



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1580/2026

Our File Reference Number: Farm 510/18, Jamestown

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL:

Sir/Madam

APPLICATION FOR CONSENT USE ON FARM 510/18, JAMESTOWN, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 510 Portion 18, Jamestown, Stellenbosch Division for:
 - 2.1.1 **Consent Use** in terms of Section 15 (2) (o) of the said bylaw to expand the existing day care centre to include an existing building (employee housing unit) as part of the operational area of the existing daycare centre.

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 application 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 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.

3.3 The conditions imposed by the Department of Community Services contained in the memorandum dated 07 July 2026, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

3.4 Building plans for all existing structures associated with the day care centre be submitted and approved by the Municipality.

3.5 The development be undertaken in accordance with the site plan / floor layout plan forming part of the application as referenced (Drawing no: DGT-AB-202; DGT-AB-203 and dated 06/03/2026) and attached as Annexure A.

3.6 All conditions of the previous day-care centre consent use approval (including any conditions imposed by Engineering Services, Spatial Planning or Community Services), as per decision letter dated 22/06/2023, remain applicable unless specifically amended by this approval.

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

4.1 The proposal involves only the inclusion of an existing building (employee housing unit) into the already approved day-care centre, with no new structures proposed and no increase in the operational intensity of the day-care centre.

4.2 The scale and nature of the day-care centre remain compatible with the surrounding land uses.

5. **Matters to be noted:**

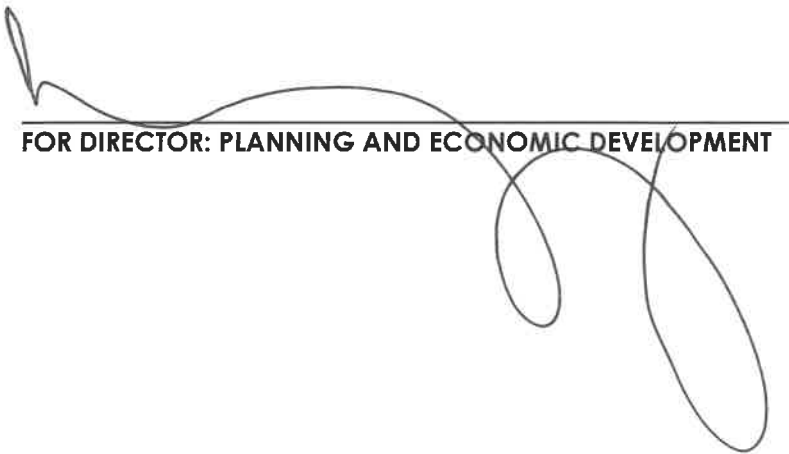
5.1 Should, after following due process –

- a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or,
- b) The operational use of the facilities be in breach of any of the conditions of approval, and/ or,
- c) The property be used for any unauthorised uses not permitted in terms of this approval,
- d) The authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

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**
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 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



A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

10/9/2026.
DATE



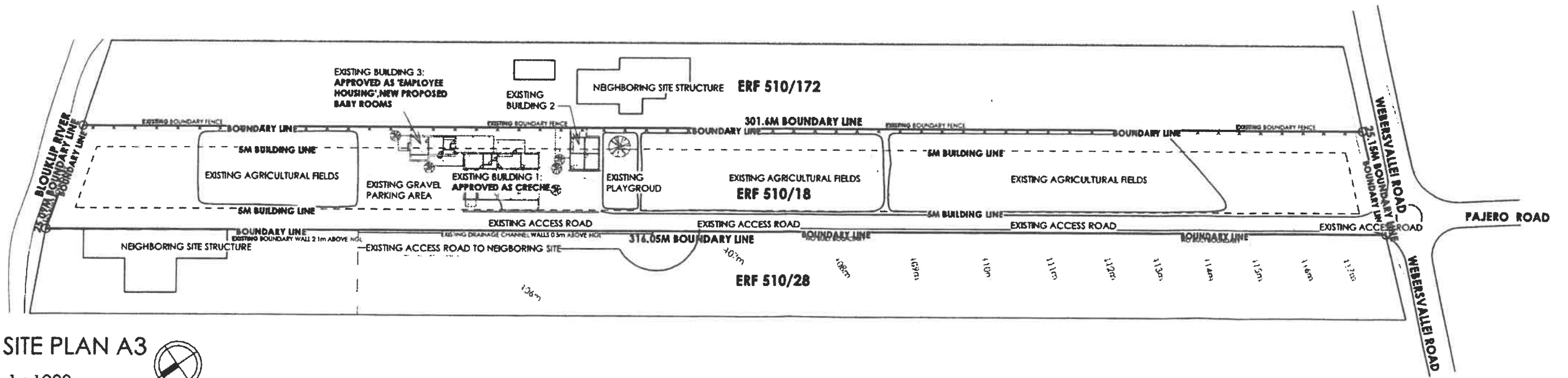
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ANNEXURE A

MUNICIPAL INFORMATION	
BUILDING CLASSIFICATION: A3 - PLACES OF INSTRUCTION	
OWNER SIGNATURE:	DATE: 2026.03.06
	
ARCHITECT SIGNATURE:	DATE: 2026.03.06
	
ARCHITECT REG NO: PRARCH 453843609	

MUNICIPAL AREA SCHEDULE		
GROUND FLOOR PLAN:		
EXISTING:	INTERIOR	282M²
	EXTERIOR COVERED	86M²
	EXTERIOR UNCOVERED	52M²
TOTAL:		368M²
COVERAGE CALCULATIONS		
TOTAL ERF AREA:		8859M²
BUILDING FOOTPRINT:		368M²
COVERAGE:		4.16%



SITE PLAN A3
1 : 1000

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF EXPERIENCE ARCHITECTS. COPYRIGHT RESERVED

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights & dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.

The Contractor is responsible for the correct setting out of all relevant buildings, external & internal walls with particular reference to the relevant levels & setting-out points.

No variation or instruction shall override the Contractor or Sub-contractor's obligation to comply with the requirements of local authorities. Where building work is not specifically addressed by the above, workmanship specifications & materials are to comply with RSA Standards.

A	23.09.2024	AS-BUILT DRAWINGS
REV	DATE	DESCRIPTION
REVISION SCHEDULE		

EXPERIENCE
ARCHITECTS

Reg No. 2022 / 296578 / 07
43 Webersville Road, Jamestown Stellenbosch, 7600
(+27)21 002 5013 | nick@exparch.co | ursula@exparch.co
www.exparch.co

PROJECT NAME:
DIGIT DAYCARE

CLIENT / OPERATOR:
DIGIT DAYCARE

PROJECT ADDRESS:
**ERF 510/18, JAMESTOWN,
STELLENBOSCH, 7600**

DRAWING TITLE:
SITE PLAN (EXISTING)

DATE:
2026.03.06

DRAWING NO.:
DGT-A3-202

SCALE on A3
As Indicated

CHECK NR

ISSUED FOR COUNCIL

REV A

DRAWN JS

MUNICIPAL INFORMATION

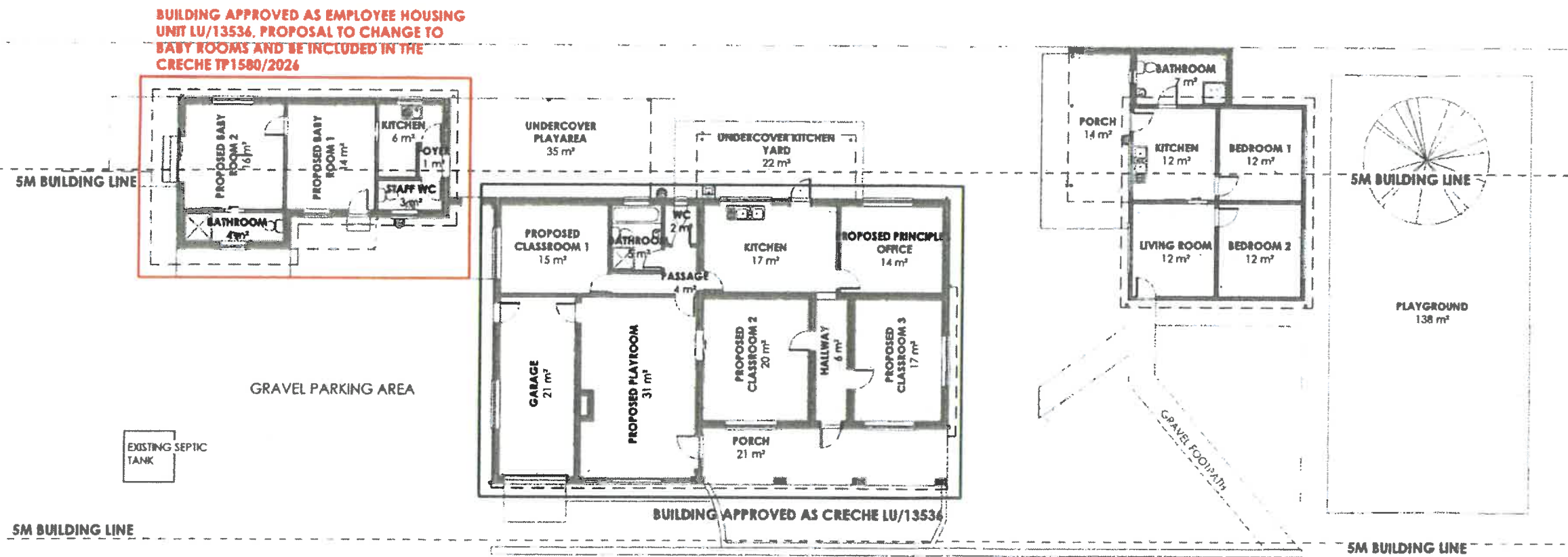
BUILDING CLASSIFICATION: A3 - PLACES OF INSTRUCTION

OWNER SIGNATURE: DATE: 2026.03.06

ARCHITECT SIGNATURE: DATE: 2026.03.06

ARCHITECT REG NO. PRARCH 453843609

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	EXTERIOR UNCOVERED	52M ²	
TOTAL:		368M ²	
COVERAGE CALCULATIONS			
TOTAL ERF AREA:		8859M ²	
BUILDING FOOTPRINT:		368M ²	
COVERAGE:		4.15%	



GROUND FLOOR LAYOUT

1 : 200



NOTES:

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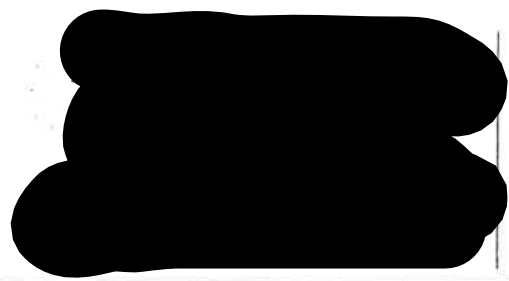
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A	23.09.2024	AS-BUILT DRAWINGS
REV	DATE	DESCRIPTION
REVISION SCHEDULE		



PROJECT NAME
DIGIT DAYCARE

CLIENT / OPERATOR
DIGIT DAYCARE

PROJECT ADDRESS
ERF 510/18, JAMESTOWN, STELLENBOSCH, 7600

DRAWING TITLE
GROUND FLOOR LAYOUT (EXISTING)

DATE
2026.03.06

DRAWING NO
DGT-AB-203

SCALE on A3
As indicated

CHECK: NR

ISSUED FOR COUNCIL

REV A

DRAWN JS



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ANNEXURE B

INTEROFFICE
MEMORANDUM



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DEPARTMENT: COMMUNITY SERVICES
Stellenbosch Municipality, 123 Merriman Avenue, Stellenbosch, 7599

To:	Administrative Officer: Land Use Management – Chanel Olivier	From:	Principal Officer: Air Quality & Noise Control - Martin van As
CC:	Manager: Environmental Management: Tammy Leibrandt	Date:	07 July 2026
Re:	APPLICATION FOR CONSENT USE: FARM 510/18, JAMESTOWN		

The above application refers. From an environmental planning and noise control point of view this department has no objection to the application on condition that:

1. All activities on site comply with the Western Cape Noise Control Regulations and the By-Law on the Prevention of Public Nuisance and the Keeping of Animals
2. Creche activities be limited to the operating hours of 07:00 - 18:00, Mondays to Fridays.
3. The local authority reserves the right to impose additional noise mitigation measures should complaints from the general public be received.

M. van As

PRINCIPAL OFFICER: AIR QUALITY & NOISE CONTROL
COMMUNITY & PROTECTION SERVICES

FILE NR:	OUTGOING POST
5018 JT	
SCAN NR:	
COLLABORATOR NR:	