

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION IS MADE IN TERMS OF SECTION 15 (2) OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY LAW, 2023 ON ERF 12758 AND 12759 STELLENBOSCH

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

- Consolidation in terms of section 15(2)(e) of the above said bylaw, to consolidation Erf 12758 (767sqm) and Erf 12759 (720 sqm) into one registered property

Application Property Address: Karlien en Kandas Speelskool / Rhodeslaan Noord, Die Boord, Stellenbosch, 7600

Application Property Number: Erf 12758 and 12759 Stellenbosch

Applicant: Rothemba Ndouvhada / Rondo Consulting / info@rondogroup.co.za

Owner: Stellenbosch Local Municipality [REDACTED]

Application Reference: LU/19318 (TP1239/2025)

Description of land development proposal:

An application is hereby submitted on behalf of Stellenbosch Municipality for the Consolidation of two properties in terms of Section 31 of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 as read with Section 15 of the Stellenbosch Municipality Zoning Scheme By-Law, 2024. The subject properties are registered as Erf 12758, Stellenbosch, Western Cape Province and Erf 12759, Stellenbosch, Western Cape Province, which are situated in the Die Boord suburb under the jurisdiction of the Stellenbosch Local Municipality. Subsequent to the above, both properties are currently zoned "Education Zone (limited to a day care centre)". In addition to the above, the property is currently operating as a Day Care Centre. Considering the day care centre operates across Erven 12758 and 12759, the client intends to consolidate these two erven into one registered property.

The proposed land use application, on behalf of Stellenbosch Local Municipality, is for the consolidation of Erven 12758 and 12759, Stellenbosch, Western Cape Province into one registered land parcel to formalise the current Day Care Centre operations.

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: Rondo Consulting at info@rondogroup.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 6 September 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 info@rondogroup.co.za during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Rothemba Ndouvhada', enclosed within a hand-drawn oval.

Rothemba Ndouvhada

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK WORD GEDIEN INGEVOLGE ARTIKEL 15 (2) VAN DIE STELLENBOSCH MUNISIPALITEIT GRONDGEBRUIKSBEPLANNING BY WET, 2023 OP ERF 12758 EN 12759 STELLENBOSH

Die volgende grondgebruiksaansoek ingevolge die Stellenbosch Grondgebruikbeplanningsverordening verwys na:

- Konsolidasie ingevolge artikel 15(2) van die bogenoemde verordening, na die konsolidasie van Erf 12758 (767 vkm) en Erf 12759 (720 vkm) in een geregistreerde eiendom

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

Adres van aansoek eiendom: Karlien en Kandas Speelskool / Rhodeslaan Noord, Die Boord, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 12758 and 12759 Stellenbosch

Aansoeker: Rothemba Ndouvhada / Rondo Consulting / info@rondogroup.co.za

Eienaar: Stellenbosch Local Municipality / [REDACTED]

Aansoek Verwysing: LU/19318 (TP1239/2025)

Besonderhede van die grondgebruiksaansoek:

'n Aansoek word hiermee namens die Stellenbosch Munisipaliteit ingedien vir die Konsolidasie van twee eiendomme ingevolge Artikel 31 van die Stellenbosch Munisipaliteit se Verordening oor Munisipale Grondgebruikbeplanning, 2023, soos saamgelees met Artikel 15 van die Stellenbosch Munisipaliteit se Soneringskemaverordening, 2024. Die betrokke eiendomme is geregistreer as Erf 12758, Stellenbosch, Wes-Kaap Provinsie en Erf 12759, Stellenbosch, Wes-Kaap Provinsie, wat geleë is in die voorstad Die Boord onder die jurisdiksie van die Stellenbosch Plaaslike Munisipaliteit. Na aanleiding van bogenoemde, is beide eiendomme tans gesoneer as "Onderwyssone (beperk tot 'n dagsorgsentrum)". Benewens bogenoemde, word die eiendom tans as 'n Dagsorgsentrum bedryf. Aangesien die dagsorgsentrum oor Erf 12758 en 12759 bedryf word, is die kliënt van voorneme om hierdie twee erwe in een geregistreerde eiendom te konsolideer. Die voorgestelde grondgebruiksaansoek, namens die Stellenbosch Plaaslike Munisipaliteit, is vir die konsolidasie van Erf 12758 en 12759, Stellenbosch, Wes-Kaap Provinsie in een geregistreerde grondperseel om die huidige Dagsorgsentrumbedrywighede te formaliseer.

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-notice/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 terms 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: Rondo Consulting at info@rondogroup.co.za. Deur 'n beswaar, kommentaar of verhoë 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 6 September 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by info@rondogroup.co.za gedurende normale kantoor ure.

Die uwe

A handwritten signature in black ink, appearing to be 'R. Ndouvhada', enclosed within a circular scribble.

Rothemba Ndouvhada



TAX INVOICE

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOOF

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599

PLANNING & ECONOMIC DEVELOPMENT: PLANNING

FILE NR: OUTGOING POST

Erf 12758 & 12759 S

FILE NR:

MUNISIPALITEIT

COLLABORATOR NR:

DATE:	2025-07-07	DOCUMENT NO:	789619
ERF / FARM NO:	12758 & 12759	CREATED BY:	Nicole Katts
LOCALITY:	Rhodes-Noord Rd, STELLENBOSCH	APPLICATION NO:	LU/19318
OWNER'S NAME:	Stellenbosch Municipality	APPLICATION VAT NO:	0
ADDRESS:	Stellenbosch Municipality 17 Plein Street Stellenbosch 7600	VAT NO:	4700102181
		APPLICANT:	Rothemba Ndouvhada - Rondo Group
		TEL NO:	0678831815

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
COUNCIL PROPERTY/APPLICATION - Council Property/Application : Subdivision & Consolidation (Amendment/Cancellation of Subdivisional Plan / General Plan / Diagram) on Council owned land, Per Application	0.00	1	20180711011497	0.00
TOTAL AMOUNT PAYABLE				0.00
VAT INCLUDED @ 15%				0.00

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BY

NAME:

SIGNATURE

Nicole Katts

NKatts

DATE: 07-07-2025

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

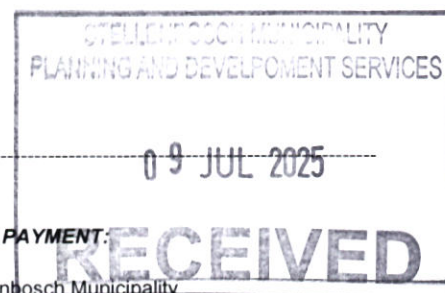
VERIFIED BY

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.

0.00

0



Enquiries

Nicole Katts

Phone Number

0218088318

E-mail

nicole.katts@stellenbosch.gov.za

BTW/VAT Invoice No: 17755

Invoice VAT Reference: 4700102181

Name: Rothemba Ndouvhada

Invoice Date: 2025/7/7

Reference No: TP1239/2025

Payment Due Date: 2025/7/21

Client Street address: 107 Boardwalk Boulevard Faerie
Glen Pretoria Gauteng South Africa 0081

Municipality street address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client Postal address: 107 Boardwalk Boulevard Faerie
Glen Pretoria Gauteng South Africa 0081

Municipality postal address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client VAT No: 4120308608

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081406	Subdivision or consolidation of land on behalf of Council or on Council property	1	0.00	Per application	0.00
Total Excl VAT					0.00
VAT					0.00
Invoice Total					0.00

*VAT Exempt

Created By: Petersen, Nicole

Signature: *NKatts*

Verified By: Petersen, Nicole

Signature: *NKatts*

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: Standard Bank South Africa Acc# 242637280 Branch Code 051001

Please use the following as reference number: TP1239/2025

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



DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW					
Date of submission of application		03-07-2025			
TP Number		1239/2025			
Erf No	12758 AND 12759	Town		Suburb	Stellenbosch
Farm No	n/a	Farm Portion	n/a	Area / Division	n/a
Owner/Applicant	Rothemba Ndouvhada – Rondo Group		Contact Number		067 883 1815
Email address	info@rondogroup.co.za				
INFORMATION AND DOCUMENTATION CHECK			ADMIN TO VERIFY ¹		
			YES	NO	NOTES
1. Correct application form completed in full and duly signed			✓		
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution			✓		
3. Copy of the correct Title Deed			✓		
4. Motivation report			✓		
5. Locality plan			✓		
6. Site layout plan / Subdivision plan			✓		
7. Proof of payment			N/A		
8. Other documents indicated by Applicant					
VERIFIED & SIGNED BY ADMIN		Nicole Katts	<i>NKatts</i>		03-07-2025
NOTES:					
1. Should it be found that the application is not complete, the Applicant will be notified within 14 days of receipt of the application of outstanding information [s41(1)(c)(ii)].					
2. Should the application be complete, Admin will issue an invoice to the Applicant and submit same with proof of payment to Finance and to Registry for filing. The Applicant will be notified within 14 days of receipt of the application that the application is complete [s41(1)(c)(i)] [s41(2)].					
3. Should the outstanding information and/or proof of payment not be received, the Applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].					

¹ Verification by Admin of the documentation attached and completeness of application



PRETORIA OFFICE
Boardwalk Office Park
107 Boardwalk Boulevard
Block N1, 2nd Floor, Suite 115
Faerie Glen
Pretoria
0081

CAPE TOWN OFFICE
C107 Pardys Bay
Otto Du Plessis
Big Bay
Cape Town
7441

LIMPOPO OFFICE
Ismini Office Park
4 Ismini Street
Bendor
Polokwane
0699

CELL: 067 883 1815 | 071 288 6069
EMAIL: info@rondogroup.co.za

Ref: RON25P14_CORR_LETTERS_SENT_00_REVISION - Cover Letter

18 June 2025

**MANAGER: LAND USE MANAGEMENT
PLANNING AND ECONOMIC DEPARTMENT**

1st Floor,
NPK Building,
20 Plein Street,
Stellenbosch
7600

Attention:

Dear Sir/Ma'am

AN APPLICATION IN TERMS OF SECTION 31 OF THE STELLENBOSCH MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2023 AS READ WITH CLAUSE 15 (1) OF THE STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2024 FOR THE CONSOLIDATION OF ERVEN 12758 AND 12759, STELLENBOSCH, WESTERN CAPE PROVINCE IS HEREBY SUBMITTED

The proposed land use application is to consolidate Erven 12758 and 12759, Stellenbosch, Western Cape Province into one property.

The application form along with the following documents have been attached as annexures to the Motivational Memorandum:

- Proof of Payment (As confirmed by the municipality, no application fees are payable for this application.)
- Motivational Memorandum
- Locality Plan
- Land use Plan
- Draft Site development Plan
- Consolidation Plan
- S.G. Diagram
- Copy of The Title Deed/Ownership
- Power of Attorney and Council/Company Resolution

We trust that you will find this application, along with all its attachments, to be in order. Please do not hesitate to contact us, should you require any additional information and/or documentation in this regard.

Yours sincerely,

Mr. Rothemba Ndouvhada
Pr. Spatial planner

C: 067 883 1815 | E: rothemban@rondogroup.co.za | F: 086 6877 751



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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE

Town Planning Application Management System (TPAMS)

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

NOTE: *Land Use Application Form A* is the main application form for all types of land use activities. *Land Use Application Form B* can be used if the application comprises ONLY an application for a departure or for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed. If any other type of application is also required, *Land Use Application Form A* must be completed.

LAND USE APPLICATION FORM A

Section 15 of the Land Use Planning Bylaw (LUPB) and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	Rothemba
Surname	Ndouvhada
Company name (if applicable)	Rondo Group
Street or Postal Address	Boardwalk Office Park, 107 Boardwalk Blvd, Block N1, 2nd Floor, Suite 115/118, Faerie Glen, Pretoria, 0081
Email Address	info@rondogroup.co.za
Contact Number(s)	067 883 1815

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

Registered owner(s) Name	Stellenbosch Local Municipality
Street or Postal Address	Stellenbosch Main Building 17 Plein Street, Stellenbosch, 7600
E-mail Address	michelle.aalbers@stellenbosch.gov.za
Contact Number	021 808 8111

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

Erf No	12758 & 12759	Suburb	Die Boord	Town	Stellenbosch		
Farm no	N/A	Farm Portion	N/A	Nearest Town	Stellenbosch		
Physical or Street Address	Rhodes-Noord Road, Die Boord, Stellenbosch, 7600		Property / Business / Farm known as	Karliën en Kandas Speelskool			
Current Zoning	Education Zone (Limited to a Day Care Centre)						
Additional or Consent Uses							
Current activities	Day Care Centre						
Property Size / Extent	767 m² (Erf 12758) + 720 m² (Erf 12759) = 1 487 m² (Consolidated)				Are there existing buildings?	X	N
Title Deed number	T4375/2001						
Any restrictions to Conveyance's Certificate?	Y	X	If yes, list condition(s) in motivation report.				
Are the restrictive conditions in favour of a third party?	Y	X	If yes, list the party(ies) in motivation report.				
Is the property owned by Council?	X	N	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.				
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	X	If yes, indicate which section are triggered in motivation report and attach relevant permit.				
Is the property or building located within the historical core or contains any heritage significant features?	Y	X	Is the building older than 60 years?			Y	X
Does the property fall inside the urban edge?	X	N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?			Y	X
Does the property fall within the Urban or Rural Conservation Overlay Zone?	Y	X	Does the property fall within the Scenic Route Overlay Zone?			Y	X
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	X	If yes, is this application to legalise the building / land use?			Y	X
<i>Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.</i>							
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	X	Are there any land claim(s) registered on the subject property(ies)?			Y	X

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation to Section 37 of the Land Use Planning Bylaw (LUPB)?	X	N	If yes, attach the minutes / written feedback received.
Has there been any pre-application consultation to Section 53 of the Land Use Planning Act (LUPA)?	Y	X	If yes, attach the minutes / written feedback received.

A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisinal area and any proposal that triggers the Inclusionary Zoning Policy. It is advised for any other land use application that involves enhanced land use rights in the Multi-Unit Residential, Mixed-Use and Agricultural & Rural zones. A pre-application consultation may be requested for any type of application by either the applicant or by the Municipality as deemed necessary.

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

PART E: LAND USE APPLICATIONS AND PAYMENT OF FEES**APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW****Number****Fee**

15(2)(a)	rezoning of land		R10 800.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		R2 700.00
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		R2 700.00
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		R5 450.00
15(2)(e)	a consolidation of land that is not exempted in terms of section 24	X	R5 450.00
15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit		R2 700.00
15(2)(g)	a permission required in terms of the zoning scheme		R2 700.00
15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval		R5 450.00
15(2)(i)	an extension of the validity period of an approval (50% of current application fee)		R.....
15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram		R5 450.00
15(2)(l)	a permission required in terms of a condition of approval		R2 700.00
15(2)(m)	a determination of a zoning		R10 800.00
15(2)(n)	a closure of a public place or part thereof		R5 450.00
15(2)(o)	a consent use contemplated in the zoning scheme		R2 700.00
15(2)(o)	a consent use for a house shop, home day care centre, day care centre		R 220.00
15(2)(p)	to disestablish a homeowners' association		R2 700.00
15(2)(q)	to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services		R2 700.00
15(2)(r)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged		R5 450.00

OTHER APPLICATIONS**Number****Fee**

Approval required in terms of the bylaw for street naming and numbering		R2 700.00
Consent / Permission required in terms of a title deed (includes planning permission in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)		R2 700.00
Complexity fee – Per study / assessment		R4 520.00

TOTAL APPLICATION FEE PAYABLE**R****DETAILS FOR INVOICE**

Name & Surname (party responsible for payment)	N/A
Street or Postal Address	N/A
Vat Number (where applicable)	N/A

1. Application fees are per the approved Council Tariffs. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once an invoice is issued, the application is regarded as duly submitted.
2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable as per the Tariff Rules. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579.
3. 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: TP_____ and ERF/FARM _____

Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment

PART F: DETAILS OF PROPOSAL (Brief description of intent of development listing proposed land use activities. Full motivation report must be attached, addressing the desirability of the proposal, the criteria listed in Section 65 of the LUPB and, if applicable, motivation for site specific justification.)

A proposed consolidation of Erven 12758 and 12759, Stellenbosch, Western Cape Province to ensure that the premises abides by the legal municipal requirements as per the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023. The consolidation of these properties promotes good administration, bringing the premises into compliance. The properties currently operate as a unified Day Care Centre that provides an essential community service to the surrounding neighbourhood, prompting the need to obtain formalised and legal permission to use the two subject properties as a consolidated land unit.

Is the proposal consistent / compliant with municipal plans, policies and guidelines , or any national or provincial policies (e.g., Western Cape Land Use Planning Guidelines: Rural Areas), restrictive title conditions, other legislation / authorisations?						X	N
Is the proposal consistent with the Municipal Spatial Development Framework (MSDF)?						X	N
Does the proposal require additional infrastructure / civil engineering services e.g., electricity; water; sewerage; road network etc.?						Y	X
Does the development proposal include the provision of residential units ? The target market re: range in income bracket/ selling price or rental must be addressed in the motivation report.						Y	X
Does the proposal fall within a priority development area as defined in the MSDF where the provision of inclusionary housing is mandatory in terms of the Inclusionary Zoning Policy ?						Y	X
HOA Constitution – Name & Date of approval						N/A	
Design Guidelines – Name & Date of approval						N/A	
Departure / Relaxation / Suspension		Zoning Scheme Development Parameter		Design Guideline Development Parameter		Restrictive Title Condition	
Building line encroachment			Adjoining erf number		ZS / DG / RTC		Proposal
		Street		From	m	To	m
		Street		From	m	To	m
		Side / Common		From	m	To	m
		Side / Common		From	m	To	m
		Aggregate side		From	m	To	m
		Rear		From	m	To	m
Exceeding permissible coverage / footprint			From	%	To	%	
Exceeding maximum permitted bulk / floor factor / habitable rooms			From		To		
Exceeding height restriction			From	m	To	m	
Exceeding maximum storey height			From	m	To	m	
Exceeding maximum boundary wall height	Street		From	m	To	m	
	Side / Rear		From	m	To	m	
Relaxation of on-site parking / loading requirements			From	bays	To	bays	

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE 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 in terms of Section 38 of the LUPB

X	N	Power of attorney / Owner's consent if applicant is not owner		Y	X	Proof of any other relevant right held in the land concerned		
X	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person			X	N	S.G. diagram / General plan extract (A4 or A3 only)	
X	N	Written motivation pertaining to the desirability and impact of the proposal			Y	X	Site plan or conceptual layout plan (A4 or A3 only) to scale	
X	N	Locality plan (A4 or A3 only) to scale			Y	X	Proof of agreement or permission for required servitude	
Y	X	Proposed subdivision plan (A4 or A3 only) to scale			X	N	Proof of registered ownership (Full copy of the title deed)	
Y	X	Conveyancer's certificate			X	N	Minutes or Written feedback of pre-application consultation (if applicable)	
X	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	X	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale		Y	N	N/A	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale		Y	N	N/A	Owners' Association consent
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Civil Services Report or indication of all municipal services / registered servitudes
Y	N	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)		Y	N	N/A	Proof of failure of owner's association
Y	N	N/A	Copy of original approval and conditions of approval		Y	N	N/A	Other (specify):
X	N	N/A	Proof of lawful use right		Y	N	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 X A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N X A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
X	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	N X A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N X A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N X A	National Water Act, 1998 (Act 36 of 1998)
X	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N X A	Other (specify)
Y	X	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, 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) of said bylaw 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 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 if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

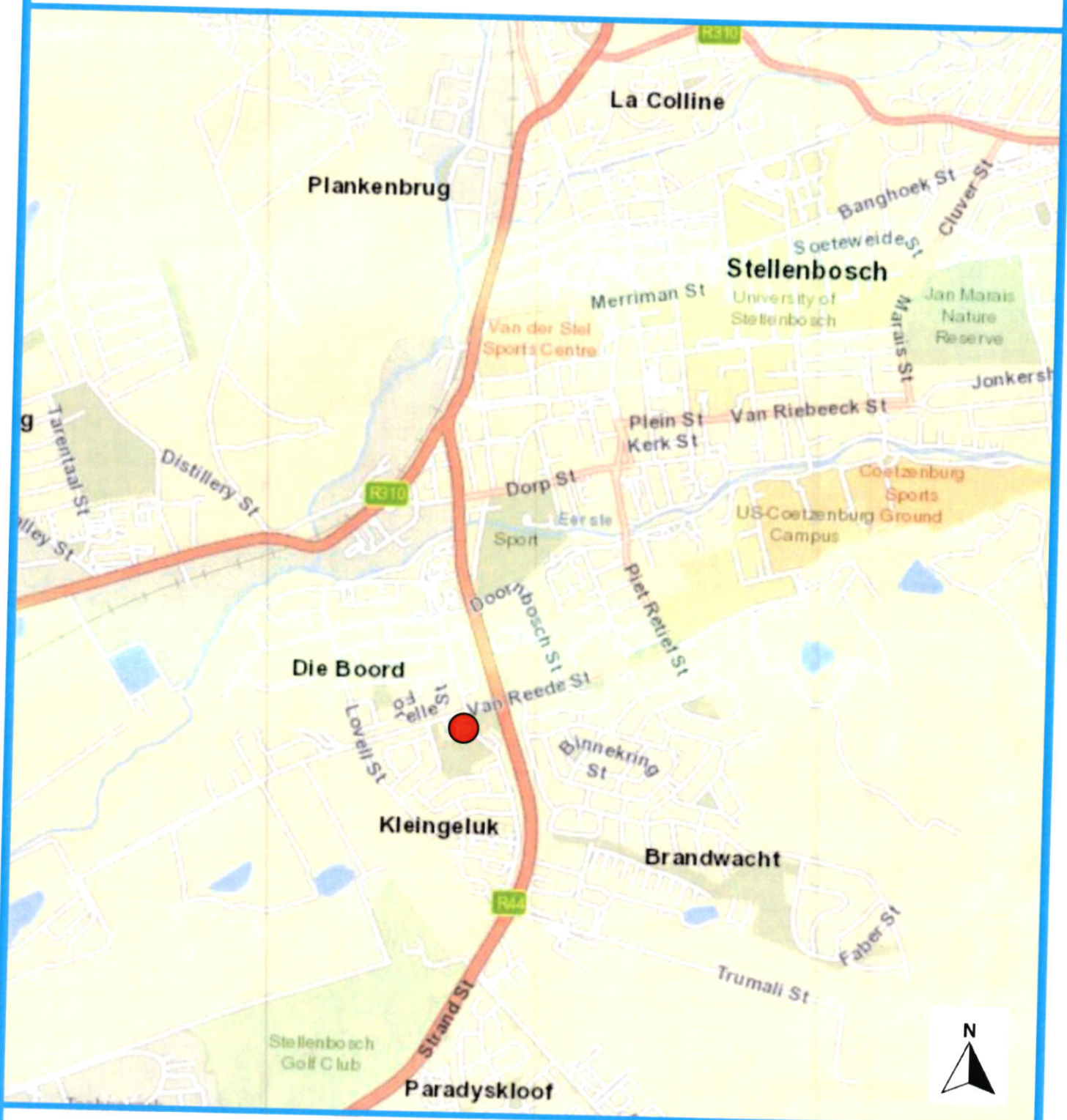
Applicant's signature: _____

Date: 18/06/2025

Full name: Rothemba Ndouvhada

Professional capacity: Pr. Town Planner

Locality Map



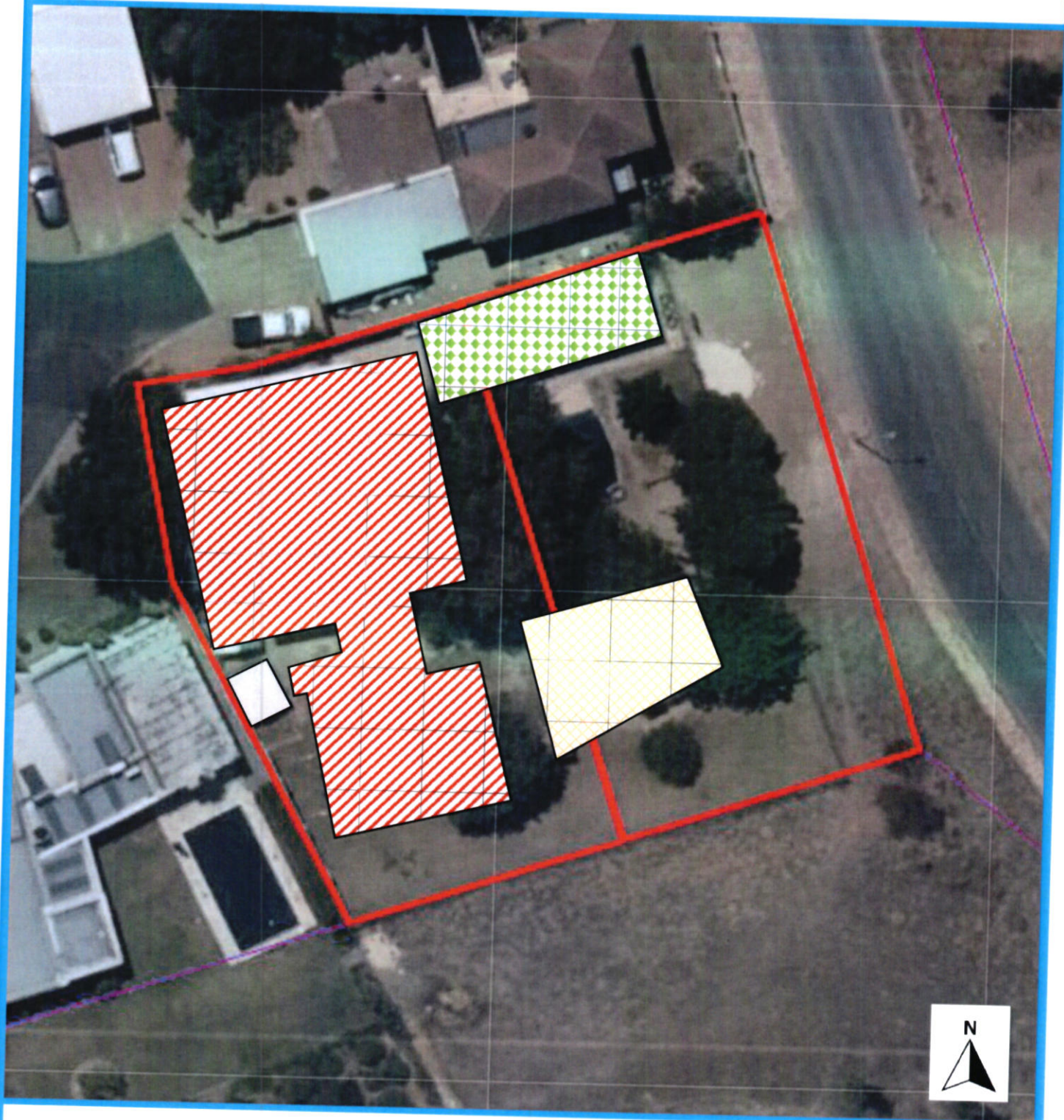
**Subject Properties (Erf
12758 and Erf 12759,
Stellenbosch)**

Locality Map



Subject Properties

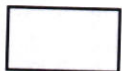
Land Use Map



Buildings



Covered Play Area



Shed



**Sandpit and
Jungle Gyms**

Surrounding Land Use Map



 Subject Properties

 Residential

 Guest House

 Education

 Public Open Space



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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

Our Ref: ERF 12758 & 12759 S

Contact per: G. de Vries

Contact no.: (021) 808 8623

ZONING CERTIFICATE

**Erf 12758 & 12759, Die Boord, Stellenbosch, Administrative District of Stellenbosch,
Province of the Western Cape**

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2023, the base zone allocated to the above property, is:

EDUCATION ZONE

(limited to a day care centre)

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2023	CONSENT USES Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2023
Day care centre Extramural facility Hostel Indoor sport Occasional use (one event/year) Outdoor sport Place of education Public institution Tertiary educational institution Private road	Dwelling house Employee housing Place of worship	Clinic Freestanding base telecommunication station Occasional Use (>one event/year) Place of assembly Renewable energy structure Rooftop base telecommunication station Welfare institution

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:

- a) All primary land uses as per the Zoning Scheme Bylaw. See **Annexure A**.
- b) Departure to utilize the property for crèche purposes as per the Municipal decision letter dated 12-11-1985. See **Annexure B**.

3. LAND USE RESTRICTIONS

This property may only be used for the permitted land uses detailed above and for no other purpose.

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at <https:// Stellenbosch.gov.za/planning-portal/>.

4. STATUS OF THE ZONING CERTIFICATE

- a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.
- b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions.



For Director: Planning and Economic Development

20.08.2024
Date:

Stellenbosch GIS Map

This aerial GIS map of Stellenbosch displays property boundaries in yellow. A specific area, consisting of two adjacent parcels (12758 and 12759), is highlighted in blue. The map includes street names such as 'VAN REEDE ST' and 'LAURENCE ST'. Various property numbers are visible, including 5589, 5588, 5587, 12762, 12764, 12763, 12761, 12760, 12757, 12756, 12755, 12754, 12753, 12275, 12270, 12273, 12272, 12271, 5340, 5339, 5352, 5351, 5350, 5349, 5348, 5347, 5346, 5345, 5344, 5343, 5342, 5341, 5340, 5339, 5338, 5337, 5336, 5335, 5334, 5333, 5332, 5331, 5330, 5329, 5328, 5327, 5326, 5325, 5324, 5323, 5322, 5321, 5320, 5319, 5318, 5317, 5316, 5315, 5314, 5313, 5312, 5311, 5310, 5309, 5308, 5307, 5306, 5305, 5304, 5303, 5302, 5301, 5300, 5299, 5298, 5297, 5296, 5295, 5294, 5293, 5292, 5291, 5290, 5289, 5288, 5287, 5286, 5285, 5284, 5283, 5282, 5281, 5280, 5279, 5278, 5277, 5276, 5275, 5274, 5273, 5272, 5271, 5270, 5269, 5268, 5267, 5266, 5265, 5264, 5263, 5262, 5261, 5260, 5259, 5258, 5257, 5256, 5255, 5254, 5253, 5252, 5251, 5250, 5249, 5248, 5247, 5246, 5245, 5244, 5243, 5242, 5241, 5240, 5239, 5238, 5237, 5236, 5235, 5234, 5233, 5232, 5231, 5230, 5229, 5228, 5227, 5226, 5225, 5224, 5223, 5222, 5221, 5220, 5219, 5218, 5217, 5216, 5215, 5214, 5213, 5212, 5211, 5210, 5209, 5208, 5207, 5206, 5205, 5204, 5203, 5202, 5201, 5200, 5199, 5198, 5197, 5196, 5195, 5194, 5193, 5192, 5191, 5190, 5189, 5188, 5187, 5186, 5185, 5184, 5183, 5182, 5181, 5180, 5179, 5178, 5177, 5176, 5175, 5174, 5173, 5172, 5171, 5170, 5169, 5168, 5167, 5166, 5165, 5164, 5163, 5162, 5161, 5160, 5159, 5158, 5157, 5156, 5155, 5154, 5153, 5152, 5151, 5150, 5149, 5148, 5147, 5146, 5145, 5144, 5143, 5142, 5141, 5140, 5139, 5138, 5137, 5136, 5135, 5134, 5133, 5132, 5131, 5130, 5129, 5128, 5127, 5126, 5125, 5124, 5123, 5122, 5121, 5120, 5119, 5118, 5117, 5116, 5115, 5114, 5113, 5112, 5111, 5110, 5109, 5108, 5107, 5106, 5105, 5104, 5103, 5102, 5101, 5100, 5099, 5098, 5097, 5096, 5095, 5094, 5093, 5092, 5091, 5090, 5089, 5088, 5087, 5086, 5085, 5084, 5083, 5082, 5081, 5080, 5079, 5078, 5077, 5076, 5075, 5074, 5073, 5072, 5071, 5070, 5069, 5068, 5067, 5066, 5065, 5064, 5063, 5062, 5061, 5060, 5059, 5058, 5057, 5056, 5055, 5054, 5053, 5052, 5051, 5050, 5049, 5048, 5047, 5046, 5045, 5044, 5043, 5042, 5041, 5040, 5039, 5038, 5037, 5036, 5035, 5034, 5033, 5032, 5031, 5030, 5029, 5028, 5027, 5026, 5025, 5024, 5023, 5022, 5021, 5020, 5019, 5018, 5017, 5016, 5015, 5014, 5013, 5012, 5011, 5010, 5009, 5008, 5007, 5006, 5005, 5004, 5003, 5002, 5001, 5000, 4999, 4998, 4997, 4996, 4995, 4994, 4993, 4992, 4991, 4990, 4989, 4988, 4987, 4986, 4985, 4984, 4983, 4982, 4981, 4980, 4979, 4978, 4977, 4976, 4975, 4974, 4973, 4972, 4971, 4970, 4969, 4968, 4967, 4966, 4965, 4964, 4963, 4962, 4961, 4960, 4959, 4958, 4957, 4956, 4955, 4954, 4953, 4952, 4951, 4950, 4949, 4948, 4947, 4946, 4945, 4944, 4943, 4942, 4941, 4940, 4939, 4938, 4937, 4936, 4935, 4934, 4933, 4932, 4931, 4930, 4929, 4928, 4927, 4926, 4925, 4924, 4923, 4922, 4921, 4920, 4919, 4918, 4917, 4916, 4915, 4914, 4913, 4912, 4911, 4910, 4909, 4908, 4907, 4906, 4905, 4904, 4903, 4902, 4901, 4900, 4899, 4898, 4897, 4896, 4895, 4894, 4893, 4892, 4891, 4890, 4889, 4888, 4887, 4886, 4885, 4884, 4883, 4882, 4881, 4880, 4879, 4878, 4877, 4876, 4875, 4874, 4873, 4872, 4871, 4870, 4869, 4868, 4867, 4866, 4865, 4864, 4863, 4862, 4861, 4860, 4859, 4858, 4857, 4856, 4855, 4854, 4853, 4852, 4851, 4850, 4849, 4848, 4847, 4846, 4845, 4844, 4843, 4842, 4841, 4840, 4839, 4838, 4837, 4836, 4835, 4834, 4833, 4832, 4831, 4830, 4829, 4828, 4827, 4826, 4825, 4824, 4823, 4822, 4821, 4820, 4819, 4818, 4817, 4816, 4815, 4814, 4813, 4812, 4811, 4810, 4809, 4808, 4807, 4806, 4805, 4804, 4803, 4802, 4801, 4800, 4799, 4798, 4797, 4796, 4795, 4794, 4793, 4792, 4791, 4790, 4789, 4788, 4787, 4786, 4785, 4784, 4783, 4782, 4781, 4780, 4779, 4778, 4777, 4776, 4775, 4774, 4773, 4772, 4771, 4770, 4769, 4768, 4767, 4766, 4765, 4764, 4763, 4762, 4761, 4760, 4759, 4758, 4757, 4756, 4755, 4754, 4753, 4752, 4751, 4750, 4749, 4748, 4747, 4746, 4745, 4744, 4743, 4742, 4741, 4740, 4739, 4738, 4737, 4736, 4735, 4734, 4733, 4732, 4731, 4730, 4729, 4728, 4727, 4726, 4725, 4724, 4723, 4722, 4721, 4720, 4719, 4718, 4717, 4716, 4715, 4714, 4713, 4712, 4711, 4

SCALE
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Legend

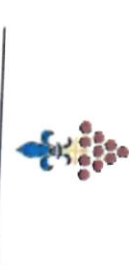


Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2024/08/19



Author: Stellenbosch Municipality



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

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ANNEXURE A

CHAPTER 13: EDUCATION ZONE

129. Zone name and designation on map

- (1) The Education zone may be referred to by the code (E) and shall be indicated on the zoning map in dusty pink (Colour code 255,191,232).

130. Purpose of the zone

- (1) The purpose of this zone is to make provision for:
- buildings which are used for all levels of education as defined in this Scheme including tertiary educational institutions such as colleges and universities.
 - permitted uses include ancillary uses such as lecture halls and rooms, administrative offices, residential uses, libraries, laboratories, hostels, recreational and sports facilities and any other uses and buildings which may be ordinarily associated with an educational facility and its activities as a diverse multi-faceted learning and research institution.

131. Land uses within this zone

- (1) The following land uses are permitted in this zone:

Primary uses	Additional Uses (technical approval)	Consent Uses (application required)
<ul style="list-style-type: none"> Day care centre Extramural facility Hostel Indoor sport Occasional use (one event/year) Outdoor sport Place of education Public institution Tertiary educational institution Private road 	<ul style="list-style-type: none"> Dwelling house Employee housing Place of worship 	<ul style="list-style-type: none"> Clinic Freestanding base telecommunication station Occasional Use (>one event/year) Place of assembly Renewable energy structure Rooftop base telecommunication station Welfare institution

- (2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.
 (3) Portions of the property in this zone may not be registered separately by sectional title.

132. Dwelling house and employee housing in this zone

- (1) The development parameters in Conventional Residential zone apply to a dwelling house in this zone.
 (2) No more than two dwelling units shall be permitted on any land unit (that is, one dwelling house and one employee housing unit) except with permission granted by the Municipality where it is necessary for the operational functioning of the facility to have additional employees accommodated on the land unit.
 (3) The floor area of an employee housing unit shall not exceed 75m².
 (4) A dwelling house or employee housing shall only be occupied by a family as defined and one of the occupants shall be employed in connection with the main activity on the land unit.

133. Place of worship in this zone

- (1) A place of worship may only be conducted from a school hall or such other large gathering space which is usually ancillary to the place of education.

- (2) Only one religious service may be conducted at any time on one land unit and no more than two services per week may be conducted from a land unit.
- (3) The services may not commence before 8:00 am in the mornings and may not continue past 21:00 pm in the evenings and may also not take place during school hours or during any school events, sports days, or school activities.
- (4) The maximum number of occupants which may be permitted during a service shall be determined by the number of on-site parking bays, at a rate of 1 bay for every 2,25 seats, and the maximum number of occupants shall be indicated on the site development plan.
- (5) When considering the site development plan, the Municipality may also approve parking on sports fields, provided the applicant shall include a layout of such parking on the site development plan indicating the number of cars that can be accommodated in such overflow parking, and the Municipality shall be satisfied that the parking is accessible from a public road. Signage shall be provided prior to services to direct patrons to parking.

134. Rooftop and freestanding base telecommunication stations

- (1) A rooftop base telecommunication station and a freestanding base telecommunication station may only be erected if a consent use application is approved by the Municipality.
- (2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting its consent.
- (3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting its consent.
- (4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.
- (5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.
- (6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany a consent use application.
- (7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

135. Building development parameters for this zone

- (1) The following building lines, coverage, height and floor area shall apply to buildings within this zone.

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height	Floor area
Tertiary educational institution	5m	5m	50%	5 storeys	n/a
Tertiary institution hostels	5m	5m	25%	5 storeys	75%
All other buildings	5m	5m	50%	3 storeys	n/a

- (2) The following additional parameters apply in respect of building lines:
 - (a) projecting eaves may exceed the common building line or street building line by at most 1 meter but may not exceed the land unit boundary unless a servitude is registered in favour thereof.

- (b) a balcony projecting from the face of the building, or positioned on the roof of a building below, shall comply with all building lines applicable to the land unit, but may in any event not be closer than 1 meter from the common boundary whichever is the most restrictive.
 - (c) outbuildings for security control, electrical substations and refuse storage are not subject to street building line requirements but requires a site development plan approval.
 - (d) access ramps to basements may exceed the building line.
 - (e) notwithstanding the building lines in this section, the Municipality may require a common boundary building line as determined by the Municipality for the protection of any municipal services provided along land unit boundaries.
 - (f) notwithstanding the building lines in this section, a 5-meter building line is required where the street boundary abuts a proclaimed road.
 - (g) except where underground engineering services or roots of conservation-worthy trees prevent it, a basement is permitted 0 meters from the common boundaries on condition that it is wholly under existing ground level. Any portion of a basement which protrudes above existing ground level shall comply with the building lines as set out in this section.
- (3) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

136. Boundary walls and fences

- (1) The height of any wall or fence shall be as follows:
 - (a) on a street boundary: no more than 3 meters high.
 - (b) on a common boundary: no more than 3 meters high.
- (2) On a street boundary at least 50% of the area of the boundary wall, including gates, shall consist of visually permeable sections, which may be fencing, painted palisade, wire mesh or cast-iron work, steel railings, wooden slats, or any other material to the Municipality's satisfaction.
- (3) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

137. Refuse areas

- (1) A refuse area shall be provided to the Municipality's satisfaction.

138. Site development plan

- (1) A site development plan may be required by the Municipality for any new development to be submitted and approved prior to a building plan approval and shall include a parking layout and landscape plan.
- (2) An occasional use application accompanied by a site development plan shall be submitted in terms of section 13 of this Scheme for additional uses prior to the commencement of an occasional use activity.
- (3) An application for additional use together with a site development plan shall be submitted in terms of section 13 of this Scheme for additional uses prior to the commencement of an additional use activity.
- (4) A site development plan may be required for a consent use application and shall serve as the development parameters for such use once approved.

139. Construction Environmental management plan

- (1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

140. Development charges in this zone

- (1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilize intensified primary development rights which came into operation because of this Scheme.
- (2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the landowner prior to the approval of said building plan.
- (3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.



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ANNEXURE B

PROVINSIALE ADMINISTRASIE
VAN DIE KAAP DIE GOEIE HOOP

DEPARTEMENT VAN PLAASLIKE BESTUUR

PROVINSIALE GEBOU, WAALSTRAAT,
PRIVAATSAK X9083, KAAPSTAD, 8000



PROVINCIAL ADMINISTRATION
OF THE CAPE OF GOOD HOPE

DEPARTMENT OF LOCAL GOVERNMENT

PROVINCIAL BUILDING, WALE STREET,
PRIVATE BAG X9083, CAPE TOWN, 8000

Die Stadsklerk
Posbus 17
STELLENBOSCH
7600



TELEKS 522368
TELEX
TELEGRAM PROVADMIN
TELEFOON
TELEPHONE 45-0364
NAVRAE
ENQUIRIES
VERWYSING Mnr. Marais
REFERENCE
DATUM AF.105/6/281
DATE

Meneer

DORPSAANLEGSKEMA: AFWYKING: ERF 5339

1. U brief ERF 5339 van 21 Oktober 1985 verwys.
2. Die Administrateur het u Raad gemagtig, kragtens artikel 57 van Ordonnansie 33 van 1934, om van die bepalings van sy dorpsaanlegskema af te wyk deur mnr. C.G. Vos toe te laat om 'n voorafvervaardigde gebou vir crèche-doel-eindes op erf 5339 op te rig; niesteenstaande die feit dat die erf vir bedehuisdoeleindes gesoneer is.
3. Hierdie goedkeuring -
 - 3.1 het slegs betrekking op die voornoemde afwyking van die skema en behels nie die vrystelling van enige ander wetlike voorskrif nie;
 - 3.2 verval tensy finale magtiging vir die bouwerk binne 12 maande vanaf die datum hiervan deur die Raad uitgereik is en bona fide-bouwerk binne 12 maande van die datum van daardie magtiging begin word, en
 - 3.3 sal geldig wees vir solank dit die Raad en die Administrateur behaag.

Die uwe


ADRENTUR: PLAASLIKE BESTUUR
EM/GRC
C4a/001/3110C

VOORGESTELDE TYDELIKE GEBOU VIR SPEELGROEP MEVC.S.VOS OP N.G.KERK TERREIN DIE BOORD.

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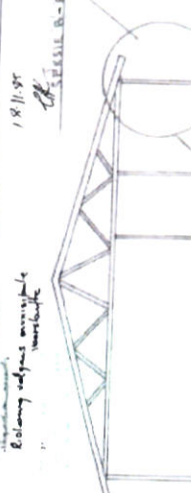
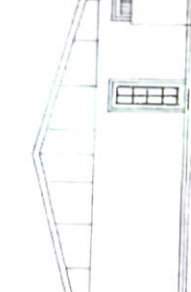
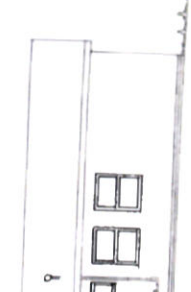
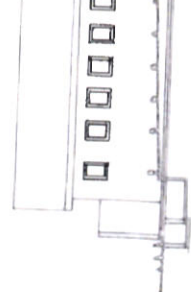
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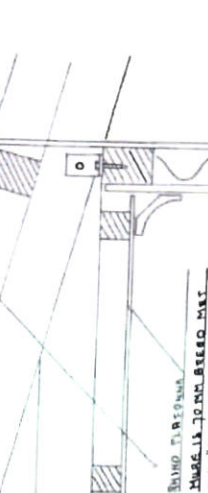
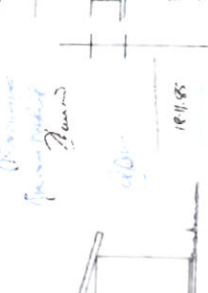
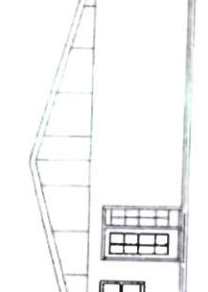
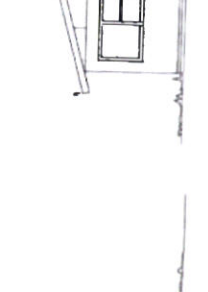
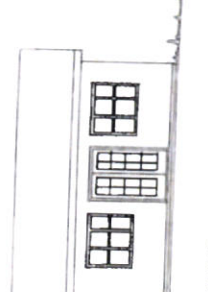
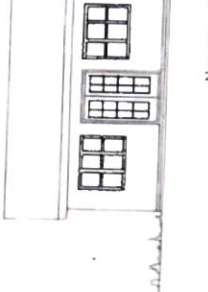
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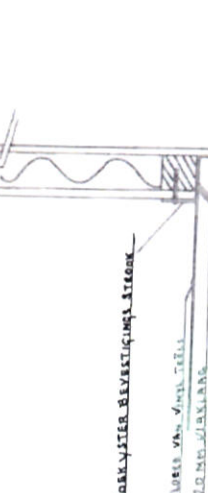
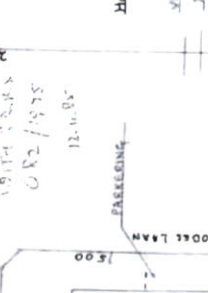
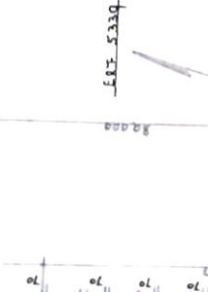
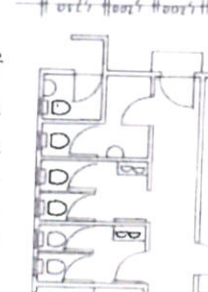
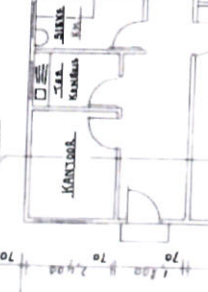
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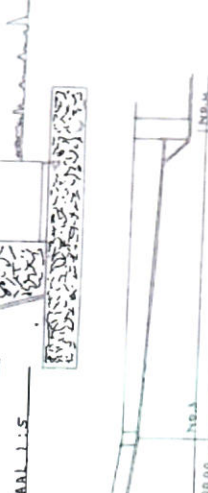
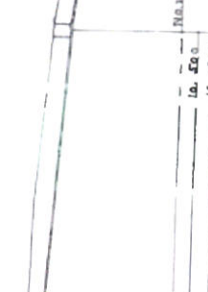
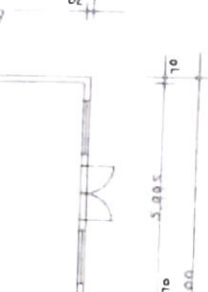
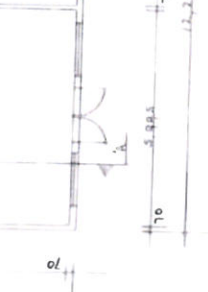
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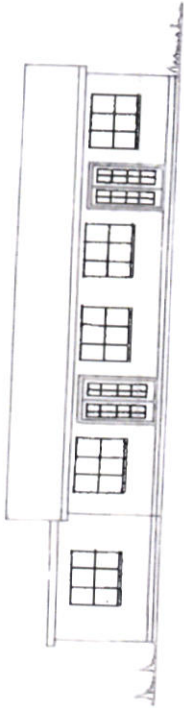
VOORGESTELDE NUWE STOEP VIR KARLIEN & KANDAS SEELGROEP OP N.G. KERK TERREIN DIE BOORD

5 Din om gelyk en verskeide
21.000 m² sekerheid 21.
3 WATK 14 HULLE OF SN AF?

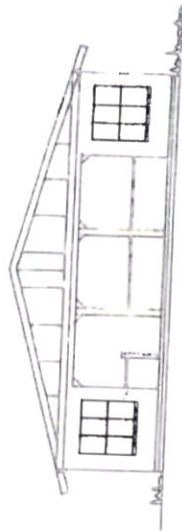
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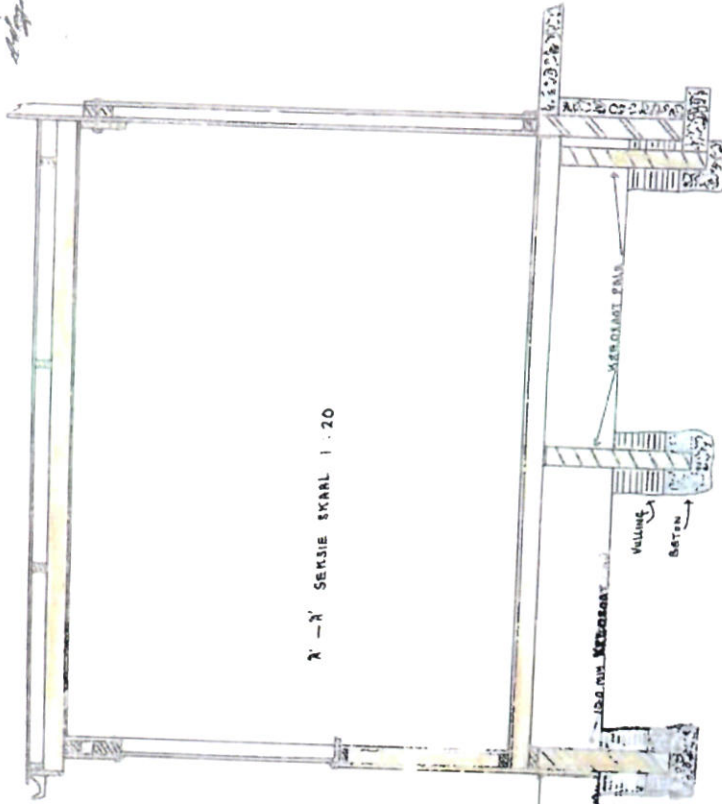
11/1/80
9/12/80
R. J. J. J.



NOORD AANSIG



OOS AANSIG



X-N SENSIE SKAAL 1:20

10,08 x 3,5 = 37,8

4 x 18

= R2-00

WERKIL GEDEN WORD VOLGENS

S.A.E. SPESIFIKASIE 082

VOEREN 21 MM PLANKS OF 114 x 38 MM DRAKE

OF 71000 KAROSOL-PALE

MURE 76 x 88 MM SKOTSTYLA OF 450 MM.

HART STANDER MET NOVOCLO PLATE BUIPE

+ STAAL VERSTERE

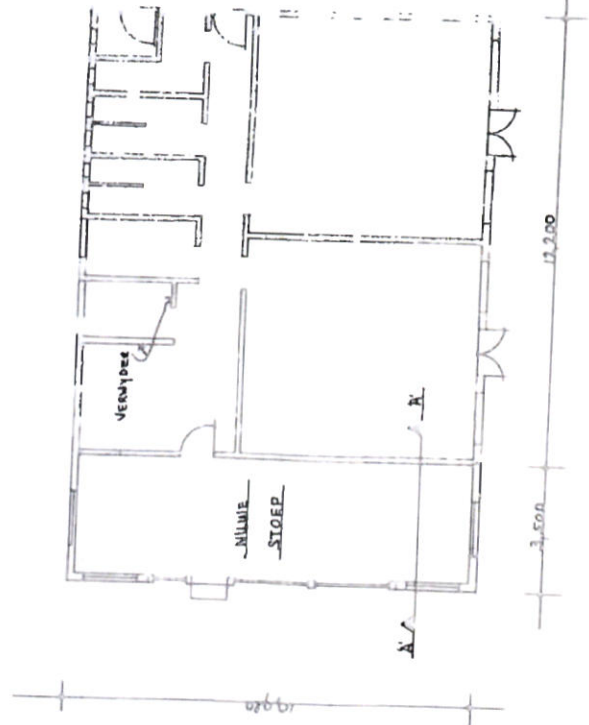
DRAKIN BIGSIX RIGGS PLATE OP 76 x 50 MM

DAKTE OF 114 x 58 BALKEN 1200 METRE

HART STANDE.

PLAN

SKAAL 1:100

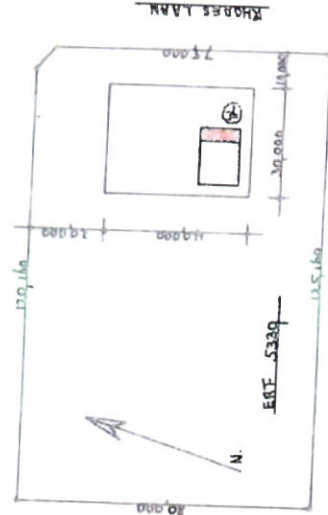


10,08

3,500

12,200

VAN RHEEDE STRAAT



ERT 5330

TERREIN PLAN SKAAL 1:1000

PROVINSIALE ADMINISTRASIE
VAN DIE KAAP DIE GOEIE HOOP

DEPARTEMENT VAN PLAASLIKE BESTUUR

PROVINSIALE GEBOU, WAALSTRAAT,
PRIVAATSAK X9083, KAAPSTAD, 8000



PROVINCIAL ADMINISTRATION
OF THE CAPE OF GOOD HOPE

DEPARTMENT OF LOCAL GOVERNMENT

PROVINCIAL BUILDING, WALE STREET,
PRIVATE BAG X9083, CAPE TOWN, 8000



Die Stadsklerk
Posbus 17
STELLENBOSCH
7600

TELEKS 522368
TELEX
TELEGRAM PROVADMIN
TELEFOON
TELEPHONE 45-0364
NAVRAE
ENQUIRIES Mnr. Marais
VERWYSING
REFERENCE AF.105/6/281
DATUM
DATE

Meneer

NOV 7

DORPSAANLEGSKEMA: AFWYKING: ERF 5339

1. U brief ERF 5339 van 21 Oktober 1985 verwys.
2. Die Administrateur het u Raad gemagtig, kragtens artikel 57 van Ordonnansie 33 van 1934, om van die bepalinge van sy dorpsaanlegskema af te wyk deur mnr. C.G. Vos toe te laat om 'n voorafvervaardigde gebou vir crèche-doel-eindes op erf 5339 op te rig; nieteenstaande die feit dat die erf vir bedehuisdoeleindes gesoneer is.
3. Hierdie goedkeuring -
 - 3.1 het slegs betrekking op die voornoemde afwyking van die skema en behels nie vrystelling van enige ander wetlike voorskrif nie;
 - 3.2 verval tensy finale magtiging vir die bouwerk binne 12 maande vanaf die datum hiervan deur die Raad uitgereik is en bona fide-bouwerk binne 12 maande van die datum van daardie magtiging begin word, en
 - 3.3 sal geldig wees vir solank dit die Raad en die Administrateur behaag.

Die uwe


DIENREKTER: PLAASLIKE BESTUUR
EM/GRC
C4a/001/3110C



POWER OF ATTORNEY

We, the undersigned,

GERALDINE LEZETTE METTLER

ID NUMBER:

721122 0210 088

In our capacity as the owners of the below mentioned property and or Authorised Person to represent the owners do hereby nominate, constitute and appoint.

RONDO GROUP (PTY) LTD t/a Rondo Consulting

Represented by **Mr. Rothemba Ndouvhada/Ms. Tunisia Cassim**, or any other competent employee of the company.

With Power of Substitution, to be our lawful Agent in name, place and stead to:

- (i) Apply to the Stellenbosch Municipality as may be necessary to obtain the land use rights to enable the development and use in respect of "**ERF 12758, STELLENBOSCH, PROVINCE OF THE WESTERN CAPE and ERF 12759, STELLENBOSCH, PROVINCE OF THE WESTERN CAPE**" for the purpose of a "Consolidation of land units" application and any other land use application deemed necessary by council.

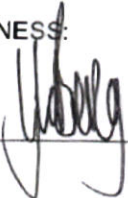
To do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as we might or could do if personally present and acting herein-hereby ratifying, allowing, and confirming and promising and agreeing to ratify, allow and confirm and whatsoever my said Agent(s) shall lawfully do, or cause to be done, by virtue of these present. and execute all processes required.

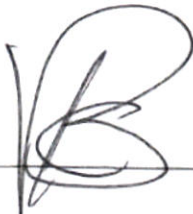
SIGNED AT Stellenbosch ON THIS 6th DAY OF June 2025.

SIGNED 

IN THE PRESENCE OF THE UNDERSIGNED WITNESS

WITNESS:

1. 

2. 

117

95,00

Opgestel deur my

TRANSPORTBESORGER
A L DE WAAL

19

[Handwritten signature]

Transportakte

CLUVER MARKOTTER ING.
PROKUREURS
STELLENBOSCH

004375 *2001

HIERBY WORD BEKEND GEMAAK

DAT MELIZE VAN DER MERWE

Aktebesorger, voor my, Registrateur van Aktes in Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n volmag geteken te STELLENBOSCH op die 11de dag van April 2000 en aan hom verleen deur

NEDERDUITSE GEREFORMEERDE GEMEENTE ~~TE~~ WELGELEGEN TE
STELLENBOSCH

[Handwritten signature]

EN die Komparant het verklaar dat sy voorsegde prinsipaal werklik en wettiglik op 12 Mei 1995 geruil het van die MUNISIPALITEIT STELLENBOSCH, die volgende eiendom, naamlik:

ERF 13246 STELLENBOSCH in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap

GROOT: 9 000 (NEGE DUISEND) vierkante meter

GEHOU kragtens Akte van Toekenning uitgereik kragtens die bepalinge van Artikel XIII van Wet Nommer 14 van 1878 op 19 Junie 1884 (Stellenbosch Eiendomsbriewe Volume 5 No 35)

EN dat hy die Komparant in sy hoedanigheid voormeld in ruil, hiermee in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

MUNISIPALITEIT STELLENBOSCH

die se Administrateurs of Regsverkrygendes

1. **ERF 12759 STELLENBOSCH** in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap

GROOT: 720 (SEWE HONDERD EN TWINTIG) vierkante meter

SOOS AANGEDUI op Algemene Plan Nr 709/1994 en **GEHOU** kragtens Transportakte Nr T20474/1985

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr 11199/1970.

2. **ERF 12758 STELLENBOSCH** in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap

GROOT: 767 (SEWE HONDERD SEWE EN SESTIG) vierkante meter

SOOS AANGEDUI op Algemene Plan Nr 709/1994 en GEHOU kragtens Transportakte Nr T20474/1985

1. Wat betref die figuur A10 A9 y z g h A11 op Algemene Plan Nr 709/1994:

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr 11199/1970.
- B. **GEREGTIG** op die voordeel van die Serwituut waarna verwys word in die volgende aantekening gedateer 7 Februarie 1905 op Transportakte Nr 2582/1902, naamlik:

"Registration of Servitude.

By Deed of 30th Novr 1904 the owner of the land hereby conveyed has been granted a right of way and the right to lay certain water pipes over the land conveyed by Trfr. 5455 d/d 27 July 1901. As will more fully appear on reference to the copy annexed hereto."

2. Wat betref die figuur y e f z op Algemene Plan Nr 709/1994:

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr 11199/1970.

DERHALWE doen die Komparant q.q., afstand van al die regte en titel wat die bogenoemde

TRANSPORTGEWER

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat die TRANSPORTGEWER geheel en al van die besit daarvan onthef is en nie meer daarop geregtig is nie, en dat, kragtens hierdie Akte bogenoemde

TRANSPORTNEMER

die se Administrateurs of Gemagtigdes

tans en voortaan daarop geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat.

TEN BEWYSE waarvan ek, die genoemde Registrateur van Aktes, tesame met die Komparant, q.q. hierdie Akte onderteken en met die Ampseël bekragtig het.

ALDUS GEDOEN en geteken op die Kantoor van die Registrateur van Aktes in Kaapstad, Provinsie van die Kaap die Goeie Hoop,
op die 23^{ste} dag van die maand Januarie,
in die jaar Tweeduisend en Een (2001)

q.q.

In my teenwoordigheid,

Registrateur van Aktes

HEREREGTE – VORM B
VERKLARING DEUR KOPER

TRANSPORTGEWER:

NEDERDUITSE GEREFORMEERDE GEMEENTE WELGELEGEN TE STELLENBOSCH

TRANSPORTNEMER:

MUNISIPALITEIT STELLENBOSCH

RECEIVER OF REVENUE

SARS

18-04-2000

P. O. BOX 657
CAPE TOWN 7600

BESKRYWING VAN EIENDOM:

1. ERF 12759 (Gedeelte van Erf 5339) STELLENBOSCH in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap
GROOT: 720 (SEWE HONDERD EN TWINTIG) vierkante meter

en

2. ERF 12758 (Gedeelte van Erf 5339) STELLENBOSCH in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap
GROOT: 767 (SEWE HONDERD SES EN SEWENTIG) vierkante meter

Poskode: 7600

Wyse van verkryging (skenking, huur, ruil, ens): RUILTRANSPORT

Datum van transaksie: 12 Mei 1995

Vergoeding:

HEREREGTE BETAAL DEUR: Cluver Markotter Ing

Posadres: Posbus 12, STELLENBOSCH, 7599

(Verw: ALDEW/cs)

Munisipale, Afdelingsraad – of ander plaaslike bestuurswaardering: R

VIR AMPTELIKE GEBRUIK

Hereregte betaal op R

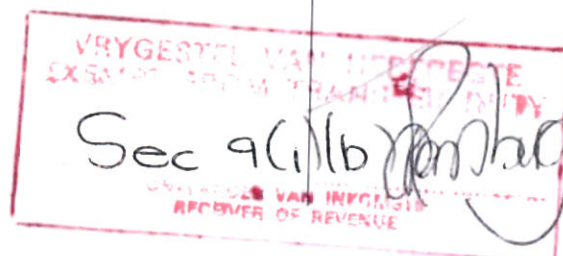
Synde

Wet waarkragtens hereregte gehef word

Staal-rojeerstempel van
Kantoor van uitreiking

KASREGISTERKWITANSIE

Ontvanger van Inkomste



C 1.0 LÉVEL No. 5046 196
U.S. No. 1 271/66
COMPILAGE: B002-0.73 002766

CONSOLIDATION DIAGRAM

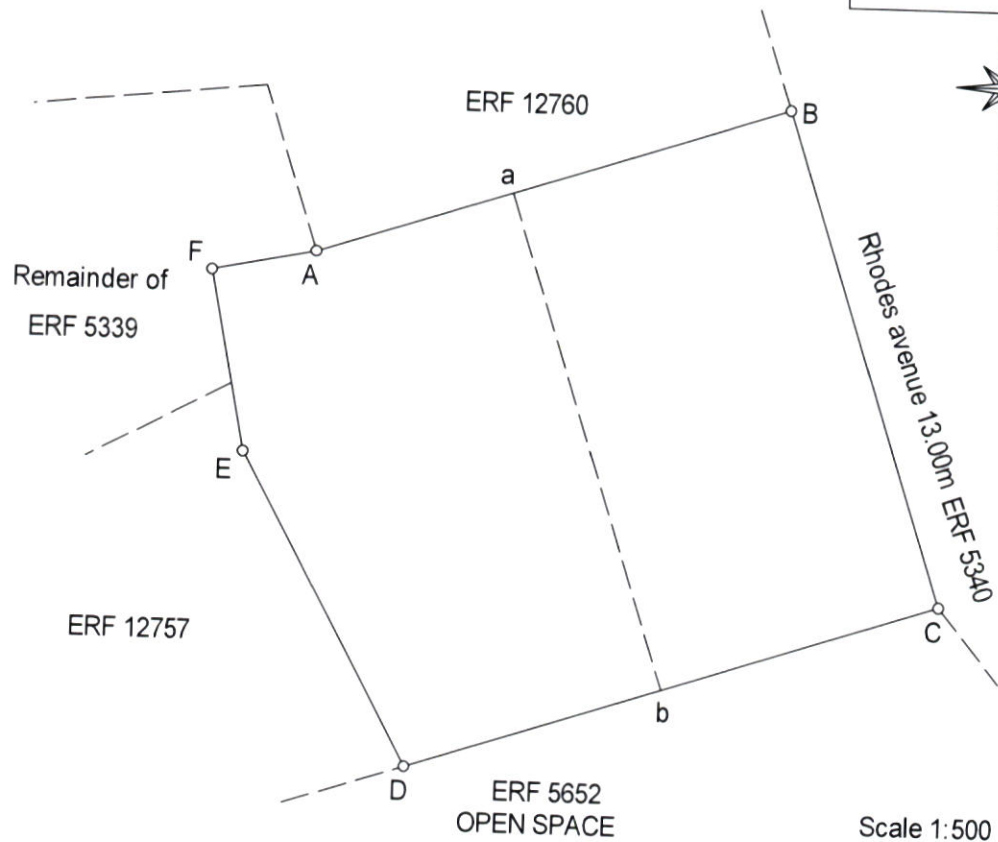
COMPONENTS:

1. The figure AabDEFA represent Erf 12758vide General Plan No 709/1994, Deeds No.
2. The figure aBCba represent Erf 12759 vide General Plan No 709/1994, Deeds No.

S.G. No.

Approved

for
SURVEYOR-
GENERAL



The figure

A B C D E F

represents

1487 square metres

of land being

ERF A

STELLENBOSCH EXTENSION 18

(comprising components 1 and 2 as stated above)

Situate in The Stellenbosch Local Municipality
Administrative District of Stellenbosch

Province of Western Cape

Compiled in June 2025

M.E Dolo (PLS 1289)

Professional Land Surveyor

This diagram is annexed to

No.

d.d. :

i.f.o.

Registrar of Deeds

Cape Town

The original diagram is
as described above.

File :

S.R. :

G.P. : 709/1994

Comp. : BHSZ-1473 (M2765)

T.P. :



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Tunisia Cassim
Rondo Group
info@rondogroup.co.za
067 883 1815

13 June 2025

SUBJECT: PRE-APPLICATION SCRUTINY FEEDBACK, ERF 12758 & 12759 STELLENBOSCH

1. Your pre-application scrutiny submission on the above property dated **10 June 2025**, refers.
2. Your submission has been duly scrutinized for your intended land use application.
3. Your intended land use application as depicted in the submission represents on face value an accurate approach to the prevailing provisions in the Stellenbosch Land Use Planning Bylaw (2023) [SLUPB] and Stellenbosch Zoning Scheme Bylaw (2019) [SZSB].
4. The intended land use and/ or land development application also needs to fulfil the requirements as stipulated in Section 38 of the SLUPB. The required application documents and related information on any applicable Bylaws, Policies and Spatial Plans are available on the Planning Portal of the Municipal Website. (<https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal>).
5. Please note that the sole purpose of this pre-application scrutiny feedback is to facilitate an accurate approach for the intended land use and/ or land development application. The feedback should consequently not be interpreted to represent any position on the merit nor desirability of such intended land use and/ or land development application, which can only be determined once a complete application has been received and duly processed and decided on by the authorised decision maker.
6. It should also be noted that 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. Once proof of payment is received, the application will be regarded as duly submitted in accordance with a notice as contemplated in terms of Section 41(1)(c)(i) of the SLUPB.
7. For any enquiries on this correspondence please respond by e-mail to the writer hereof.

Kind regards

Bongiwe Zondo
bongiwe.zondo@stellenbosch.gov.za

Prepared for:

Stellenbosch Local Municipality



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Contact Person:

Ms. Michelle Aalbers

**AN APPLICATION IN TERMS OF SECTION 31 OF THE
STELLENBOSCH MUNICIPALITY BY-LAW ON MUNICIPAL LAND
USE PLANNING, 2023 AS READ WITH CLAUSE 15 (1) OF THE
STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2024
FOR THE CONSOLIDATION OF ERVEN 12758 AND 12759,
STELLENBOSCH, WESTERN CAPE PROVINCE**

MOTIVATING MEMORANDUM

FINAL REPORT

REVISION 00

JUNE 2025

Prepared by:

Rondo Group



Contact details:

Tel: 067 883 1815

Email: info@rondogroup.co.za

DOCUMENT INFORMATION		
TITLE:	MOTIVATING MEMORANDUM	
REPORT FILE LOCATION:	RON25P14_STELLENBOSCH LM_REPORTS_00_REV00 - Motivational Memorandum	
REPORT STATUS:	FINAL	
REPORT REVISION NUMBER:	00	
CONSULTANT AND ADDRESS:		CLIENT AND ADDRESS
RONGO CONSULTING Boardwalk Office Park 107 Boardwalk Blvd, Block N1, 2nd Floor, Suite 115/118 Faerie Glen, Pretoria, 0081		STELLENBOSCH LOCAL MUNICIPALITY Stellenbosch Main Building 17 Plein Street, Stellenbosch, 7600
DATE:	June 2025	
REPORT REFERENCE:	RON25P14_00	
PREPARED BY:	REVIEWED BY:	APPROVED BY:
Naledi Poopedi (Candidate Town Planner)	Tunisia Cassim (Pr. Town Planner)	Rothemba Ndouvhada (Pr. Town Planner)
		
DISTRIBUTED TO:	INSTITUTE NAMES	OFFICIALS NAME & SURNAME
	Stellenbosch Local Municipality	Ms Michelle Aalbers

RECORD OF REVISIONS			
REV. NO.	STATUS	DESCRIPTION OF REVISION	REV. DATE
00	FINAL	Issued for approval	18/06/2025

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1. INTRODUCTION

1.1. BACKGROUND

An application is hereby submitted on behalf of Stellenbosch Municipality for the Consolidation of two properties in terms of Section 31 of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 as read with Section 15 of the Stellenbosch Municipality Zoning Scheme By-Law, 2024. The subject properties are registered as **Erf 12758, Stellenbosch, Western Cape Province** and **Erf 12759, Stellenbosch, Western Cape Province**, which are situated in the Die Boord suburb under the jurisdiction of the Stellenbosch Local Municipality.

Subsequent to the above, both properties are currently zoned “Education Zone (limited to a day care centre)”. In accordance with the Stellenbosch Municipality Zoning Scheme By-Law, 2024, the following primary uses are permitted:

EDUCATION ZONE (limited to a day care centre)

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2023	CONSENT USES Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2023
Day care centre Extramural facility Hostel Indoor sport Occasional use (one event/year) Outdoor sport Place of education Public institution Tertiary educational institution Private road	Dwelling house Employee housing Place of worship	Clinic Freestanding base telecommunication station Occasional Use (>one event/year) Place of assembly Renewable energy structure Rooftop base telecommunication station Welfare institution

In addition to the above, the property is currently operating as a Day Care Centre. Considering the day care centre operates across Erven 12758 and 12759, the client intends to consolidate these two erven into one registered property.

In addition to the above, the proposed consolidation application for Erf 12758, Stellenbosch, Western Cape Province ([33°56'58.7"S 18°51'08.8"E](#)) which has an area of 767 m² and Erf 12759, Stellenbosch, Western Cape Province ([33°56'58.5"S 18°51'09.7"E](#)) which has an area of 720 m² is hereby submitted at the request of Stellenbosch Local Municipality.

The Pre-Application Consultation and Pre-Application Scrutiny have been conducted with the Municipality in terms of Section 37 of the Land Use Planning By-Law (LUPB).

*Application form and Pre-Application Scrutiny Feedback is herewith attached as **Annexure A**.*

1.2. PURPOSE OF THIS REPORT

The purpose of this motivating memorandum is as follows:

- To motivate the application to the Stellenbosch Local Municipality for the consolidation of **Erf 12758, Stellenbosch, Western Cape Province** and **Erf 12759, Stellenbosch, Western Cape Province**, in terms of Section 31 of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 as read with Clause 15 of the Stellenbosch Municipality Zoning Scheme By-Law, 2024.
- To provide all relevant information necessary in support of the application.
- To motivate the merits of the application for consideration by the Municipality.

2. PROPERTY CONTEXT

2.1. LOCALITY

The subject properties are located within an area colloquially referred as Die Boord, situated along Rhodes-Noord Road, in Stellenbosch. (*Locality Map is herewith attached as “Annexure B”*).

The location of the properties within a local context is indicated in the figures below:



Figure 2-1: Locality Map

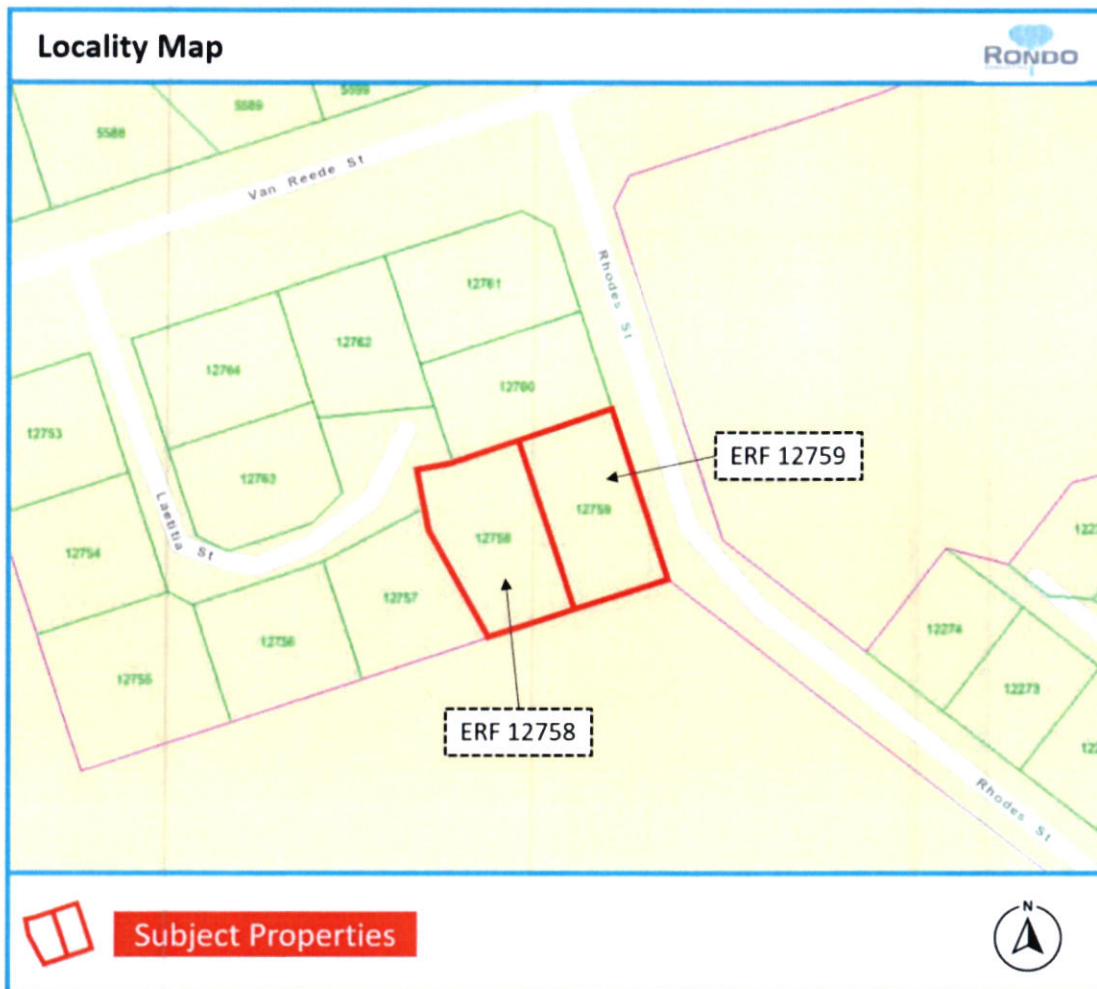


Figure 2-2: Locality Map

2.2. PROPERTY ADDRESS AND FORMAL DESCRIPTION

The subject properties are formally described as Erf 12758, Stellenbosch, Western Cape Province located along Laetitia Street, at the following coordinates: [\(33°56'58.7"S 18°51'08.8"E\)](#) and Erf 12759, Stellenbosch, Western Cape Province located along Rhodes-Noord Road at the following coordinates: [\(33°56'58.5"S 18°51'09.7"E\)](#).

2.3. LOCAL AUTHORITY

The subject property is located within the jurisdiction of the Stellenbosch Local Municipality.

2.4. PROPERTY SIZE

Table 2-1: Property size

Property Description	Ownership	Property Extent
Erf 12758	Stellenbosch Local Municipality	767 m ²
Erf 12759	Stellenbosch Local Municipality	720 m ²

2.5. ACCESS

Erven 12758 and 12759, Stellenbosch, Western Cape Province can be accessed directly from Rhodes-Noord Road, which is connected to Van Reede Road, branching from the R44 (Strand Street).

Other roads that are near the subject property are:

- Rokewood Road
- Laetitia Street

Access to and from the subject properties on a local and regional scale via the existing road system is therefore efficient.

Operational Details

The subject properties currently have established operations as a Day Care Centre, open on weekdays.

Parking (Drop-off and Pick-up Zone)

Short-term or temporary parking spaces are available in front of the premises for drop-offs and pick-ups. This is to ensure a seamless flow of traffic and prevent congestion.

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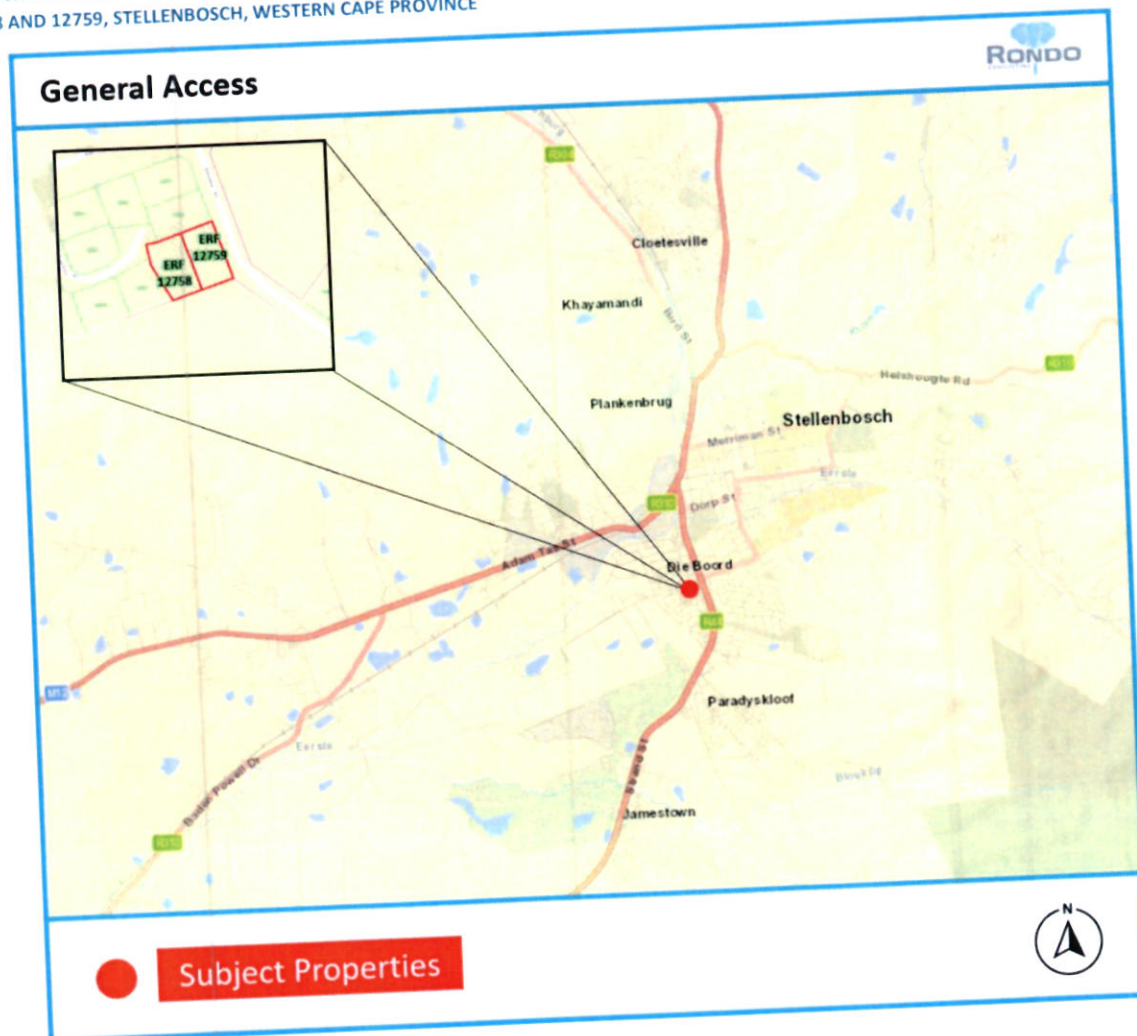


Figure 2-3: Road Network Map

AN APPLICATION IN TERMS OF SECTION 31 OF THE STELLENBOSCH MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2023 AS READ WITH CLAUSE 15 (1) OF THE STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2024 FOR THE CONSOLIDATION OF ERVEN 12758 AND 12759, STELLENBOSCH, WESTERN CAPE PROVINCE



Figure 2-4: Road Network Map

2.6. EXISTING LAND USE

There are currently existing structures situated on Erven 12758 and 12759, namely: Day Care Centre classrooms, a Shed, a Covered Play Area, and a Sandpit with Jungle Gyms.

(Subject property and Surrounding Land Use Maps are attached as “Annexure C”)



Figure 2-4: Existing land use map



Figure 2-5: Existing structures

2.7. SURROUNDING LAND USE

The character of the area is predominantly residential, and subservient land uses such as Guest Houses, Education and Public Open Space and similar uses.

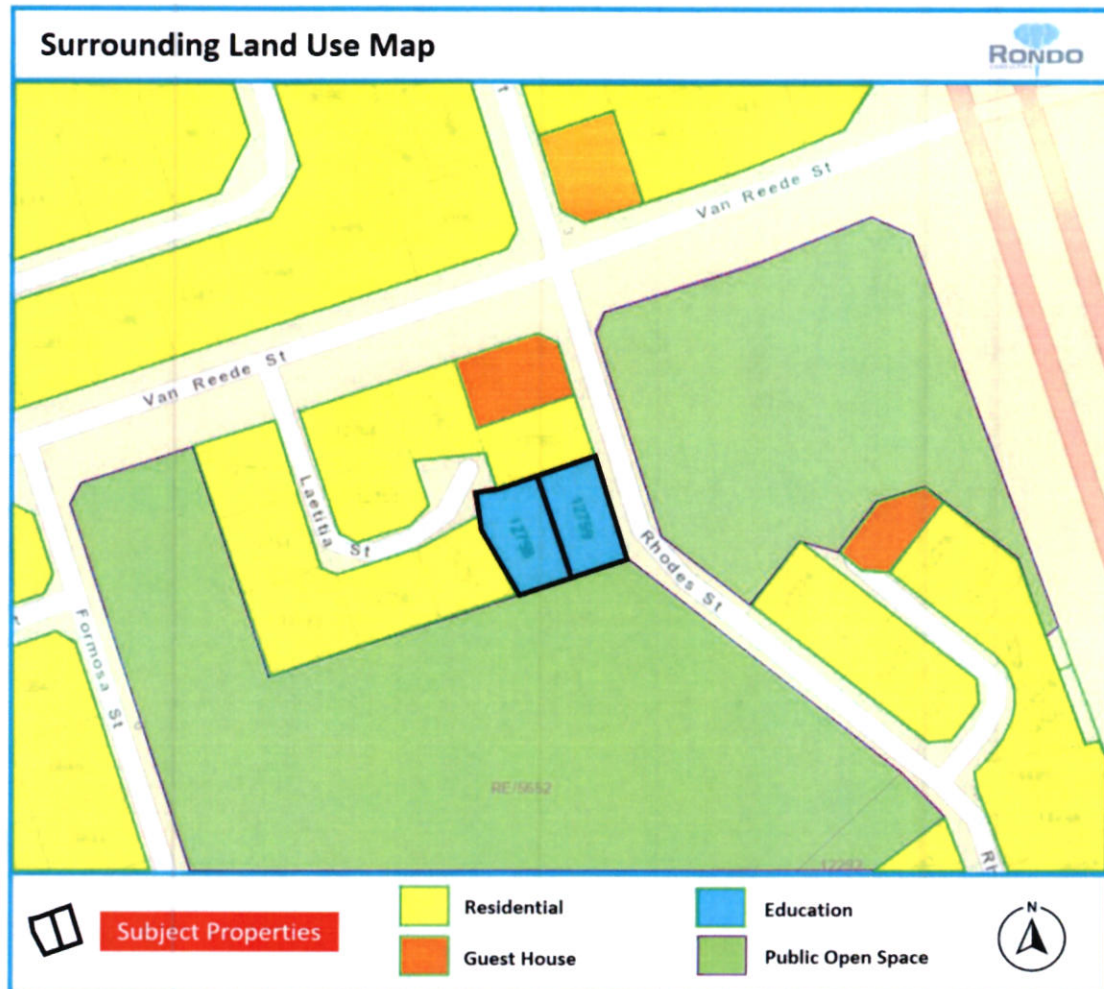


Figure 2-6: Surrounding Land Use Map

2.8. EXISTING MUNICIPAL ZONING

In accordance with the Stellenbosch Local Municipality zoning certificate, both subject properties are zoned as “Education Zone (limited to a day care centre)”.

(Zoning Certificate is attached as “Annexure D”).

3. LEGAL INFORMATION

3.1. REGISTERED OWNER

Erven 12758 and 12759, Stellenbosch, Western Cape Province are registered in the name of the **Stellenbosch Local Municipality** with Title Deed No.: **T4375/2001**. **Ms Geraldine Lezette Mettler** (Municipal Manager) of ID No: **721122 0210 088** has been nominated by the **Stellenbosch Local Municipality** to sign the Power of Attorney.

(Power of Attorney is attached, see "Annexure E").

3.2. RESTRICTIVE CONDITIONS OF TITLE

There are no restrictive title conditions in the Deeds of Transfer that affect the proposed development of the subject property. *(Title Deed is attached, see "Annexure F").*

3.3. REGISTERED SERVITUDES

For record purposes, there is a registered servitude on the title deed and SG diagrams. It is important to note that this does not impact the proposed application. *(SG diagrams are attached, see "Annexure G").*

3.4. BOND

For record purposes, there is no mortgage bond registered against Erven 12758 and 12759, Stellenbosch, Western Cape Province.

4. PROPOSED LAND USE APPLICATION

4.1. PROPOSED LAND USE APPLICATION

The proposed land use application, on behalf of Stellenbosch Local Municipality, is for the consolidation of Erven 12758 and 12759, Stellenbosch, Western Cape Province into one registered land parcel to formalise the current Day Care Centre operations.

The application will be submitted in accordance with the Stellenbosch Local Municipality By-Law on Municipal Planning, 2023 as read with the Stellenbosch Municipality Zoning Scheme By-Law, 2024:

- Section 15 for the application for Consolidation of Land as per the Zoning Scheme By-Law.
- Section 31 for the Consolidation of land units as per the By-Law on Municipal Planning.

4.1.1. EXISTING ZONING AND DEVELOPMENT PARAMETERS

The table below shows the current zoning and its development parameters for the subject properties as per the Stellenbosch Municipality Zoning Scheme By-Law, 2024:

(Zoning Certificate is attached, see "Annexure D")

Table 4-1: Existing Zoning and Development Parameters (Erf 12758)

Erf 12758	Existing
1. Use zone	Education Zone (limited to a day care centre)
2. Primary Use	Limited to a day care centre
3. Height	As per scheme
4. Coverage	As per scheme
5. F.A.R	As per scheme
6. Building Lines	As per scheme

Table 4-2: Existing Zoning and Development Parameters (Erf 12759)

Erf 12759	Existing
1. Use zone	Education Zone (limited to a day care centre)
2. Primary Use	Limited to a day care centre
3. Height	As per scheme
4. Coverage	As per scheme
5. F.A.R	As per scheme
6. Building Lines	As per scheme

4.2. PROPOSED APPLICATION

The purpose of this application is to promote good administration and ensure integral practice for the consolidation of the subject properties. The consolidation plan below shows the key details.

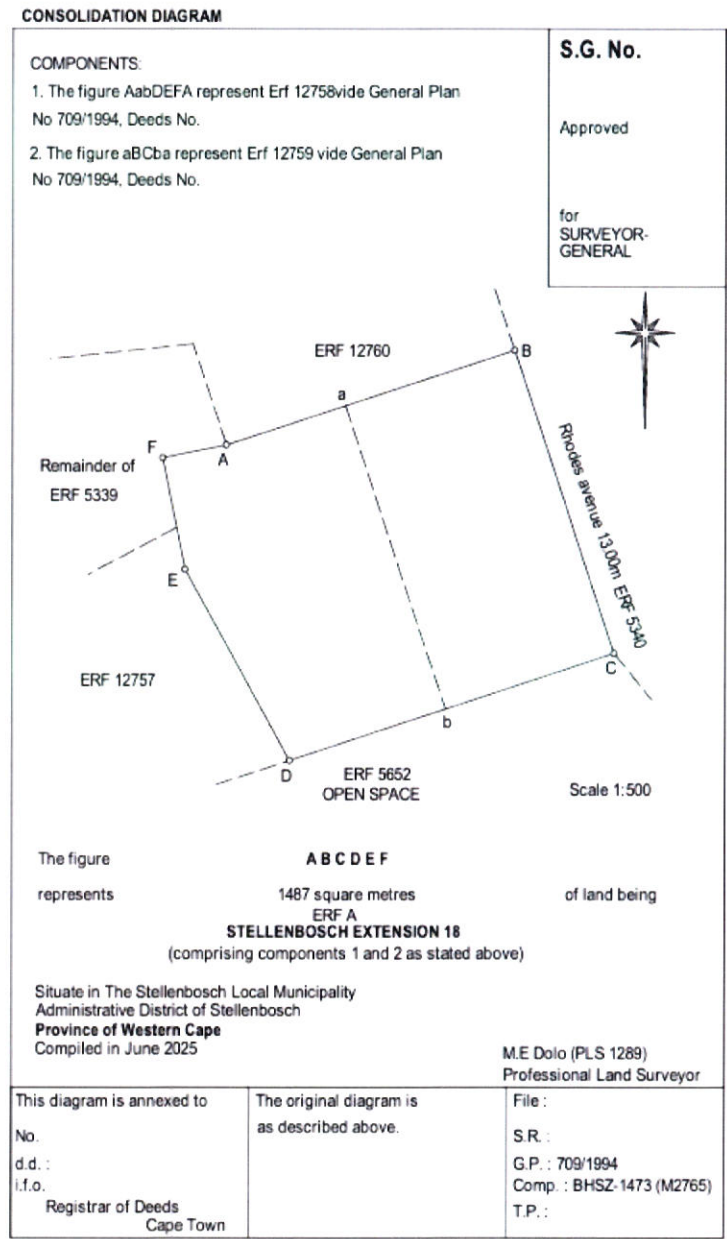


Figure 4-1: Consolidation Plan

(The Consolidation Plan is herewith attached as “Annexure H”)

4.3. PUBLIC PARTICIPATION PROCESS

Public participation for this application will be done in accordance with Section 44, Section 45, Section 46, Section 47 and Section 48 of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023.

5. APPLICATION MOTIVATION

5.1. NEED

The need and desirability in respect of the application for the Consolidation of the subject properties will, in addition to the abovementioned technical investigation motivated in Sections 1 to 3, be aligned with relevant Town Planning policy frameworks.

The proposed consolidation of Erven 12758 and 12759, Stellenbosch, Western Cape Province aims to ensure that the premises abides by the legal municipal requirements as per the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023.

The properties currently operate as a unified Day Care Centre, zoned Education Zone, prompting the need to obtain formalised and legal permission to use the two subject properties as a consolidated land unit.

Erven 12758 and 12759, Stellenbosch, Western Cape Province is located in Die Boord, which is an already established, predominantly residential area which benefits greatly from the presence of a supporting land use and an essential community service like a Day Care Centre. Provision is also made for short-term or temporary parking in front of the premises for drop-offs and pick-ups, ensuring a seamless flow of traffic and preventing congestion. The consolidation of the subject properties would promote spatial cohesion and good administration in the following ways.

5.1.1. LOCATION

The location of the subject properties proposed for a consolidation is favourable because it is located within a residential area. The use of the properties as a Day Care Centre is a supporting land use and offers a service that is necessary in a residential neighbourhood.

5.1.2. IMPACT ON SURROUNDING AREA

The proposed consolidation of the subject properties will occur in an already existing development therefore there will be no harm on existing sensitive areas i.e., plants and animals within the subject property.

Therefore, it can be stated that the proposed consolidation will not negatively impact on the surrounding areas.

5.1.3. HARMONIOUS DEVELOPMENT

The properties are situated in a well-established residential neighbourhood. The operations of the day care centre in a residential area are in alignment with the community needs and would seamlessly and harmoniously blend in with the existing nature of the area.

The Day Care Centre contributes to the character of a residential neighbourhood by:

- Providing convenience to families in the neighbourhood, reducing commute times, and creating a more walkable neighbourhood;
- Creating a visual perception of a 'child-friendly' neighbourhood through its private outdoor play area;
- Adding vibrancy and activity to the neighbourhood, creating a feeling of liveliness and security;
- Increasing social cohesion and networks among parents, creating a neighbourhood support system and sense of community.

This planning report has shown and proved the need for and desirability of the consolidation of the subject properties considering the location, accessibility, surrounding residential developments and that the project will be responding to the legal need to obtain formalisation for the properties to operate as one.

The purpose of the project is to seek approval for the above-mentioned planning activities to consolidate the subject properties. This consolidation is desirable, promotes efficient land utilisation, and would increase the future expansion possibilities and development potential of the properties.

5.2. DESIRABILITY

This section unpacks the relevant Town Planning policies that the proposed application for the consolidation of Erven 12758 and 12759, Stellenbosch, Western Cape Province. This application is aligned with Section 31 of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 as read with Clause 15 (1) of the Stellenbosch Municipality Zoning Scheme By-law.

5.2.1. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

The purpose of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA) is to inter alia provide a framework for spatial planning and land use management within the republic. The framework for spatial planning provided by SPLUMA is underpinned by a number of distinct development principles.

Development Principles: Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Note that not all principles are applicable to this application).

5.2.1.1. PRINCIPLE 7(B) - THE PRINCIPLE OF SPATIAL SUSTAINABILITY

Principle 7(b) promotes the concept of sustainability in terms of maximising the efficiency of infrastructure and preventing the occurrence of urban sprawl.

The proposed consolidation of Erven 12758 and 12759, Stellenbosch, Western Cape Province ensures the optimal use of land and existing infrastructure. The two properties will allow for the efficient operation of an essential community service in a residential neighbourhood. Therefore, the proposed consolidation is aligned with principle 7 (b) of SPLUMA.

5.2.1.2. PRINCIPLE 7(C) - THE PRINCIPLE OF EFFICIENCY

Principle 7(c) emphasises that planning should promote overall efficiency through *inter alia* the optimisation of existing resources and infrastructure. It furthermore promotes administrative efficiency and decision making.

The proposed consolidation of the two subject properties will promote administrative efficiency by streamlining administrative processes and ensuring integral planning practice. Consolidating the properties can lead to cost savings for the property owner and reduce administrative burdens on the municipality.

5.2.1.3. PRINCIPLE 7(E) - THE PRINCIPLE OF GOOD ADMINISTRATION

Principle 7(e) promotes the principle that the application of planning should take place in an integrated manner and be guided by a spatial planning and land-use management system as embodied in the act. Good administration should additionally allow for integration and cooperation among state departments as far as the preparation of spatial development frameworks is concerned, as well as the fact that all planning processes should be underpinned by transparent public participation processes.

This consolidation application promotes coordinated land use management and aims to achieve compliance with the municipal regulations. Additionally, transparency in all dealings of this application is important, and this will be possible through compliance with regulations and participation with those affected as prescribed through the relevant legislation and the Stellenbosch Local Municipality departments.

5.2.2. NATIONAL DEVELOPMENT PLAN, 2030 (NDP)

The National Development Plan (NDP) offers a long-term perspective. It defines a desired destination and identifies the role different sectors of society need to play in reaching that goal.

As a long-term strategic plan, it serves four broad objectives:

- Providing overarching goals for what the nation wants to achieve by 2030.
- Building consensus on the key obstacles to achieving these goals and what needs to be done to overcome those obstacles.
- Providing a shared long-term strategic framework within which more detailed planning can take place to advance the long-term goals set out in the NDP.
- Creating a basis for making choices about how best to use limited resources.

The Plan aims to ensure that all South Africans attain a decent standard of living through the elimination of poverty and reduction of inequality. The core elements of a decent standard of living identified in the plan are:

- Housing, water, electricity, and sanitation
- Safe and reliable public transport
- Quality education and skills development
- Safety and security
- Quality health care
- Social protection
- Employment
- Recreation and leisure
- Clean environment.

The proposed consolidation of the subject properties is in alignment with the NDP. The approval of the application for consolidation will allow for the continued delivery of quality education and social amenities from the Day Care Centre, supporting the aims of the NDP.

6. CONCLUSION

In terms of the Statutory Town Planning requirements, the various factors required have been met and zoning land use controls have been provided. The report has outlined the need and desirability of the Consolidation of the subject properties on a Town Planning level, and it can be deemed to be necessary.

- It is imperative to note that the proposed consolidation application is made to ensure compliance with municipal requirements;
- The application complies with the objectives of the Spatial Planning and Land Use Management Act (SPLUMA), Act No.16 of 2013 and the National Development Plan (NDP) 2030;
- The Day Care Centre not only provides an essential service, but also significantly shapes the residential neighbourhoods character by providing convenience to families and fostering walkability, while its presence creates a child-friendly visual aesthetic, adds vitality and security, and cultivates a supportive community environment;
- The key features of desirability range from a favourable location, environmental friendliness, availability of infrastructure, and harmonious development;
- There will be no increase in demand on bulk infrastructure, and ease of access to the property will remain;
- There are no legal or technical impediments to the proposed application.

This development is desirable, necessary, and in line with the Government policies and does not contradict the surrounding land uses but enhances the amenities of the area. The proposed application is therefore considered to be favourable as it does not have any negative impact on the surrounding neighbourhood and will positively serve the surrounding residential use while ensuring that the proposed consolidated property will be formally registered in accordance with municipal regulations.

We hereby request the municipality to consider and approve this application as per the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 as read with Clause 15 (1) of the Stellenbosch Municipality Zoning Scheme By-law, 2024.

ANNEXURE A: APPLICATION FORMS

ANNEXURE B: LOCALITY MAP

ANNEXURE C: LAND USE MAPS

ANNEXURE D: ZONING CERTIFICATE

ANNEXURE E: POWER OF ATTORNEY/RESOLUTION/PROOF OF MEMBERS

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ANNEXURE F: TITLE DEED

AN APPLICATION IN TERMS OF SECTION 31 OF THE STELLENBOSCH MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2023 AS READ WITH CLAUSE 15 (1) OF THE STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2024 FOR THE CONSOLIDATION OF ERVEN 12758 AND 12759, STELLENBOSCH, WESTERN CAPE PROVINCE

ANNEXURE G: SG DIAGRAM

ANNEXURE H: CONSOLIDATION PLAN

