



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1552/2026

Our File Reference Number: Farm 159, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:**

Sir/Madam

**APPLICATION FOR CONSENT USE ON FARM 159, STELLENBOSCH**

1. The above application refers.
  2. The duly authorised decision maker has decided on the above application as follows:
    - 2.1 That the application in terms of Section 15(2)(o) of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023 for a Consent Use to operate a daycare centre within an existing structure on Farm No. 159, Stellenbosch Division.
- BE APPROVED** in terms of Section 60 of the said By-law and subject to conditions of approval.
3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
    - 3.1 The approval only applies to the proposed consent use under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
    - 3.2 Development be generally in accordance with the site plan and floor layout plan as referenced on drawing number J175, dated 24 March 2026, drawn by PW Esterhuizen of Pieterhuizen Planning and attached as **Annexure A**

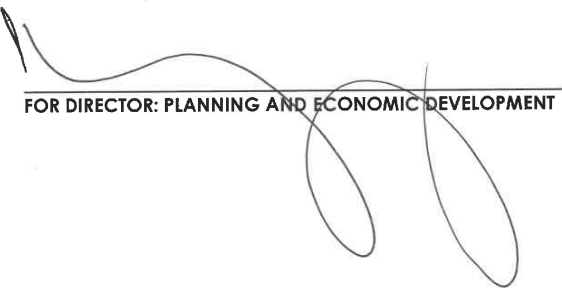
- 3.3 The conditions relating to health imposed by Cape Winelands District Environmental Health contained in the memorandum dated 09 April 2026, and attached as **Annexure B**, be complied with to the satisfaction of the said department.
- 3.4 The conditions as imposed by the Department: Fire Services contained in their email dated 10 April 2026 and attached as **Annexure C**, be complied with to the satisfaction of the said department.
- 3.5 Building plan indicating the resulting change of use be submitted and approved prior to the operationalisation and vesting of the land use rights.
4. The **reasons** for the above decision are as follows:
- 4.1 The proposed daycare centre will provide an essential community service by addressing the need for accessible and conveniently located childcare facilities within the area.
- 4.2 The proposed development will not detract from the character of the area.
- 4.3 Sufficient on-site parking for the proposed ECD has been provided.
- 4.4 The proposal is not anticipated to generate any adverse traffic impacts, as the Early Childhood Development (ECD) Centre primarily serves children residing within the Idas Valley
5. Matters to be noted:
- 5.1 Should meals be prepared for the children, application be made in writing to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability (COA) in terms of Regulation 638 of 22 June 2018, promulgated under the Foodstuffs, Cosmetics and Disinfectants Act, No 54 of 1972.
- 5.2 Application be made to the Regional Director: Western Cape Department of Education (WCED) to register the facility in terms of Child Care Act. In this regard, the applicant is also required to obtain a Health Clearance Certificate from the Environmental Health Practitioners of the Municipal Health Services Department of the Cape Winelands District Municipality before registration of the facility is recommended. The use of premises for the purpose of a partial care facility is subject to their approval and compliance with any conditions or requirements that may be stipulated by them with regards to the recommended number of children, number of employees and operating hours.

- 5.3 Building plans for all uses be submitted to and approved by the Municipality prior to the commencement of any building works, including any initial land preparation. The approval of any building plan is subject to full compliance with all relevant and qualified conditions of land use rights and approvals to be indicated on the Town Planning Compliance Checklist for Building Plans.
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: [landuse.appeals@ Stellenbosch.gov.za](mailto:landuse.appeals@ Stellenbosch.gov.za)**
9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at [landuse.appeals@ Stellenbosch.gov.za](mailto:landuse.appeals@ Stellenbosch.gov.za) or 021- 808 8684.
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
  - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
  - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
  - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

21/8/2026.  
DATE

Annexure A  
Building Plan

Notes:

| Rev No | Revision note                                                                | Date       |
|--------|------------------------------------------------------------------------------|------------|
| 2      | For submission to Stellenbosch Municipality (additional info - outside area) | 24/03/2026 |

A

B

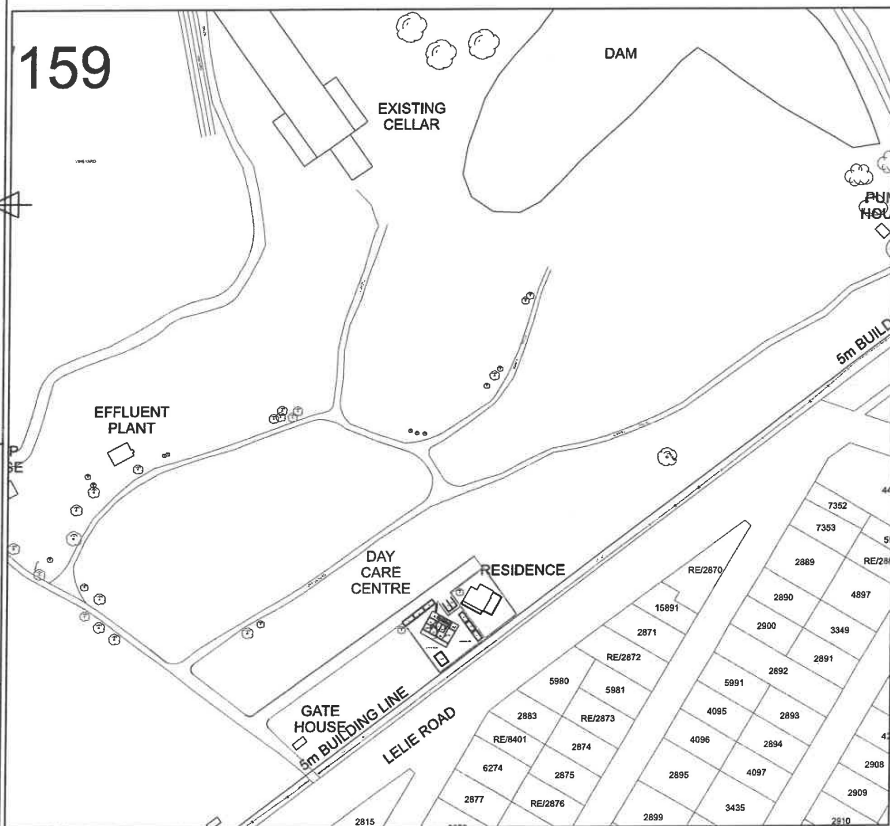
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D

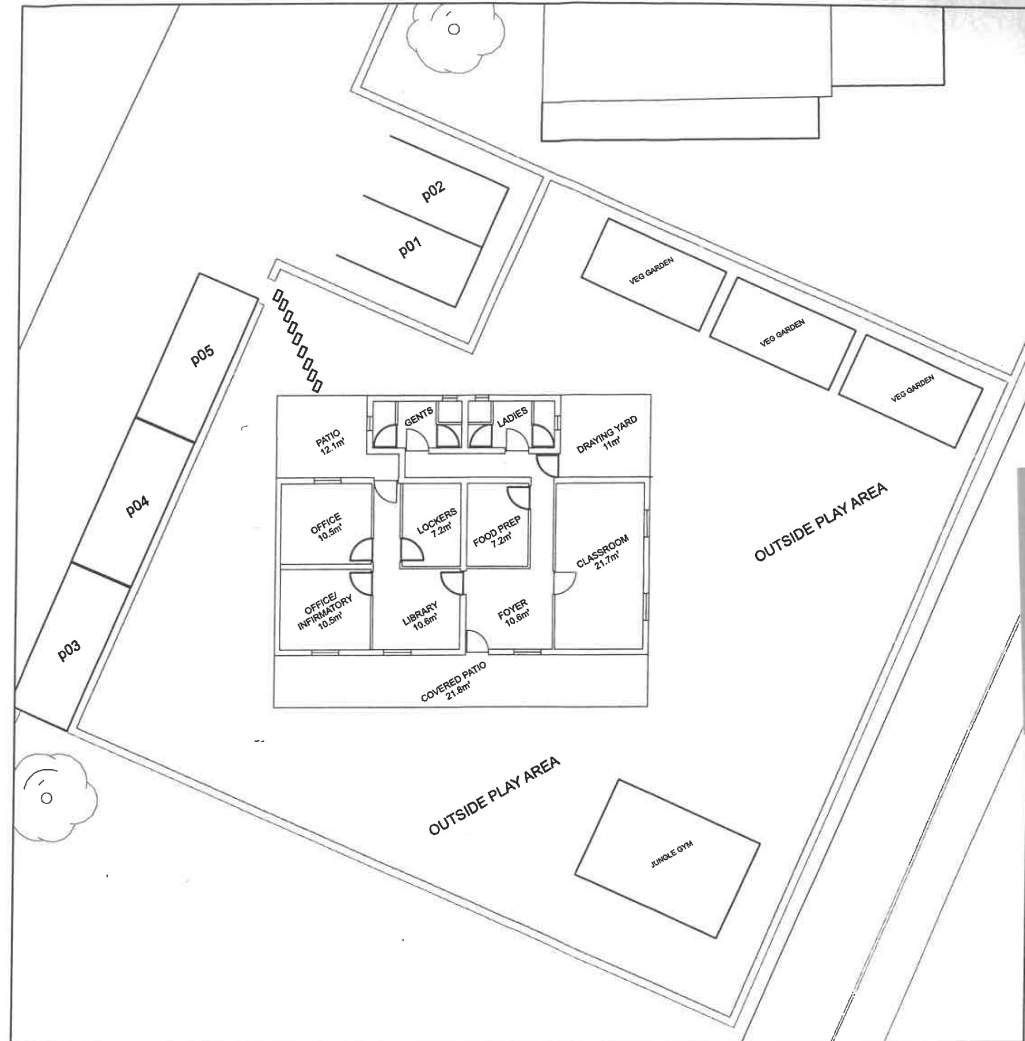
E

F

159



SITE PLAN  
1:2 500



FLOOR PLAN  
1:200

REMAINDER FARM 159 STELLENBOSCH RD: LOCALITY MAPS

|                             |                               |                       |                 |                     |                        |
|-----------------------------|-------------------------------|-----------------------|-----------------|---------------------|------------------------|
| Drawn by:<br>PW Esterhuizen | Checked by:<br>PW Esterhuizen | Approved date:<br>N/A | Job No:<br>J175 | Date:<br>24/03/2026 | Scale:<br>see drawings |
|-----------------------------|-------------------------------|-----------------------|-----------------|---------------------|------------------------|

**PIETERHUIZEN**  
PLANNING

CONSENT USE PLAN

|                        |              |
|------------------------|--------------|
| Edition:<br>Revision 2 | Sheet:<br>A3 |
|------------------------|--------------|

Annexure B:  
Comments from Cape Winelands Health Services



**CAPE WINELANDS DISTRICT**  
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

DEPARTEMENT/DEPARTMENT/CANDELO:  
NAVRAE/ENQUIRIES/IMIBUZO:  
TELEFOON/TELEPHONE/UMNKEBA:  
FAKS/FAX/IFEKSI:  
E-POS/E-MAIL/E-MAIL:  
U VERW/OUR REF/REF YAKHO:  
ONS VERW/OUR REF/REF YETHU:

MUNISIPALE GESONDHEIDSDIENSTE  
Mnr. J Krüger  
021-8885800  
021-8879365  
[julian@capewinelands.gov.za](mailto:julian@capewinelands.gov.za)  
Farm 159(P)  
Plaas 159, Idas Vallei

Alexanderstraat 46 Alexander Street  
7600  
STELLENBOSCH

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/  
All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala

09-04-2026

Munisipale Bestuurder  
Munisipaliteit Stellenbosch  
Posbus 17  
Stellenbosch  
7599

Vir aandag: Beplanning en Ekonomiese Ontwikkelingsdienste

Meneer

**AANSOEK OM VERGUNNINGSGEBRUIK: GLENELLY WYN PLAAS, NO.  
159, IDAS VALLEI**

Daar is geen beswaar vanuit 'n gesondheidsoogpunt ten opsigte van die aansoek nie,  
onderworpe aan die volgende voorwaardes :

1. Alle riool –en afloop/ waswater moet gekoppel word aan die bestaande stelsel en so beskik word dat dit nie 'n oorlas veroorsaak nie.
2. Alle waswater vanaf die kombuise moet deur 'n vetvanger gaan voordat dit in die rioolsisteem vloei.
3. Die applikant moet aansluit by die Raad se vullisverwyderingsdiens.
4. Aangesien daar voedsel op die perseel voorberei word beskik die perseel reeds oor 'n geskikheidsertifikaat ingevolge R638 van 22 Junie 2018.
5. Alle voedselvoorbereiding/hanteringspersele moet voldoen aan die vereistes van R638 wat betrekking het op voedselpersele.

6. Daar is reeds 'n voldoende voorraad veilige skoon gepyppte drinkwater op die perseel.
7. Indien enige aktiwiteit op die perseel geraas genereer berus die onus by die eienaar om die nodige klanktoetse te laat neem en die uitslae aan hierdie Departement voor te lê. (Die SABS Gebruikskode 0103 van 1994 asook die Regulasies van die Wet op Omgewingsbewaring Nr.73 van 1989 moet as riglyn dien.)

Die uwe



**nms. Munisipale Bestuurder**

Annexure C:  
Comments from Fire Services

15

Chanel Olivier

**From:** John Aaron  
**Sent:** Friday, 10 April 2026 09:19  
**To:** Chanel Olivier  
**Subject:** RE: COMMENT ON LAND USE APPLICATION (TP1552/2026): FARM 159  
STELLENBOSCH - APPLICATION FOR CONSENT USE

Good day Chanel

No objections from fire services regarding Consent use application, conditions fire equipment to be installed in accordance with SANS 10400-T: 2020 Fire regulations.



Kind regards,

**John Aaron**

**Station Commander: Fire Safety**  
Fire & Disaster Management  
Community & Protection Services

T: +27 21 808 8889 | Cell: 083 655 5381  
c/o Cluver & Helshoogte Road,  
Stellenbosch, 7600  
[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



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[http://www.stellenbosch.gov.za/main\\_pages/disclaimerpage.htm](http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm)



|                  |         |
|------------------|---------|
| FILE NR:         | F 159 S |
| SCAN NR:         |         |
| COLLABORATOR NR: | 803878  |

**From:** Chanel Olivier <Chanel.Olivier@stellenbosch.gov.za>

**Sent:** Thursday, 09 April 2026 14:21

**To:** Tyrone King <Tyrone.King@stellenbosch.gov.za>; Xolani Tika (Development Technician) <Xolani.Tika@stellenbosch.gov.za>; Kurt Titus <Kurt.Titus@stellenbosch.gov.za>; Siyasanga Zweni <Siyasanga.Zweni@stellenbosch.gov.za>; Katherine Robinson <Katherine.Robinson@stellenbosch.gov.za>; Funeka Mayembana <Funeka.Mayembana@stellenbosch.gov.za>; John Aaron <John.Aaron@stellenbosch.gov.za>; Fabian@capewinelands.gov.za; Ferencia@capewinelands.gov.za

**Cc:** Charne Williams <Charne.Williams@stellenbosch.gov.za>; Michelle Moses <Michelle.Moses@stellenbosch.gov.za>

**Subject:** COMMENT ON LAND USE APPLICATION (TP1552/2026): FARM 159 STELLENBOSCH - APPLICATION FOR CONSENT USE

Good day;

Attached please find the relevant documentation regarding the abovementioned application.

Kindly furnish me with your comment by email, if any, in order to enable me to submit the application to the decision-making authority for consideration.

**ERF / FARM NUMBER & APPLICATION NUMBER:**  
Farm 159 Stellenbosch (TP1552/2026)