NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR CONSENT USE: FARM 352/2, JONKERSHOEK, STELENBOSCH

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

Application Property Address: JONKERSHOEK ROAD

Application Property Number: PORTION 2 OF FARM 352, JONKERSHOEK, STELLENBOSCH

Applicant: ANELE HORN, ANELE@STELLUMTHOMBO.CO.ZA, 082 871 0101

Owner: DEPARTMENT OF PUBLIC WORKS, MANAGED BY MTO

Application Reference: LU/TP TP996/2024

Description of land development proposal:
Application is made in terms of Section 201 of the Stellenbosch Municipality Land Use Planning By-Law for the consent use to use an existing building on Farm 352 Portion 2, Jonkershoek Valley, Stellenbosch, as a Day Care Centre accommodating 32 children.

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: (Anele Horn, anele@stellumthombo.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 **14 April 2025**.

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 082 871 0101 during normal office hours.

Yours faithfully

ANELE HORN

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEKTIPE: AANSOEK VIR TOESTEMMINGSGEBRUIK, PLAAS 352/2, JONKERSHOEK

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

Adres van aansoek eiendom: JONKERSHOEKWEG

Aansoek eiendom beskrywing: PLAAS 352/2, JONKERSHOEK, STELLENBOSCH

Aansoeker: ANELE HORN, STELLUMTHOMBO, ANELE@STELLUMTHOMBO.CO.ZA

Eienaar: DEPARTEMENT VAN OPENBARE WERKE EN INFRASTRUKTUUR, ONDER BESTUUR VAN MTO

Aansoek Verwysing: LU/TP TP996/2024

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 201 van die Stellenbosch Munisipaliteit se Verordening op Grondgebruiksbeplanning vir die toestemmingsgebruik om 'n bestaande gebou op Plaas 352 Gedeelte 2, Jonkershoekvallei, Stellenbosch, as 'n Dagsorgsentrum vir 32 kinders te gebruik.

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 tydsduur 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 toeganglik 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 terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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: (Anele Horn, anele@stellumthombo.co.za). Deur 'n beswaar, kommentaar of vertoë 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 **14 April 2025.**

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde 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 voorsienning gemaak is nie, kan die Aansoeker

geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 082 871 0101 gedurende normale kantoor ure.

Die uwe

ANELE HORN

Anele Horn
2 Drostdy Street
Stellenbosch
7600

ATT: STELLENBOSCH MUNICIPALITY
To Whom It May Concern:

Re: Farm 352 Portion 2 Jonkershoek Valley Stellenbosch - Motivation for Consent Use Application

In terms of Section 201 of the Stellenbosch Municipality Land Use Planning By-Law, we hereby apply for the consent use to use an existing building on Farm 352 Portion 2, Jonkershoek Valley, Stellenbosch, as a Day Care Centre.

Akkerland Day Care Centre is an educational project that serves children of farm workers and other members of the Jonkershoek Valley community of Stellenbosch. Akkerland Daycare was established in 1989 when the need for daycare within the Forestry Community was recognised. The nearest daycare centre to the forestry community is 10km away and difficult to access for families without public transport for pre-school children. Akkerland provides quality pre-school education to children who would, for most part, have nowhere else to go while their parents are at work.

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

A separate ablution block is provided with 2 toilets and basins. Each room is provided with a fire extinguisher and fire escape routes and assembly area has been clearly demarcated.

Akkerland Day Care has been approved by the Department of Social Works to operate with 32 children aged 3 months to 5 years. Currently there are 28 children aged 3 months to 5 years enrolled, with a staff component of 2 full-time staff members. The Day Care operates Monday to Friday from 07:00 – 17:00. The trained staff run a daily programme in accordance with the National Curriculum Framework.

Access to the Day Care is provided by a road that connects to the Jonkershoek Road and sufficient parking is provided to ensure an effective pick-up and drop-off area. Most of the parents walk their kids to school from nearby residences. The entire day care area has been provided with a surrounding fence with entrance gate.
Agriculture is still the predominant activity on Portion 2 of Farm 352, with the Day Care Centre preoccupying less than 1% of the farm portion.

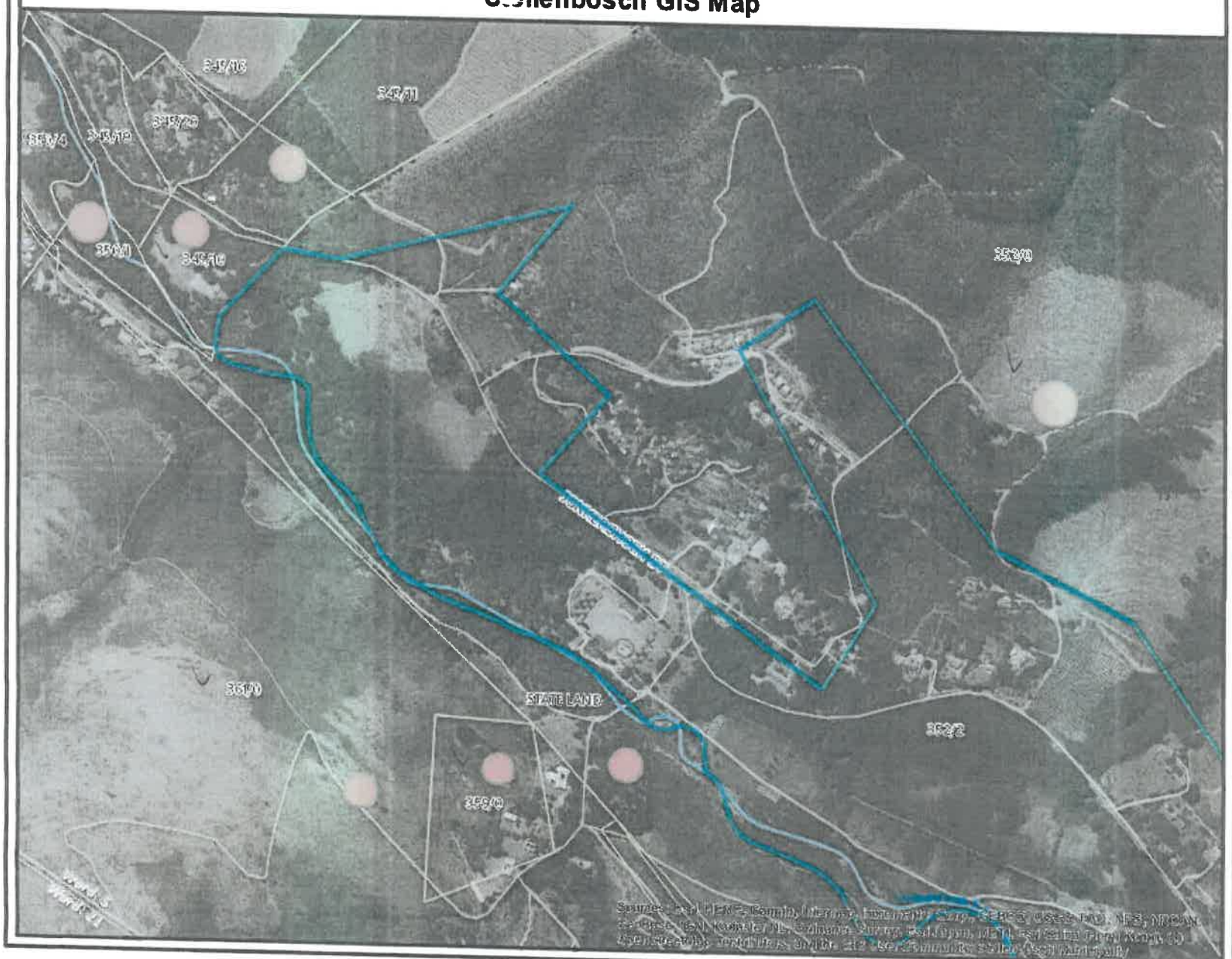
Childcare plays an important role in providing working parents with the opportunity to place their children under proper supervision, safety and care during working hours. Farm 352 Portion 2 is equipped with the required infrastructure, workforce and business plan to successfully see to this need.

We trust that the application will meet your approval.
Kind Regards,

Anele Horn

Registered Town and Regional Planner A2561/2017

Stellenbosch GIS Map



SCALE

1:9 027,98

Legend

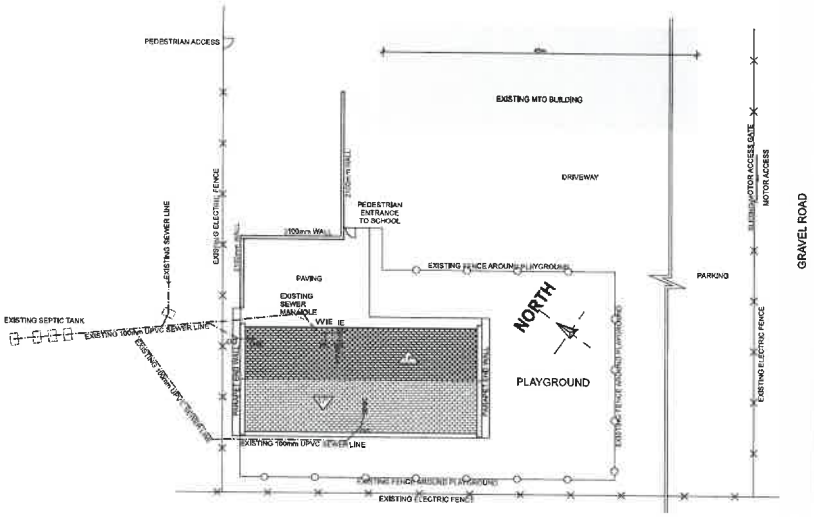
Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2025/02/03

Author: Stellenbosch Municipality

Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7600
Tel: 021 808 8658

State land included

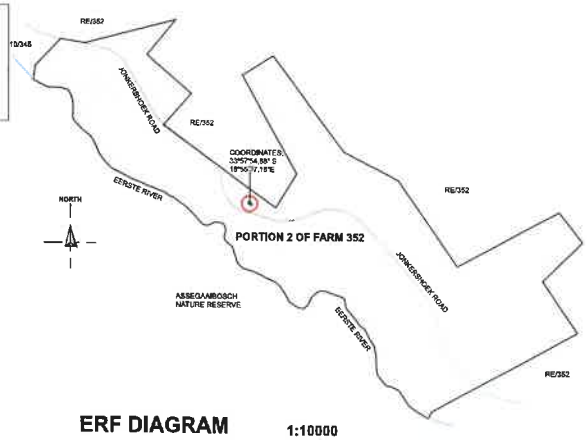


SITE PLAN 1:200

JONKERSHOEK ROAD

AREA SCHEDULE	
SCHOOL BUILDING	132,2m²
OTHER BUILDINGS	UNKNOWN m²
TOTAL FOOT PRINT	UNKNOWN m²
SITE AREA	1089700m² (108,97Ha)
COVERAGE (SCHOOL ONLY)	0,00012%

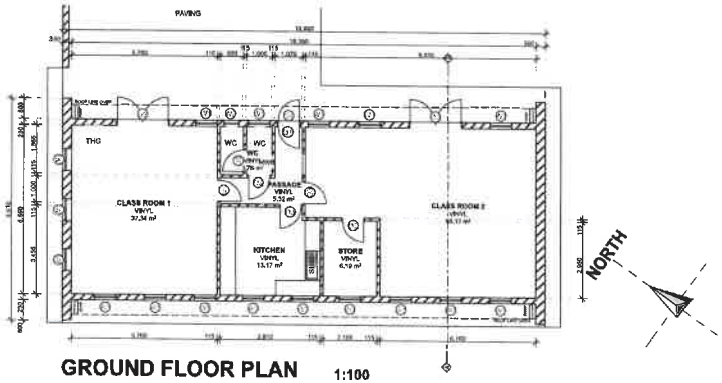
SEWER KEYS	
SYMBOL	DESCRIPTION
	EXISTING 110mm SEWER PIPE LINE
	EXISTING 90mm SEWER PIPE LINE
RE	RODDING EYE
IE	INSPECTION EYE
OG	OVERFLOW GULLY
OG	OPEN GULLY
VV	VENT VALVE
EXT	EXTERNAL TAP
HWB	HAND WASH BASIN
WC	WATER CLOSET
SINK	SINK
TRH	TROUGH



ERF DIAGRAM 1:10000

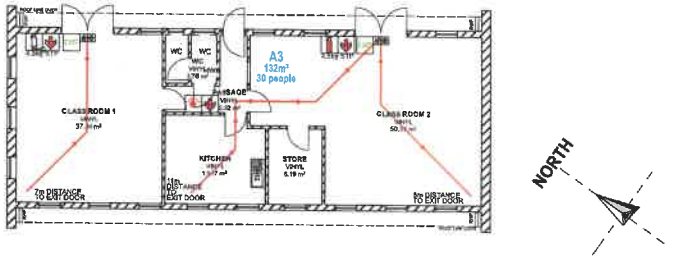
WINDOW ID	W1	W2
FRONT VIEW	850 x 1200	900 x 800
FRAME MATERIAL	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM
GLASS	EXISTING CLEAR GLASS	EXISTING CLEAR GLASS
QUANTITY	17	1

WINDOW SCHEDULE

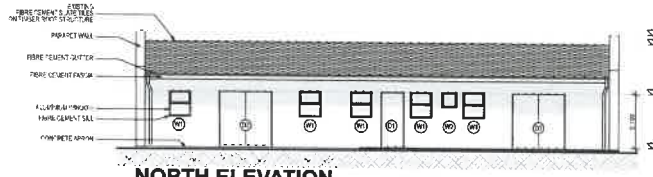


GROUND FLOOR PLAN 1:100

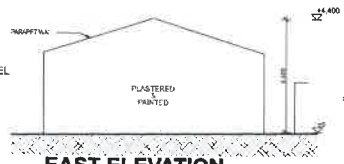
FIRE KEY	
SYMBOL	DESCRIPTION
	DIRECTIONAL SIGNAGE
EXIT	EXIT SIGNAGE
	STP 4.5kg FIRE EXTINGUISHER
	2kg CO2 FIRE EXTINGUISHER
	FIRE HOSE REEL (FHR)
	FIRE HOSE REEL SIGNAGE
	FIRE EXTINGUISHER SIGNAGE
	FIRE ALARM SIGNAGE
	TRAVEL PATH
Occupancy Key	OCCUPANCY, SIZE & NUMBER PEOPLE



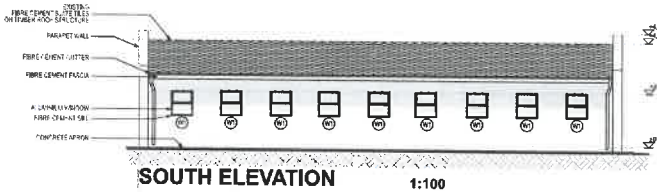
FIRE PLAN 1:100



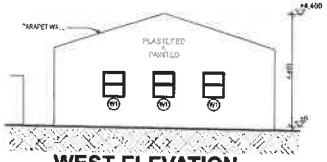
NORTH ELEVATION 1:100



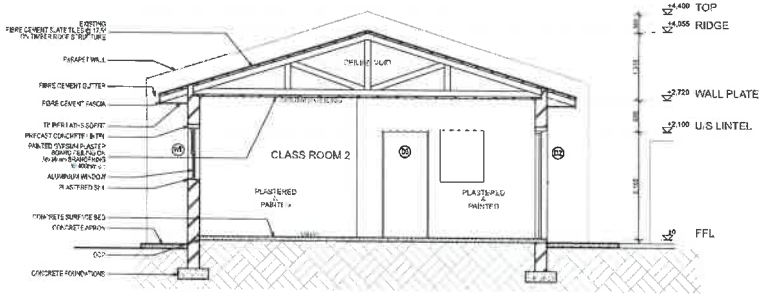
EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



SECTION A-A 1:50

COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECT

GENERAL NOTES

1) ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.
2) THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS WHERE APPLICABLE.
3) DIMENSIONS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
4) ANY DISCREPANCIES AND AMBIGUITIES ON THIS DRAWING ARE TO BE REPORTED TO THE ARCHITECT AS SOON AS POSSIBLE.

NO	DATE	BY	DESCRIPTION	APP

KEY PLAN

CLIENT
AKKERLAND CRECHE
PORTION 2 OF FARM 352
JONKERSHOEK ROAD
STELLENBOSCH
021 886 1172
akkerlandscde@gmail.com
Sign: J. Rhode.

ARCHITECTS CONTACT DETAILS
VAN DER MERWE ARCHITECTS
4 VADERSGAWE
DEVON VALLEY
STELLENBOSCH
+27 (0)71 277 8882
dawid@vdmarch.com

PROJECT TITLE
AKKERLAND
PORTION 2 OF FARM 352
JONKERSHOEK ROAD
STELLENBOSCH

DRAWING TITLE
EXISTING SCHOOL
SITE PLAN, PLANS, SECTION & ELEVATIONS

CAD FILE
A:\work\dawid\work\038 Akkerland\1 Projects\038 Akkerlands'

DRAWING STATUS
MUNICIPAL APPROVAL

LAST PLOT DATE:	SCALE @ A1	CHECKED BY
25/11/21	AS INDICATED	DwdM
DATE OF FIRST ISSUE:	APPROVED	DRAWN BY
11/11/21		DwdM
PROJECT NUMBER	DRAWING NO	REV
038	038-M-001	