



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17589

Our File Reference Number: Erf 1860, Kayamandi

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-

Sir / Madam

APPLICATION FOR A CONSENT USE AND PERMISSION IN TERMS OF THE ZONING SCHEME: ERF 1860, KAYAMANDI

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following applications in terms of Section 15(2) of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023 on Erf 1860, Kayamandi for:
 - 3.1 Permission required in terms of the zoning scheme (Technical approval/additional use) in terms of Section 15(2)(g) of the said By-Law, 2023 to legalise the existing second dwelling unit on the property.
 - 3.2 a Consent Use in terms of Section 15(2)(o) of the said By-Law, 2023 to allow an additional use that exceeds the parameters of the Zoning Scheme in order to allow for a Home Day Care Centre (exceeding the permissible number of children), within the proposed second dwelling unit.

BE APPROVED in terms of Section 60 of the said Bylaw.

4. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:
 - 4.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

- 4.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 4.3 The development and building plans be generally in accordance with the plan as referenced on drawing number: 21/03/09 A, dated March 2021, drawn by Masterplan Architecture, S Nikelo.
- 4.4 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 30 September 2025 and attached as **ANNEXURE E**, be complied with to the satisfaction of the said department.
- 4.5 Building plan indicating the resulting change of use be submitted and approved prior to the operationalisation and vesting of the land use rights.

5. **The reasons for the above decision are as follows:**

- 5.1 The proposal will not impact any municipal services.
- 5.2 The proposed development will not detract from the character of the area.
- 5.3 The proposal is not anticipated to generate any adverse traffic impacts, as the Early Childhood Development (ECD) Centre primarily serves children residing within the Snake Valley area, all of whom are located within walking distance of the subject property.

6. **Matters to be noted**

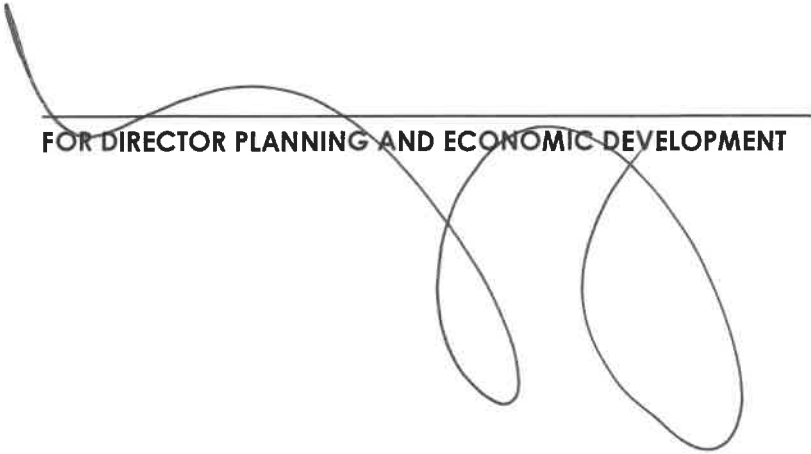
- 6.1 **Should** meals be prepared for the children, application be made in writing to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability (COA) in terms of Regulation 638 of 22 June 2018, promulgated under the Foodstuffs, Cosmetics and Disinfectants Act, No 54 of 1972.
- 6.2 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 regard to the recommended number of children, number of employees and operating hours.
- 6.3 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*.

7. 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.
8. 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.
9. **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**
10. 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.
11. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.
12. 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

14. 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

16/9/2026.
DATE:



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ANNEXURE B: Site Development Plan

MASTERPLAN PROJECTS ARCHITECTURE

ORIENTATION

ORIENTATION AND SUN PROTECTION COMPLIES TO REGULATION XA OF SANS 204: 2011
ALL FOUNDATION IN ACCORDANCE WITH NBR PART 'B'
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART 'B'

ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY. A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY SERVICES DEPARTMENT BE FOR ANY EXCAVATION MAY COMMENCE.
A MINIMUM OF 3m TO ANY OVERHEAD MAINS CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES

NO COMBUSTIBLE MATERIAL, SUCH AS TIMBER JOIST, TRIMMER, ROOF TRUSSES SHALL BE BUILT WITHIN 200mm OF THE INSIDE OF CHIMNEY FLUE

INSULATION

CILING AND INSULATION IN ACCORDANCE WITH NBR PART 'T' AND PART 'L'
ROOF IN ACCORDANCE WITH NBR PART 'L'
WALLS IN ACCORDANCE WITH NBR PART 'K'

ENGINEERS SPECIFICATIONS

ALL FOUNDATIONS IN ACCORDANCE WITH NBR PART 'B'
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART 'B'
R.C SLABS AND R.C BEAMS TO BE NBR PART 'B'

MASONRY COLUMNS AND FOOTINGS TO BE NBR PART 'B'
R.C STAIRCASE TO ENG SPECIFICATIONS NBR PART 'M' WITH 1,000mm HIGH HANDRAIL

The specified roof assembly & roof materials do comply with SANS 10400 XA-2011 requirements as the R-Value of 3.71m.s K/W exceeds the minimum required R-Value for climatic zone 4 of 3.71m.s K/W.

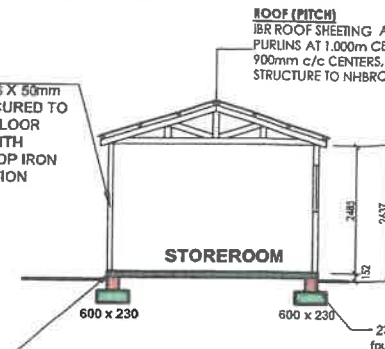
ROOF ASSEMBLY	R - VALUE
Corrugated metal sheets	0.3
Sisalation 410m.s K/W	0.83
135mm Thick Isotherm ceiling insulation	3.38
Gypsum ceiling 8,4mm	0.05
TOTAL R-VALUES	4.56

TIMBER WALL ASSEMBLY	R - VALUE
Timber cladding	0.028
Isolation	1.10
135mm Thick Isotherm insulation	3.38
Internal Cladding 12mm Nu-tec	0.115
TOTAL R-VALUES	4.623

ASSEMBLY CALCULATION COMPLIES

WALL CONSTRUCTION
12mm NUTEC CLADDING TO 75 X 50mm SAP POSTS AND STRUTS SECURED TO FLOOR WITH 75 X 38mm SAP FLOOR PLATES TIED ONTO FLOOR WITH GALVANISED MILD STEEL HOOP IRON STRAPS BUILT INTO FOUNDATION BRICK WALLS

FLOOR CONSTRUCTION
20mm Topping on 80mm concrete on 250 micron DPC on 50mm sandbed on well compacted filling



SECTION A-A
SCALE 1:100

AREA SCHEDULE	AREA (m ²)
ERF	273.14
EXISTING HOUSE	47.24
NEW ADDITIONS	53.32
NEW STOREROOM	22.05
TOTAL COVERED AREA	122.61
PERCENTAGE COVERAGE	44.89%

CONSTRUCTION NOTES

General Notes

The design of this drawing is copyright. All work carried out in strict accordance with local authority and NBR regulations. All relevant details, levels and dimensions to be checked on site prior to commencement of the work. The designer accepts no responsibility for errors resulting from the misinterpretation of this drawing. Figured dimensions to be taken in preference to scaling of drawings. All dimensions are given in millimeters. The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the client immediately. No portion of building to encroach over boundary lines. All electrical and drainage work to be done by registered tradesman. Any drainage pipes underside of building to be encased in 300mm concrete surround.

Foundations

140mm walls to bear on 700 x 230mm continuous concrete strip foundation. No foundation footings to project beyond site boundary

External Load Bearing Walls

External load bearing walls to be 140mm Cement blocks with min. 375 micron cranked DPC to all walls, window and door surrounds. Weepholes to every 2nd brick course 176mm min above FFL as well as over lintels. Foundation walls to be 140mm.

Internal Non-Load Bearing Walls

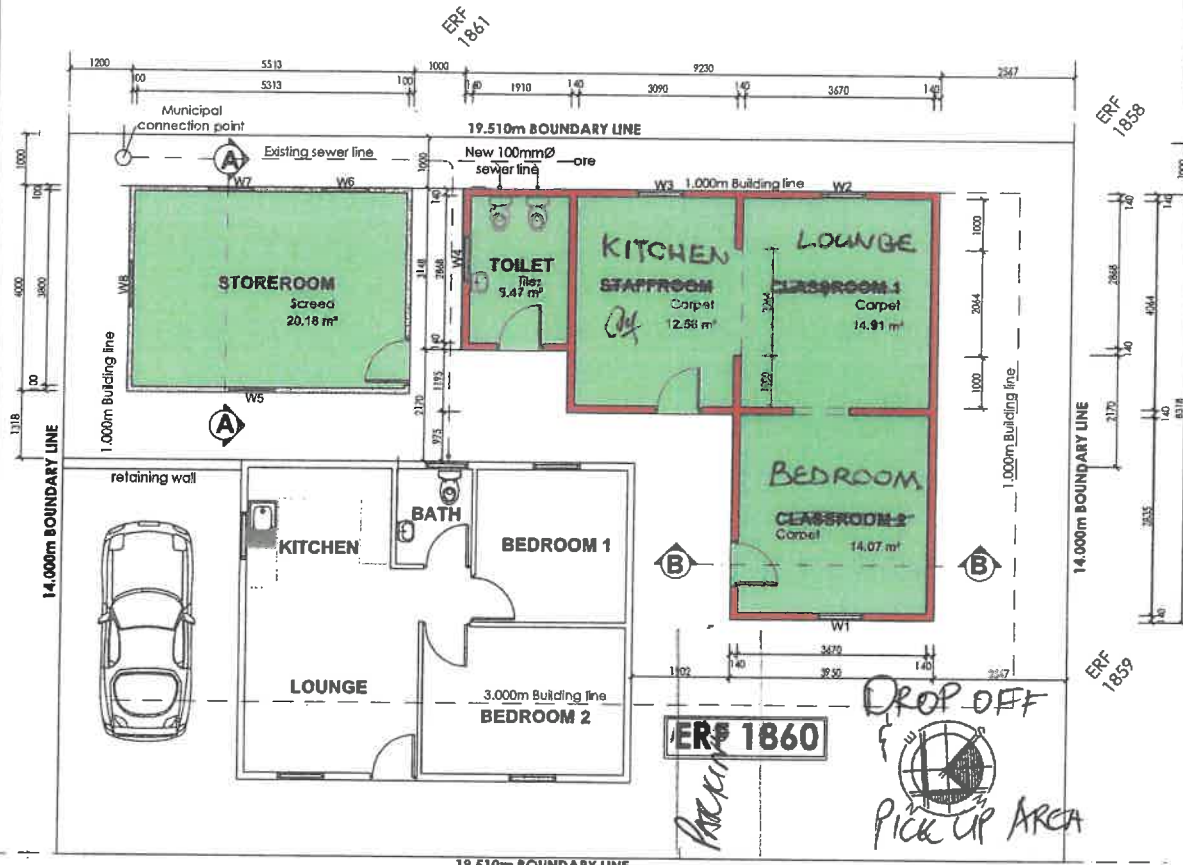
Internal non-load bearing walls to be 140mm cement blocks

Concrete Surface Bed

Floor finish on 20mm cement screed on 100mm mass concrete surface bed on 250 micron dpm on 50mm sand bed on well compacted filling.

Precast Lintels

Precast R.C. lintels over all openings and built in 230mm into walls on either side of openings, doors and windows.



FOREST RIVER STREET

SITE AND FLOOR PLAN

SCALE 1:100

FENESTRATION GROUND FLOOR HOUSE		
NUMBER	SIZE	AREA
W1	1,200mm x 1,200mm	1.44
W2	1,200mm x 1,200mm	1.44
W3	1,200mm x 1,200mm	1.44
W4	900mm x 1,200mm	1.08
TOTAL WINDOW AREA		4.32
NETT FLOOR AREA		41.54
15% OFF NETT FL AREA		6.23
8.37 m² < 11.36m²		10.39 %

RAINWATER (SANS 10400, PART R)
Approved Aluminium gutters fixed to nutec fascia and 75mm diameter downpipes. All water to be taken from foundations.

LINTELS
Pre cast pre stressed concrete lintels over all openings with a minimum bearing of 230mm on both sides. All pre stressed lintels exceeding 3.0m to be installed to engineers specifications.

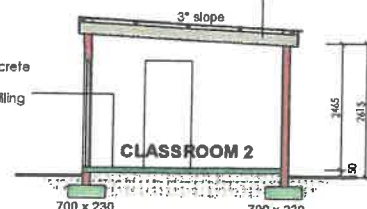
STORMWATER (SANS 10400, PART R)
Stormwater downpipes to routed with pre cast concrete water channels to road stormwater system. Pipes under the building to be casted with concrete.

DRAINAGE (SANS 10400, PART P)
110mm upvc drainpipe connected to existing sewer. Min fall of 1:60. Min invert level of 450mm.

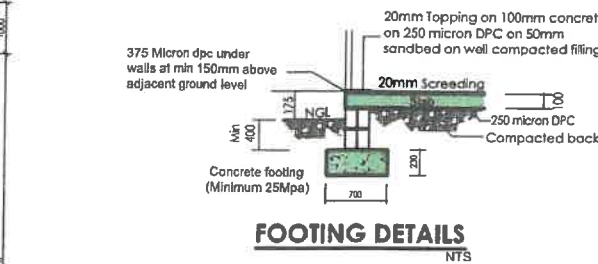
Corrugated metal roof sheets on 75 x 50mm purlins at 900mm c/c on 228 x 38mm SAP Rafter at 1,000mm c/c insulation in roof applied.

20mm Topping on 100mm concrete on 250 micron DPC on 50mm sandbed on well compacted filling

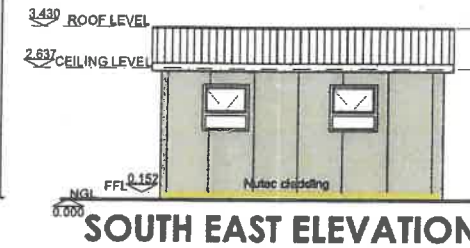
FENESTRATION GROUND FLOOR HOUSE		
NUMBER	SIZE	AREA
W5	900mm x 900mm	0.81
W6	900mm x 900mm	0.81
W7	900mm x 900mm	0.81
W8	900mm x 900mm	0.81
TOTAL WINDOW AREA		3.24



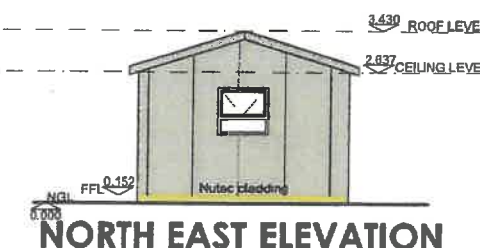
SECTION B-B
SCALE 1:100



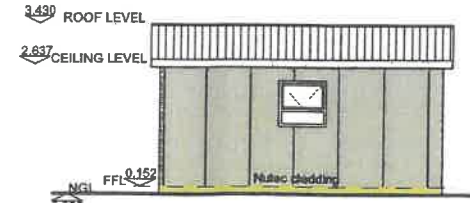
FOOTING DETAILS
NTS



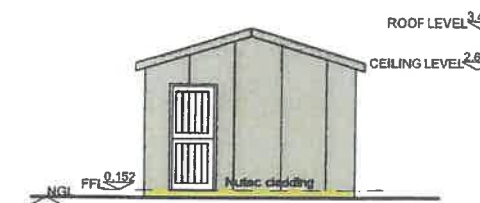
SOUTH EAST ELEVATION
SCALE 1:100



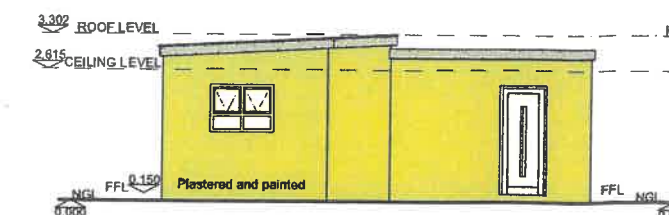
NORTH EAST ELEVATION
SCALE 1:100



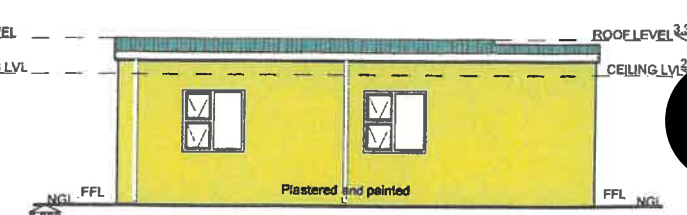
NORTH WEST ELEVATION
SCALE 1:100



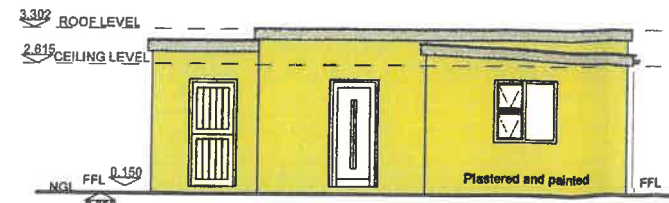
SOUTH WEST ELEVATION
SCALE 1:100



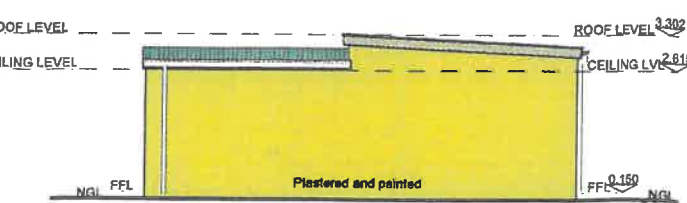
NORTH EAST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

Client: **Mr/Ms Mvototho**

Project: **PROPOSED ADDITIONS ON ERF 1860, FOREST RIVER STREET, SNAKE VALLEY, KAYAMANDI, STELLENBOSCH**

Drawing: **COUNCIL SUBMISSION** Drawing No: 21/03/ 09 A

Scale: 1:100 Date: MAR 2021 Drawn: S NIKELO Checked: PWL



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ANNEXURE E: Directorate: Infrastructure Services



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Development (Infrastructure Services)
Author ▫ Skrywer:	Xolani Tika
Date ▫ Datum:	30 September 2025
Our Ref ▫ Ons Verw:	Civil LU 2972
Town Planning Ref:	LU/17589
Re ▫ Insake:	Erf 1860, Kayamandi: • Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Zoning Scheme By-Law, 2023 for a Consent Use in order to utilise the existing structure on the property for a creche on Erf 1860, Kayamandi.

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

1. Civil Engineering services

- 1.1 The existing municipal sewer and water connection points must be used for the proposed creche.

2. Drop off & Pick up zone

- 2.1 Care must be taken that drop-off and pick-up vehicles do not obstruct traffic and pedestrian flows in the road.

Xolani Tika
Technician: Development (Infrastructure Services)