



Postal address: 152 Dorp Street
Stellenbosch
7600

M: +27 (0)72 480 5838
E: marike@archtownplanners.co.za
W: www.archtownplanners.co.za

20 November 2025

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR SPLIT ZONING ON PORTION 5 OF FARM 513, STELLENBOSCH – PRET OP DIE PLAAS

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

Application Property Address: **Portion 5 of Farm 513, Stellenbosch**

Application Property Number: **Pret op die Plaas, Blaauwklip-Wes, Stellenbosch**

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

Owner: **Chardonne Eiendomme CC**

Application Reference: **TP1394/2025**

Description of land development proposal:

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

- **Rezoning in terms of section 15(2)(a) of said bylaw to rezone a portion of the farm (±3 000m²) to Education Zone, in order to accommodate the existing Day care centre (Pret-op-die-Plaas pre-school).**
- **Permission required in terms of restrictive title deed condition clause E.3 as held in the title deed No. T100589/1997 in order to allow the existing Day Care Centre.**

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection

on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: carlien@archtownplanners.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **16 January 2026**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

For Arch Town Planners (Pty) Ltd



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W: www.archtownplanners.co.za

20 November 2025

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

AANSOEK OM SPLIT SONERING OP GEDEELTE 5 VAN PLAAS 513, STELLENBOSCH – PRET OP DIE PLAAS

Adres van aansoek eiendom: **Gedeelte 5 van Plaas 513, Stellenbosch**

Aansoek eiendom beskrywing: **Pret op die Plaas, Blaauwklip-Wes, Stellenbosch**

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

Eienaar: **Chardonne Eiendomme CC**

Aansoek Verwysing: **TP1394/2025**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(a) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende op Gedeelte 5 van Plaas 513, Stellenbosch:

- **Hersonering ingevolge artikel 15(2)(a) van genoemde verordening om 'n gedeelte van die plaas (±3 000m²) na Onderwyssone te hersoneer, ten einde die bestaande Dagsorgsentrum (Pret-op-die-Plaas voorskool) te akkommodeer.**
- **Toestemming benodig ingevolge beperkende titelakte-voorwaarde klousule E.3 soos uiteengesit in titelakte nr. T100589/1997 om die bestaande Dagsorgsentrum toe te laat.**

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 tydspan van die publieke deelname proses by die volgende adres:

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

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in 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: [Marike Bolz, carlien@archtownplanners.co.za](mailto:marike@archtownplanners.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 **16 Januarie 2026**.

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 **072 262 5304** gedurende normale kantoor ure.

Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd

APPLICATION FOR SPLIT-ZONING (REZONING OF A PORTION) (Pret-op-die Plaas)

Portion 5 of Farm 513

BLAAUWKLIP-WES

STELLENBOSCH



OCTOBER 2025

PREPARED AND SUBMITTED BY:



Postal Address: 2ND Floor, Bakkershuis

152 Dorp Street

Stellenbosch, 7600

Mobile:

+27 (0)72 480 5838

Email:

marike@archtownplanners.co.za

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1. Introduction

1.1 Background information

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

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

The above-mentioned application was submitted in terms of the then applicable zoning scheme which allowed for a pre-primary school only as a temporary right. The new zoning Stellenbosch Municipality: Zoning Scheme By-Law which came into effect in 2019 and revised in 2024, allows for a Day Care Centre (pre-primary school) as a Consent Use on land zoned Agriculture and Rural Zone, which will establish the land use as a permanent right. As a result, a consent use application was submitted (TP543/2023) well in advance before the temporary approval lapse date, which was refused. The intention of the consent application was to seek approval to allow for the existing temporarily approved Pret-op-die-Plaas pre-primary school as a permanent right. This application did not include for any amendments or expansions to the existing approved facility; it was merely to obtain the required land use rights (consent use) to allow for the continuous operation of the school after the 5-year temporary departure lapses.

The consent use application was refused due to the fact that a consent use can only be accommodated if it is subservient to the agricultural activities, which in this case it is not. Therefore, the only alternative to allow the continuation of the school is to apply for a split zoning to rezone a portion of the farm to Education Zone to allow for the Early Childhood Development Centre (classified under the definition of a Day Care Centre) as a primary right which would allow for the school irrespective of the farming activities as there is no requirement in the educational zone for agricultural activities.

1.2 Planning Brief

In light of the above background information, Arch Town Planners has been appointed by the owners of the property to prepare and submit the relevant application to the Stellenbosch Municipality to obtain their approval for the Early Childhood Development Centre (Pret op die Plaas).

1.3 Application

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

- i. Rezoning a portion of the farm (split-zoning) to Education Zone.
- ii. Permission to deviate from clause E.3 of Title Deed T100589/97 to also allow for the Day Care Centre in lieu of only residential and agricultural land uses

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

2. Property details

2.1 Ownership Details and Title Deed

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

Table 1: Property Details

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

2.2 Locality

The property is located in the Stellenbosch Municipal area along Blaauwklippen Road, as indicated on the Locality Plan, Figure 1 and 2 below. In terms of the Stellenbosch Municipality Spatial Development Framework (June 2023), the subject property is located outside of the Urban Edge. The application site falls within Ward 21 of the Stellenbosch Municipal Area, which includes Jamestown, Technopark, Kleine Zalze, Paradyskloof, Blaauwilippen, and surrounding farms. Based on the most recent available data, Stellenbosch Ward 21 has a population of approximately 8,651 residents and 2,560 households.

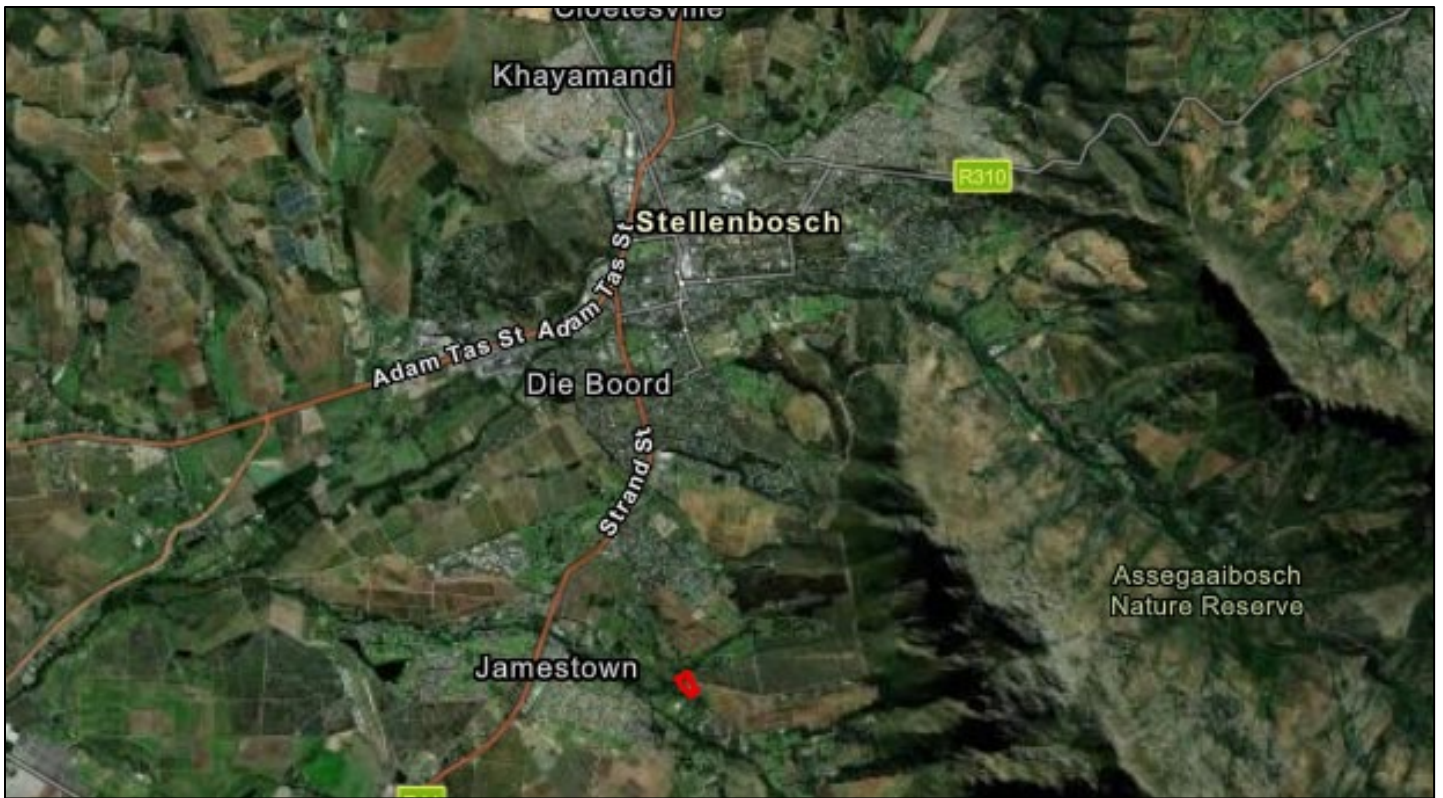


Figure 1: Regional Locality Plan



Figure 2: Locality Plan

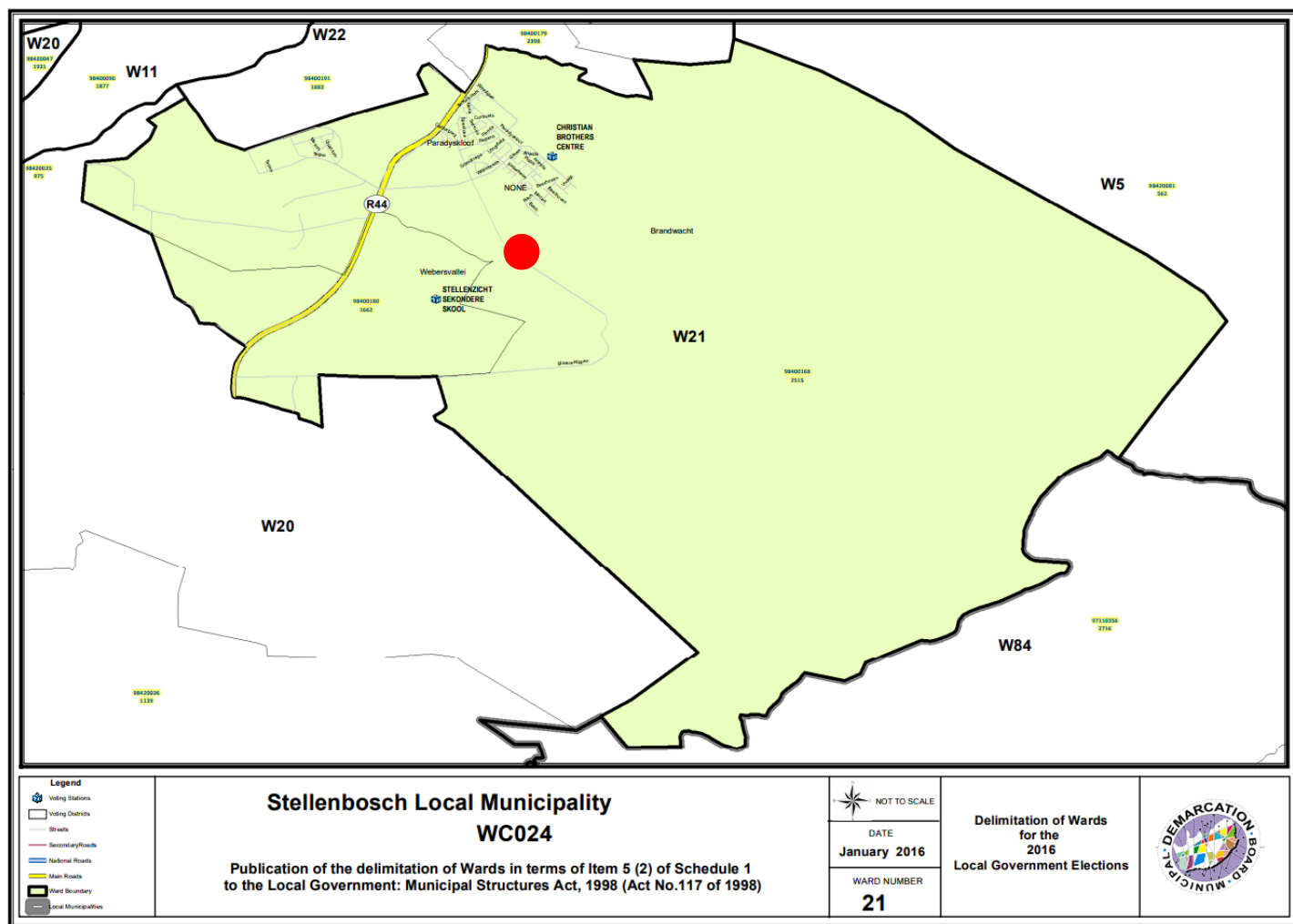


Figure 3: Stellenbosch Municipality Ward 21 Area

Community zoned land in Ward 21:

Erf 446, Jamestown
 Erf 439, Jamestown
 Erf 686, Jamestown
 Erf 733, Jamestown
 Farm 1488/0, Stellenbosch

Education zoned land in Ward 21:

Farm 527/1, Stellenbosch
 Farm 527/2, Stellenbosch
 Erf 447, Jamestown
 Erf 732, Jamestown
 Erf 13436, Stellenbosch
 Erf 13402, Stellenbosch

2.3 Current zoning and Existing Land Use

The application site is zoned Agricultural and Rural, in terms of the Stellenbosch Municipality Zoning Scheme By-Law (2023) with a Temporary Departure allowing for a pre-school (the existing Pret-op-die-Plaas pre-school).

As mentioned in Section 1 above, the Pret-op-die Plaas school was established as a temporary right, in terms of the then applicable zoning scheme (Section 8 LUPO Scheme Regulations) which did not allow for a pre-school as a permanent right. With the adoption of the 2019 zoning scheme, a pre-school could be allowed for as a Consent Use which if approved, could be established as a permanent right. In response to the new zoning scheme, a consent use application was submitted (TP543/2023) with the aim to obtain permanent right for the school. However, as it could not be proven that the school would have been subservient to the agricultural activities on the farm, the application was refused. The only alternative to allow for the continuation of the school as a permanent right is to apply for a split zoning to rezone a portion of the farm to Education Zone to allow for the ECDC (Day Care Centre) as a primary right.

Please refer to Table 2 below which list all the permitted land uses applicable to the Education zone, which includes a Day Care Centre as a primary use.

Primary Uses	Additional Uses (not exceeding threshold and subject to technical approval)	Consent Uses (Application Required)
<ul style="list-style-type: none">• <u>Day care centre</u>• 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

Table 2 Permitted Land Uses

In terms of the zoning scheme, a Day Care Centre is defined as follows:

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

Pret op die Plaas is a registered Early Childhood Development Centre (Reference Number: C 21 084) and has been in operation since 2020. Figure 4 below shows the existing structures of the school:



Figure 4: Photographs of Pret op Die Plaas Blaauwklippen

The following section provides a thorough description of the existing Pret-op-die-Plaas ECDC:

The school consists of an Indoor Educational area and an Outside play area. The total area to be used for the school equates to $\pm 3\,000\text{m}^2$, divided into the following:

- $\pm 2\,200\text{m}^2$ fenced off area indicated as figure a,b,c,d,e,f,g,h,j on the attached Site Development Plan.
- $\pm 420\text{m}^2$ building area (situated within the fenced off area) used as 4 classrooms/ storage/office and kitchen/staff room.
- $\pm 735\text{m}^2$ represents the access road from Blaauwklippen Road and includes the parking area (12 parking bays provided).

These areas are indicated in detail on the attached Site Development Layout and Landscaping Plans (please refer to Annexures E and F).

The Indoor Educational Area

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

- As indicated on the attached Floorplan, the structures are Cube Containers with dimensions of either 12m x 2.4m or 6m x 2.4m.
- There are 4 Classrooms of which each classroom is made up of 2 containers that is joined with dimensions of 2.4m(width) x 12m(length) x 2.8m(h), resulting in a total classroom size of $\pm 57.6\text{m}^2$ (each container equates to $\pm 28.8\text{m}^2$). Each classroom makes provision for ablution facilities and seating for the learners and teachers.
- Additionally, to the above, 4 cubed containers of 2.4m (width) x 6m (length) x 2.8m (height) is affixed to the main shed that accommodates the school office, kitchen / staff room and 2 storage areas respectively.
- The classrooms, office, storage, and kitchen/ staff room lead out into a roofed outside play/ assembly area (A-Frame steel structure affixed to the containers).

The Outside open play area:

This area consist of a variety of uses utilised as part of the education programme for the learners. The outside area consists mainly of identity areas for learning experiences (as indicated on the attached Landscaping Plan). These identifiable areas are suitably demarcated and consists of a variety of uses utilised as part of the education programme for the learners:

A sensory path:

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

Bicycle track:

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

Play gymnasium:

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

Fantasy area:

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

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

Petting Zoo:

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

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

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

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

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

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

The school is registered ECDC (please refer to Annexure K). It is certified to accommodate 92 children and currently employs 18 employees.

2.4 Surrounding Land Use

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

3. Development Proposal

As mentioned above, the application seeks to allow for the existing Pret-op-die-Plaas ECDC to operate as a permanent right. The development proposal does not include any extensions or amendments to the approved and existing facility. The proposal consists of an application for split zoning to rezone a $\pm 2\,970\text{m}^2$ portion of the farm to Education Zone. The portion to be rezoned is indicated on the SDP attached as **Annexure E**.

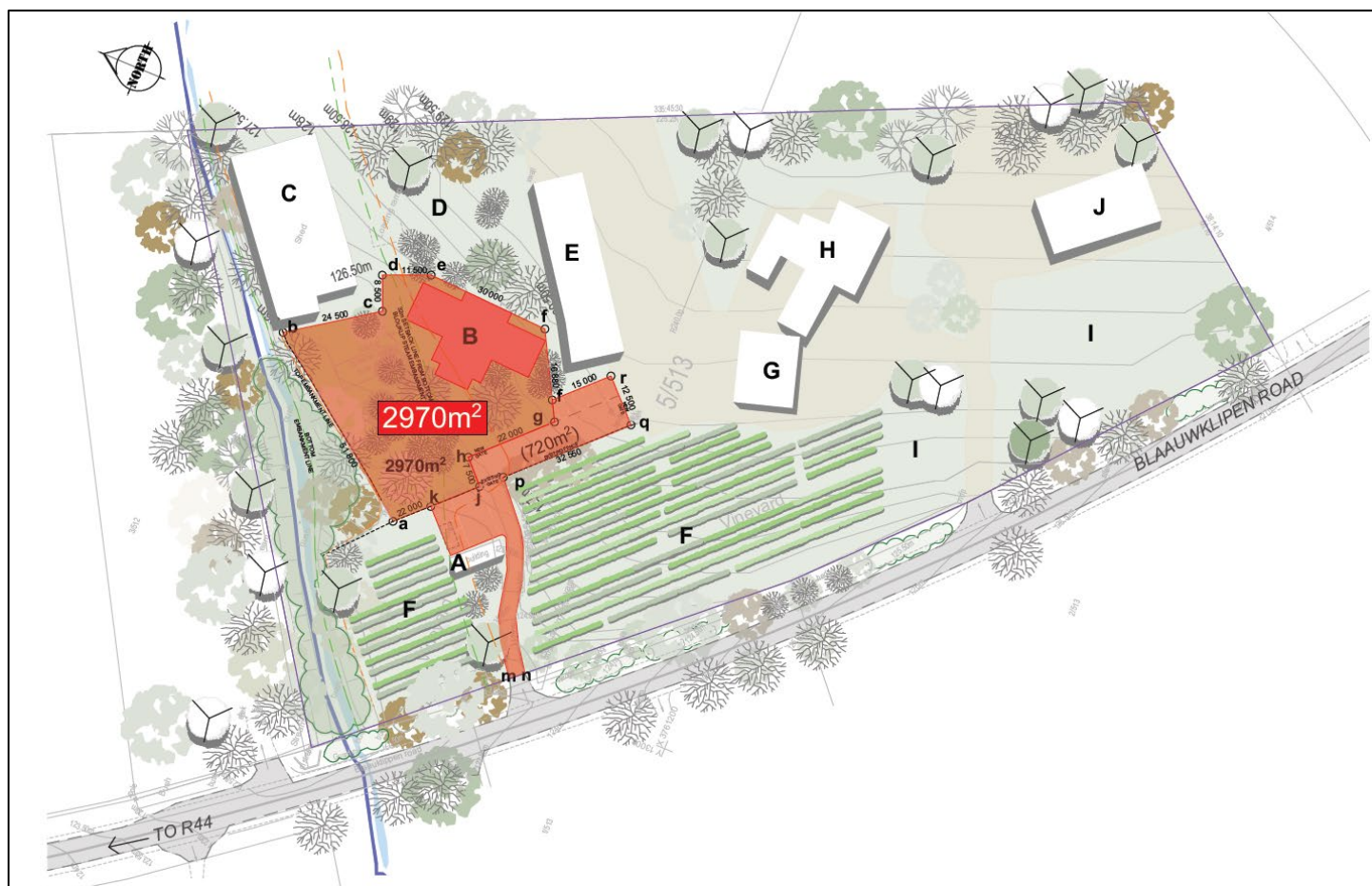


Figure 5: Extract of SDP of Proposed Split Zoning Area

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

- The facility will be limited to $\pm 2\,970\text{m}^2$
- No more than 90 children will be enrolled at a time
- Age group of children attending the school: 2 – 5 years
- Number of staff: 18 staff members
- Operating hours of the school: 08:00 – 13:00

3.1 Engineering Services

As part of the previous application, Bart Senekal Engineers prepared a services report to provide information on the provision of engineering services. All services were installed and have been operational since the opening of the school. There will be no change in the existing and approved services or any increased capacity demand. The status quo will stay as is and as previously approved.

During the public participation for the 2023 consent use application, the Municipal Engineers recommended the application for approval subject to conditions relating to water, sewer, and solid waste. Please refer to **Annexure H** for a copy of their letter of support for the ongoing operation on the school. Important to note, as part of the 2023 application, the Municipal Engineers stipulated a condition that Development Contributions (DCs) for the school had to be paid in full before the Municipality could approve the consent use application. This requirement was met, and proof of payment of the DCs is attached as **Annexure H** for reference.

Set out below is a summary of the initial services report, which is still applicable. The full report has been attached as **Annexure G**.

3.1.1 Water supply

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

3.1.2 Sewerage

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

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

3.1.3 Solid Waste removal

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

3.1.4 Electricity Provision

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

3.1.5 Traffic / Access

There will be no change in access to the school, the existing approved access gate will be used without any changes proposed. The school will be able to accommodate a maximum of 90 learners. It is therefore motivated that there will be no change in the traffic volumes previously assessed and approved. Please see attached the previous traffic impact statement that was done as part of the temporary approval application as **Annexure I**.

The access design of the school has been amended based on comments received from the Western Cape Department of Infrastructure during the 2023 consent use application. The updated design is attached as **Annexure J** and included in Figure 6 below.

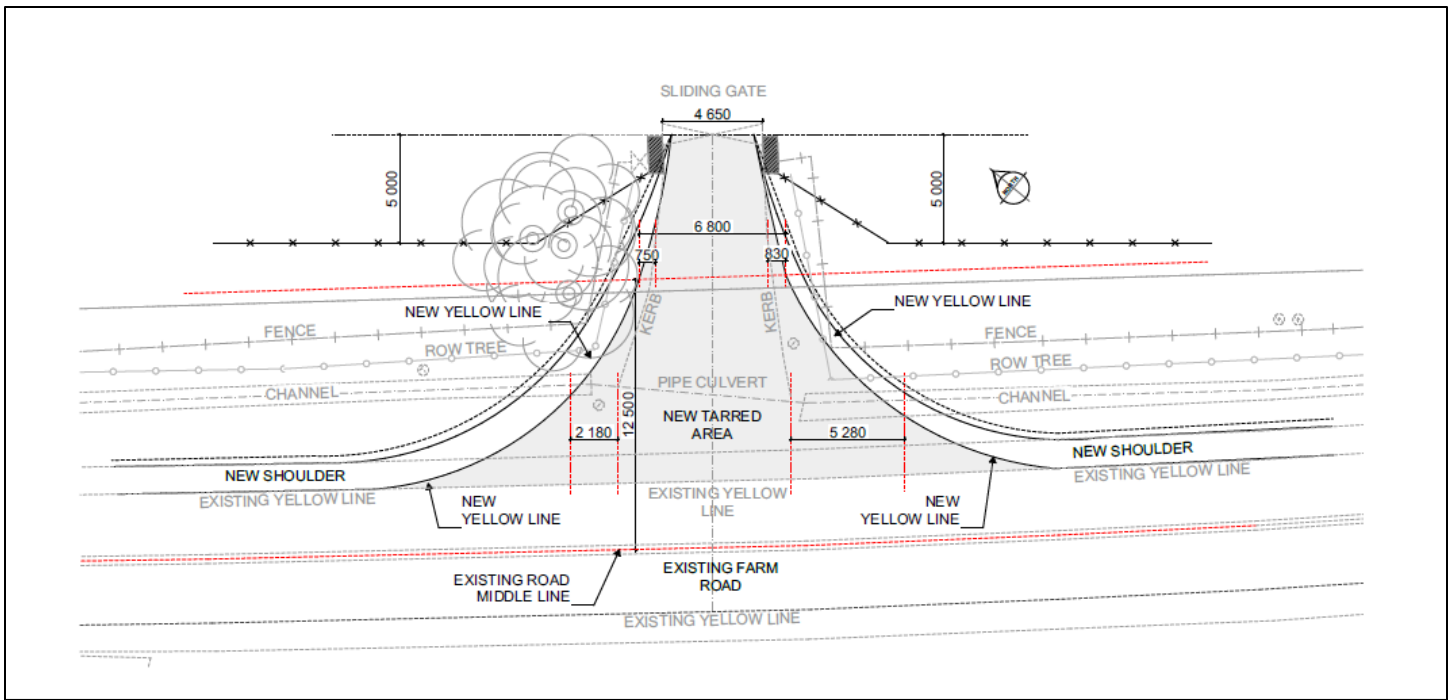


Figure 6: Amended Access Design

3.2 Environmental and Heritage Aspects

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

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

3.3 Agricultural Considerations

The Provincial Department of Agriculture (PDoA) did not support the 2023 consent use application. Their comments were noted, however it's important to note that the application was and is not to extend or develop further, it is to allow for the continuous operation of the school after the 5-year temporary departure lapses. In the approval letter for the temporary departure, it was reasoned that the facility will not have a negative impact on the scenic route, there are no building line encroachments, the facility results in diversification and intensification of use within the rural area without impacting on the character of the area, and there is sufficient on-site parking. As the status-quo is still the same, with no proposed changes, it is argued that these reasons for approval are still valid and applicable.

The PDoA mentioned that it may not detract from farming production, however this piece of land is not used for agricultural activities but still provides a much-needed service to the community.

The development has already been constructed in line with the temporary approval. There is no impact on the agricultural activities as a result of the day care centre. It should be noted that the area, before the school was established, was a blue gum forest and thus the area had negligible agricultural potential. The scale of the development is within the character of buildings on the land unit and the character of the area. The visual impact of the day care centre is negligible as it is located in the aforementioned blue gum forest.

The PDoA recommends that schools should be within the urban edge. It is argued that in a town like Stellenbosch, where the land costs within the urban edge is excessively high, it would be unaffordable to be able to operate this type of pre-school where the focus is on interaction with nature and “outside plan”. This pre-school allows children to experience and interact with nature in a way that they would not be able to in the urban area. Exposure to nature from a young age is extremely crucial for development for children. It has been proven in multiple studies. This pre-school is well used and supported by the community. With the influx of people to Stellenbosch, there is vast shortage in pre-school options, where parents need to register up to 2 years in advance to secure a place for their children in a school. It is strongly argued that this school has been great benefit to the surrounding community.

In terms of the PDoA guidelines, the minimum size for an economically viable farming entity in the Western Cape is considered to be 40ha. The application site, being ± 2.56 ha in extent can clearly not be considered as an economically viable farming entity. Though we share the PDoA's concern that non-agricultural activities may negatively impact on agricultural potential of limited farming land, it is motivated that in this case, it is clear that this farm is not considered economically viable, and the school will therefore not detract from the agricultural potential of the farm. It is also important to note that the design of the school has been done in such a way that the school buildings area hardly (if at all) visible from the Blaauwklippen road and the building structures visually appear to be farm sheds, thereby ensuring that there is no negative visual impact on the agricultural character of the area. Also important to note is that the school is only operational during the day, there will therefore be no lights from any of the buildings during the evening which may have an impact on the visual character of the area during the evenings.

4. MOTIVATION

The need for and importance of Early Childhood Development Centres has been acknowledged by the Stellenbosch Municipality, as per the "Early Childhood Development Policy -Stellenbosch Municipality, dated 2017/18". The following section will consider the need for a ECDC in the South African context, then in the local Stellenbosch Context and lastly in terms of the need specifically relating to Ward 21.

4.1 Need

- **Need for an ECDC on South African scale**

Early brain science is clear: about 90% of the human brain's growth occurs by age five, and the foundations for learning, behaviour and health are built in these early years. Quality early experiences - rich language, play-based learning, and responsive caregiving - shape neural architecture and enable children to acquire the cognitive and self-regulation skills they'll use for life.

In South Africa, data show why strong ECD is essential for every child. The national Thrive by Five Index (a collaboration with the Department of Basic Education) found that only 43% of 4–5-year-olds enrolled in early learning programmes “thrive by five,” meaning they are on track for both physical growth and early learning. Looking specifically at learning, just 44.7% are on track overall; 28.3% are “falling far behind.” In key domains, only ±33% are on track for early numeracy, while 54.7% are on track in emergent literacy and language. These gaps at age five make later learning harder and more costly to remediate (thrivebyfive.co.za). SA's latest General Household Survey indicates that only about one third (33.6%) of 0–4-year-olds attended an educational institution in 2023. Expanding access to quality early learning can raise school readiness for all children. High-quality ECD strengthens language, executive function and early numeracy - the bedrock for reading, mathematics and lifelong learning - making it a critical investment for every child from the start.

In a country with one of the highest unemployment rates in the world and lack of access to basic education, the argument for the need for ECDCs in South Africa is clearly undeniable.

- **Need for an ECDC in Stellenbosch**

The next question to ask is then: **Is there a need for more ECD facilities in Stellenbosch?** Table 3 below provides a summary of the current situation in some of the ECDCs in Stellenbosch. The table below shows that many facilities are fully enrolled for the year, with several maintaining substantial waiting lists. Pret-op-die-Plaas is a notable example, with demand for placement consistently exceeding the number of spaces available.

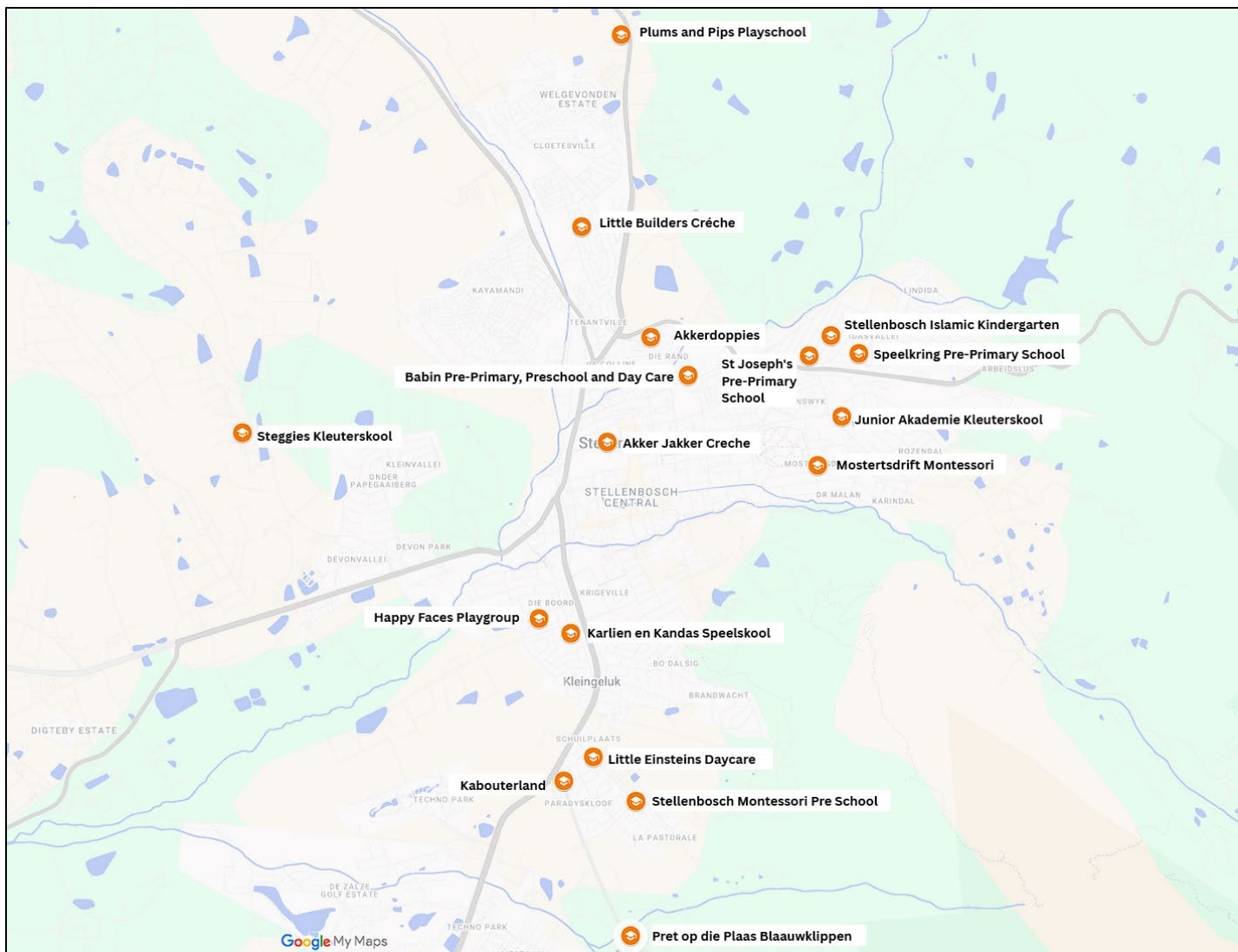


Figure 7: Locality of Pre-Schools in Stellenbosch

School Name	Occupancy Status
Junior Akademie Kleuterskool	2025: Currently full and has a waiting list for certain ages 2026: Fully booked
Mostertsdrift Montessori Pre-Primary	2025: Not full at the moment 2026: Capacity left for placements
Little Einsteins Daycare	Previously: Was full and due to high demand moved locations in order to accommodate more children. Important to note, this pre-school is English. 2025: Not at full capacity. Can accommodate maximum 70 kids according to health regulations but currently have 55. 2026: Capacity left for placements

Karliën en Kadas Speelskool	2025: Fully booked 2026: Fully booked 2027: Bookings opened and has capacity for placements
Happy Faces Playgroup	Very small playgroup of 3-year-olds
Little Builders Creche	Have a waiting list
Akkerdoppies	2025: Fully booked, has a waiting list 2026: Fully booked, has a waiting list – 2026 kids already placed in groups 2027: Waiting list
Akker jakker Creche	Can accommodate maximum 150 kids but is currently at 95 for kids aged 3-5 years. Classes are emptier due to parents wanting kids in grade R at schools for primary school placement.
Steggies Kleuterskool	Can accommodate maximum 80 kids but is currently at 60. Baby class is mostly full.
Plums and Pips Playschool	Only takes 16 kids and waitlists fill up by the 3 rd quarter of each year 2025: Full 2026: Only 2 spots available.

Table 3: Status in some of the ECDC in Stellenbosch

The table clearly confirms what every parent of with pre-school children in Stellenbosch already knows, the day care centers (and primary and high schools) are full to capacity and Stellenbosch is in urgent need of more day care centers. It therefore seems highly irresponsible and counterproductive to refuse the ongoing operation (thus resulting in the closure of the school) of a very successful day care center.

It is interesting to note that, from the review of available information, it appears that there is currently only one Municipal owned/operated day care center in Stellenbosch and the vast majority of day care centers are funded/owned/ managed by the private sector and local communities.

It is further interesting to note that according to a Rainmaker Marketing Report, Stellenbosch's population has grown by 26% between 2011 and 2023 – i.e. from 55 886 to 70 685. This translates to an average of 103 adults or 41 families moving to Stellenbosch per month over this 12-year period, with no new public schools having been built in Stellenbosch over this period (and even dating back longer). The provision of schools in Stellenbosch has clearly become the responsibility of the private sector.

- **Need for an ECDC in Ward 21, Stellenbosch**

This brings us to the last, more site-specific level, to test the need for the continuing operation of Pret-op-die Plaas, based on the need of an ECDC in Ward 21, Stellenbosch.

According to the most recent available demographic information for Ward 21 (July 2020) on the Stellenbosch Municipal website, this area had a population of $\pm 8\,650$ people at that time, equating to approximately 2 900 households.

According to CSIR Social Facility Provision Guidelines (2012, updated 2020) a ECDC center of 60 children can accommodate a catchment area with approximately 500 households. To put this into the context of Ward 21, with approximately 2 900 households, a total of number of ± 6 ECDC (being able to accommodate a minimum of 60 children each) is required. Figure 7 above shows 4 other ECDC within Ward 21, begin Kabouterland, Little Einsteins Daycare, Stellenbosch Montessori Pre-School and Little Oaks, which as indicated above are already operating at either full capacity or with limited capacity.

Based on these calculations and the information provided above, it is clear that there is currently under provision of day care centers in not only Ward 21, but also in the rest of Stellenbosch and by refusing the ongoing operation of Pret op die Plaas it will severely worsen this situation.

In terms of accessibility, Pret-op-die-Plaas is easily accessible to parents staying in Paradyskloof as it is situated on a road that does not experience traffic congestion in the mornings when the children are dropped off. This results in short travel time for the children and makes it convenient for the parents who can drop their children before they need to travel to work on the heavily congested R44 (which is the only road linking this neighborhood to the rest of town). If this day care center is closed, parents will need to find a different day care center for their children and as clearly indicated in the table above there very little options available in the immediate or surrounding area.

From the above, it is therefore undeniable that there is a very clear need for Pret-op-die-Plaas on the current location. The section below will address the desirability of the rezoning.

4.2 Desirability

In order for the Municipality to consider an application, it is important to consider the desirability of the proposed land use, in this case the existing ECDC, on the application site (currently zoned for agricultural purposes) and in the surrounding context.

Ideally, this ECDC should be located on land zoned for educational purposes. From a review of the information available on the Municipal zoning maps, there are no vacant Municipal or private owned land in the Paradyskloof area, zoned for educational purposes either situated inside or outside the urban edge which could accommodate a new day care center, or could serve as a site for Pret-op-die-Plaas to relocate too. This means that if the school were to be closed and had to relocate to another site it would have to acquire land, in all likely hood a conventional residential erf, at a very high cost. To be able to accommodate the school with the same number of children an area of approximately 3 000m² would be required, which on average equates to 3-4 conventional residential erven in Paradyskloof, which at a current average selling price/erf equates to a land cost of $\pm R21\,000\,000$, which is clearly not financially achievable. Also, it is assumed that even if this land

would be available and affordable, it is highly unlikely that a school of this extent would be supported next to single residential houses. It is therefore clear that there is no available land inside or outside the urban edge within Ward 21 with the required zoning to accommodate the school. It is therefore motivated, that though an ECDC should ideally be situated within the urban edge, as there is no suitable land available, land outside of the urban edge could be considered.

According to the CSIR facility provision norms and adopted in Western Cape planning frameworks the ideal catchment distance for a pre-primary school (ECDC) is within 1 km of residential areas. Distances up to 1.5 km are considered acceptable to ensure accessibility, safety, and consistent attendance for young children. The location of the Pret-op-die-Plaas, being within 1km from Paradyskloof, is clearly in line with CSIR norms.

As discussed under Section 3.3 above, the PDoA is concerned about the impact of the ECDC on agricultural land and the potential loss of agricultural land. The following should be noted:

- The application site is 2.56 ha in extend, of which the intend is to rezone $\pm 10\%$ of the site to be excluded from potential agricultural activities.
- The application site was created and registered in 1997. The ECDC is situated on a portion of the application site which has no agriculture activities and is overgrown with blue-gum trees. Figures 8 and 9 below show the agricultural activities which took place since 2005 vs that in 2023, thus before and after the school was constructed and operational:



Figure 8: Agricultural activities in 2005



Figure 9: Agricultural activities in 2023

It is clear from these images that there were no substantial agricultural activities on the application site from 2005 (the imagery only dates back to 2005) and the existing school had no impact of any means on the agricultural activities on the farm. It is also motivated that, as discussed above, the application site, which is less than 3ha, has no economical viable agricultural potential, other than maybe contributing to the rural character of the surrounding area. And as stated above, the

school was designed and the placement of the structures carefully considered in order to ensure, as agreed and approved by the Municipality, that the school does not have a negative impact on the character of the rural and surrounding area. The small size of the application site precludes its meaningful use for agriculture, and its allocation to an alternative land use would not compromise the integrity of surrounding agricultural land. To conclude, the school has in no way resulted in the loss of agricultural land or had any negative impact on the agricultural potential of the farm, and it is motivated that the proven benefits of the school outweigh any perceived negative impact in terms of agriculture.

Pret-op-die-Plaas, situated on a farm also differs from other standard ECDC situated within town centres, in that it is a farm school and which offer an environment that integrates learning with the natural world. These settings provide children with hands-on experiences that enhance their understanding of science, ecology, and sustainability. By prioritizing outdoor play, these centres not only promote physical health but also support cognitive development, emotional well-being, and social skills. In contrast to traditional settings that may rely heavily on screen-based activities, nature-based ECDCs offer a balanced approach that aligns with developmental best practices. By fostering an environment rich in natural stimuli and physical activity, these centres contribute to the holistic development of children, preparing them for lifelong learning and well-being. It has also been proved that early exposure to nature fosters a sense of environmental stewardship and a lifelong appreciation for the natural world. Children who spend time in green spaces exhibit lower stress levels and improved emotional resilience

It is therefore clear that the ECDC, situated within a rural area, on this unique application site which has limited agricultural value, lies within 1km from town and which encourages access to outdoor play and interacting with the natural environment is desirable if considered in terms of land use.

4.3 Motivation in Terms of Section 65(1) of the By-Law

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

Section 65(1) Criteria	Assessment of Proposal
a. Desirability of land use	<p>The approval of the application will not negatively affect the surrounding area, as motivated above and summarized below:</p> <ul style="list-style-type: none"> i) <i>Socio-Economic Impact:</i> Please refer to sections 4.1 and 4.2 above which discuss the need and desirability which also addresses the socio-economic impact ii) <i>Impact on External Engineering Services:</i> None iii) <i>Impact on Safety, health and wellbeing of the surrounding community:</i> The proposed rezoning will not result in any negative impact on safety, health and wellbeing of the surrounding community. It is motivated that the ECDC contributes positively to the safety of the surrounding area during the operational hours of the school as it allows for passive and active observation from the learners, employees and parents in that it taking the children to and collecting from the school. Sections 4.1 and 4.2 addresses the positive impact of the ECDC on the learners and surrounding community whose children attend the school. iv) <i>Impact on Heritage:</i> None v) <i>Impact on the Biophysical Environment:</i> None vi) <i>Traffic Impact, parking and access:</i> The proposed rezoning will allow for the continues operation of the existing ECDC centre which has been operational for the last five years. The initial application to allow for the 5-year departure, was supported by both the Municipal and Provincial engineers. And as there will be no change in land use, or the extend of the school buildings and access to the property (other than the upgrading of the access road

	<p>as requested by the Provincial Road Authorities) it is motivated that the proposed rezoning will have no negative effect on traffic, parking, and access.</p> <ul style="list-style-type: none"> • The development has already been constructed in line with the temporary approval. There is no impact on the agricultural activities as a result of the day care centre. It should be noted that the area, before the school was established, was a blue gum forest and thus the area had negligible agricultural potential. • The scale of the development is within the character of buildings on the land unit and the character of the area. And the visual impact of the day care centre is negligible as it is located in the aforementioned blue gum forest. • The high demand for a day care centre in the area (such as the very successful and well established Pret-op-die-Plaas) is clear based on the popularity of Pret-op-die-Plaas and the number of applications which have been received over the last 5 years. It is clear that the community has begun to rely on the facility, especially as there are very limited day care centres in the area. • The goal of the day care centre is to support the community through education and immersive learning from a young age. The location of the day care centre gives children the opportunity to learn in an environment surrounded by natural beauty and rural landscapes. And thus provides a unique opportunity to use the outdoor areas and uses as part of the education process as indicated in 3.3. • The day care centre is within close proximity of Stellenbosch town and thus the centre can serve both the rural surrounding area and the town. • All services are established and in place and no new services will be needed.
b. Impact on municipal engineering services.	<p>None, no new services are proposed. It should also be noted that the Stellenbosch Engineering Department supports the continuous operation of the school, and the owner of the school has already paid the Development Contributions required during the previous application.</p>
c. The IDP and SDF	<p>Stellenbosch Municipality MSDF is used to guide land use decisions in both the short and long term. The section below indicates how the proposed land use will comply with these proposals:</p> <ul style="list-style-type: none"> • The day care centre does not result in the loss of agricultural land nor does it in any way negatively affect the scenic character of the area. The day care centre has already been

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

Table 4: Assessment of Application in terms of Section 65 of the By-law

6 Conclusion

The application site has successfully been used as a day care centre with temporary approval for the last 5 years. The goal of this application is to gain permanent approval for the ECDC.

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

- i. Rezoning a portion of the farm (split-zoning) to Education Zone.
- ii. Permission to deviate from clause E.3 of Title Deed T100589/97 to also allow for the Day Care Centre in lieu of only residential and agricultural land uses

Report compiled by:

Carlien Coetzee (C/9982/2024)



Report reviewed and edited by:

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



for Arch Town Planners (Pty) Ltd



LEGEND:

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

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



CLIENT'S SIGNATURE: _____

SCALE: _____ D _____

DRAWING NUMBER: MS - 2025-M101	DRAWN BY: -	REVISION: 
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DRAWING:
SITE PLAN & LOCALITY

PROJECT:
Pret op die Plaas (Edms) Br

ERF Portion 5 of Farm 513,, Blauwklippen Road
STELLENBOSCH

SDP - Applications

mentzstudio
architects

Director: A Mentz, Pr. Arch, SACAP 21151
MENTZ studio (Pty) Ltd
Registration no: 2013/173785/07

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

GENERAL NOTES:

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



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

CLIENT'S SIGNATURE:

SCALE:
see drawing

DATE:
2018/08/20

DRAWING NUMBER:
SD-3403-M202

DRAWN BY:
AM

REVISION:
1

DRAWING:
FLOOR PLAN & LANDSCAPED
PLAY AREA

PROJECT:
Pret op die Plaas (Edms)Bpk

ERF Portion 5 of Farm 513, Blauwklippen Road,
STELLENBOSCH

FOR CONSTRUCTION



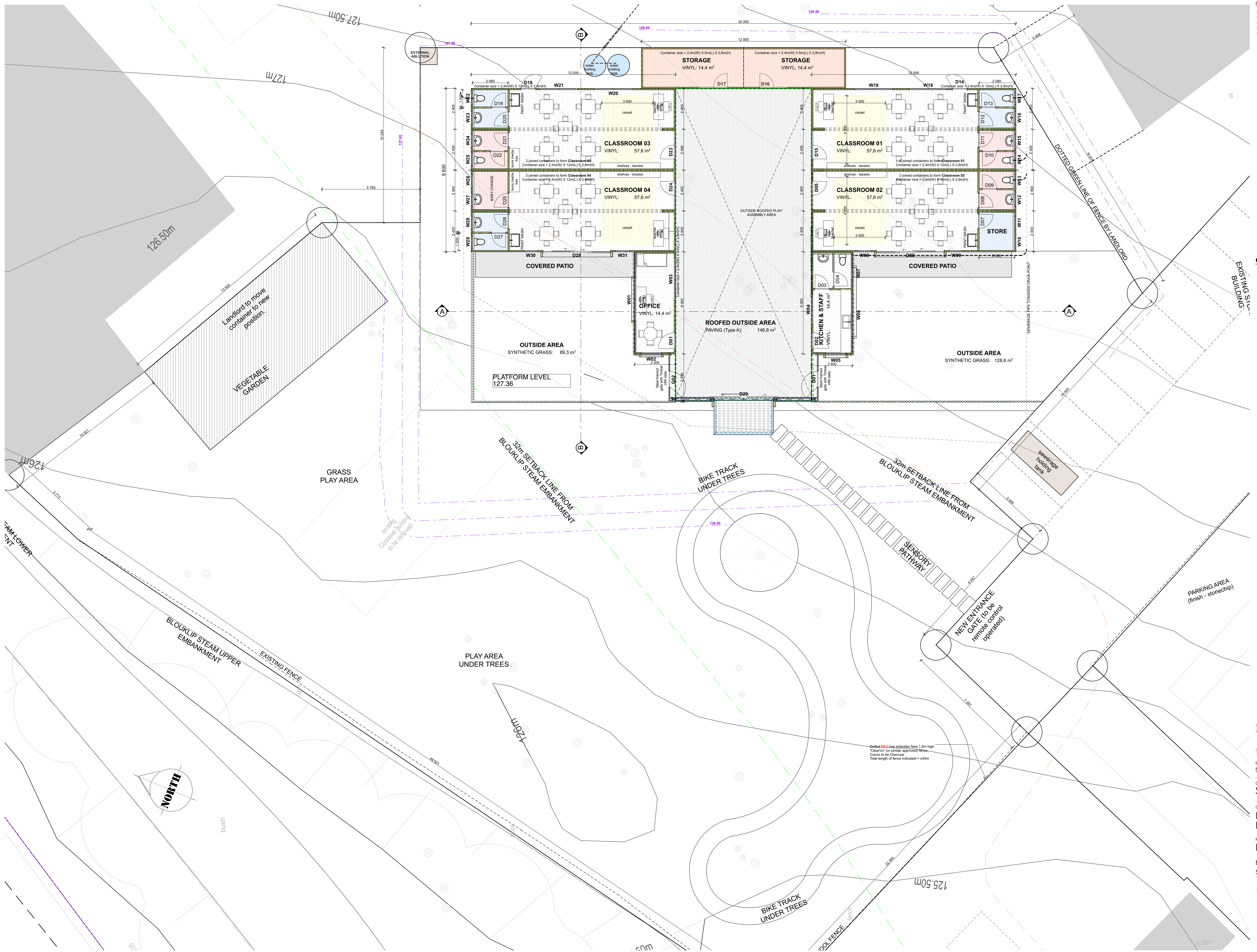
architecture | interior | design

SKEPdesign

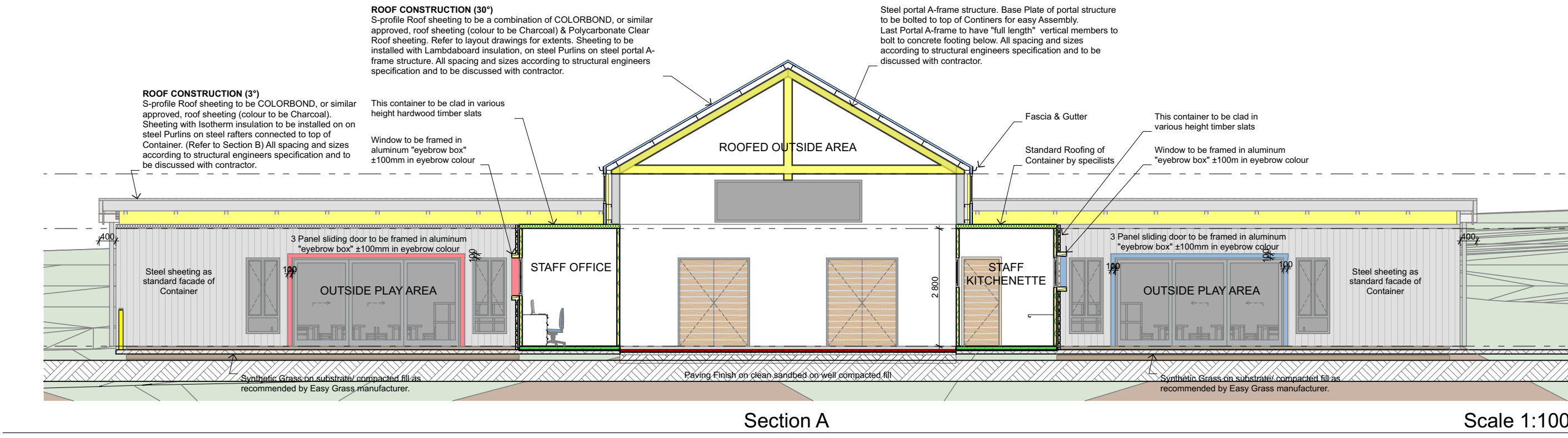
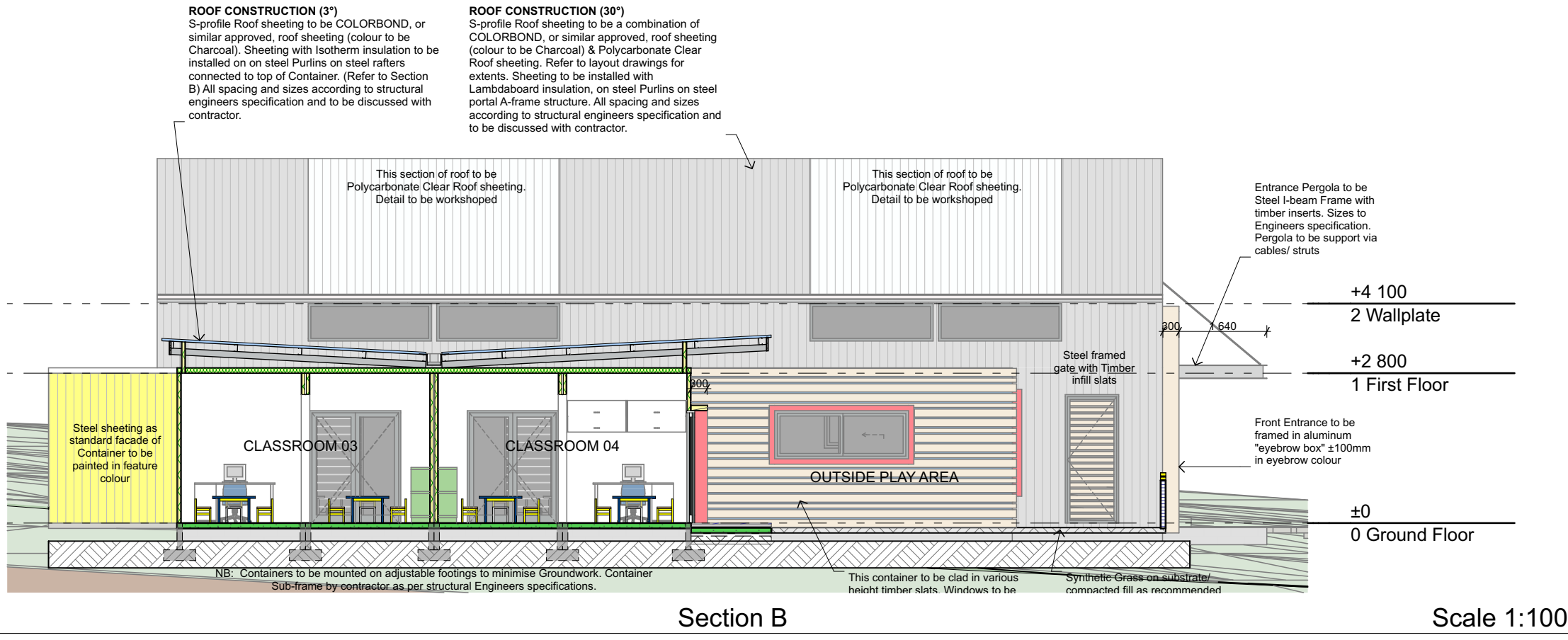
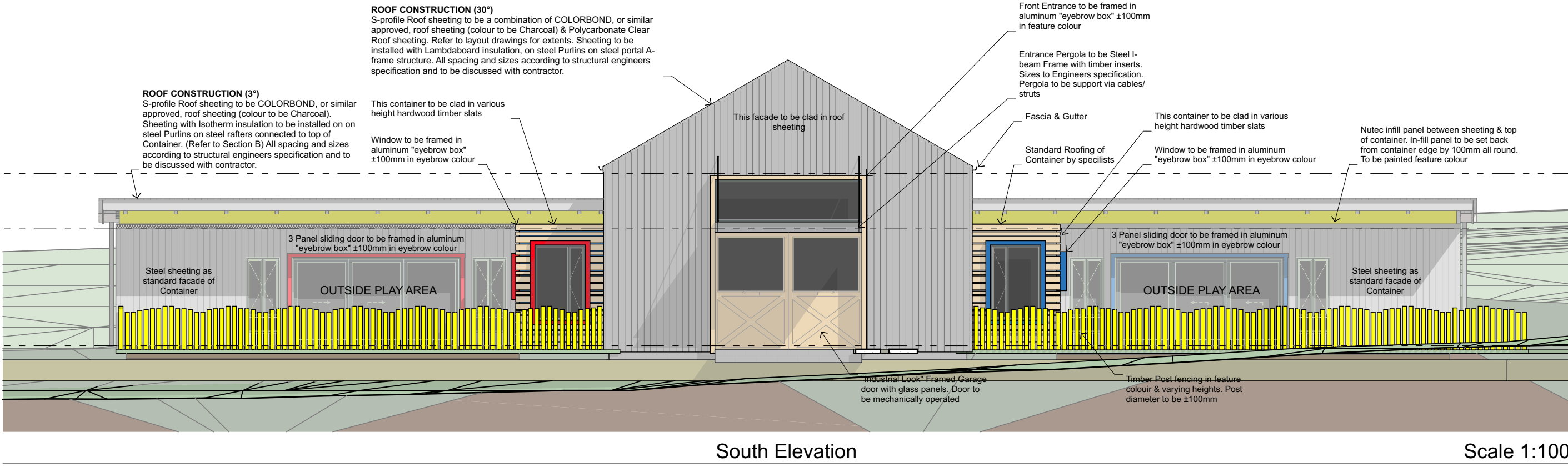
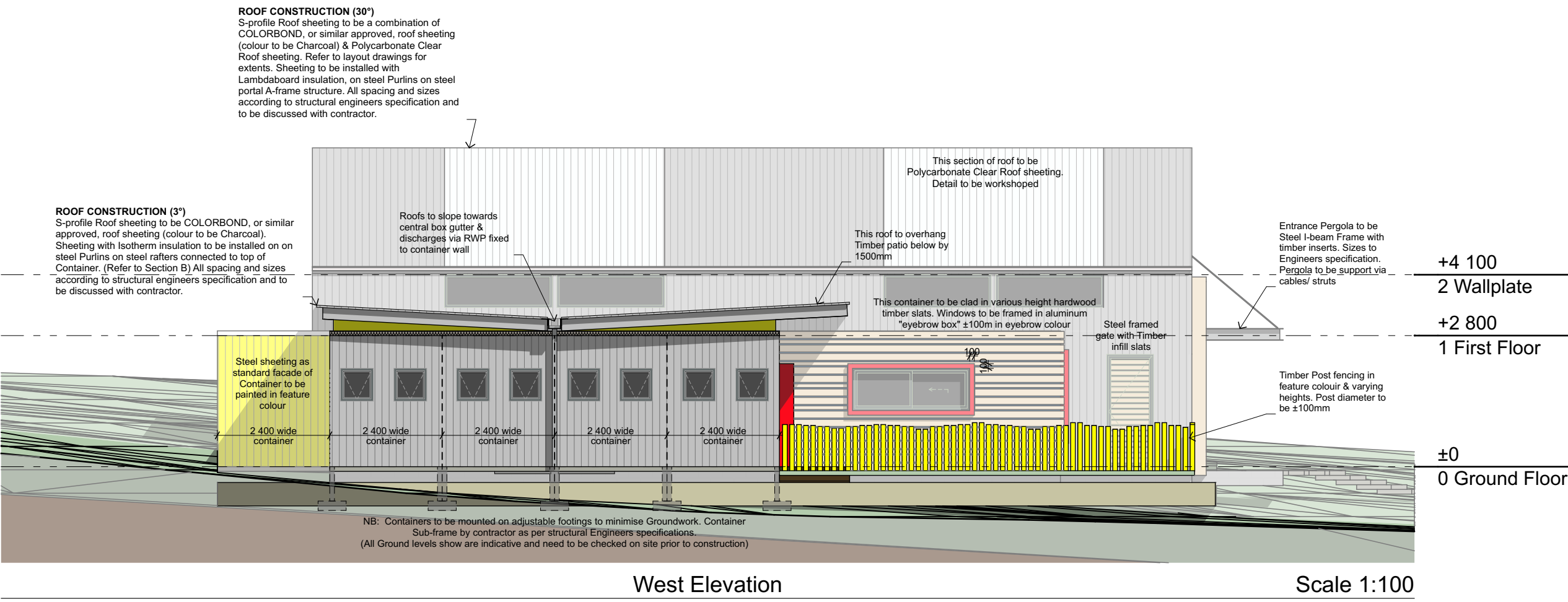
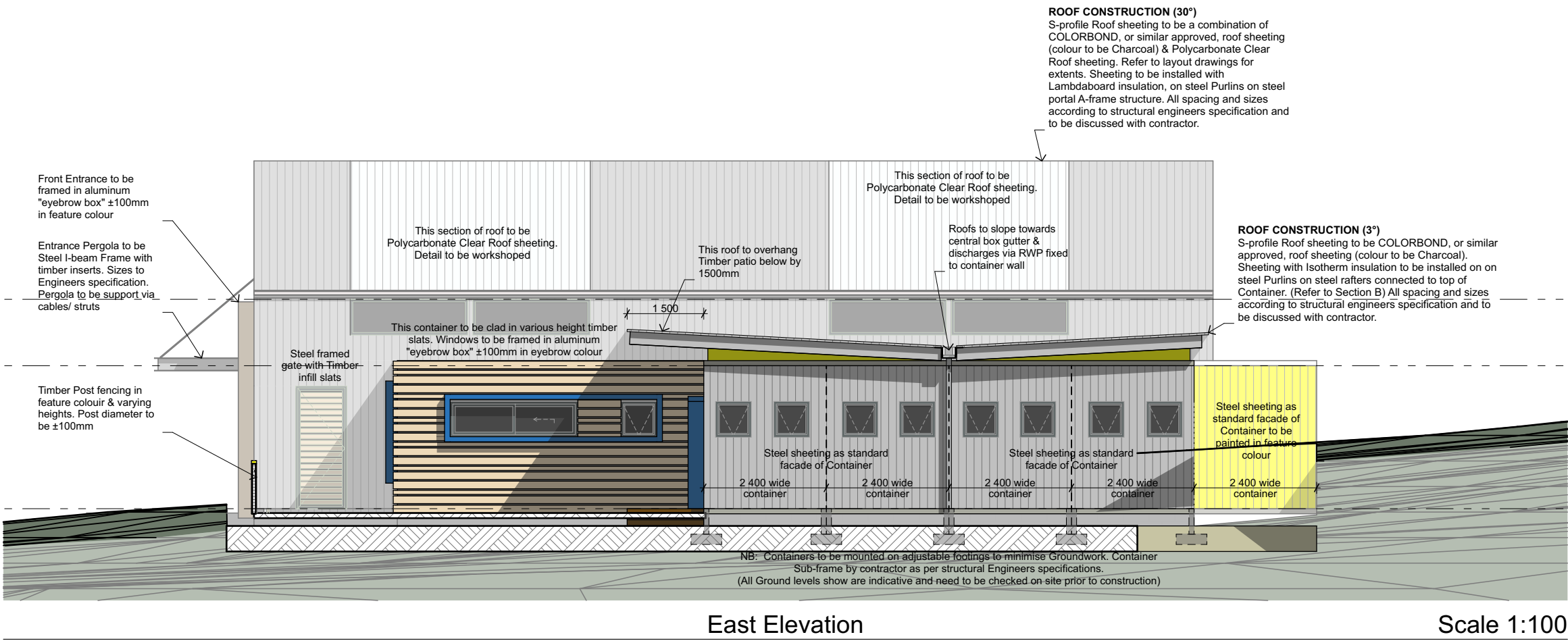
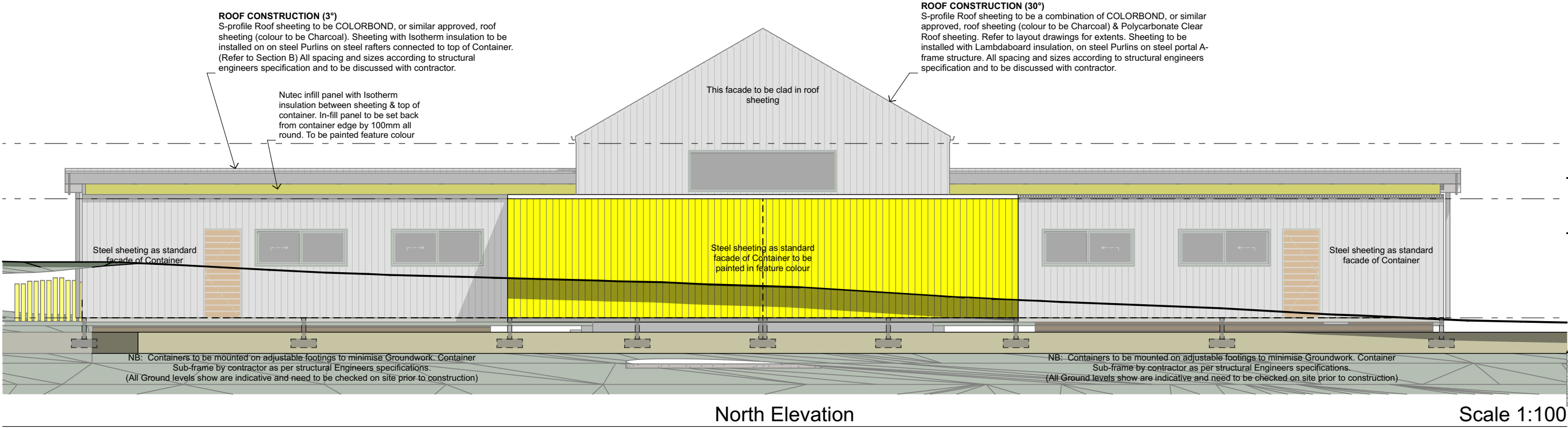
www.skepstudio.co.za | 7 bird street | stellenbosch | 021 883 8083

Scale 1:100

Ground Floor



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



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

CLIENT'S SIGNATURE:

SCALE:
drawing 2018/08/20

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

DRAWING:
ELEVATIONS, SECTIONS & 3D IMAGES

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

FOR CONSTRUCTION



SKEPdesign

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architecture | interior | design

Locality Plan



Date created: 2025/09/29

