



STELLENBOSCH

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Application Number: TP1413/2025

Our File Reference Number: Farm 1655, Paarl Division

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir/Madam

APPLICATION FOR ADMINISTRATORS CONSENT AND CONSENT USE: FARM 1655, PAARL DIVISION

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 Administrators consent to relax the restrictive title deed condition, Clause II.C.1 & 2 as contained in the Title Deed No. T.36420/2017, in order to relax the setback line from the centre of the main road from 95m to 83,5m in order to allow the construction of a daycare centre on Farm No. 1655, Paarl Division,

BE GRANTED.

2.2 That the application for a consent use in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning By-law, 2023 for a Consent Use in order to operate a daycare centre on Farm 1655, Paarl Division.

BE APPROVED in terms of Section 60 of the said Bylaw 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, floor layout plan and elevation plan as referenced on drawing number 1522/SIX33/100 Revision Mr1 dated 10 February 2026 & 1522/SIX33/101 Revision M1R1 dated 26 May 2026, drawn by CHW Architects & Interior and attached as **Annexure A**.

3.3 The conditions relating to health imposed by Cape Winelands District Environmental Health contained in the memorandum dated 11 May 2026, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

3.4 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.

3.5 The subject daycare centre may only be used to accommodate farm worker children from the immediate vicinity.

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

4.1 The proposed day-care centre will not detract from the rural or agricultural character of the area, as it will remain ancillary and subservient to the primary agricultural activities undertaken on the farm.

4.2 The day-care centre is located within the area of the property that is not currently utilised for agricultural production, thus agricultural viability of the farm is not impacted on.

4.3 The proposed consent use is compatible with the existing agricultural use of the property and will provide an early childhood development facility for the children of farm workers without compromising the primary agricultural function on the farm.

4.4 The proposal is consistent with the objectives of the Stellenbosch Municipal Spatial Development Framework (MSDF) and Integrated Development Plan (IDP) by supporting social upliftment and improving access to community facilities within a rural area.

5. Matters to be noted:

5.1 Building plans for all new structures or uses be submitted to and approved by the Municipality prior to the commencement of any building works, including any initial land preparation.

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 regard to the recommended number of children, number of employees and operating hours.

5.3 Should meals be prepared for the children, application be made in writing to the Municipal Health Services Department of Cape Winelands District Municipality for a Certificate of Acceptability (COA) in terms of Regulation 638 of 22 June 2018, promulgated under Foodstuffs, Cosmetics and Disinfectants Act, No 54 of 1972.

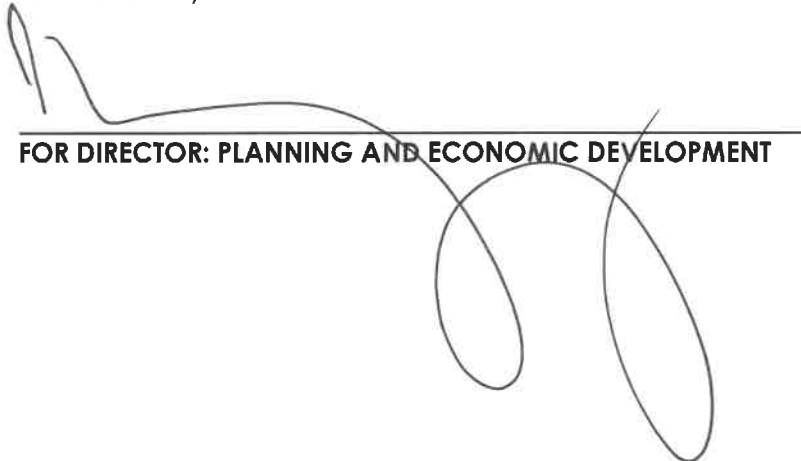
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for 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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

3/9/2026.

DATE

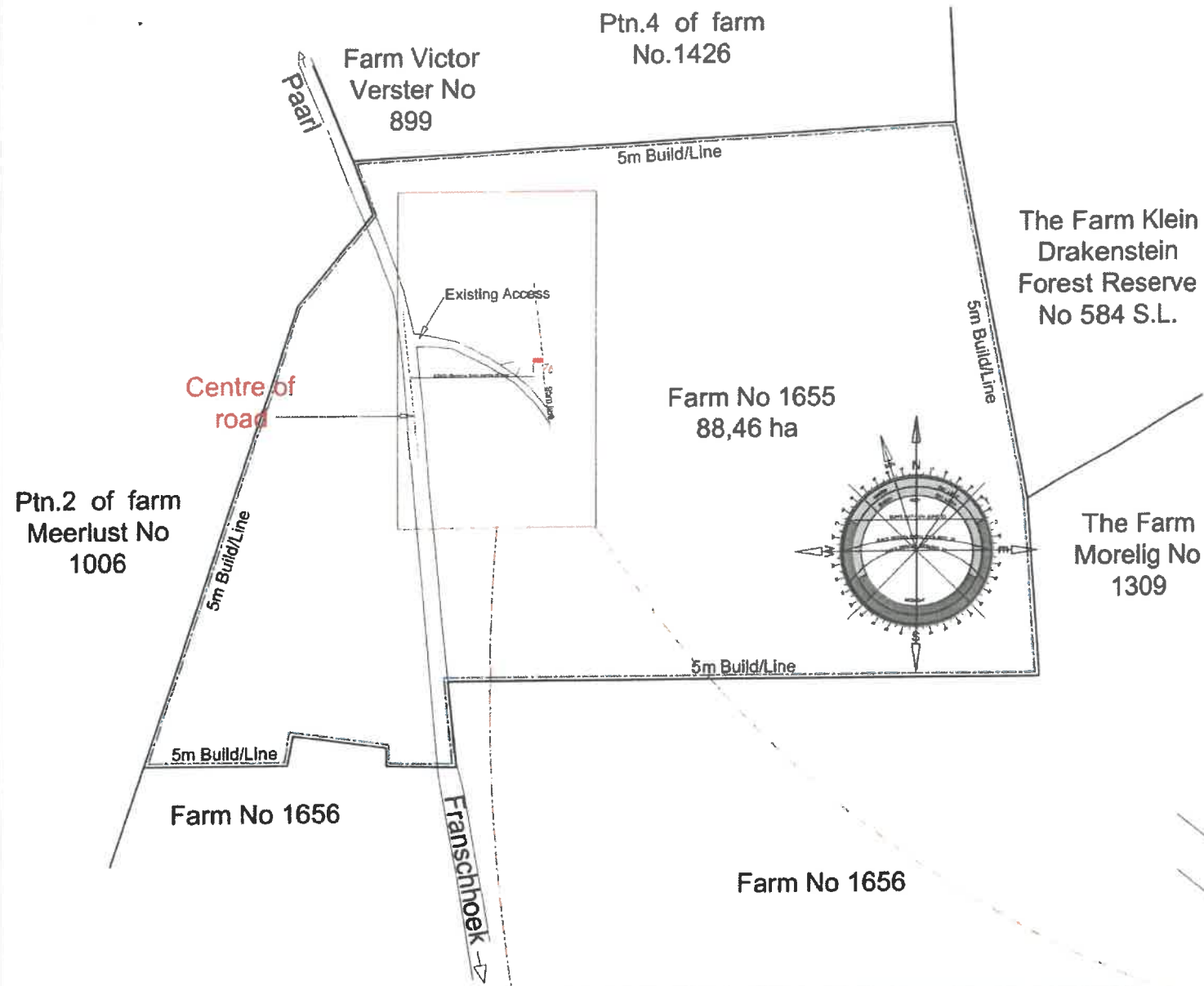


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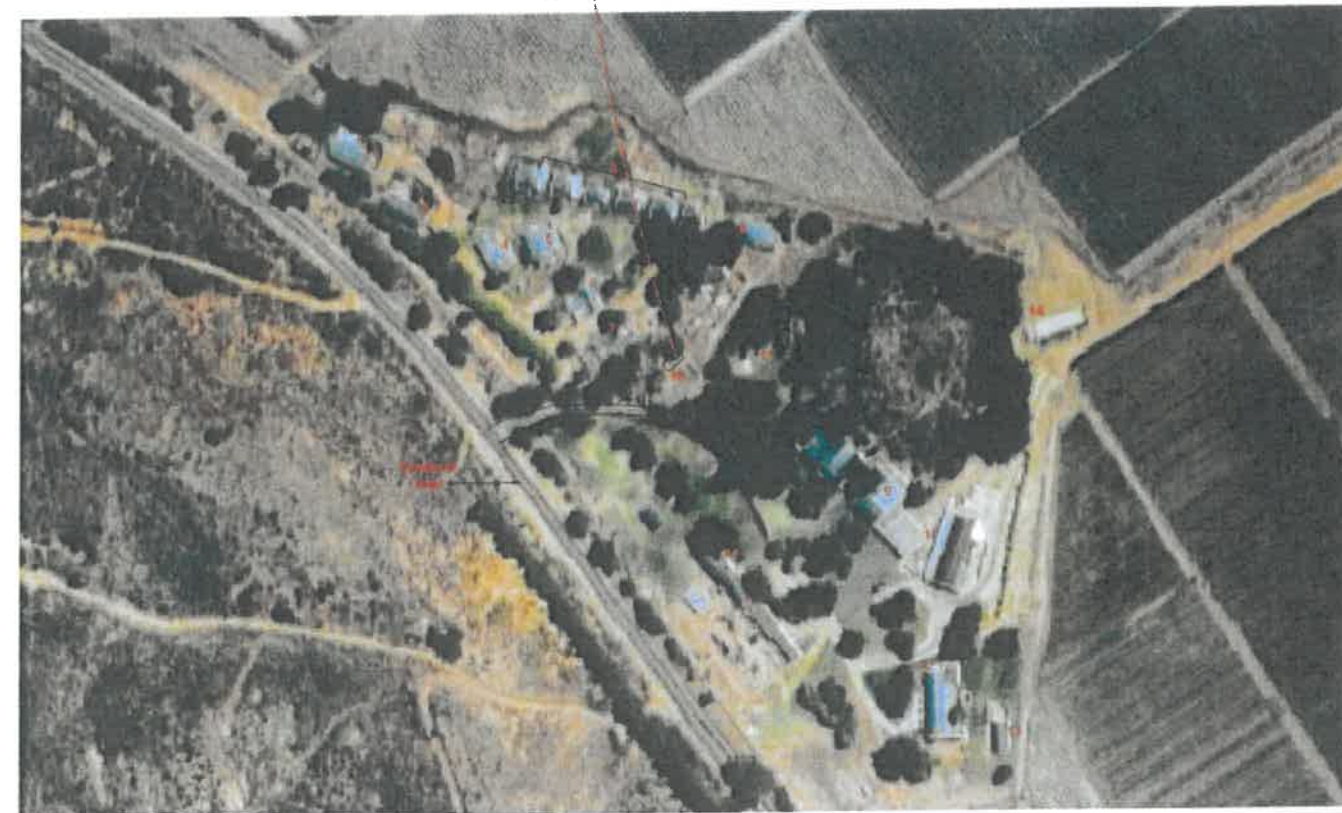
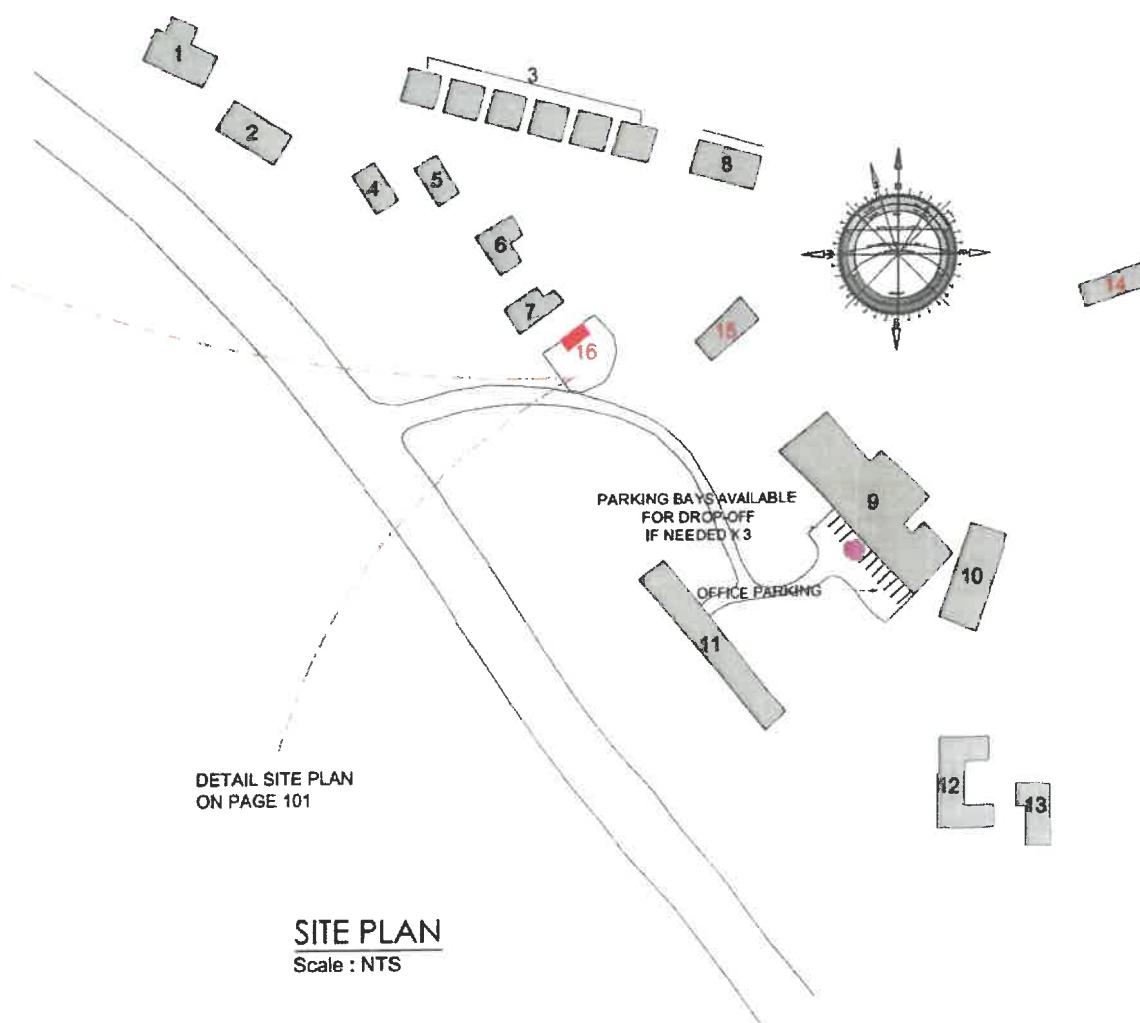
ANNEXURE A

SITE PLAN



DESCRIPTION OF FARM	
NUMBER	DESCRIPTION
1-8, 13	Worker Housing
9	Manor House, Office, Tool shed, Tractor Shed
10	Cold Room
11	General Storage
12	Manager House
13	Cottage (Production Manager House)
14	Pumphouse, Chemical Storage
15	Swimming Pool area, Manor House
16	New Day care centre

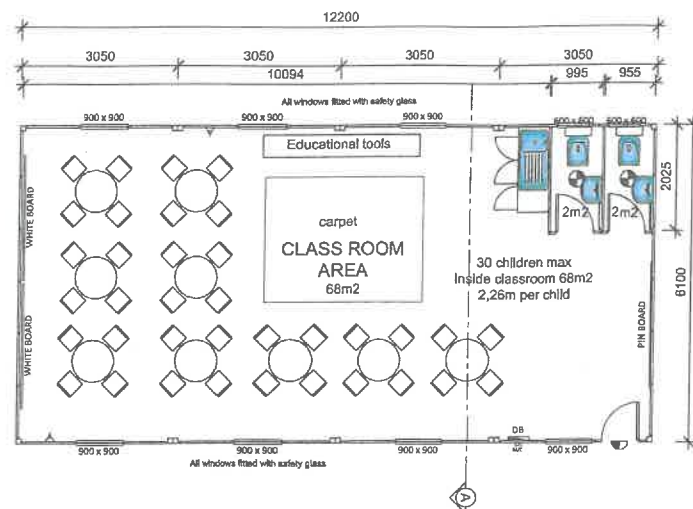
LEGAL REQUIREMENTS	
<p>Dimensions, discharges & quantities on these drawings to be verified on site before ordering material or commencing work.</p> <p>All work to be carried out in accordance with the National Building Regulations & SABS Standards Act (Act 103 of 1977) & SABS 0400.</p> <p>All timber sizes & grades to be verified & approved by supplier's Engineer.</p> <p>All services to be in accordance with supplier's and Engineer's design.</p> <p>All materials to be built in accordance with manufacturer's specifications & instructions.</p> <p>All Local Authority, Easement & Telford requirements to be established in advance & adhered to.</p> <p>All boundary points to be located before work is commenced.</p> <p>Any discrepancies between these drawings & legislation, Local Authority, Easement & Telford requirements & good construction practice to be referred to the Architect before construction commences.</p> <p>Any aspects deemed to be unclear to be referred to the Architect.</p> <p>No dimensions to be scaled from these drawings.</p> <p>Copyright: This drawing / document is the sole property of CHW Architects and Interior (Pty) Ltd. All drawing fees have been paid. Further more, no building work shall commence until the fees have been paid. This drawing / document may not be copied or reproduced in any manner whatsoever without the written consent from CHW Architects and Interior.</p>	
Rev	Description



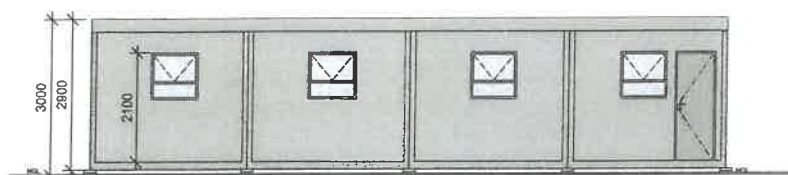
SITE PLAN
Scale : NTS



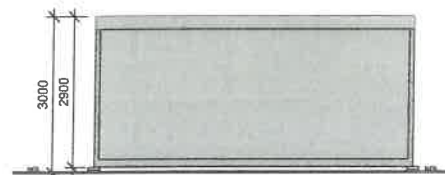
CLIENT	
YOU DRIVE PROPRIETARY LTD	
PROJECT	
NEW DAY CARE	
EAF NUMBER	
FARM 1655	
STREET ADDRESS	
R301 ROAD, FRANSCHOEK	
DRAWINGS	
SITE PLAN DETAIL	
CLIENT SIGNATURE	
DRAWN	ARCHITECT
Z. van Tonder	C.H.
SCALE	DATE
1:100	10-02-2025
DRAWING NUMBER	REVISION
1522/SIX33/100	Mr1



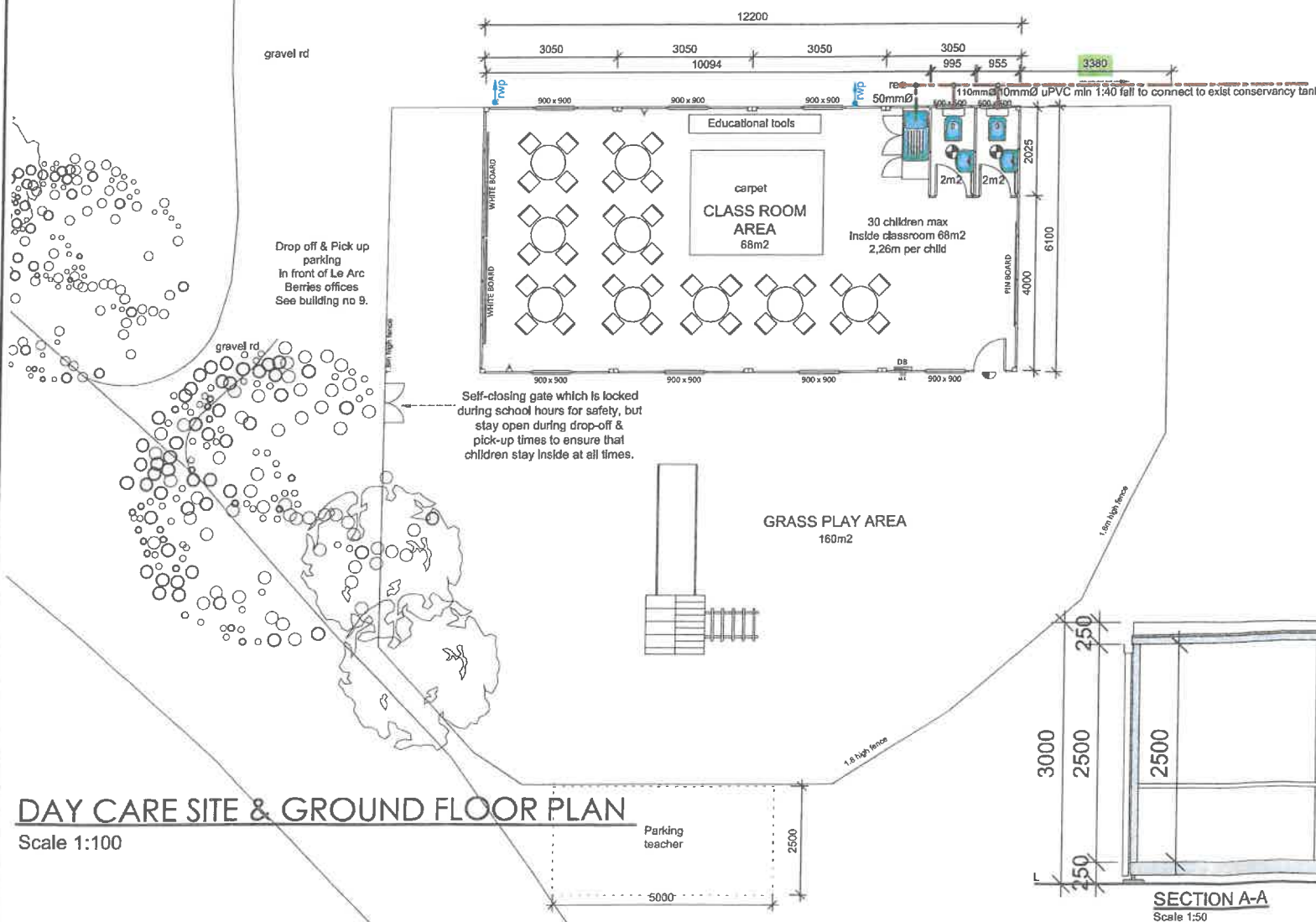
FLOORPLAN
Scale 1:100



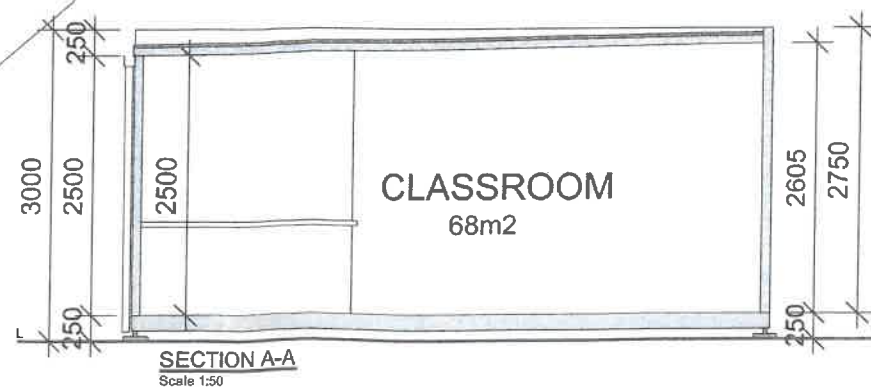
FRONT VIEW
Scale 1:100



SIDE VIEW
Scale 1:100



DAY CARE SITE & GROUND FLOOR PLAN
Scale 1:100



SECTION A-A
Scale 1:50

Specifications	
Chassis	2.5mm steel plate bent into sections and welded together.
Floor	21mm thick CTX108 treated exterior grade shutter ply board on steel supports with heavy-duty vinyl tiles.
Walls	Interlocking White sandwich panel with 40mm Polystyrene (or 40mm Polyurethane) Core with 0.5mm Chromadeck on both sides. Flush weather-proof Insulated joints. Core material is fire retardant.
Roof & Ceiling	White interlocking sandwich panel with 0.5mm profiled Chromadeck, 60mm core and 0.5mm Chromadeck inner skin, which serve as the ceiling. Interlocking weather-proof joint. Full length clip lock roof sheets to prevent any leaks
Rain Water Management	Gutter and the down pipes are built into the structure. 2 x 100 mm down pipes connected one side of the roof.
Windows	Top hung windows are made from anodized aluminium with 4mm panes. Colour coded aluminium frames can also be supplied.
Doors	Interior - Chromadeck frame with Chromadeck panel infill, fitted 3-lever lock. Exterior - Aluminium with laminated glass panes, fitted with cylinder lock. Exterior - Aluminium or Chromadeck frame with Chromadeck panel infill, fitted 3-lever lock.
Electrical Installation	Building is wired up to an external junction box ready for service connection. All components are SABS approved and are surface or flush mounted. Electrical compliance certificates (COC) supplied with each building.
Air Conditioning	Available on request. Wall mounted or split units available.
Fittings and Plumbing	Can be provided to customer's requirements. Kitchens and bathrooms are all possible.

FOUNDATIONS:
CLASS D / GRADE 15 CONCRETE BLOCKS SIZES 400X400 INSTALLED BY WACO CLASSROOM INSTALLERS. CEMENT TO BE SABS ENV 197-1, STRENGTH CLASS 32.5 AND AGGREGATE TO SABS SPECIFICATION 1083.

WALL FINISHES
EXTERIOR - INTERLOCKING WHITE PANEL WITH 40mm POLYSTYRENE, SEE SPECS ELSEWHERE.
INTERIOR - WHITE POLYSTYRENE PANELS, SEE DETAIL ELSEWHERE.
ALL WALL PANELS TO BE INSTALLED BY SPECIALIST.

ALUMINIUM WINDOWS:
ANODIZED ALUMINIUM WINDOWS, COLOUR: WHITE. MANUFACTURED AND SUPPLIED BY ACCREDITED SUPPLIERS WITH HIGH QUALITY PRODUCTS. INSTALLED ACCORDING TO MANUFACTURERS REQUIREMENTS. WINDOWS TO BE OF SAFETY GLASS. GLAZING TO COMPLY WITH SABS 1263, SANS 10137 AND SANS 10400 PART N

CHROMADECK DOORS:
CHROMADECK DOORS AND FRAMES ACCORDING TO THE MANUFACTURERS REQUIREMENTS, SEE DETAIL ELSEWHERE.

ROOF COVERING:
WHITE INTERLOCKING SANDWICH PANELS WITH 0.5mm PROFILED CHROMADECK, 60mm CORE AND 0.5mm CHROMADECK INNER SKIN, WITH SERVES AS A CEILING. INTERLOCKING WEATHER-PROOF JOINTS. FULL LENGTH CLIP LOCK ROOF SHEETS TO PREVENT ANY LEAKS. TO BE INSTALLED BY SPECIALIST.

CEILINGS:
60mm AND 0.5mm CHROMADECK INNER SKIN SERVES AS THE CEILING.

ECO-INSULATION UNDERNEATH THE FLOOR:
INSTALLED BY SPECIALIST AND TO COMPLY TO SANS 10400: PART T

ISOTHERM INSULATION FOR WALLS:
POLYSTYRENE 40mm THICK FOR WALL INSULATION.

METAL ROOF FLASHING:
FLASHING TO BE INSTALLED FOR NEW ROOF BY SPECIALIST.

RAINWATER DISPOSAL:
125MM ALUMINIUM SEAMLESS GUTTERS BUILD INTO NEW ROOF. SUPPLIED IN SINGLE LENGTHS TO 2X100mm DOWNPIPES. ALL DOWN PIPES TO CONNECT TO EXISTING STORM WATER ON FARM.

SEWERAGE TO CONSERVANCY TANK: MIN INVERT LEVEL TO BE 450mm. 110mm DIA. SOIL PIPE AT 1:80/1:60 MAX. GRADIENT TO RUN INTO EXISTING CONSERVANCY TANK, WHERE THE OVERFLOW IS PUMPED OUT FROM THE SUCTION POINT. ALL SEWER ADDITIONS & CHANGES TO BE INSTALLED BY A SPECIALIST AND AS PER SANS 10400 - PART P.

SEWERAGE LINE UNDERNEATH CONCRETE FLOOR: MIN INVERT LEVEL OF 450mm AT 1:80/1:60 ALL PIPES TO BE COVER IN 100mm CONCRETE SLEEVE AND INCASED IN CLEAN SAND. RE BOTH SIDES OF DRAIN PIPE.

AREAS:	EXT
PROPOSED NEW CLASSROOM	74.3m²
INSIDE AREA CLASSROOM	68m²
PROPOSED PLAY AREA	20.72m²
FARM SIZE	88.46ha
OCCUPATION	A3
PARKING ON-SITE	
STAFF PARKING (1 FOR TEACHER)	1
VISITORS STOP & DROP	3
TOTAL BAYS PROVIDED ON-SITE	4
PROPOSED POPULATION	
INTERNAL CLASSROOM AREA m²	68m²
TOTAL CLASSROOM AREA - 68m²	
30 CHILDREN SPLIT IN TWO GROUPS	30 children
15 CHILDREN: 3-4 YEARS - min 2.26m² p/child	68m²
15 CHILDREN: 4-5 YEARS - min 2.26m² p/child	2.26m² p child
	Total kids 30
OUTSIDE PLAY AREA - (Ave of 5,30m² p child)	160m²
SANITARY PROVISIONS	
30 CHILDREN 3-5 YEARS	2 WC, 2 WHB



CLIENT:	YOU DRIVE PROPRIETARY LTD
PROJECT:	NEW DAY CARE CENTRE
ERF NUMBER	FARM 1655
STREET ADDRESS	R301 ROAD. FRANSCHOEK
DRAWINGS:	PLANS SECTIONS ELEVATIONS DETAILS
CLIENT SIGNATURE:	
DRAWN:	Z. van Tonder
ARCHITECT:	C.H. van der Merwe
SCALE:	1:100
DATE:	25-05-2026
DRAWING NUMBER:	1522/SIX33/101
REVISION:	M1R1



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ANNEXURE B

Conditions imposed by the Cape Winelands District Municipality:
Environmental Health



CAPE WINELANDS DISTRICT

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NAVRAE/ENQUIRIES/IMIBUZO: Karen Esau
TELEFOON/TELEPHONE/UMNXEBA: 021 888 5811
FAKS/FAX/IFEKSI: 021 872 1277
E-POS/E-MAIL/IE-MAIL: karen@capewinelands.gov.za
U VERW/OUR REF/REF YAKHO:
ONS VERW/OUR REF/REF YETHU: Farm 1655

Trappesstraat 51 Trappes Street
6849
WORCESTER

2026-05-11

The Municipal Manager
Stellenbosch Municipality
1st Floor NPK Building
c/o Plein & Reineveld Street
Stellenbosch
7600

LEENR:	0011111111
SCAN NR:	1655 P.
COLLABORATOR NR:	

Per email

Attention: Ms Bulelwa Mdoda - Land Use Management

Madam

CONSENT USE APPLICATION TO ALLOW NEW DAY CARE CENTRE FOR 30 CHILDREN FOR 1655, LE ARC BERRIES, WEMMERSHOEK R301, PAARL

From an environmental health perspective this application may be recommended for approval, provided that the following conditions are complied with:

1. Environmental pollution
 - 1.1 No pollution such as water, air, dust or noise pollution may occur on any part of the premises during the construction phase. Proper preventative measures must be put in place beforehand.
 - 1.2 On the basis of the application/proposed industry it is recommended that the developers carry out a comprehensive Environmental Impact Assessment (EIA), which must be submitted to Stellenbosch Municipality before the application may be approved.
2. Sewerage/Sanitary facilities
 - 2.1 The sewerage system from the proposed development must be connected to the Municipal sewerage system according to the Stellenbosch Municipality's specifications, conditions and approval.



2.2 Sewage disposal on the premises must at all times take place in a nuisance-free manner and shall be the owner's responsibility.

3. Potable water/Storm water

3.1 The quality of the potable water on the premises must at all times comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS code 241.

4. Solid waste disposal

4.1 Refuse collection and storage must be done in a way that will not cause a health nuisance.

4.2 Refuse removal must comply with the specifications of Stellenbosch Municipality's By-law— Refuse Removal, i.e. obligatory use of the municipal service.

4.3 The proposed industry must be provided with a refuse area for the food handling facilities that complies with the following:

4.3.1 Large enough to store all the refuse generated on the premises;

4.3.2 Inaccessible to the public, ie equipped with a lockable door or gate;

4.3.3 A smooth, washable floor surface, constructed at an angle to direct drainage to a specific point;

4.3.4 A catchment pit connected to the sewerage system;

4.3.5 A cold water tap for washing up purposes;

4.3.6 Rodent and insect proof according to the best available method.

5. Food handling

5.1 All areas where food is handled must comply with the minimum requirements for food handling premises as determined in Regulation R638 (General Hygiene Requirements for Food Premises Regulations) in terms of the Health Act (Act 63 of 1977).

5.2 Said food handling areas may in no circumstances be operated without application being made to the Municipal Health Services Division: Stellenbosch Office of the Cape Winelands District Municipality for a Certificate of Acceptability. This certificate will only issue after inspection and if the premises meet the requirements of Regulation R638.

6. General conditions

6.1 After this application has been approved in principle, an approved building plan should be submitted to the Building Division of Stellenbosch Municipality in order to establish specific health requirements in respect of toilet facilities, sewerage system, kitchen and ventilation.

6.2 Because the planned development is situated adjacent to an agricultural use zone area, the premises of the planned development will be exposed to normal agricultural activities and effects. Occupants should be made aware of that they may be inconvenienced by the agricultural activities.

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/

All correspondence to be addressed to the Municipal Manager/Yonke Imbalelwano mayithunyelwe kuMlawuli kaMasipala
Telefoon/Telephone/Umnxeba: 0861 265 263 • E-pos/E-mail/I-E-mail: admin@capewinelands.gov.za • Faks/Fax/I-Feksi: 023 342 8442

6.3 This Department reserves the right to set further requirements during the running of the business.

Please contact me if you have any further questions or comments in this regard.

Yours faithfully



KD ESAU
SENIOR ENVIRONMENTAL HEALTH PRACTITIONER
pp MUNICIPAL MANAGER