE:

BANKING DETAILS FOR EFT PAYMENT:

ACCOUNT HOLDER: Stellenbosch Municipality
BANK: First National Bank (FNB)
ACCOUNT NUMBER: 62869253684
BRANCH CODE: 210554
REFERENCE: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.

VAT INCLUDED @ 15% MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

08 JAN 2024

RECEIVED

0.00

0



Receipt Nr: 244304

Enquiries

Phone Number

E-mail

Nicole Katts

Nicole.Katts@stellenbosch.gov.za

BTW/VAT Invoice No: 14856

Invoice VAT Reference: 4700102181

Name: Chandonne Eiendomme CC Chandonne
Eiendomme CC

Invoice Date: 2023/12/8

Reference No: TP543/2023

Payment Due Date: 2024/1/7

Client Street address: 2nd Floor Bakkershuis Dorp Street
152 7600 Western Cape South Africa 7600

Municipality street address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client Postal address: 2nd Floor Bakkershuis Dorp Street
152 7600 Western Cape South Africa 7600

Municipality postal address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client VAT No:

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Consent Use ito Zoning	1	2 600.00	Per application per property	2 600.00
20220630081392	Temporary Departure, Permission ito Zoning Scheme, Permission ito Title Deed, Occasional use of Land	1	2 600.00	Per application per property	2 600.00
Total Excl VAT					4 521.74
VAT					678.26
Invoice Total					5 200.00

*VAT Exempt

Created By: Petersen, Nicole

Signature: NKatts

Verified By: Petersen, Nicole

Signature: _____

Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: First National Bank Acc# 62869253684 Branch Code 250655

Please use the following as reference number: TP543/2023



To expedite the application, please send proof of payment by e-mail or fax as per the detail above.

Nicole Katts

From: Sharise De Klerk
Sent: Wednesday, 20 December 2023 15:17
To: Nicole Katts

Page Uppage Left Right Next Previous Search Text Size Help
VS-Q010A 1:01:03 Votes History Enquiry Listing Page: 1
23/12/20

Local Authority : STB Stellenbosch Municipality LIVE Vote : 12200103450000
Financial Year : 2023 Period : 6 Level : 4

Pr	Post.Date	TC	LV	Reference	Amount	Lt.	Comment
6	04/12/2023	11	4	1000243726	478.27-	N A:DIR1	4331 LU/16468 ERF
6	04/12/2023	11	4	1000243823	2260.87-	N A:DIR1	4331 TP540/2023 4
6	05/12/2023	11	4	1000243954	2260.87-	N A:DIR1	4331 LU/16321 FAR
6	05/12/2023	11	4	1000243964	4521.74-	N A:DIR1	4331 TP573/2023 E
6	05/12/2023	11	4	0000380468	478.26-	N A:CASH1	1772B202312050016
6	06/12/2023	11	4	1000244000	478.27-	N A:DIR1	4331B202312080010
6	07/12/2023	11	4	1000244188	2260.87-	N A:DIR1	4332 LU16466/2023
6	08/12/2023	11	4	1000244304	4521.74-	N A:DIR1	4332 TP543/2023 T
6	08/12/2023	12	4	1000244081	37782.61-	N LU16475 ERF	393B202312080016
6	09/12/2023	11	4	1000244325	2260.87-	N A:DIR1	4332 TP540/2023 T
6	11/12/2023	11	4	1000244340	2260.87-	N A:DIR1	4332 TP376/2023 E
6	11/12/2023	11	4	1000244358	86.96-	N A:DIR1	4332 ERF 15314 LA
6	11/12/2023	11	4	1000244373	913.05-	N A:DIR1	4332 LU/16488 ERF
6	11/12/2023	11	4	1000244394	2500.00-	N A:DIR1	4332 ERF 15314 LA
6	12/12/2023	11	4	1000244462	956.53-	N A:DIR1	4332 LU/16494 ERF
6	14/12/2023	11	4	1000244624	478.27-	N A:DIR1	4332 LU/16503 ERF
6	18/12/2023	11	4	1000244670	2260.87-	N A:DIR1	4332 TP533/2023 T
6	18/12/2023	11	4	1000244672	2260.87-	N A:DIR1	4332 LU/16492 ERF
6	19/12/2023	11	4	1000244927	2260.87-	N A:DIR1	4332 TP516/2023 E

Total: 71282.66-

Grand Total: 71282.66-

End of Report: Stellenbosch Municipality *



Kind regards,

Sharise De Klerk

Electronic Payments

Income/Finance Department

T: +27 21 808 8547 | F: +27 8867318

Plein Street, Stellenbosch, 7600

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	13/11/2023	
Erf No		Town		Suburb		
Farm No	513	Farm Portion	5	Nearest Town	Stellenbosch	
Owner / Applicant	Marika Bolz – Arch Town Planners			Contact number	072 480 5838 072 587 1901	
Email address	marike@archtownplanners.co.za / renaldo@archtownplanners.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY¹		PLANNER TO EVALUATE²
				YES	NO	
1. Completed application form that is signed				✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		✓
3. Bondholders' consent						
4. Proof that applicant is authorized to act on behalf of an entity						
5. Proof of ownership or rights held in land						
6. Motivation based on criteria in s65				✓		✓
7. SG diagram or General Plan				✓		✓
8. Locality plan				✓		✓
9. Site development plan or plan showing the land development				✓		✓
10. Subdivision plan						
11. Permission for required servitude						
12. Title Deed				✓		✓

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

13. Conveyancer's certificate	✓		✓
14. Feedback on Pre-application scrutiny			
15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	ADMIN TO VERIFY	PLANNER TO EVALUATE	
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent			
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD			
24. Services report (Engineers report)	✓		
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:			
VERIFIED & SIGNED BY ADMIN	NAME Nicole Katts	SIGNATURE 	DATE 14/11/2023
Outstanding information (to be completed by Planner): 1. An application for consent/permission required in terms of the title deed must be included in this application for the restrictive title deed condition contained in clause E.3 of the title deed no. T100589/97. Please tick the application type in section indicated as other applications in part E of the Land Use Management Application form. 2. Applicant is required to include the following in the motivation: - Days and Hours of operation of the Day Care Centre. - The age group of the children which the facility intends to accommodate. - Total numbers of staff which will be employed for the operation of the Day Care Centre.			
Applications to be invoiced (to be completed by Planner): - Consent use - consent/permission in terms of the title deed.			
EVALUATED & SIGNED BY PLANNER	NAME T. Mazana	SIGNATURE 	DATE 28/11/2023
NOTES: 1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment. 2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)]. 3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(ii)] and will receive instructions to advertise [s48(4)]. 4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].			



STELLENBOSCH

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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Mariuske				
Surname	Bolz				
Company name (if applicable)	Arch Town Planners (Pty) Ltd				
Postal Address	Bakkershuis, 152 Dorpsstraat,				
	Stellenbosch	Postal Code	7600		
Email	Mariuske@archtownplanners.co.za Renaldo@archtownplanners.co.za				
Tel		Fax		Cell	Mariuske: 072 480 5838 Renaldo: 072 587 1901

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	Chardonne Eiendomme CC				
Physical address	Portion 5 of the Farm Blaauw Klip Wes No. 513.				
		Postal code	7600		
E-mail	arnold@schapital.com				
Tel	+27 82 928 9566	Fax		Cell	+27 82 928 9566

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	513	Portion(s) if Farm	5	Allotment area	Stellenbosch	
Physical Address	Portion 5 of the Farm Blaauw Klip Wes No. 513 Stellenbosch					
Current Zoning	Agriculture and Rural	Extent	±2,5656ha	Are there existing buildings?	Y	N
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law (2019)					
Current Land Use	Agriculture and Rural					
Title Deed number and date	T	T100589/1997				

Attached Conveyance's Certificate		N	Any Restrictions ito the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate					
Are the restrictive conditions in favour of a third party(ies)?		N	If Yes, list the party(ies): Various parties involved kindly refer to Conveyancer Certificate's Title Deeds and motivation report.					
Is the property encumbered by a bond?		N	If Yes, list the bondholder(s):					
Is the property owned by Council?		N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management					
Is the building located within the historical core?		N	Is the building older than 60 years?		N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.
Any existing unauthorized buildings and/or land use on the subject property(ies)?				N	If yes, is this application to legalize the building / land use ² ?			N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?				N	Are there any land claim(s) registered on the subject property(ies)?			N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?		N	If Yes, please attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?		N	If yes, please attach the written feedback received.

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE

APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)

Tick	Type of application: <i>Cost are obtainable from the Council Approved tariffs</i>
	15(2)(a) rezoning of Land
	15(2)(b) a permanent departure from the development parameters of the zoning scheme
	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement
	15(2)(e) a consolidation of land that is not exempted in terms of section 24
	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit
	15(2)(g) a permission required in terms of the zoning scheme
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram
	15(2)(l) a permission required in terms of a condition of approval

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

	15(2)(m) a determination of a zoning
	15(2)(n) a closure of a public place or part thereof
X	15(2)(o) a consent use contemplated in the zoning scheme
	15(2)(p) an occasional use of land
	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building
	15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

OTHER APPLICATIONS

	Deviation from Council Policies/By-laws	R
X	Consent / Permission required in terms of a title deed	R
	Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
	Other (specify): _____	R
TOTAL A:		R

PREScribed NOTICE AND FEES** (for completion and use by official)

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES* (TOTAL A + B)			R

* The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.

** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

	Chardonne Eiendomme CC
	Attention: Arnold Scholtz

PART F: DETAILS OF PROPOSAL

	Building line encroachment	Street		From	m	To	0m
		Street		From	m	To	m
		Side		From	m	To	m
		Side		From	m	To	m
		Aggregate side		From	m	To	m
		Rear		From	m	To	m
	Exceeding permissible site coverage			From	%	To	%
	Exceeding maximum permitted bulk / floor factor / no of habitable rooms			From		To	
	Exceeding height restriction			From	m	To	m
	Exceeding maximum storey height			From	m	To	m
	Consent to allow for a Day Care Centre						
	Other (please specify)						

Brief description of proposed development / intent of application:

Consent to allow for a Day Care Centre

It is noteworthy to indicate that the application site currently has temporary approval for a day care centre and that the application will not extend the facility in any way and it only seeks to gain permanent land use rights.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Y		Power of attorney / Owner's consent if applicant is not owner		N	Bondholder's consent (if applicable)
Y		Resolution or other proof that applicant is authorised to act on behalf of a juristic person		N	Proof of any other relevant right held in the land concerned
Y		Written motivation pertaining to the need and desirability of the proposal		N	S.G. diagram / General plan extract (A4 or A3 only)
Y		Locality plan (A4 or A3 only) to scale	Y		Site development plan or conceptual layout plan (A4 or A3 only) to scale
	N	Proposed subdivision plan (A4 or A3 only) to scale			Proof of agreement or permission for required servitude
	N	Proof of payment of application fees	Y		Proof of registered ownership (Full copy of the title deed)
Y		Conveyancer's certificate		N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)
		N/A			N/A
		N/A			N/A
		N/A			N/A
		N/A			N/A
		N/A			N/A
		N/A			N/A
		N/A			N/A
		N/A			N/A
		N/A			N/A
		N/A			N/A
		N/A			N/A
		N/A			N/A
Y		Required number of documentation copies			N/A

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.

12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

Applicant's signature:



Date:

17 October 2023

Full name:

Marike Bolz for Arch Town Planners (Pty)
Ltd

Professional capacity:

Registered Town Planner

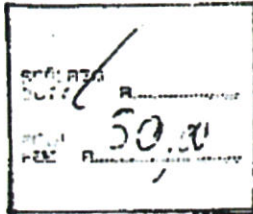
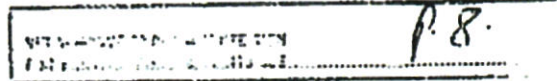
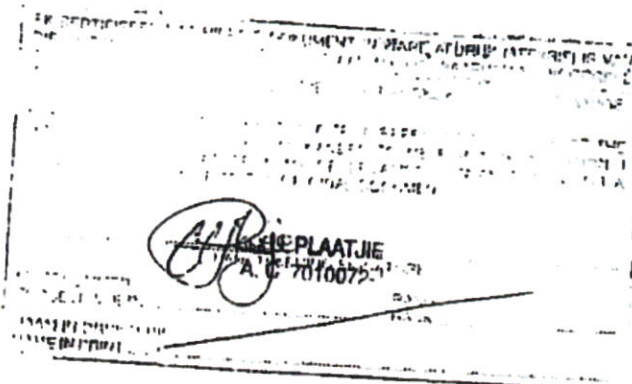
FOR OFFICE USE ONLY

Date received: _____

Received By: _____

Municipal Stamp

21 SYFRET GODLONTON-FULLER MOORE INC.
Attorneys, Notaries & Conveyancers
CAPE TOWN



DATA
23-10 L MURIE
AELV

Prepared by me,

CONVEYANCER
J L ROBERTSON

10058977

CERTIFICATE OF CONSOLIDATED TITLE
(Issued under the provisions of Section 40 of the Deeds Registries Act 1937
No. 47 of 1937)

WHEREAS

CHARDONNE EIENDOMME BK
CK91/15768/23

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937;

AND WHEREAS it is the registered owner of:

1. **PORTION 3 (a Portion of Portion 2) OF THE FARM BLAAUW KLIP WEST NO. 513**
situate in the Administrative District of Stellenbosch, Western Cape Province

HELD BY Deed of Transfer No. T62204/1991

2. **PORTION 4 (a Portion of Portion 1) OF THE FARM BLAAUW KLIP WEST NO. 513**
situate in the Administrative District of Stellenbosch, Western Cape Province

held by Deed of Transfer No. *T* ~~100584~~ 77 100588/77

which have been consolidated into the land hereinafter described.

NOW THEREFORE in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town, do hereby certify that

CHARDONNE EIENDOMME BK
CK 91/15768/23

Its Successors in Title or Assigns, is the registered owner of:

PORTION 5 OF THE FARM BLAAUW KLIP WEST NO. 513
situate in the Administrative District of Stellenbosch, Western Cape Province

IN EXTENT 2,5656 (Two Comma Five Six Five Six) hectares

AS WILL APPEAR from Diagram Number S.G. No.1376/1997

Insofar as the figure AxEF on Diagram L.G. No. 1376/1997 is concerned

SUBJECT:

- A. SUBJECT to the conditions referred to in Deed of Transfer No. 13184 dated 14th November 1919.



- B. **SUBJECT** to the condition referred to in the Endorsement dated 18th July 1938, on Deed of Transfer No. 3559 dated 19th April 1928, which Endorsement reads as follows:-

"By Notarial Deed No. 177/1938 dated 3rd May 1938, the Electricity Supply Commission has been granted the right to convey electricity across the land conveyed hereby, together with certain ancillary rights subject to conditions, as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 177/1938."

- C. **SUBJECT and ENTITLED** to the following conditions contained in Deed of Transfer No. 23113 dated 11th October 1948, namely:-

- (1) The said land is subject to a Right of way fifteen (15) feet wide, marked pqrs on diagram No. 4443/48 in favour of C.M.F. Liddle and his successors in title as owner of the remaining extent of the farm Blaauw Klip West, held by him under deed of Transfer No. 2031 dated 3rd March 1939, which said right of way shall be for the use of the said C.M.F. Liddle and his successors in title to the said remainder of the farm Blaauw Klip West only, and the upkeep of the said road shall be the sole responsibility of the said C.M.F. Liddle and his successors in title.

- D. **SUBJECT and ENTITLED** to the Servitude referred to in the Endorsement dated 25th June 1951, on Deed of Transfer No. 23113 dated 11th October 1948, which Endorsement reads as follows:-

"By Transfer 10916/1951:

- (1) The property thereby transferred is entitled to one-half share in whatever irrigation water the within property, viz. Portion 1, is entitled to.
- (2) The owners of the property thereby transferred and of the within property



- (a) are to keep open and in good repair the irrigation water furrows g h and h' m' K L and the drainage and storm water furrow marked mn on Diagram 5669/50 annexed to the said Transfer and for the purpose of such maintenance have the right of access to and egress from the land thereby transferred;
- (b) have the right to use the said irrigation and drainage furrows.

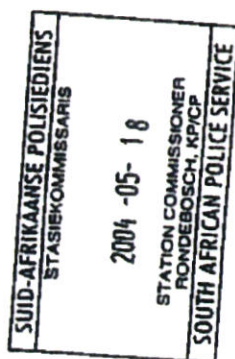
Insofar as the figure xBCDE on Diagram L.G. No. 1376/1997 is concerned

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. 13184 dated 14th November 1919.
- B. **ENTITLED** as set out in Deed of Transfer No. T10916/1951 to a one half share of whatever water rights Portion 1 of the Farm Blaauw Klip West is entitled to.
- C. **SUBJECT and ENTITLED** to the benefit of, as the case may be to the following special conditions contained in Deed of Transfer No. T10916/1951 namely:-

"The owner and their successors in title of the said Portion 2 called Helderzicht (a portion of Portion 1) of the farm Blaauw Klip West hereby transferred, and the owners and their successors in title of the remaining extent of Portion 1 of the farm Blaauw Klip West, held by the said Deed of Transfer No. 23113 dated 11th October, 1948, shall keep open and in good state of repair the existing irrigation water furrows marked gh and h' m' kl on diagram No. 5669/50, and the existing drainage and storm water furrow marked mn on the said diagram No. 5669/50 and shall for the purpose of repairing and maintaining the said furrows have the right of access to and egress from the land hereby transferred."

- D. **SUBJECT and ENTITLED** to the benefit of the following special condition contained in Deed of Transfer No. T10916/1951 namely:-

"The owners and their successors in title of the remainder of Portion 1 of the farm Blaauw Klip West held by Deed of Transfer No. 23113 dated 11th October 1948 and the owners and their successors in title of Portion 2 (called Helderzicht) (a portion of Portion 1) of the farm Blaauw Klip West hereby transferred, shall have the right to use the said irrigation furrows marked gh and h m kl and the drainage and furrow marked mn, respectively on diagram No. 5669/50."



E. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No.T10916/1951 imposed by the Controlling Authority in terms of the provisions of Act No. 21 of 1940 namely:

"1.

2. Not more than one dwelling house together with such outbuildings as may ordinarily be required in connection therewith, shall be erected by the transferor or the transferee or their successors in title, without the written approval of the controlling authority, as defined in Act No. 21 of 1940.

3. The land shall be used for residential and agricultural purposes and no store or place of business whatsoever may be opened or conducted on the land without the written approval of the controlling authority, as defined in Act No. 21 of 1940.

4. No building or structure whatsoever shall be erected on the land, a share of which is held hereunder, within a distance of 94,46 metres of the centre line of the Van Brakel's Divisional Road which passes through the property in question, without the written approval of the controlling authority, as defined in Act No. 21 of 1940."

Insofar as the whole figure on Diagram L.G. No. 1376/1997 is concerned:-

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. 13184 dated 14th November 1919.

B. **SUBJECT** and **ENTITLED** to the benefit of, as the case may be, the following special condition contained in Deed of Transfer No. 13184 dated 14th November 1919, namely:-

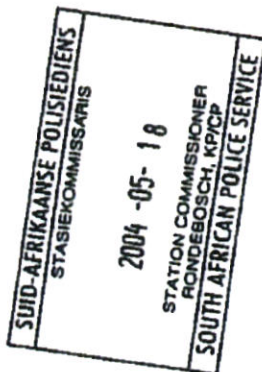


"That the present and future proprietors of the said farm Blaauw Klip West and of the farm Blaauw Klip East this day transferred to Carolus Johannes Adriaan van Brakel shall each be entitled to one-half share of whatever water of the Blaauwklip Stream running across the aforesaid properties is entitled to; the said proprietors of the said farms respectively shall take the said water alternately in the mornings and the afternoons, namely first turn Blaauw Klip West in the morning, and second turn Blaauw Klip East in the morning on such days as they may be entitled thereto, and the present and future proprietors of both farms shall be equally responsible for the maintenance and keeping in repair of the furrow."

- C. **SUBJECT** to the Servitude referred to in the Endorsement dated 22nd May 1942, on Deed of Transfer No. 2031 dated 3rd March 1939, which Endorsement reads as follows:-

"The within described land is subject to a Servitude with regard to use, diversion and apportionment of water in terms of an Order of the Water Court (Water Court District No. 1 dated 11.12.1941) as will more fully appear on reference to the copy of said Order annexed hereto, and registered in the Servitude Register under No. 87/1942."

- D. **SUBJECT and ENTITLED** to the following condition contained in Deed of Transfer No. 23113 dated 11th October 1948, namely:-



- (2) The said C.M.F. Liddle, as owner of the remaining extent of the farm Blaauw Klip West, held by him under such Deed of Transfer No. 2031 dated 3rd March 1939, renounces in favour of the said E Heney and S. Heney, Spinster, and their successors in title as owners of the land hereby transferred, all water rights he and his successors in title, as owners of the remaining extent of the farm Blaauw Klip West, may have or become entitled to out of the Blaauw Klip River, marked yx on Diagram No. 4443/48.

- E. **ENTITLED FURTHER** to the benefit of the following condition contained in Deed of Transfer No. T23113/1948, namely:

- "(b) The said Charles Montague Fryer Liddle as owner of the remaining extent of the farm Blaauw Klip West, held by him under Deed of Transfer No. 2031 dated 3rd March 1939, renounces in favour of the said Sheila Heney (Spinster) and the said Edward Heney and their

successors in title as owners of Portion 1 of the farm Blaauw Klip West held by them by Deed of Transfer dated 11th October 1948 (No. 23113) all water rights he and his successors in title as owners of the remaining extent of the farm Blaauw Klip West may have or become entitled to out to the Blaauw Klip River, marked ysx on Diagram No. 4443/48."

AND that by virtue of these presents, the said

CHARDONNE EIENDOMME BK
CK 91/15768/23

Its Successors in Title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS whereof I, the said Registrar have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on the 20th day of October in the year of Our Lord One Thousand Nine Hundred and Ninety Seven (1997)



Baneth
REGISTRAR OF DEEDS

No data found for this query!

[Back to top of page](#)

Requested by **a0011038** with user reference **None** on: Thursday, 03 May 11 08:54

DeedsWeb Version 4.0.1

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**POWER OF ATTORNEY
(REGISTERED OWNER'S CONSENT FORM)**

I / we, Chardonne Eiendomme CC Reg no 1991/015768/23
(name(s) of registered owner(s))

registered owner(s) of the following property(ies) :

AS Portion ^S of Farm 513, Blauw ^a Klip-Wes, Stellenbosch

(property description(s))

wish to certify that authority is hereby granted to

Arch Town Planners (Pty) Ltd

(applicant's name)

in terms of the resolution enclosed herewith (applicable if land owner is a registered company / close corporation, trust or other juristic person), to apply for *

- removal / suspension / amendment of restrictions
- rezoning
- consent / conditional use
- departure (temporary / permanent)
- subdivision / subdivision exemption
- site development plan approval / amendment
- amendment of conditions
- township establishment
- other (please specify) To View the Land Use and Building Files

in respect of the above-mentioned property(ies) to enable it to be developed / utilised for the following purpose(s) :

CONSENT USE APPLICATION TO ALLOW FOR AN EARLY CHILD DEVELOPMENT CENTRE

/ CRECHE

(proposed purpose(s) / development)

(* please delete whichever not applicable).

The undersigned therefore nominates, constitutes and appoints the above applicant with power of substitution to be the registered owner's legal representative / agent and to act in the name, place and stead of the registered owner in the above regard. Power of attorney is accordingly hereby granted to the applicant to sign all correspondence in respect of the matter referred to above.

Owner's name ANITA SCRIBANTE

Owner's signature *AS* *Scibante*

Date 10 JULY 2023

CHARDONNE EIENDOMME BK
1991/015768/23

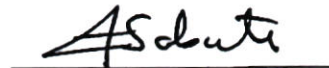
RESOLUSIE VAN 'N LEDEVERGADERING GEHOUD TE Stellenbosch OP

18 January 2023

TEENWOORDIG

HANDTEKENING

1. ANITA SCRIBANTE



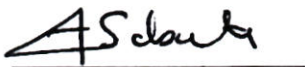
2. Theo Scribante



VERHURING VAN 'n DEEL VAN DIE EIENDOM "CHARDONNE" VAN DIE BK:

BESLUIT:

- 1 **DAT** die Beslote Korporasie 'n Huurooreenkoms ("die Ooreenkoms") aangaan met Pret op die Plaas Eiendoms Beperk, registrasienommer 2016/203809/07 ("die Huurder") in terme waarvan die Maatskappy die Eiendom, soos meer volledig in die Ooreenkoms omskryf en aangedui aan die Huurder verhuur op sodanige terme en voorwaardes soos in die Ooreenkoms uiteengesit.
- 2 **DAT** Anita Scribante ID nr 5802140064082 in haar hoedanigheid as Lid van die Beslote Korporasie hiermee gemagtig word om die Ooreenkoms namens die Beslote Korporasie te beding en onderteken asook alle ander dokumente mag teken en onderhandelings mag aangaan wat redelik nodig mag wees om die Ooreenkoms te implementeer.



ANITA SCRIBANTE
VOORSITTER

1376/1997

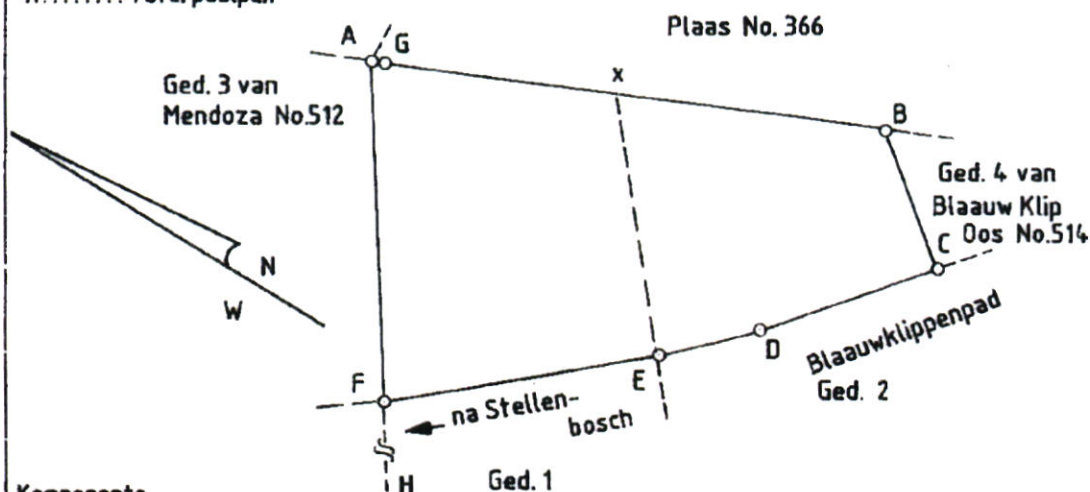
Goedgekeur

Alfred Henry

Landmeter-generaal

21 - 5 - 1997

A..... Nie gebaken nie
B..... 20mm Ysterpen langs houtdraadpaal
C, D..... 20mm Staalboor 1mlank wat 300mm uitsteek
E, F, G.... 16mm Ysterpen
H..... Ysterpaalpen



1) Die figuur A x EF stel voor Ged.4 van die plaas Blaauw Klip West No. 513
Sien Kaart No. 1375/1997 geheg aan T/A 1997- -100588

2) Die figuur x B C D E stel voor Ged. 3 van die plaas Blaauw Klip West No. 513
Sien Kaart No. 10549 / 1970 GEHEG AAN T/A 1971- -21979

Skaal : 1 / 3 000

Die figuur A B C D E F

stel voor 2.5656 hektar

grond, synde

GEDEELTE 5 van die plaas BLAAUW KLIP WEST No. 513 en bevat 1) en 2) soos hierbo

geleë in die

Administratiewe Distrik

STELLENBOSCH

Saamgestel

Provinsie Wes-Kaap

Opgevoerd in Febr. 1997

deur my.

N Loubser 0892

Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is, soos hierbo aangehaal

Lêer No. Stel 513

M.S. No. Saamgestel

No. T100589/9.7
gedateer
t.g.v.

No. ~~geheg aan~~
 Transport/Grondbrief
 No.

Komp. BH - 8DC/Y51 (1511)

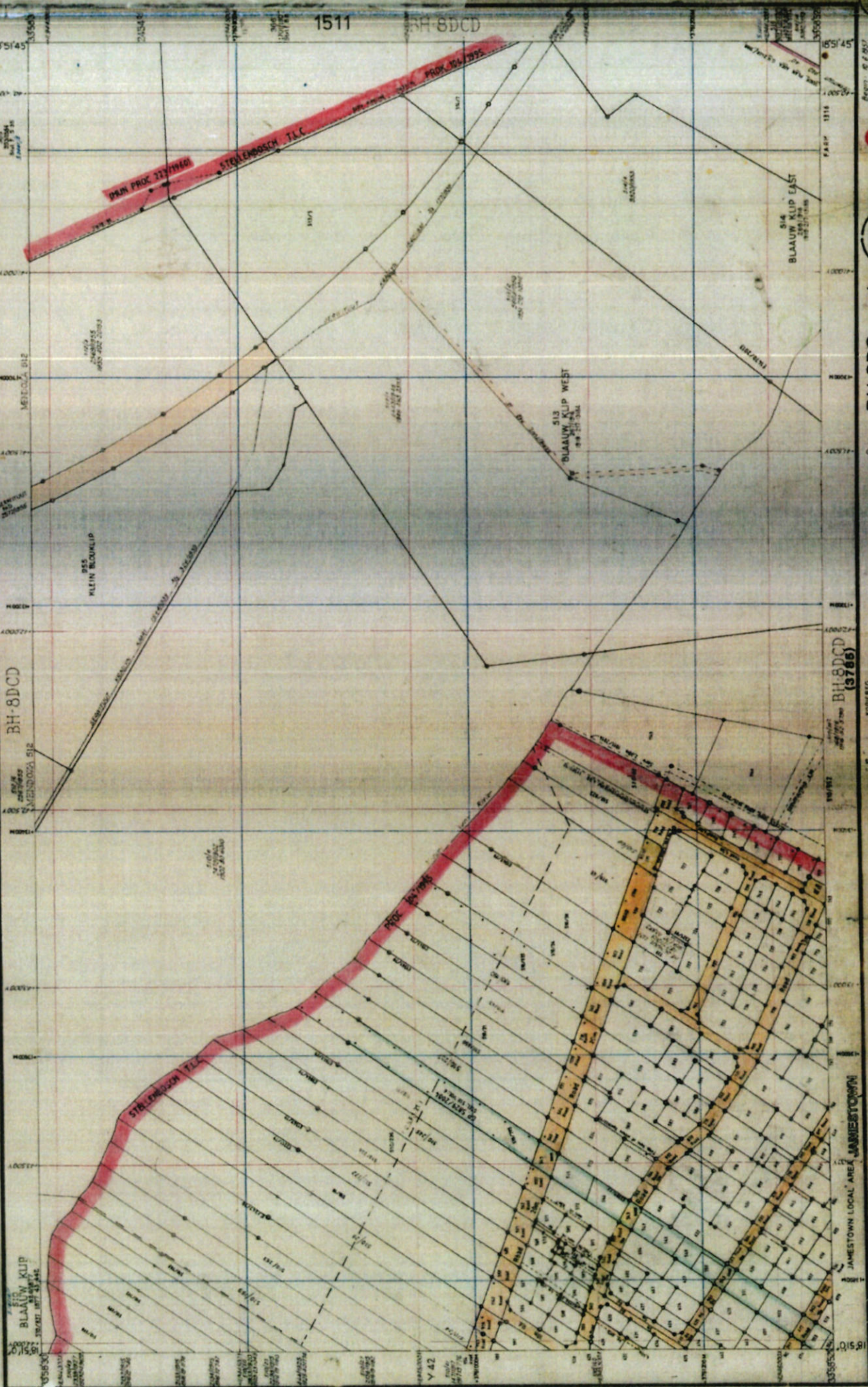
2

Registrateur van Aktes

BH-8DC
Y 51

STELLENBOSCH

1:1200



S

m

★

BH-8DC
Y 51

BH-8DCD
(3786)

JAMMETOWN LOCAL AREA

Map issued on 10/10/50 in the Kesteven 100000 scale. (Continued from Map 100000)
This sheet is 100000



STELLENBOSCH
STELLENBOSCH • STIEL • STANSHOOR
MUNISIPALITEIT • UMKAPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

I/We Lize Pecoraro

(Conveyancer's name and surname)

Practising at:

Cluver Markotter Inc

Cluver Markotter Building, Mill Street

Stellenbosch

(If more than one place of practice)

In respect of:

Portion 4 forming part of Portion 5 of Farm Blaauw Klip West
No. 513

(Full property description (eg. / farm) and deed or title deed of farm)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. Certificate of Consolidated Title - T100589/97
2. Pivot Deed - T13184/1919
3. Diagram Number - S.G. N.o 1379/1997
4. Deed of Transfer - T100588/1997
5. _____
6. _____
7. _____
8. _____

(For example: Deed of Transfer T12345/2000 or Certificate of Consolidated Title T12345/2000 (plus serial number and date))



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	☒ N	N/A
2.	Building lines	Y	☒ N	N/A
3.	Height	Y	☒ N	N/A
4.	Number of Dwellings	Y	☒ N	N/A
5.	Bulk floor area	Y	☒ N	N/A
6.	Coverage/built upon area	Y	☒ N	N/A
7.	Subdivision	Y	☒ N	N/A
8.	Servitudes that may be registered over or in favour of the property	☒ Y	N	T100589/97 - Cond C (pg 3): right of way in favour of C.M.F Liddle; Cond D (pg 3): right of use, division and apportionment of water.
9.	Other Restrictive Conditions	☒ Y	N	T100589/97 - Cond B (pg 3): The Electricity Supply Commission the right to convey electricity across the land conveyed, with all ancillary rights subject to conditions



B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

In respect of which it was found that there is/are no restriction(s) that apply with reference to Section 14(4)(b, b and c) of the Land Use Planning By-law (2015) registered against such property - as a result of which it is not being actively developed for the following purposes as elaborated in the application captioned above

a.	Organ(s) of State that might have an interest in the restrictive condition	N/A
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	N/A
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	N/A

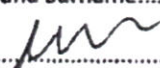
C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(Please tick appropriate box)

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify
--	---	---	--------------------------

Signed at STELLENBOSCH (Place) on this 26 (Day) MARCH (Month) of 2018

Full names and Surname: LIZE PECORARO

Signature: 

PO BOX 12
Stellenbosch
7699 Firm Postal Address

LIZE PECORARO
KOMMISSARIS VAN EDE
COMMISSIONER OF OATHS
CLUVER MARKOTTER ING/INC
PRAKTISERENDE PROKUREUR RSA / PRACTISING ATTORNEY RSA
NR 12179
CLUVER MARKOTTER GEBOU / BUILDING
MEULSTRAAT / MILL STREET
STELLENBOSCH

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Cell: -



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CONVEYANCER CERTIFICATE

I/We..... Lize Pecoraro

(conveyancer's name and surname)

Practising at:

Cluver Markotter Inc

Cluver Markotter Building, Mill Street

Stellenbosch

(firm and place of practice)

In respect of:

Portion 3 forming part of Portion 5 of Farm Blaauw Klip West

No. 513

(full property description (or) / form, as it appears in title deed, if same)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. Certificate of Consolidated Title - T100589/97

2. Pivot Deed - T13184/1919

3. Diagram Number - S.G. N.o 1379/1997

4. Deed of Transfer - T62204/1991

5.

6.

7.

8.

For example Deed of Transfer T12345/2000 or Certificate of Registered Sectional Title ST1234/2000 (description of title deed number and date)



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (Indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	☒ Y	☐ N	T100589/97 Cond E (pg 5) - residential and agricultural purposes, no store or place of business (without consent from authorities)
2.	Building lines	☒ Y	☐ N	T100589/97 Cond E (pg 5) - within distance of 94.46 meters of Van Brakel's Divisional Road
3.	Height	☐ Y	☒ N	N/A
4.	Number of Dwellings	☒ Y	☐ N	T100589/97 Cond E (pg 5) - no more than one dwelling house (without consent from authorities)
5.	Bulk floor area	☐ Y	☒ N	N/A
6.	Coverage/built upon area	☐ Y	☒ N	N/A
7.	Subdivision	☐ Y	☒ N	N/A
8.	Servitudes that may be registered over or in favour of the property	☒ Y	☐ N	T62204/91 - Cond C: the use, diversion and apportionment of water in terms of a Court Order by the Water Court (Nr 1 of 11/12/1941)
9.	Other Restrictive Conditions	☒ Y	☐ N	T13184/1919 - Blaauw Klip East has one-half share of water of the Blaauwklip Stream T62204/91 - Cond D: Remainder of Farm Blaauw Klip West will hold all water rights which they may become entitled to out of the Blaauw Klip River



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B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

In respect of which it was found that there is no need to refer to the provisions of the Land Use Planning By-Laws (2015) and that the applicant is a party who is not affected by the following purposes (please specify the conditions that apply):

a.	Organ(s) of State that might have an interest in the restrictive condition	N/A
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	N/A
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	N/A

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify
--	---	---	--------------------------

Signed at..... STELLENBOSCH (Place) on this..... 26 (Day) MARCH (Month) of 20..... 18

Full names and Surname: LIZE PECORARO

Signature: 

PO Box 12
Stellenbosch
7599
Form Postal Address

LIZE PECORARO
KOMMISSARIS VAN EDE
COMMISSIONER OF OATHS
CLUVER MARKOTTER ING/INC
PRAKTISEERENDE PROKUREUR RSA / PRACTISING ATTORNEY RSA
NR 12179
CLUVER MARKOTTER GEBOU / BUILDING
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last at CORAL DR.

BLAAUWKLIP-WES

PREPARED AND SUBMITTED BY:



Stellenbosch, 7600

Email: marike@archtownplanners.co.za

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ANNEXURES

- Annexure A: Previous Approval**
- Annexure B: Municipal Application Form**
- Annexure C: Power of Attorney and Resolution**
- Annexure D: Title Deed and Conveyancer Certificate**
- Annexure E: SDP, Layout, Elevations and Floor Plans**
- Annexure F: Landscaping Plan**
- Annexure G: Engineering Services Report**

1. Introduction

1.1 Background information

Portion 5 of the Farm Blaauwklip-Wes No. 513, Stellenbosch RD (hereafter referred to as the application site), is situated in the Stellenbosch Municipality south of Stellenbosch Town.

In 2018 the owner of the farm submitted an application to the Stellenbosch Municipality for a temporary departure to allow for a Place of Instruction (pre-primary school) to be established on a portion of the farm. The application was approved in November 2019 and granted a temporary departure for a period of 5 years (please refer to Annexure A for a copy of the letter of approval). Upon approval, the well-known Pret-op-die-Plaas pre-primary school was established and has been successfully operated since its establishment in 2019.

Above mentioned application was submitted in terms of the then applicable zoning scheme which allowed for a pre-primary school only as a temporary right. The new zoning Stellenbosch Municipality: Zoning Scheme By-Law which came into effect in 2019, allows for a Day Care Centre (pre-primary school) as a Consent Use, which will establish the land use as a permanent right.

The intention of this application is to seek approval to allow for the existing approved Pret-op-die-Plaas pre-primary school as a permanent right. This application does not include for any amendments or expansions to the existing approved facility, it merely seeks to obtain the required land use rights (consent use) to allow for the continuous operation of the school after the 5-year temporary departure lapses.

1.2 Planning Brief

In light of the above background information, Arch Town Planners has been appointed by the owners of the property to prepare and submit the relevant application to the Stellenbosch Municipality to obtain their approval for the proposed Day Care Centre.

1.3 Application

Arch Town Planners hereby officially submits an application in terms of Section 15(2)(0) of the Stellenbosch Municipality Land Use Planning By-Law (2023) to allow for the following on Portion 5 of the Farm Blaauw Klip Wes No. 513.

- i) Consent to allow for a Day Care Centre
- ii) Permission to deviate from clause E.3 of Title Deed T100589/97 to also allow for the Day Care Centre in lieu of only residential and agricultural land uses

This report serves as motivation for the above-mentioned application. The official application form is attached as **Annexure B**. Please refer to Annexure C for a copy of the Power of Attorney which appoints Arch Town Planners to submit this application on behalf of the land owner.

2. Property details

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Portion 5 of the Farm Blaauw Klip Wes No. 513.	Chardonne Eiendomme CC	±2,5656ha	T100589/1997	None

Table 1: Property Details

Please refer to **Annexure D** for a copy of the Title Deed and Conveyancer Certificate. As confirmed by the attached Conveyancer Certificate, there are no restrictive title deed conditions which would restrict the proposed development.

2.2 Locality

The property is located in the Stellenbosch Municipal area along Blaauwklippen Road, as indicated on the Locality Plan, Figure 1 and 2 below. In terms of the Stellenbosch Municipality Spatial Development Framework (June 2023), the subject property is located outside of the Urban Edge.

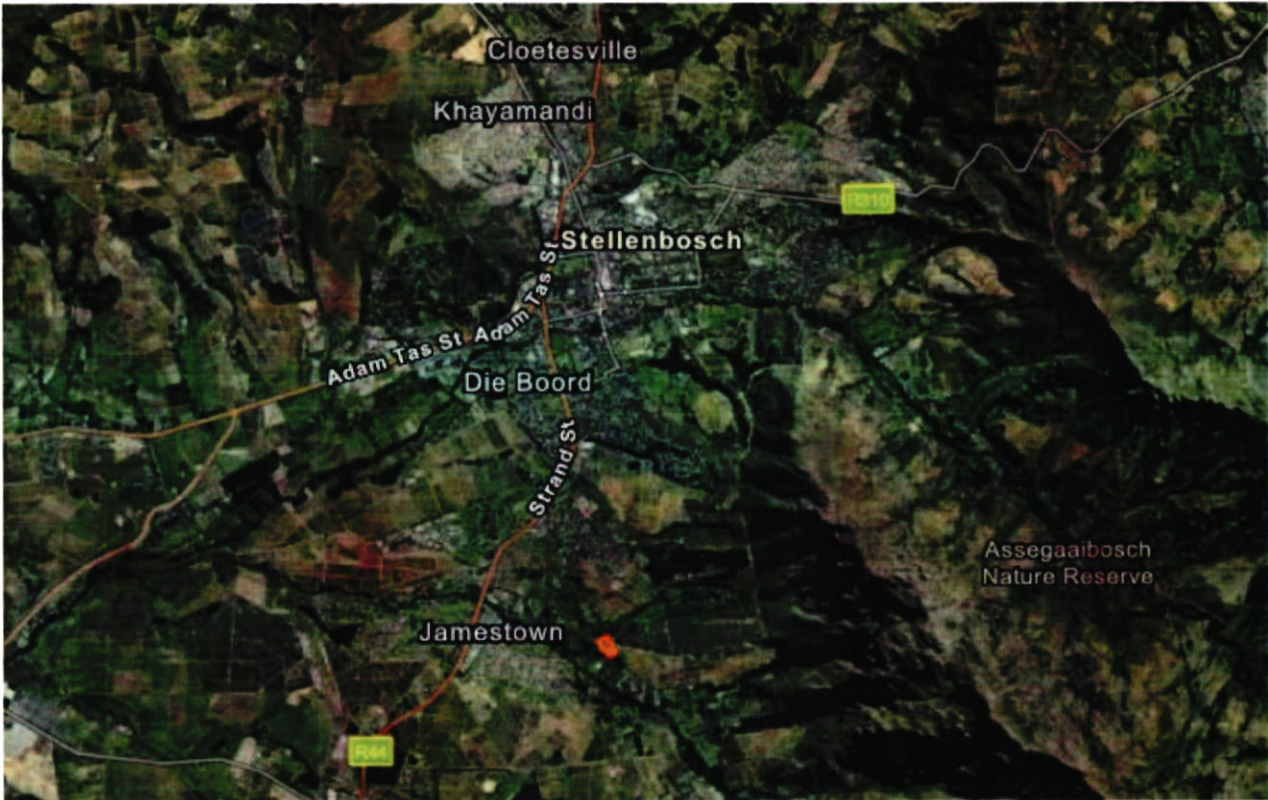


Figure 1: Regional Locality Plan



Figure 2: Locality Plan

2.3 Current zoning

The application site is zoned Agricultural and Rural, in terms of the Stellenbosch Municipality Zoning Scheme By-Law (2019) with a Temporary Departure allowing for a pre-school (the existing Pret-op-die-Plaas pre-school).

As mentioned in Section 1 above, the previous application was submitted in terms of the then applicable zoning scheme (Section 8 LUPO Scheme Regulations) which did not allow for a pre-school as a permanent right. With the adoption of the 2019 zoning scheme, a pre-school can now be allowed for as a Consent Use, which if approved, can be established as a permanent right.

Please refer to Table 2 below which list all the permitted land uses applicable to the Agricultural and Rural zone, which includes a Day Care Centre as a Consent Use. In terms of the zoning scheme, a Day Care Centre is defined as follows:

Day Care Centre means a place which is used, whether for profit or otherwise, for the care of children of all ages, including schooling of pre-primary school children and/or after-school care and is the same as an early childhood development centre (ECD), creche, preschool, playgroup, or aftercare facility.

Pret-op-die-Plaas clearly falls within this definition.

Primary Uses	Additional Uses (not exceeding threshold and subject to technical approval)	Consent Uses (Application Required)
Agricultural building ($\leq 2000\text{m}^2$) Agriculture Dwelling house Forestry Natural environment Occasional use (one event / year) Private road Polytunnel ($\leq 2000\text{m}^2$) Second dwelling Employee housing (one unit)	Agricultural building ($> 2000\text{m}^2$) Agricultural industry ($< 2000\text{m}^2$) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry ($\geq 2000\text{m}^2$) Camping site <u>Day care centre</u> Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use ($> one event/year$) Plant nursery Polytunnel ($> 5000\text{m}^2$) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

Table 2 Permitted Land Uses

2.4 Surrounding Landuse

The application site is situated in a rural area, approximately 1km from the Paradyskloof suburb. The area is characterised by agricultural smallholdings and various tourist related activities.

3. Development Proposal

As mentioned above, the application seeks to allow for the existing Pret-op-die-Plaas pre-primary school to operate as a permanent right. The development proposal does not include any extensions or amendments to the approved and existing facility.

There will be no changes to the approved building plans and the facility will operate in accordance with the conditions of approval which was issued under the previous approval (dated 2 November 2019) attached as Annexure A as well as the previously approved SDP (attached as Annexure E). The following is confirmed:

- The facility will be limited to $\pm 2\,835\text{m}^2$
- No more than 80 children will be enrolled at time
- Age group of children attending the school: 2 – 5 years
- Number of staff: 14 staff members
- Operating hours of the school: 08:00 – 13:00

For ease of reference, the following section includes an extract from the previous application which provides a thorough description of Pret-op-die-Plaas.

The school consists of an Indoor Educational area and an Outside play area. The total area to be used for the school equates to $\pm 2\,835\text{m}^2$, divided into the following:

- $\pm 2\,100\text{m}^2$ to be adequately fenced off, and indicated as figure a,b,c,d,e,f,g,h,j on the attached Site Development Plan.
- Of the $\pm 2\,100\text{m}^2$ indicated above $\pm 420\text{m}^2$ is used as 4 classrooms/ storage/office and kitchen/staff room.
- $\pm 735\text{m}^2$ represents the access road from Blaauwklippen Road and includes the parking area (12 parking bays provided).

These areas are indicated in detail on the attached Site Development Layout and Landscaping Plans.

The Indoor Educational Area

This area, as indicated on the attached Site Development-, Elevations- and Floorplans is located the furthest from the Blaauwklippen road. The structures consist of a main shed linking the classrooms, from where the 4 classrooms gain access.

- As indicated on the attached Floorplan, the structures are Cube Containers with dimensions of either 12m x 2.4m or 6m x 2.4m.

- There are 4 Classrooms of which each classroom is made up of 2 containers that is joined with dimensions of 2.4m(width) x 12m(length) x 2.8m(h), resulting in a total classroom size of $\pm 57.6\text{m}^2$ (each container equates to $\pm 28.8\text{m}^2$).

Each classroom makes provision for ablution facilities and seating for the learners and teachers.

- Additionally, to the above, 4 cubed containers of 2,4m (width)x 6m (length)x 2.8m(height) is affixed to the main shed that accommodates the school office, kitchen / staff room and 2 storage areas respectively.
- The classrooms, office, storage, and kitchen/ staff room lead out into a roofed outside play/ assembly area (A-Frame steel structure affixed to the containers).

The Outside open play area:

The area ($\pm 1700\text{m}^2$) located outside of the formal fenced area consist of a variety of uses utilised as part of the education programme for the learners. The outside area consists mainly of identity areas for learning experiences (as indicated on the attached Landscaping Plan). These identifiable areas are suitably demarcated and consists of a variety of uses utilised as part of the education programme for the learners:

A sensory path:

Providing children with a visual (seeing the path), auditory (hearing the different sounds when walking across it), and tactile (experiencing the feeling under their feet) experience when moving across a path towards the classroom. Before even entering the class the child already experienced a lot of input through his/her central nervous system to provide him with information for learning.

Bicycle track:

Children develop gross motor skills through play and exercise. By providing a fun bicycle track children would be able to develop not only their bilateral skills, balance, motor planning and coordination, but also their social skills.

Play gymnasium:

A jungle gym provides a variety of activities to support a child's gross motor skill development. By including this in the play area, the school will be able to address bilateral integration skills, core strength and postural control, balance, coordination and motor planning. When children have a good postural control they are able to maintain a controlled upright posture and sit still for longer periods of time during formal learning/ teaching, in order to complete fine motor tasks.

Fantasy area:

Children make sense of the world by acting out situations before they happen and by copying. Pretend play supports a child's emotional development as they learn to see life from a different perspective and try out situations before they happen.

Water play and mud kitchen

Introduction to tactile activities provide various sensory experiences for a child, as well as an early introduction to science and maths. For example, children learn that water is fluid and mud is solid.

Petting Zoo:

Animals provide various learning opportunities, but instead of teaching a child about the farm by looking in books they can experience the sound, smell and touch of some animals by being part of the petting zoo. It therefore supports sensory development, as well as social interaction and language development.

The main objective of Pret-op-die-Plaas is that learning at an early age should be fun and therefore the school will strive to provide the children with a playful environment in which they can learn skills needed to be ready for a formal school setting.

The vision of the School is based on that children learn through all their senses by touching, tasting, hearing and feeling. They learn through their sensorimotor experiences with real objects in their immediate environment.

Learning is also achieved by watching and copying people close to them, in order to learn language and behaviour. And children learn through play. Play is a very important aspect of learning / education for a child, especially between the ages of 2 - 5 years old. It helps to build self-worth by giving a child a sense of his or her own abilities and to feel good about themselves. Because playing is fun, children often become very focussed in what they are doing, and this assists them developing their ability to concentrate.

The ultimate goal as a school is to prepare the child for a formal school setting. The process of getting there is however by providing an environment where a child can feel safe, play, and enjoy childhood without being aware of the focus of learning. A child would be able to reach his own potential and develop optimally within a structured environment by incorporating various play- and learn areas, as well as making use of more structured activities and games.

As indicated above, the Pre-Primary School makes use of a combination of formal (classrooms) and informal teaching areas. The formal teaching occurs within the structures as indicated on the Floorplan and Site Development Plan.

The need and importance for Early Childhood Development Centres has been acknowledged by the Stellenbosch Municipality, as per the "Early Childhood Development Policy -Stellenbosch Municipality, dated 2017/18". And can be confirmed by the popularity of Pret op die Plaas.

3.1 Engineering Services

As part of the previous application, Bart Senekal Engineers prepared a services report to provide information on the provision of engineering services. There will be no change in the existing and approved services or any increased capacity demand. The status quo will stay as is and as previously approved. Set out below is a summary of the services report, which is still applicable. The full report has been attached as Annexure G.

3.1.1 Water supply

No bulk water infrastructure of the Stellenbosch municipality exists near the property. The property is currently serviced with potable water from a combination of boreholes, extraction from the stream and an allocation on the Theewaterskloof Irrigation Scheme. The water is treated on site to meet SANS 241 Drinking Water Quality Standards. The Treatment system is currently undergoing upgrading and test results will be provided prior to implementation of the development.

3.1.2 Sewerage

No bulk sewer infrastructure of the Stellenbosch Municipality is found in the vicinity of the site. The existing facilities on the property utilise septic tanks with soak drains that will be retained for this purpose.

As per the conditions of approval relating to the previous application, a conservancy tank was installed to provide the required sewer infrastructure.

3.1.3 Solid Waste removal

The school makes use of a private waste collection company for the removal of solid waste.

3.1.4 Electricity Provision

The electrical installation of the school has been linked to an existing internal 60amp / 3 phase cable that is routed to a farm shed on the property. There will be no change in electrical capacity requirements as previously approved.

3.1.5 Traffic / Access

There will be no change in access to the school, the existing approved access gate will be used without any changes proposed. The total number of learners will also stay unchanged to that previously approved (a maximum of 80 learners). It is therefore motivated that there will be no change in the traffic volumes previously assessed and approved.

3.2 Environmental and Heritage Aspects

The heritage and environmental processes were completed and submitted with the previous application. As the current application does not seek to change the status quo on the development and merely seeks to gain permanent approval it is motivated that the previous heritage and environmental processes is still applicable for this application.

All heritage and environmental aspects have been resolved in the temporary approval process it is thus argued that there is no environmental and heritage process needed for this application.

4 Motivation

Section 65(1) of the By-law, sets out certain criteria which needs be met in consideration of an application by the decision- making authorities. In line with this section, Table 4, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(o) of the By-law.
b. Procedure followed in processing the application.	To be decided by the municipality.
c. Desirability of land use	<p>The approval of the application will not negatively affect the surrounding area, as motivated for below:</p> <ul style="list-style-type: none"> • The development has already been constructed in line with the temporary approval. There is no impact on the agricultural activities as a result of the day care centre. It should be ne noted that the area, before the school was established, was a blue gum forest and thus the area had negligible agricultural potential. • The scale of the development is within the character of buildings on the land unit and the character of the area. And the visual impact of the day care centre is negligible as it is located in the aforementioned blue gum forest. • The high demand for a day cere centre in the area (such as the very successful and well established Pret-op-die-Plaas) is clear based on the popularity of Pret op-die-Plaas and the number of applications which have been received over the last 5 years. It is clear that the community has begun to rely on the facility, especially as there are very limited day care centres in the area. • It is considered that the proposed land use will be subservient to the primary use of bona fide agriculture or natural environment. There has been no negative impact observed on the agricultural use.

	<ul style="list-style-type: none"> • The day care centre creates employment opportunities in the area for the teachers and other staff. • The goal of the day care centre is to support the community through education and immersive learning from a young age. The location of the day care centre gives children the opportunity to learn in an environment surrounded by natural beauty and rural landscapes. And thus provides a unique opportunity to use the outdoor areas and uses as part of the education process as indicated in 3.3. • The day care centre is within close proximity of Stellenbosch town and thus the centre can serve both the rural surrounding area and the town. • A day care centre, such as the proposed is a generally accepted land use on agricultural land as a consent application. • All services are established and in place and no new services will be needed.
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.
h. Impact on municipal engineering services.	None
i. The IDP and SDF	<p>Stellenbosch Municipality MSDF is used to guide land use decisions in both the short and long term. The section below indicates how the proposed land use will comply with these proposals:</p> <ul style="list-style-type: none"> • The day care centre does not result in the loss of agricultural land nor does it in any way negatively affect the scenic character of the area. The day care centre has already been constructed and the impact is negligible. • The day care centre serves the community by allowing community members the

	<p>opportunity to leave their children in a safe and educational environment while they work and grow the economy.</p> <ul style="list-style-type: none"> The proposed does not require any services upgrades.
j. IDP and SDF of district Municipality.	In line with this applicable plan and framework.
k. IDP and SDF of local Municipality	Discussed and addressed under i and j, above.
l. Applicable structure plans	N/A
m. Applicable policies for decision making	Aligned.
n. Provincial spatial development framework	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF which all promotes additional uses on Agricultural land to provide additional income. Thus, the application is in line with the provincial SDF.
o. Regional spatial development framework.	N/A
p. National policies, norms and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. Chapter VI of the Land Use Planning Act	<p><u>Spatial Justice:</u> Aligned. The day care centre will service the surrounding community.</p> <p><u>Spatial Sustainability:</u> Aligned. The proposed land use is within existing buildings and infrastructure. It does not result in urban sprawl.</p> <p><u>Efficiency:</u> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of land.</p> <p><u>Good Administration:</u> The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p><u>Spatial Resilience:</u> Through the approval of this application, there will be no negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>

s. Applicable provisions of the zoning scheme	<p>The purpose of Agriculture and Rural zone is to make provision for:</p> <ul style="list-style-type: none"> • The protection and preservation of agricultural land, rural landscapes, and biodiversity. ○ The day care centre has no negative effect on the agricultural and rural landscape. • Use of land for purposes of bona fide agricultural production or conservation. ○ The day care centre is subservient to agriculture and since the temporary approval of the day care centre no negative impact was observed. • Buildings and structures which may be erected for reasonable and normal agricultural purposes. ○ The buildings used for the day care centre are existing buildings. ○ The zoning scheme allows for the ancillary use of the farm for activities with the objective of sustainability and diversification of income without adversely impacting the primary use. ○ 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. ○ The facility is setback and does not encroach the prescribed 30m building lines, therefore the activities of the creche will not have an impact on the surrounding properties. ○ 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; ○ Sufficient on-site parking has been provided.
t. Compliance with section 213 of the zoning scheme	Compiles, a SDP is included, the use is subservient to bona fide agricultural activities the character of the area remains rural and as a previous temporary approval has been granted all buildings and infrastructure are existing.
u. Compliance with section 216 of the zoning scheme	Compiles, an SDP is included.

Table 3 Assessment of Application in terms of Section 65 of the By-law

5 Conclusion

The application site has been successfully been used as a day care centre with temporary approval for the last 4 years. The goal of this application is to gain permanent consent use approval for the day care centre.

In light of the above information, Council is respectfully requested to favourably consider the application for the following:

- i) Consent to allow for a Day Care Centre
- ii) Permission to deviate from clause E.3 of Title Deed T100589/97 to also allow for the Day Care Centre in lieu of only residential and agricultural land uses

Report compiled by:

Renaldo Muller



Report reviewed by:

Marika Bolz (Pr. Plan A/060/2008)



for Arch Town Planners (Pty) Ltd



PROJECT:

Pret op die Plaas (Edms)Bpk

ERF Portion 5 of Farm 513, Blaauwklippen Road,
STELLENBOSCH

FLOOR PLANS

SKEPdesign

www.skepstudio.co.za | 7 bird street | Stellenbosch | 021 883 8083

SCALE:

1:1000

DATE:

2018/03/19

DRAWING NUMBER:

SD-SD3403-201

REVISION:



DRAWING:

SDP LAYOUT



architecture | interior | design



- LEGEND:
- A: EXISTING DWELLING STRUCTURE
 - B: NEW DAY CARE CENTRE
 - C: EXISTING STORE STRUCTURE
 - D: VACANT LAND
 - E: EXISTING STORE STRUCTURE
 - F: EXISTING VINEYARD
 - G: EXISTING SQUASH COURT STRUCTURE
 - H: EXISTING MAIN HOUSE STRUCTURES
 - I: LAWN AREA
 - J: EXISTING STORE/OFFICE STRUCTURES

LEGEND:
a,b,c,d,e,f,g,h,j = Estimated size 2250m
h₁k₁m₁n₁p₁q₁r₁g = Estimated size 720m
TOTAL AREA NEW PLAY SCHOOL = 2970m²

Ground Floor

Scale 1:500

PROJECT
Pret op die Plaas (Edms) Bpk
ERF Portion 5 of Farm 513, Bloukoppies Road,
STELLENBOSCH

SDP APPLICATIONS

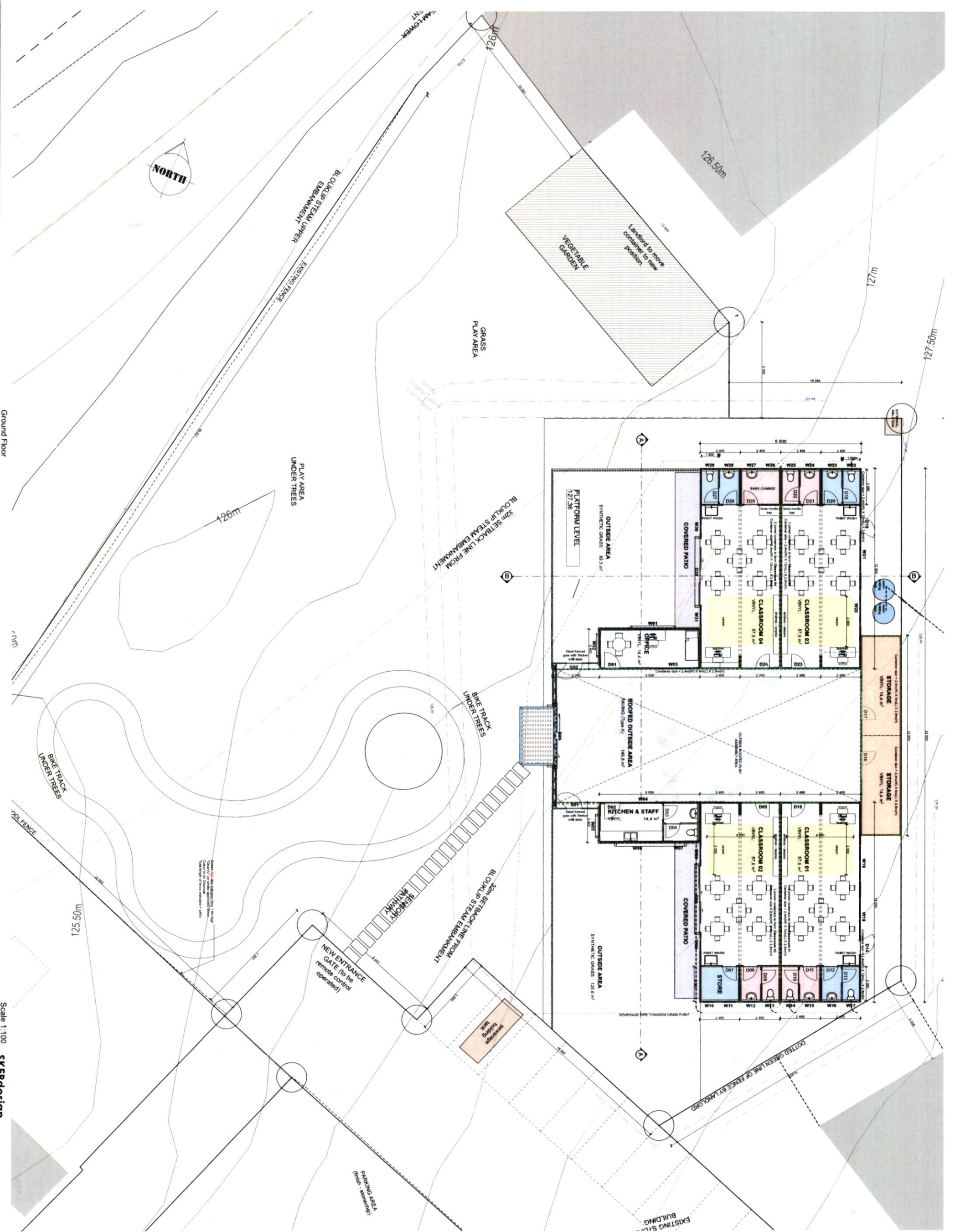


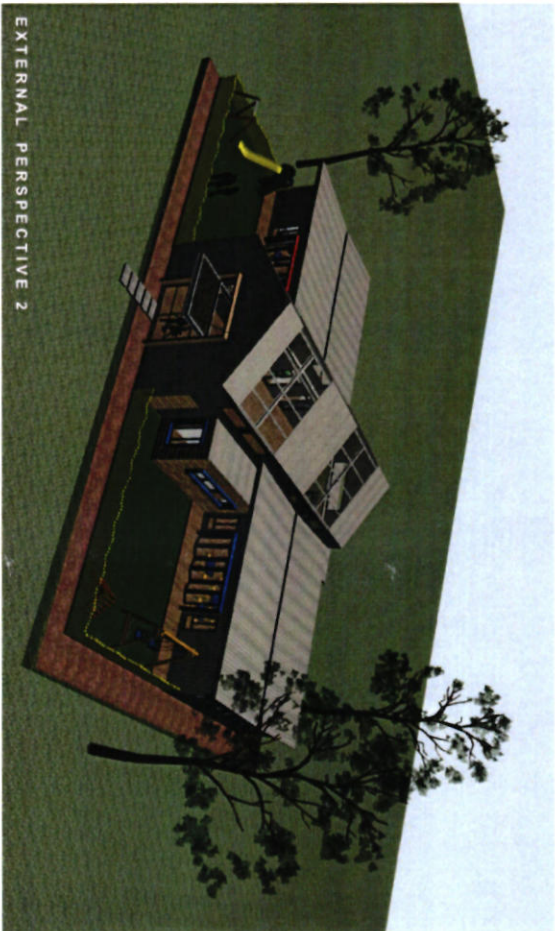
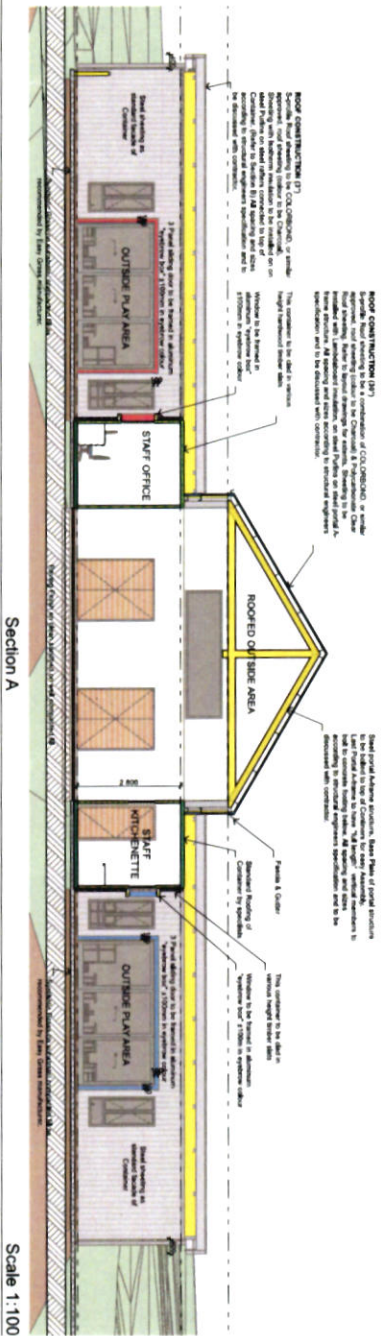
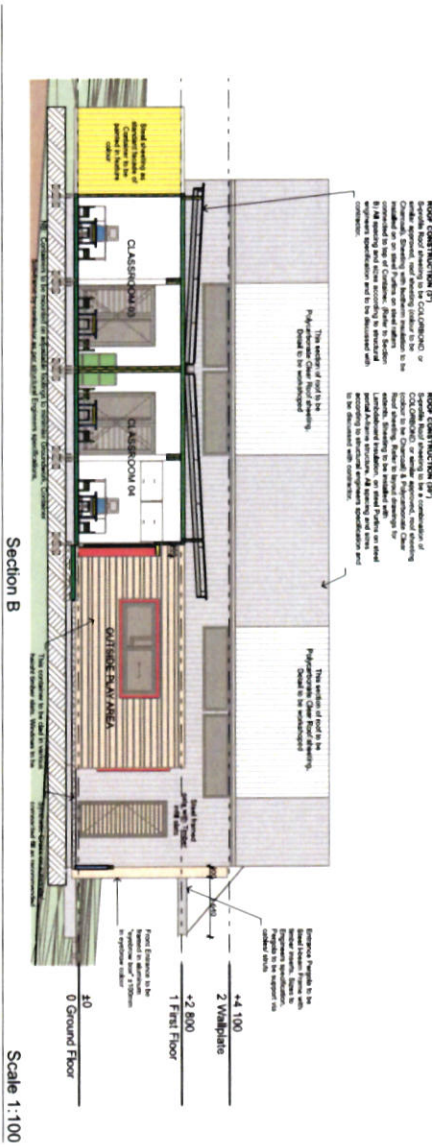
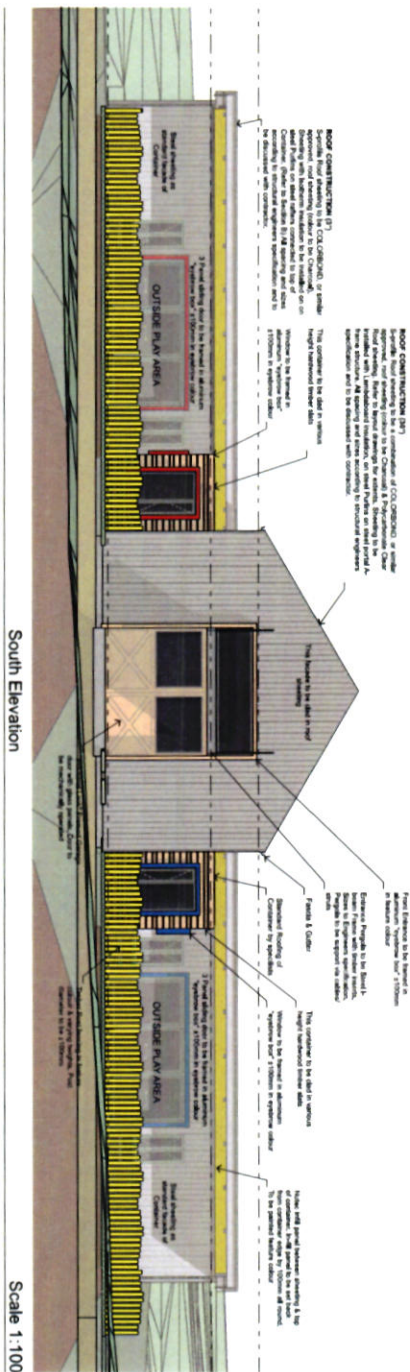
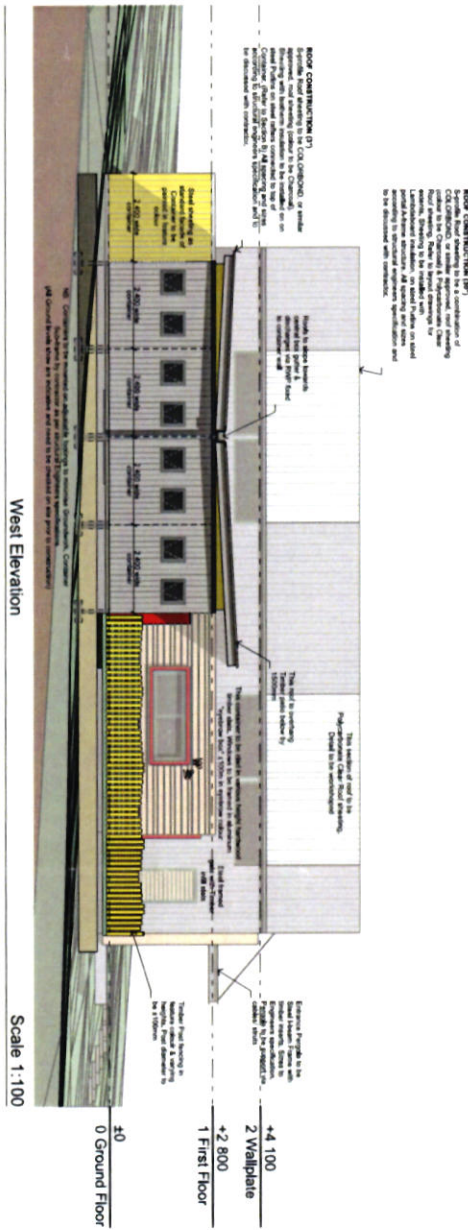
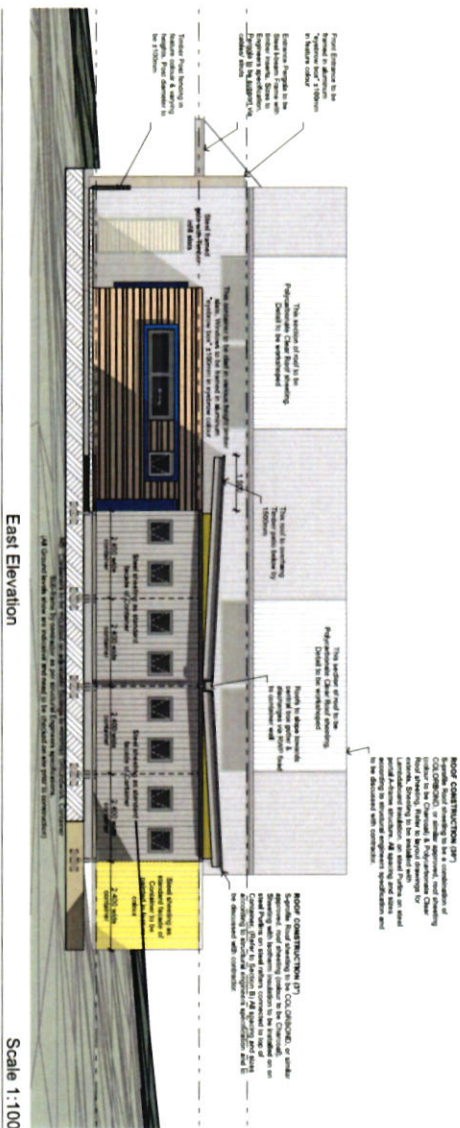
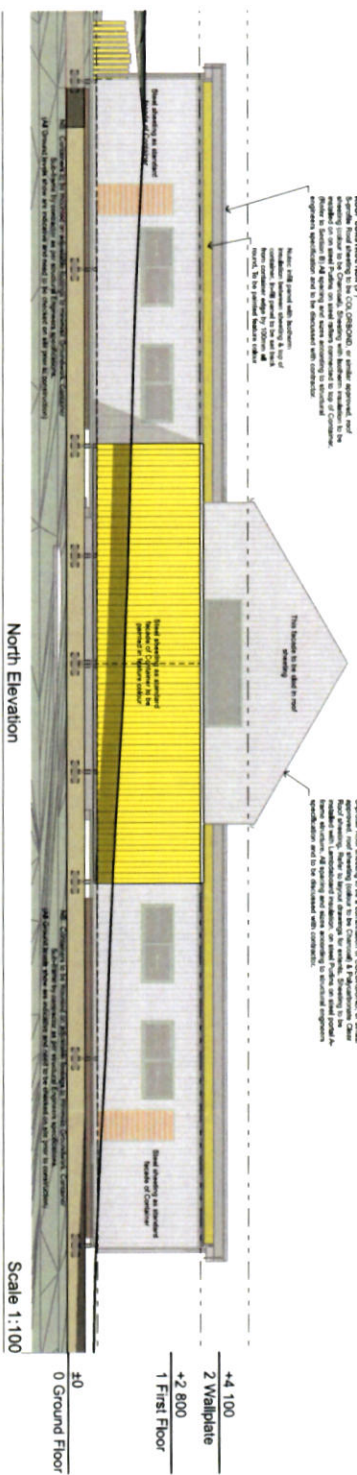
GENERAL NOTES:

1. CONTAINER FLOOR: Basic Container floor to be covered in stick on Vinyl floor for R45000 installed. All containers must be secured by 2x100mm x 100mm x 100mm steel beams between walls of joined containers.
2. PAVED AREA: Final Specifications TBC. Allow for R45000 installed.
3. SYNTHETIC GRASS: To be "Tasty Grass" - Kensington.
4. WALLS: All container walls to be insulated for thermal comfort, sound & fire protection. "Gardner" for correct product. Insulation to be 200mm thick. All containers to be secured by 2x100mm x 100mm x 100mm steel beams between walls of joined containers.
5. GENERAL SANITARY & RETICULATION: Contractor to supply all materials for water fittings.
6. LANDSCAPING: All landscaping work to be specified and priced by client.
7. TREE FELLING: Contractor to price for cutting down cutting back and removal of trees (to be confirmed on site).
8. ELECTRICAL: All containers to be wired independently of site. Each container to be connected (Ring in) to adjacent container. Each container has separate DB Board. Main DB Board to be located in Office.
9. CONTAINERS: All containers to be either 12m x 2.4m or 6m x 2.4m. All containers to be Clear Containers (2nd Hand).
10. FIRE: Fire requirements for schools to be confirmed for completion.



ARCHITECT: SKEPdesign
CLIENT: SKEPdesign
SCALE: see drawing
DATE: 2018/08/20
PROJECT: Pretoria die Plaas (Edms)Bpk
BET: Portion 5 of Farm 513, Bloemfontein Road, Stellenbosch
FOR CONSTRUCTION



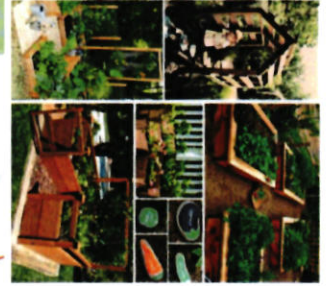


GENERAL NOTES:

1. CONTAINER FLOOR: All containers to be covered in steel on Vinyl.
2. ROOF: All containers to be covered in steel on Vinyl.
3. PAINT: All containers to be painted in white.
4. ROOF: All containers to be covered in steel on Vinyl.
5. GENERAL SANITARY ATTACHMENT: All containers to be covered in steel on Vinyl.
6. LAMINATING: All containers to be covered in steel on Vinyl.
7. TREE REMOVAL: All trees to be removed.
8. ELECTRICAL: All electrical work to be done by a qualified electrician.
9. CONTAINERS: All containers to be covered in steel on Vinyl.
10. FENCE: All fencing to be done by a qualified fencer.



DOCUMENT VARIATION RECORD			
REV.	DATE	DESCRIPTION	BY
1	2018/07/02	FINAL FOR TENDER	SDP



DATE: 2018/07/02
 DRAWING: SDP-3403-M102 AM
 PROJECT: Pret op die Plaas (Edms) Bpk
 EFF Portion 5 of Farm 513 Blouklippen Road,
 STELLENBOSCH
 SDP APPLICATIONS



Scale 1:100



DATE: 17 August 2018

YOUR REF:

OUR REF: 9368 / A1

PROPOSED CRECHE "PRET OP DIE PLAAS" ON PORTION 5 OF FARM No. 513, STELLENBOSCH

REPORT ON PROVISION OF CIVIL ENGINEERING SERVICES

1. INTRODUCTION

Pret op die Plaas (Pty) Ltd intends the development of a creche of approximately 420 m², accommodating a maximum of 80 children and 13 personnel, on a portion of Farm 513/5, Stellenbosch. This report summarises the provision of the basic civil engineering services, i.e. water supply, sewerage and solid waste removal to the proposed development.

2. SITE LOCATION AND DESCRIPTION

The property is located on agricultural land to the south of Stellenbosch between the residential areas of Paradyskloof and Jamestown. The property is bordered to the north by a tributary of the Blaauwklippen River and otherwise surrounded by private land used for agricultural purposes.

The locality of the site is shown on the plans by TV3 Planners, attached as Annexure A. The proposed Site Development Plan by SKEP architects is attached as Annexure B.

The site has a general fall of approximately 1 in 15 in a westerly direction.

3. WATER SUPPLY

3.1 Demand:

The demand for potable water for the development proposal is estimated as follows:

Creche - 80 children	@ 40 l/child/day	= 3.2 kl/day
Creche - 13 personnel	@ 40 l/person/day	= <u>0.5 kl/day</u>
		3.7 kl/day

3.2 Supply:

No bulk water infrastructure of the Stellenbosch Municipality exists near the property.

The property is currently serviced with potable water from a combination of boreholes, extraction from the stream and an allocation on the Theewaterskloof Irrigation Scheme. The water is treated on site to meet SANS 241 Drinking Water Quality Standards. The treatment system is currently undergoing upgrading and test results will be provided prior to implementation of the development.

4. SEWERAGE

4.1 Run-off:

Sewage run-off from the **development proposal** is estimated as follows:

Creche - 80 children	@ 40 l/child/day	= 3.2 kl/day
Creche - 13 personnel	@ 40 l/person/day	= <u>0.5 kl/day</u>
		3.7 kl/day

4.2 Drainage:

No bulk sewer infrastructure of the Stellenbosch Municipality is found in the vicinity of the site. The existing facilities on the property utilize septic tanks with soak away drains that will be retained for this purpose.

Drainage of the proposed new facilities will be by way of a conservancy tank to be serviced by a private service provider. The capacity of the conservancy tank is proposed at 20 kl that will be sufficient for once a week service by the service provider.

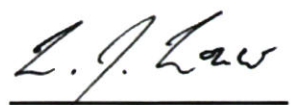
5. SOLID WASTE REMOVAL

Solid waste to be generated by the development is estimated at 0.5 m³/week. The development will make use of a suitable, private, waste collection company for the removal of solid waste from the development.

6. CONCLUSION

From the above it is concluded that the required basic civil engineering services, i.e. potable water, sewerage and solid waste removal for the proposed development can be delivered, and should not be a reason for the Engineering Department to not support the development application.

On behalf of **BART SENEKAL INC.**


 L J Louw Pr. Eng.

ANNEXURES A

A1 - LOCALITY PLAN
A2 - SITE PLAN

ANNEXURE A1



First Floor • La Gratitude Office Building
97 Dorp Street • Stellenbosch 7600
tel (021) 861 3800
fax (021) 882 8025
e-mail: stel@tv3.co.za
web: www.tv3.co.za

ARCHITECTS AND TOWN PLANNERS

Portion 5 of Farm 513,
Stellenbosch



This drawing is the property of
TV3 Architects and Town
Planners (Pty) Ltd and
copyright is reserved

Drawn:	Checked:	Date:	Scale:
WH	AP	24/10/2017	1:3000 (A4)
Project no.:	Revision no.:		
C1000	1		
Drawing:	Plan no.		
Locality Plan	2		

ANNEXURE A2

- * 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 $\pm 2100\text{m}^2$ 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 $\pm 440\text{m}^2$.
- * 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 $\pm 735\text{m}^2$.
- * Surveyed data received from Lee Landman Surveyors.



TV3
ARCHITECTS AND TOWN PLANNERS

First Floor • La Gratitude Office Building
97 Dorp Street • Stellenbosch 7600
tel (021) 861 3800
fax (021) 882 8025
e-mail: ste@tv3.co.za
web: www.tv3.co.za

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

TV3
ARCHITECTS AND TOWN PLANNERS

First Floor • La Gratitude Office Building
97 Dorp Street • Stellenbosch 7600
tel (021) 861 3800
fax (021) 882 8025
e-mail: ste@tv3.co.za
web: www.tv3.co.za

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Drawn:	Checked:	Date:	Scale:
WH	MW	07/05/2018	1:1250
Project no.:	P3285	Revision no.:	1
Drawing:	THE SITE		
Plan no.:	3		

ANNEXURE B

SITE DEVELOPMENT PLAN

ANNEXURE B

DATE: 2018/07/17	BY: [Signature]
PROJECT: PRETORIA	CLIENT: [Signature]
SCALE: 1:500	STATUS: [Signature]

- LEGEND:
- A: EXISTING DWELLING STRUCTURE
 - B: NEW DAY CARE CENTRE
 - C: EXISTING STORE STRUCTURE
 - D: VACANT LAND
 - E: EXISTING STORE STRUCTURE
 - F: EXISTING VINEYARD
 - G: EXISTING SQUASH COURT STRUCTURE
 - H: EXISTING MAIN HOUSE STRUCTURES
 - I: LAWN AREA
 - J: EXISTING STORE/OFFICE STRUCTURES

LEGEND:

a,b,c,d,e,f,g,h,j = Estimated size 2100m (fenced school)

h,j,k,m,n,p,q,r,g = Estimated size 735m (road & parking)

TOTAL AREA NEW PLAY SCHOOL = 2835m²



Scale 1:500

Ground Floor



DATE: 2018/07/17	BY: [Signature]
PROJECT: PRETORIA	CLIENT: [Signature]
SCALE: 1:500	STATUS: [Signature]

PRETORIA Die Plaas (Edms) Bpk
 Erf 1000 of Farm 513, Blauwklippen Road
 STELLENBOSCH



SKEPdesign

architecture | interior | design

Nicole Katts

From: renaldo@archtownplanners.co.za
Sent: Friday, 01 December 2023 14:20
To: Nicole Katts
Cc: marike@archtownplanners.co.za
Subject: [EX] RE: OUTSTANDING INFORMATION: FARM 513/5 STELLENBOSCH (TP543/2023)
Attachments: Annexure M Applicaiton Form Nov 2023 rev 1.pdf; Pret Op Die Plaas Motivation Report Nov 2023.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hallo Nicole

Kindly see the updated documents with the required outstanding information included, and necessary changes made. I have also uploaded the documents to the AFLA portal.
Kindly indicate if you require anything further.

Kind Regards / Vriendelike groete
Renaldo Muller



Address I 2nd Floor, Bakkershuis,
152 Dorp Street, Stellenbosch, 7600
M I: +27 (0) 72 587 1901
E I: renaldo@archtownplanners.co.za
W I: www.archtownplanners.co.za

From: Nicole Katts <Nicole.Katts@stellenbosch.gov.za>
Sent: Tuesday, November 28, 2023 3:38 PM
To: renaldo@archtownplanners.co.za; marike@archtownplanners.co.za
Subject: OUTSTANDING INFORMATION: FARM 513/5 STELLENBOSCH (TP543/2023)

Good day Renaldo

I trust that you are well.

Please find attached outstanding information requested by the planner.

Should you have any further enquiries, please see below contact details of the planner.
Thuthula Mazana – Thuthula.mazana@stellenbosch.gov.za / 021 808 8695



Kind regards / Vriendelike Groete
Nicole Katts
Administrative Officer
Development Management
Planning & Economic Development

T: +27 21 808 8318
NPK Building, 20 Plein Street
Stellenbosch, 7600
www.stellenbosch.gov.za

Nicole Katts

From: Nicole Katts
Sent: Tuesday, 28 November 2023 15:37
To: renaldo@archtownplanners.co.za; marike@archtownplanners.co.za
Subject: OUTSTANDING INFORMATION: FARM 513/5 STELLENBOSCH (TP543/2023)
Attachments: OUTSTANDING INFORMATION - TP543-2023.pdf

Good day Renaldo

I trust that you are well.

Please find attached outstanding information requested by the planner.

Should you have any further enquiries, please see below contact details of the planner.
Thuthula Mazana – Thuthula.mazana@stellenbosch.gov.za / 021 808 8695



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Marike				
Surname	Bolz				
Company name (if applicable)	Arch Town Planners (Pty) Ltd				
Postal Address	Bakkershuis, 152 Dorpsstraat,				
	Stellenbosch			Postal Code	7600
Email	Marike@archtownplanners.co.za Renaldo@archtownplanners.co.za				
Tel		Fax		Cell	Marike: 072 480 5838 Renaldo: 072 587 1901

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	Chardonne Eiendomme CC				
Physical address					
	Portion 5 of the Farm Blaauw Klip Wes No. 513.			Postal code	7600
E-mail	arnold@schapital.com				
Tel	+27 82 928 9566	Fax		Cell	+27 82 928 9566

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	513	Portion(s) if Farm	5	Allotment area	Stellenbosch	
Physical Address	Portion 5 of the Farm Blaauw Klip Wes No. 513 Stellenbosch					
Current Zoning	Agriculture and Rural	Extent	±2,5656ha	Are there existing buildings?	Y	N
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law (2019)					
Current Land Use	Agriculture and Rural					
Title Deed number and date	T	T100589/1997				

	15(2)(m) a determination of a zoning
	15(2)(n) a closure of a public place or part thereof
X	15(2)(o) a consent use contemplated in the zoning scheme
	15(2)(p) an occasional use of land
	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building
	15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

OTHER APPLICATIONS

Deviation from Council Policies/By-laws	R
Consent / Permission required in terms of a title deed	R
Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
Other (specify): _____	R
TOTAL A:	R

PRESCRIBED NOTICE AND FEES** (for completion and use by official)

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES* (TOTAL A + B)			R

* The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.

** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

	Chardonne Eiendomme CC
	Attention: Arnold Scholtz

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Y		Power of attorney / Owner's consent if applicant is not owner		N	Bondholder's consent (if applicable)
Y		Resolution or other proof that applicant is authorised to act on behalf of a juristic person		N	Proof of any other relevant right held in the land concerned
Y		Written motivation pertaining to the need and desirability of the proposal		N	S.G. diagram / General plan extract (A4 or A3 only)
Y		Locality plan (A4 or A3 only) to scale	Y		Site development plan or conceptual layout plan (A4 or A3 only) to scale
	N	Proposed subdivision plan (A4 or A3 only) to scale			Proof of agreement or permission for required servitude
	N	Proof of payment of application fees	Y		Proof of registered ownership (Full copy of the title deed)
Y		Conveyancer's certificate		N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)
		N/A Consolidation plan (A4 or A3 only) to scale			N/A Land use plan / Zoning plan (A4 or A3 only) to scale
		N/A Street name and numbering plan (A4 or A3 only) to scale			
		N/A Landscaping / Tree plan (A4 or A3 only) to scale			N/A 1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
		N/A Abutting owner's consent			N/A Home Owners' Association consent
		N/A Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)			N/A Services Report or indication of all municipal services / registered servitudes
		N/A Copy of original approval and conditions of approval			N/A Proof of failure of Home owner's association
		N/A Proof of lawful use right			N/A Any additional documents or information required as listed in the pre-application consultation form / minutes
Y		Required number of documentation copies			N/A Other (specify)

12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

Applicant's signature: _____



Date: _____

17 October 2023

Full name: _____

Marike Bolz for Arch Town Planners (Pty)
Ltd

Professional capacity: _____

Registered Town Planner

FOR OFFICE USE ONLY

Date received: _____

Received By: _____

Municipal Stamp

CONSENT USE APPLICATION FOR DAY CARE CENTRE (Pret-op-die Plaas)

Portion 5 of Farm 513

BLAAUWKLIP-WES

STELLENBOSCH



October 2023

PREPARED AND SUBMITTED BY:



Postal Address: 2ND Floor, Bakkershuis

152 Dorp Street

Stellenbosch, 7600

Mobile: +27 (0)72 480 5838

Email: marike@archtownplanners.co.za

1. Introduction

1.1 Background information

Portion 5 of the Farm Blaauwklip-Wes No. 513, Stellenbosch RD (hereafter referred to as the application site), is situated in the Stellenbosch Municipality south of Stellenbosch Town.

In 2018 the owner of the farm submitted an application to the Stellenbosch Municipality for a temporary departure to allow for a Place of Instruction (pre-primary school) to be established on a portion of the farm. The application was approved in November 2019 and granted a temporary departure for a period of 5 years (please refer to Annexure A for a copy of the letter of approval). Upon approval, the well-known Pret-op-die-Plaas pre-primary school was established and has been successfully operated since its establishment in 2019.

Above mentioned application was submitted in terms of the then applicable zoning scheme which allowed for a pre-primary school only as a temporary right. The new zoning Stellenbosch Municipality: Zoning Scheme By-Law which came into effect in 2019, allows for a Day Care Centre (pre-primary school) as a Consent Use, which will establish the land use as a permanent right.

The intention of this application is to seek approval to allow for the existing approved Pret-op-die-Plaas pre-primary school as a permanent right. This application does not include for any amendments or expansions to the existing approved facility, it merely seeks to obtain the required land use rights (consent use) to allow for the continuous operation of the school after the 5-year temporary departure lapses.

1.2 Planning Brief

In light of the above background information, Arch Town Planners has been appointed by the owners of the property to prepare and submit the relevant application to the Stellenbosch Municipality to obtain their approval for the proposed Day Care Centre.

1.3 Application

Arch Town Planners hereby officially submits an application in terms of Section 15(2)(0) of the Stellenbosch Municipality Land Use Planning By-Law (2023) to allow for the following on Portion 5 of the Farm Blaauw Klip Wes No. 513.

- i) Consent to allow for a Day Care Centre

This report serves as motivation for the above-mentioned application. The official application form is attached as **Annexure B**. Please refer to Annexure C for a copy of the Power of Attorney which appoints Arch Town Planners to submit this application on behalf of the land owner.



Figure 2: Locality Plan

2.3 Current zoning

The application site is zoned Agricultural and Rural, in terms of the Stellenbosch Municipality Zoning Scheme By-Law (2019) with a Temporary Departure allowing for a pre-school (the existing Pret-op-die-Plaas pre-school).

As mentioned in Section 1 above, the previous application was submitted in terms of the then applicable zoning scheme (Section 8 LUPO Scheme Regulations) which did not allow for a pre-school as a permanent right. With the adoption of the 2019 zoning scheme, a pre-school can now be allowed for as a Consent Use, which if approved, can be established as a permanent right.

Please refer to Table 2 below which list all the permitted land uses applicable to the Agricultural and Rural zone, which includes a Day Care Centre as a Consent Use. In terms of the zoning scheme, a Day Care Centre is defined as follows:

Day Care Centre means a place which is used, whether for profit or otherwise, for the care of children of all ages, including schooling of pre-primary school children and/or after-school care and is the same as an early childhood development centre (ECD), creche, preschool, playgroup, or aftercare facility.

Pret-op-die-Plaas clearly falls within this definition.

3. Development Proposal

As mentioned above, the application seeks to allow for the existing Pret-op-die-Plaas pre-primary school to operate as a permanent right. The development proposal does not include any extensions or amendments to the approved and existing facility.

There will be no changes to the approved building plans and the facility will operate in accordance with the conditions of approval which was issued under the previous approval (dated 2 November 2019) attached as Annexure A as well as the previously approved SDP (attached as Annexure E). The following is confirmed:

- The facility will be limited to $\pm 2\,835\text{m}^2$
- No more than 80 children will be enrolled at time

For ease of reference, the following section includes an extract from the previous application which provides a thorough description of Pret-op-die-Plaas.

The school consists of an Indoor Educational area and an Outside play area. The total area to be used for the school equates to $\pm 2\,835\text{m}^2$, divided into the following:

- $\pm 2\,100\text{m}^2$ to be adequately fenced off, and indicated as figure a,b,c,d,e,f,g,h,j on the attached Site Development Plan.
- Of the $\pm 2\,100\text{m}^2$ indicated above $\pm 420\text{m}^2$ is used as 4 classrooms/ storage/office and kitchen/staff room.
- $\pm 735\text{m}^2$ represents the access road from Blaauwklippen Road and includes the parking area (12 parking bays provided).

These areas are indicated in detail on the attached Site Development Layout and Landscaping Plans.

The Indoor Educational Area

This area, as indicated on the attached Site Development-, Elevations- and Floorplans is located the furthest from the Blaauwklippen road. The structures consist of a main shed linking the classrooms, from where the 4 classrooms gain access.

- As indicated on the attached Floorplan, the structures are Cube Containers with dimensions of either $12\text{m} \times 2.4\text{m}$ or $6\text{m} \times 2.4\text{m}$.
- There are 4 Classrooms of which each classroom is made up of 2 containers that is joined with dimensions of $2.4\text{m}(\text{width}) \times 12\text{m}(\text{length}) \times 2.8\text{m}(\text{h})$, resulting in a total classroom size of $\pm 57.6\text{m}^2$ (each container equates to $\pm 28.8\text{m}^2$).

Each classroom makes provision for ablution facilities and seating for the learners and teachers.

The main objective of Pret-op-die-Plaas is that learning at an early age should be fun and therefore the school will strive to provide the children with a playful environment in which they can learn skills needed to be ready for a formal school setting.

The vision of the School is based on that children learn through all their senses by touching, tasting, hearing and feeling. They learn through their sensorimotor experiences with real objects in their immediate environment.

Learning is also achieved by watching and copying people close to them, in order to learn language and behaviour. And children learn through play. Play is a very important aspect of learning / education for a child, especially between the ages of 2 - 5 years old. It helps to build self-worth by giving a child a sense of his or her own abilities and to feel good about themselves. Because playing is fun, children often become very focussed in what they are doing, and this assists them developing their ability to concentrate.

The ultimate goal as a school is to prepare the child for a formal school setting. The process of getting there is however by providing an environment where a child can feel safe, play, and enjoy childhood without being aware of the focus of learning. A child would be able to reach his own potential and develop optimally within a structured environment by incorporating various play- and learn areas, as well as making use of more structured activities and games.

As indicated above, the Pre-Primary School makes use of a combination of formal (classrooms) and informal teaching areas. The formal teaching occurs within the structures as indicated on the Floorplan and Site Development Plan.

The need and importance for Early Childhood Development Centres has been acknowledged by the Stellenbosch Municipality, as per the "Early Childhood Development Policy -Stellenbosch Municipality, dated 2017/18". And can be confirmed by the popularity of Pret op die Plaas.

3.1 Engineering Services

As part of the previous application, Bart Senekal Engineers prepared a services report to provide information on the provision of engineering services. There will be no change in the existing and approved services or any increased capacity demand. The status quo will stay as is and as previously approved. Set out below is a summary of the services report, which is still applicable. The full report has been attached as Annexure G.

3.1.1 Water supply

No bulk water infrastructure of the Stellenbosch municipality exists near the property. The property is currently serviced with potable water from a combination of boreholes, extraction from the stream and an allocation on the Theewaterskloof Irrigation Scheme. The water is treated on site to meet SANS 241 Drinking Water Quality Standards. The Treatment system is currently undergoing upgrading and test results will be provided prior to implementation of the development.

4 Motivation

Section 65(1) of the By-law, sets out certain criteria which needs be met in consideration of an application by the decision- making authorities. In line with this section, Table 4, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(o) of the By-law.
b. Procedure followed in processing the application.	To be decided by the municipality.
c. Desirability of land use	<p>The approval of the application will not negatively affect the surrounding area, as motivated for below:</p> <ul style="list-style-type: none"> • The development has already been constructed in line with the temporary approval. There is no impact on the agricultural activities as a result of the day care centre. It should be ne noted that the area, before the school was established, was a blue gum forest and thus the area had negligible agricultural potential. • The scale of the development is within the character of buildings on the land unit and the character of the area. And the visual impact of the day care centre is negligible as it is located in the aforementioned blue gum forest. • The high demand for a day cere centre in the area (such as the very successful and well established Pret-op-die-Plaas) is clear based on the popularity of Pret op-die-Plaas and the number of applications which have been received over the last 5 years. It is clear that the community has begun to rely on the facility, especially as there are very limited day care centres in the area. • It is considered that the proposed land use will be subservient to the primary use of bona fide agriculture or natural environment. There has been no negative impact observed on the agricultural use.

	<p>opportunity to leave their children in a safe and educational environment while they work and grow the economy.</p> <ul style="list-style-type: none"> • The proposed does not require any services upgrades.
j. IDP and SDF of district Municipality.	In line with this applicable plan and framework.
k. IDP and SDF of local Municipality	Discussed and addressed under i and j, above.
l. Applicable structure plans	N/A
m. Applicable policies for decision making	Aligned.
n. Provincial spatial development framework	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF which all promotes additional uses on Agricultural land to provide additional income. Thus, the application is in line with the provincial SDF.
o. Regional spatial development framework.	N/A
p. National policies, norms and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. Chapter VI of the Land Use Planning Act	<p><u>Spatial Justice:</u> Aligned. The day care centre will service the surrounding community.</p> <p><u>Spatial Sustainability:</u> Aligned. The proposed land use is within existing buildings and infrastructure. It does not result in urban sprawl.</p> <p><u>Efficiency:</u> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of land.</p> <p><u>Good Administration:</u> The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p><u>Spatial Resilience:</u> Through the approval of this application, there will be no negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>

5 Conclusion

The application site has been successfully been used as a day care centre with temporary approval for the last 4 years. The goal of this application is to gain permanent consent use approval for the day care centre.

In light of the above information, Council is respectfully requested to favourably consider the application for the following:

- i) Consent to allow for a Day Care Centre

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for Arch Town Planners (Pty) Ltd