



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14000

Our File Reference Number: Erf 657, Kylemore

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR CONSENT USE ON ERF 657, KYLEMORE

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely the:
 - 2.1.1 **Consent Use** in terms of Section 15(2)(c) of the said By-Law on Erf 657, Kylemore to exceed the parameters of an additional use to utilize the property for purposes of a day care centre.
BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.
 - 2.2 The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 2.2.1 The approval only applies to the proposal under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 2.2.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 2.2.3 The number of children be limited to 51.

- 2.2.4 The use hereby permitted shall only operate from Monday to Friday, from 07h00 to 18h00.
- 2.2.5 The conditions imposed by the **Directorate: Infrastructure Services** in their memo dated 15 March 2024, attached as **ANNEXURE E**, be adhered to.
- 2.2.6 The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

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

- 3.1 From a town planning point of view the proposal is regarded as sound planning practice to locate community facilities (i.e churches, schools, crèches, clinics, etc) within a residential neighbourhood as these uses is seen to be compatible with one another.
- 3.2 The proposed facility will not generate high traffic volumes that will have a negative impact on the existing residential character, as the children will only be dropped off and collected at certain time periods during the day.
- 3.3 The proposed use will not have a detrimental effect on the surrounding properties or the area but will in fact provide the area with an additional facility that is aimed at providing service to the surrounding area.

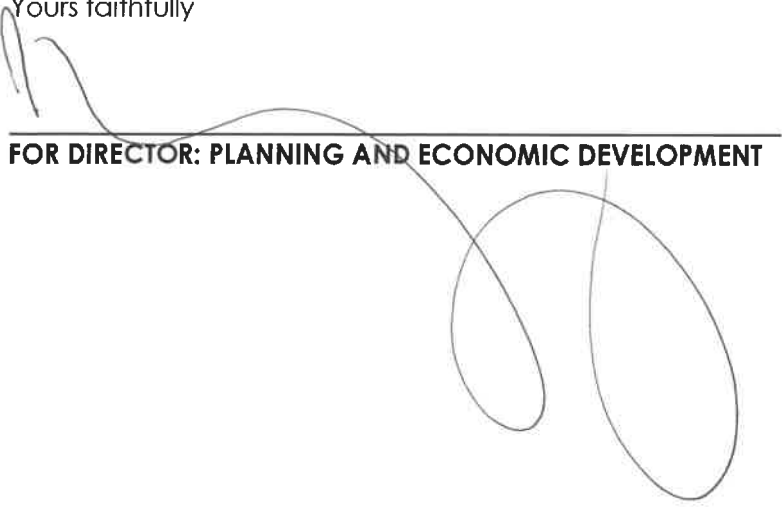
4. Matters to be noted:

- 4.1 Building plans be approved by the Municipality.
- 4.2 A business license be applied for if required.
- 4.3 All required certificates and registrations to operate the subject facility, as required by the Cape Winelands Health Section, the Provincial Department of Social Development and any other relevant departments, at all times be obtained and renewed.
- 4.4 All electrical requirements should be directed to Eskom

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
5. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
6. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
7. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
8. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
9. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

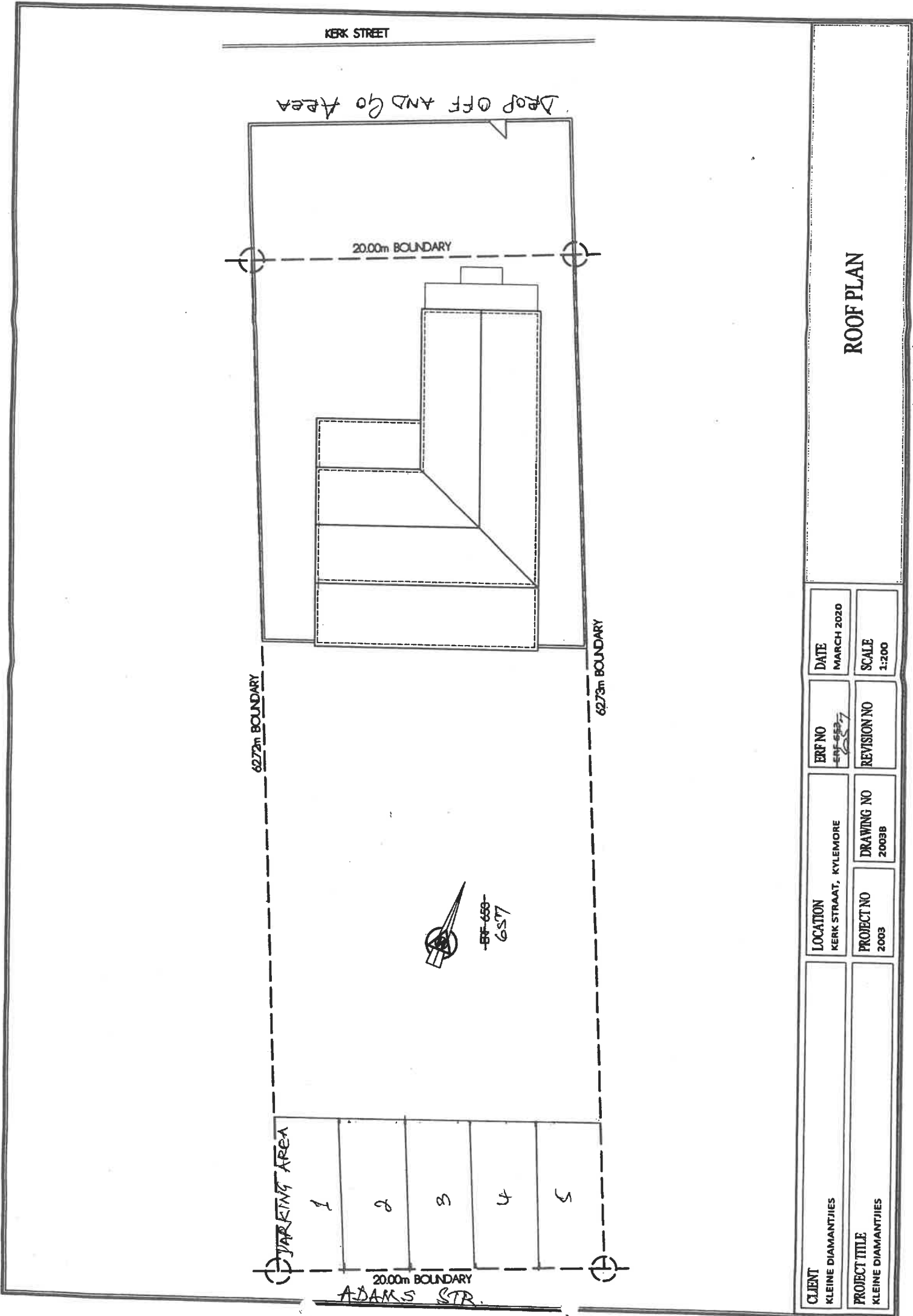


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

12/5/2025
DATE

ANNEXURE B
APPLICATION FOR CONSENT USE: ERF 657,
KYLEMORE

SITE DEVELOPMENT PLAN/SITE PLAN



CLIENT KLEINE DIAMANTJIES		LOCATION KERK STRAAT, KYLEMORE		ROOF PLAN	
PROJECT TITLE KLEINE DIAMANTJIES		PROJECT NO 2003		DATE MARCH 2020	
		DRAWING NO 2003B		ERF NO ERF-658-657	
				REVISION NO	
				SCALE 1:200	

KERK STREET

MESH WIRE FENCE

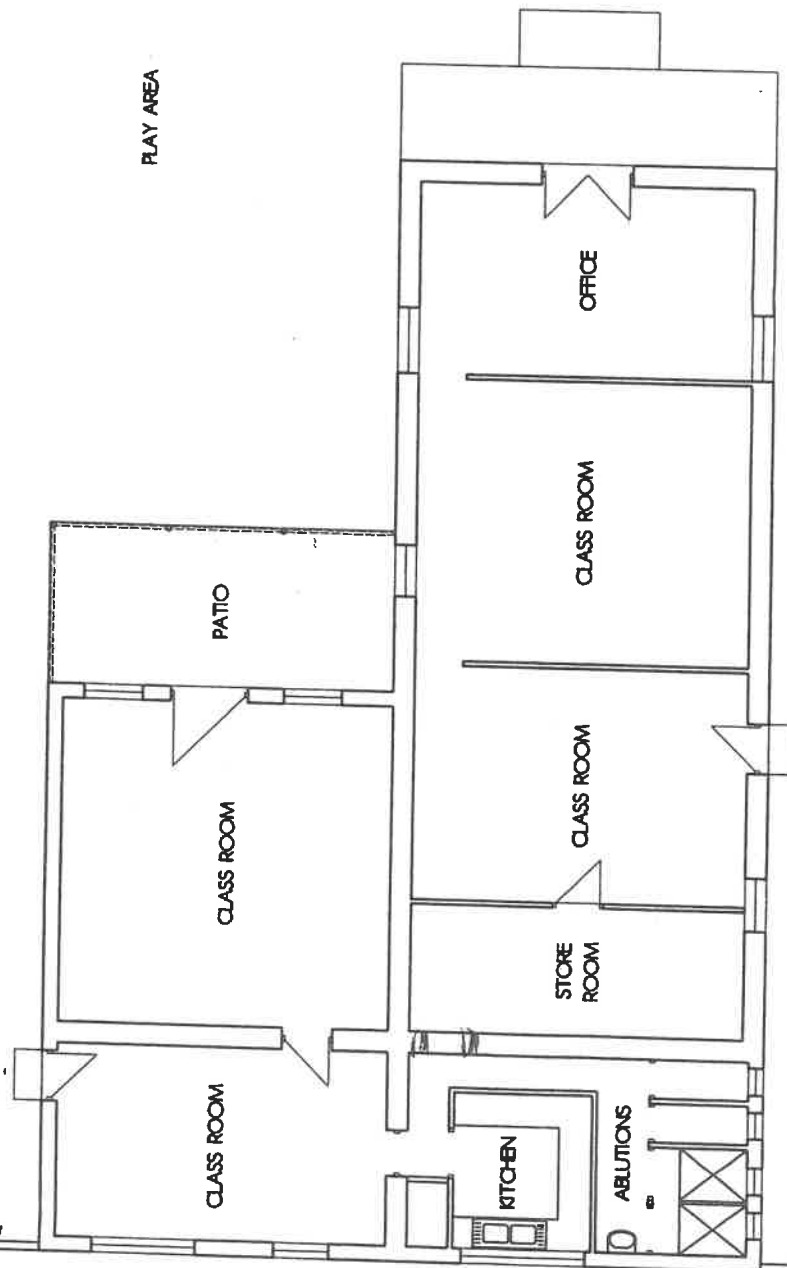
PLAY AREA

MESH WIRE FENCE

MESH WIRE FENCE

MESH WIRE FENCE

MESH WIRE FENCE



SITE AND FLOOR PLAN

CLIENT KLEINE DIAMANTJIES	LOCATION KERK STRAAT, KYLEMORE		DATE MARCH 2020
	PROJECT NO 2003		SCALE 1:200
PROJECT TITLE KLEINE DIAMANTJIES	DRAWING NO 2003A		REVISION NO
	ERP NO ERP 0001 257		

ANNEXURE E
APPLICATION FOR CONSENT USE: ERF 657,
KYLEMORE

COMMENT FROM THE DIRECTORATE:
INFRASTRUCTURE SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nolusindiso Momoti
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	15 March 2024
Our Ref ▫ Ons Verw:	Civil LU 2667
Town Planning Ref:	LU/16057 – TP 366/2023
Re ▫ Insake:	Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use for purposes of a Day Care Facility on Erf 657, Kylemore.

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering services

- 1.1 All required parking must be provided on the erf, no parking will be allowed in the road reserve.

Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)