

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir/Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

FARM 1655, LE ARC BERRIES, WEMMERSHOEK R301, PAARL

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

Application Property Address: **Wemmershoek R301, Paarl. Le Arc Berries farm.**

Application Property Number: **Farm 1655**

Applicant: **Casper Hendrik Willemse – CHW Architects**

Owner: **Johan le Roux, 072 992 3956**

Application Reference: **TP1413/2025**

DESCRIPTION OF THE PROPOSED DEVELOPMENT

1. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning Bylaw, 2023 for a Consent Use in order to operate a daycare centre with thirty (30) children, on Farm No. 1655, Paarl Division.
2. Permission in terms of title deed condition no. Clause C.1 & 2 as contained on title deed no. T. 36420/2017 in order to relax 95m line to 83.5m to accommodate the proposed daycare 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 with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;

- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: **Le Arc Berries (Pty) Ltd – liezel@chwarchitects.co.za**

The comments must be submitted within 30 days from the date of this notice to be received on or before the **closing date of 5 May 2026**.

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

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 **021-981 0285** during normal office hours.

Yours faithfully

Liezel Dry
CHW ARCHITECTS

2 APRIL 2026

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Meneer/Dame

Die volgende grondgebruikaansoek ingevolge die Stellenbosch Grondgebruikbeplanningsverordening, 2023, verwys:

PLAAS 1655, LE ARC BERRIES, WEMMERSHOEK R301, PAARL

Aansoek Eiendom Adres: **Wemmershoek R301, Paarl. Le Arc Berries plaas.**

Aansoek Eiendom Nommer: **Plaas 1655**

Aansoeker: **Casper Hendrik Willemse – CHW Architects**

Eienaar: **Johan le Roux, 072 992 3956**

Aansoek Verwysing: **TP1413/2025**

BESKRYWING VAN DIE VOORGESTELDE ONTWIKKELING

1. Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning, 2023, vir 'n Toestemmingsgebruik ten einde 'n dagsorgsentrum vir dertig (30) kinders op Plaas Nr. 1655, Paarl Afdeling, te bedryf.
2. Toestemming ingevolge titelaktevoorwaarde Klousule C.1 & 2 soos uiteengesit in titelakte nr. T. 36420/2017, ten einde die 95 m-lyn te verslap na 83.5 m om die voorgestelde dagsorgsentrum te akkommodeer.

Kennis geskied hiermee ingevolge die bepalings van bogenoemde Verordening dat die bogenoemde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir inspeksie op die Beplanningsportaal van die Stellenbosch Munisipale webwerf vir die duur van die openbare deelnameproses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webwerf of dokumente nie toeganklik is nie, moet 'n elektroniese kopie van die aansoek by die aansoeker aangevra word.

U word hiermee uitgenooi om kommentaar en / of besware teen die aansoek in te dien ingevolge Artikel 50 van die genoemde verordening met die volgende vereistes en besonderhede:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet na die Aansoek Verwysingsnommer en Adres verwys;
- Die naam van die persoon wat die kommentaar indien;
- Die fisiese adres en kontakbesonderhede van die persoon wat die kommentaar indien;
- Die belang wat die persoon by die betrokke aansoek het;
- Die redes vir die kommentaar, wat in voldoende besonderhede uiteengesit moet word om:

- Die feite en omstandighede wat die kommentaar verduidelik, aan te dui;
- Waar van toepassing, die ongewenste effek wat die aansoek sal hê indien dit goedgekeur word, aan te toon;
- Waar van toepassing, enige aspek van die aansoek aan te dui wat nie as ooreenstemmend met toepaslike beleid beskou word nie; en
- Die aansoeker in staat te stel om op die kommentaar te reageer.

Die kommentaar moet aan die aansoeker gerig word per elektroniese pos soos volg: **Le Arc Berries (Edms) Bpk – liezel@chwarchitects.co.za**

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing ingedien word en ontvang word op of voor die **sluitingsdatum van 5 Mei 2026**.

Daar moet kennis geneem word dat die Munisipaliteit, ingevolge Artikel 50(5) van die genoemde Verordening, enige kommentaar / beswaar wat na die sluitingsdatum ontvang word, mag weier.

Die Munisipaliteit mag, ingevolge Artikel 50(5) van die genoemde Verordening, weier om enige kommentaar / beswaar wat na die sluitingsdatum ontvang word, te aanvaar.

Vir enige navrae oor die Aansoek of die bogenoemde vereistes, of indien u nie in staat is om u kommentaar soos voorsien te skryf en / of in te dien nie, kan u die Aansoeker kontak vir bystand by die e-posadres verskaf of telefonies by 021-981 0285 gedurende normale kantoorure.

Die uwe

Liezel Dry
CHW ARGITEKTE

2 APRIL 2026

ARCHITECTS & INTERIOR

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10-02-2026

AMENDED MOTIVATION FOR

FARM 1655, LE ARC BERRIES, WEMMERSHOEK R301, PAARL

CONSENT USE APPLICATION TO ALLOW NEW DAY CARE CENTRE FOR 30 CHILDREN.
APPLICATION FOR CONSENT TO RELAX THE RESTRICTIVE TITLE DEED CONDITION C.2.(ADDED)

1. INTRODUCTION:

CHW Architects was appointed by Le Arc Berries (Pty) Ltd (YOUDRIVE PROPRIETARY LIMITED) to assist with a consent use application for a day care centre on above mentioned farm.

2. BACKGROUND FACTS:

Le Arc Berries is a farm that focuses on blueberry cultivation. They have a dedicated team of farm workers and Le Arc berries is committed to supporting the well-being of their employees and their families. As part of their commitment, they would like to provide educational support and child care for children between ages 3 and 5 years, for the children of the farm workers. They aim to facilitate up to 30 children.

There is an urgent need for better facilities for the children in the rural community, and this has been developed with input from our workers, the teacher, and external professionals in modular classroom development.

In 2021, Le Arc Berries received a grant from the AH Foundation to install a jungle gym for the children on the farm, which has been a great success. The lessons learned from that project included the importance of involving the community at every stage and ensuring planning for the sustainability of the infrastructure for farm workers.

3. THE PROPERTY:

Farm no	1655 Wemmershoek
Physical address	Wemmershoek, R301, Paarl
Alot Area	Paarl
Extent of property	100ha
Current zoning	Agriculture
Occupation	A3
Current Land-use	Working farm
Title deed NO.	T30420/2017
Managing Director: CASPER H. WILLEMSE PR Arch B Arch	

4. LOCATION & PHOTO'S:



Le Arc Berries working farm

Photo's of the farm and day care centre area.

Below – the classroom area inside



Photo above – Interactive mat for children.

Photo left – Play area to help developing small motor development.

Below – Classroom from the outside with fenced play area.

Play equipment will be added once the application is approved.



Photo above – Outside play area with fencing 1.8m high.

Photo left – Existing play equipment on farm.

5. EXISTING LAND-USE AND SURROUNDING AREAS:

This farm is zoned Agricultural and is mainly a working farm for the production of blue berries.

As per the zoning scheme, an agricultural farm can have a day care centre with a consent use application:

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Agricultural building (<2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (<2000m²) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care Centre • Home occupation practice • Polytunnel (>2001m² and <5000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (>2000m²) • Camping site • Day care Centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

6. DEVELOPMENT PROPOSED:

The proposal is a day care centre on the farm, so that the farm workers of this farm and neighbouring farms have the opportunity to get exposure to early learning at an early age as explained in background. Below summary of proposed:

AREAS:	EXT
PROPOSED NEW CLASSROOM	74.3m ²
INSIDE AREA CLASSROOM	68m ²
PROPOSED PLAY AREA	20.72m ²
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 m ²	68m ²
TOTAL CLASSROOM AREA - 68m ² 30 CHILDREN SPLIT IN TWO GROUPS 15 CHILDREN: 3-4 YEARS - min 2.26m ² p/child 15 CHILDREN: 4-5 YEARS - min 2.26m ² p/child	30 children 68m ² 2.26m ² p child
	Total kids 30
OUTSIDE PLAY AREA - (Ave of 5.30m ² p child)	160m ²
SANITARY PROVISIONS	
30 CHILDREN 3-5 YEARS	2 WC, 2 WHB

Location: This farm is on the Wemmershoek road R301, close to Paarl. Le Arc Berries (Pty)Ltd. The new proposed creche is 83.5m away from centre of the R301 road. The title deed has a restriction, see below: There for we would also like to apply for administrator's consent to relax the restrictive title deed condition C.2 as stipulated in the title deed. The area where the creche will be is a safe and easy eccesible for all farm workers and it is not possible to move the creche to a different location.

C. SUBJECT FURTHER to the following special condition contained in Deed of Transfer Number T96430/1994 imposed by the Controlling Authority in terms of Act Number 21 of 1940, namely:

- *1 Met die uitsondering van bestaande strukture mag geen struktuur van welke aard ookal opgerig word binne 'n afstand van 95 meter gemeet vanaf die middellyn van hoofpad nommer 201 sonder die skriftelike toestemming van die Padowerheid nie.

Access, parking and traffic: Because this day care centre is situated on a farm and the children attending the day care centre is living on the farm, the children are walked to day care centre by their parents. There for no parking bays are really needed, but is indicated just to show possible parking bays options.(parking building no 9)

Scale and Extent: The day care centre area consists of the classroom area of 68m² and play area of 160m². See detailed breakdown above.

Registered at E care: The day care centre is in the process of getting registered.

Kitchen facilities: No kitchen facilities. Children bring their own lunch boxes to the day care centre.

Noise management: Since this is a working farm, the noise of the children playing will not have a negative impact for anyone.

Operating hours:

7h30-15h00 weekdays during school times

7h30-15h00 during school holidays.

No operations on Saturdays, Sundays and public holidays.

Security: During outside play activities there will be full time staff watching the children. The day care centre and play area is fenced with a 1.8m high fence. Fence is visible on photo's provided.

First aid: The teachers are prepared for any injuries and a first aid kit is available at school for any emergencies.

Fire extinguisher: There are 2 available in classroom. There is a fire escape plan, see attached.

City Health: As soon as the day care centre is visited by the Health department, the necessary certificates will be requested and kept on file where it should be

7. CONDITIONS FOR APPROVAL DISCUSSED:

7.1 Socio economic impact:

Social impact: For the parents living on the Wemmershoek farm, this proposed day care is close to home and a safe space where their children can play and learn until 14h00. This is normally the time that another family member will pick them up from day care. This day care centre will allow young children ages 3 to 5 to learn certain skills so that when they need to go to grade R, they are better prepared. There is an urgent need for better facilities for the children on the farm, and this idea has been developed with input from our workers, the teacher, and external professionals in modular classroom development.

Economic impact: The day care centre will have no major impact. Number of employees will be 2-3 in total.

6.2 Compatibility with surrounding uses:

It is not unusual for working farms to have day care facilities on farms for the workers children. This day care centre is there to uplift the community and to enhance educational skills.

6.3 Impact on external engineering services:

This day care centre will have no impact on external engineering services, as this day care centre will just tap into the existing services on the farm that is run and maintained by the farm owner Le Arc Berries Pty(Ltd)

6.4 Impact on safety, health and wellbeing of the surrounding community:

This day care centre will have no negative impact on the above, only a positive impact.

6.5 Impact on heritage:

No impact at all.

6.6 Impact on the biophysical environment:

No negative impact at all.

6.7 Impact on traffic:

No impact at all.

6.8 Impact on parking:

No impact on parking, but see more detail on that elsewhere in motivation.

6.9 Access and other transport related considerations:

No negative impact at all. In fact, this day care centre is on the farm so that all farm workers will be able to use this service for their children. The farm workers do not have their own transport and walk their children to day care when they walk to work.

6.10 Conditions that can mitigate an adverse impact of the proposed land use:

Nothing besides what was already mentioned above.

6.11 The comments in response to the notice of the application, including comments received from organs of state, municipal departments and the Provincial Minister in terms of section 45 of the Land Use Planning Act:

We there for request that you do **advertise this formally**. We can not see that anyone will object to this day care.

6.12 The impact of the proposed land development on municipal engineering services:

This day care centre will have no impact on external engineering services, as this day care centre will just tap into the existing services on the farm that is run and maintained by the farm owner Le Arc Berries Pty(Ltd)

7. ZONING SCHEME REGULATIONS AND APPLIED POLICIES AND STRATEGIES:

7.1 The WCG Provincial Spatial Development Framework: This policy address the lingering spatial inequalities that persist because of apartheid's legacy – inequalities that contribute both to current challenges (**lack of jobs and skills, education and poverty**, and unsustainable settlement patterns and resource use) and to future challenges.

The day care facility on farm is in line with the WCG Provincial SDF and is addressing the above problems in rural communities.

The objectives of this day care centre are:

Short-term goal(3-4 years) for day care: Children will have access to a spacious, safe, and well-lit classroom, improving their engagement and learning. The teacher/s will be able to provide a better educational experience due to the enhanced environment.

Long-term (3-5 years): The project will contribute to the early education and development of children, fostering better learning outcomes and overall well-being. It will also support social inclusion within the farm community by offering quality education to the children of farm workers.

7.2 The Wemmershoek – La Motte concept policy.

The above area serves as a place of living for workers mostly engaged in agricultural work on surrounding farms. It does not have a significant commercial component supported by passing trade. The above policy does not have any negative effect on the plans for the day care centre.

7. MOTIVATION:

- The Representative Body is actively involved in the welfare and development of our farm's worker community. This project has been discussed in partnership with the RB, ensuring its alignment with the community's needs and approval.
- This proposal was initiated by the Le Arc Berries management team, in consultation with the RB and the Jes Montessori-qualified teacher (qualified via SHILOH), together with guidance from managing director, Schalk Burger from SHILOH.
- There is an urgent need for better facilities for the children, and this has been developed with input from our workers, the teacher, and external professionals in modular classroom development.
- The objective of this project is to provide a safe, spacious, and conducive learning environment for children aged 3 to 5 years, who are the children of our farm workers. We aim to install a modular classroom with natural light, a bathroom, and adequate storage, positioned near the existing play jungle gym. The current cramped space limits the children's learning experience, and the new facility will vastly improve their daily education and well-being.
- The project will be able to directly benefit up to 30 children aged 3-5 years, all of whom are children of farm employees residing on the farm and on the neighbouring farms. They will be taught by a Montessori-qualified teacher. Indirectly, this will also benefit the broader farm community by providing a proper educational structure for the next generation.
- All facilities related to the proposed day care centre is in order:
 - Ablution facilities for the children are in order.
 - Outdoor play area in order. See photo's
 - First aid kit on site/in place.
 - General hygiene of day care centre to satisfactory.
- Application made to the Department of Education: This will be done as soon as the Land use application is approved, it cannot be done sooner.
- Applicant to comply with Tobacco products control Act 1993 – No one smoking on the day care premises.

Application for building line departure to relax building line from 3.0m to 1.6m, to allow the enclosed patio area. This departure is not affecting the title deed building line as per title deed.

We hope and trust that you will find the above in order.

Thank you so much for supporting this application.

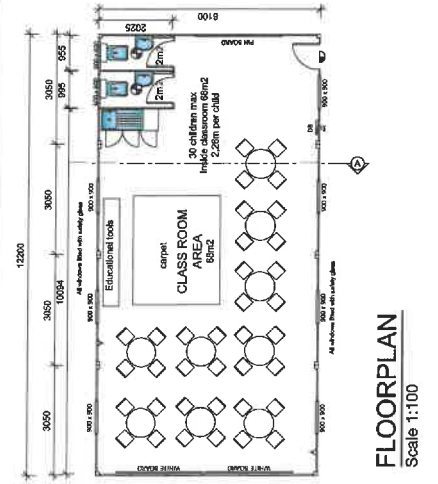
Kind Regards



Liezel Dry

Snr Architect Technologist for: CHW Architects.



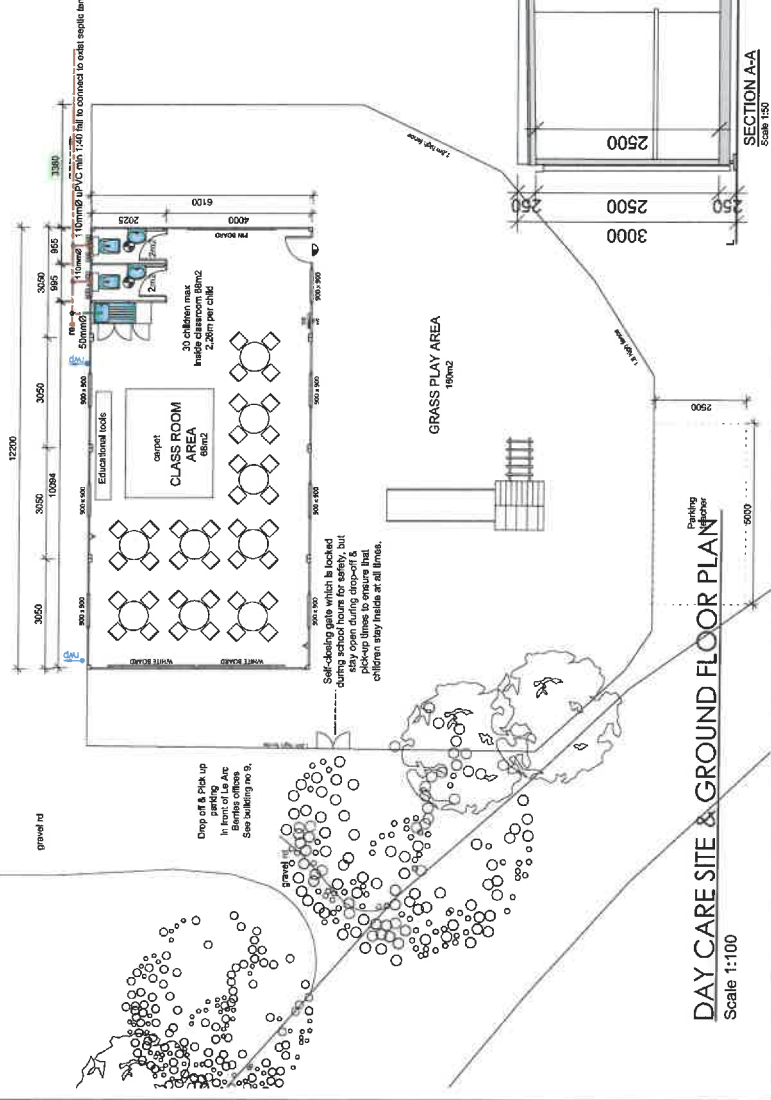


FLOORPLAN
Scale 1:100



FRONT VIEW
Scale 1:100

SIDE VIEW
Scale 1:100



DAY CARE SITE & GROUND FLOOR PLAN
Scale 1:100

Specifications

Chassis	2.5mm steel plate bent into sections and welded together.
Floor	2mm 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 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 coated aluminium frames can also be supplied.
Doors	Interior - Chromadeck frame with Chromadeck panel infill, fitted 3-lever 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 SA15 approved and any 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 085.

WALL FINISHES:
WHITE INTERLOCKING SANDWICH PANEL WITH 40mm POLYSTYRENE OR 40mm POLYURETHANE CORE. INTERIOR - WHITE POLYSTYRENE PANELS, SEE DETAIL ELSEWHERE.

ALL WALL PANELS TO BE INSTALLED BY SPECIALIST. ANODIZED ALUMINIUM WINDOWS. COLOUR: WHITE. MANUFACTURED AND SUPPLIED BY ACCREDITED SUPPLIERS WITH HIGH QUALITY PRODUCTS. REQUIREMENTS TO MANUFACTURERS TO PREVENT ANY LEAKS. TO BE INSTALLED BY SPECIALIST.

CEILING:
80mm AND 0.5mm CHROMADECK INNER SKIN SERVES AS THE CEILING. ECOINSULATION UNDERNEATH THE FLOOR. INSTALLED BY SPECIALIST AND TO COMPLY TO SANS 10400: PART 1.

ISOOTHERM INSULATION FOR WALLS:
POLYSTYRENE 40mm THICK FOR WALL INSULATION. METAL ROOF FLASHING:
FLASHING TO BE INSTALLED FOR NEW ROOF BY SPECIALIST.

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 PANELS. FULL LENGTH CLIP LOCK ROOF SHEETS TO PREVENT ANY LEAKS. TO BE INSTALLED BY SPECIALIST.

CEILING:
80mm AND 0.5mm CHROMADECK INNER SKIN SERVES AS THE CEILING. ECOINSULATION UNDERNEATH THE FLOOR. INSTALLED BY SPECIALIST AND TO COMPLY TO SANS 10400: PART 1.

ISOOTHERM 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 SEPTIC TANK: MIN INVERT LEVEL TO BE 450mm DIA. SOIL PIPE AT 180/180 MAX. GRADIENT TO RUN INTO NEW SMALL SEPTIC TANK. MIN INVERT LEVEL TO BE 450mm DIA. SOIL PIPE AT 180/180 MAX. CLUB WITH SOAKAWAY AREA. SEPTIC TANK TO BE INSTALLED BY A SPECIALIST AND AS PER NBR, SABS 0400-1890 AND BUILDING STANDARDS ACT NO.103 OF 1977. ALL SEPTIC TANKS SHALL DISCHARGE TO A SOAKAWAY (SABS 0400-1990 PP 103) SOIL AND SOAKAWAY MUST BE SUITABLE AND SIZE OF PLOT ADAPTED TO THE SIZE OF THE TANK. MUST BE ACCESSIBLE FOR INSPECTION. SEPTIC TANKS MUST BE WATER TIGHT. PRECAST CONCRETE AND EVERITE ASBESTOS CEMENT TANKS ARE RECOMMENDED TANKS.

SEWERAGE LINE UNDERNEATH CONCRETE FLOOR. MIN INVERT LEVEL OF 450mm AT 180/180 ALL PIPES TO BE COVER IN 100mm CONCRETE SLEEVE AND PLACED 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	13.46ha
OCCUPATION	A3
PARKING ON-SITE	
STAFF PARKING (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	
10 CHILDREN - 3-4 YEARS - min 2.26m2 p child	
10 CHILDREN - 4-5 YEARS - min 2.26m2 p child	
Total kids	30
OUTSIDE PLAY AREA - (Ave of 5.30m2 p child)	19m2
SANITARY PROVISIONS	
30 CHILDREN 3-5 YEARS	2 WC, 2 WASH



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e-mail: info@dwarchitects.co.za
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park mt sale 60 private bag x 1, brickendall 7581
@ dwarchitects / f chw architects

CLIENT:	YOU DRIVE PROPRIETARY LTD
PROJECT:	NEW DAY CARE CENTRE
ERP NUMBER	FARM 1655
STREET ADDRESS	R301 ROAD, FRANSCHOEK
DRAWINGS:	PLANS SECTIONS ELEVATIONS DETAILS
CLIENT SIGNATURE:	
DRAWN:	Z. van Tonder
CHECKED:	C.H. van der Merwe
DATE:	A1
SCALE:	1:100
DRAWING NUMBER:	1522/SIX33/101
REVISION:	MIR1