



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18305 (TP996/2024)

Our File Reference Number: Farm 352/2, Stellenbosch

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 CONSENT USE: FARM 352/2, 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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No: 352/2 Stellenbosch Farms for:

2.1.1 **Consent Use** in terms of Section 15 (2) (o) of the said bylaw in order to use the existing building on the farm as a Day Care Centre.

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 the 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 consent use shall be limited to a Day Care Centre only, as proposed, and no other institutional or educational activities may be undertaken without prior municipal approval.

3.4 The proposed day care centre be implemented in accordance with the Site Development Plan, referenced as Drawing No: 038-M-001, drawn by DvdM (DVD Architects), dated 2025/06/24.

3.5 The proposed day care centre be limited to **132.2 m²** and shall accommodate children of the bona fide farm workers and the surrounding community.

3.6 The existing water connection must be used for the proposed development and must connect to conservancy tanks as indicated on the site development plan.

3.7 Any proposed signages must be applied for and proper application forms must be obtained from Katherine.robinson@stellenbosch.gov.za.

3.8 All proposed fencing must be transparent in design, ensuring minimal visual intrusion within the rural scenic landscape.

3.9 Building plan be submitted for all changes of use in the existing building and which building plan be approved prior to the vesting of any related approvals.

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

4.1 The scale and nature of the proposed development will not compromise the existing character of the existing land uses and surrounding cultural landscape.

4.2 Sufficient parking has been provided on site.

4.3 No new structures or expansion of the built footprint are proposed.

4.4 The proposed day care provides an essential service to the rural community, aligns with the mixed-use character of the Jonkershoek precinct and does not detract from the agricultural or environmental qualities of the land.

5. Matters to be noted:

5.1 Application must 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 must comply 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.

5.2 Should meals be prepared for the children, application must 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.

5.3 The conditions imposed by Cape Winelands District: Health as per letter dated 04-03-2025 be taken to consideration and be complied with.

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



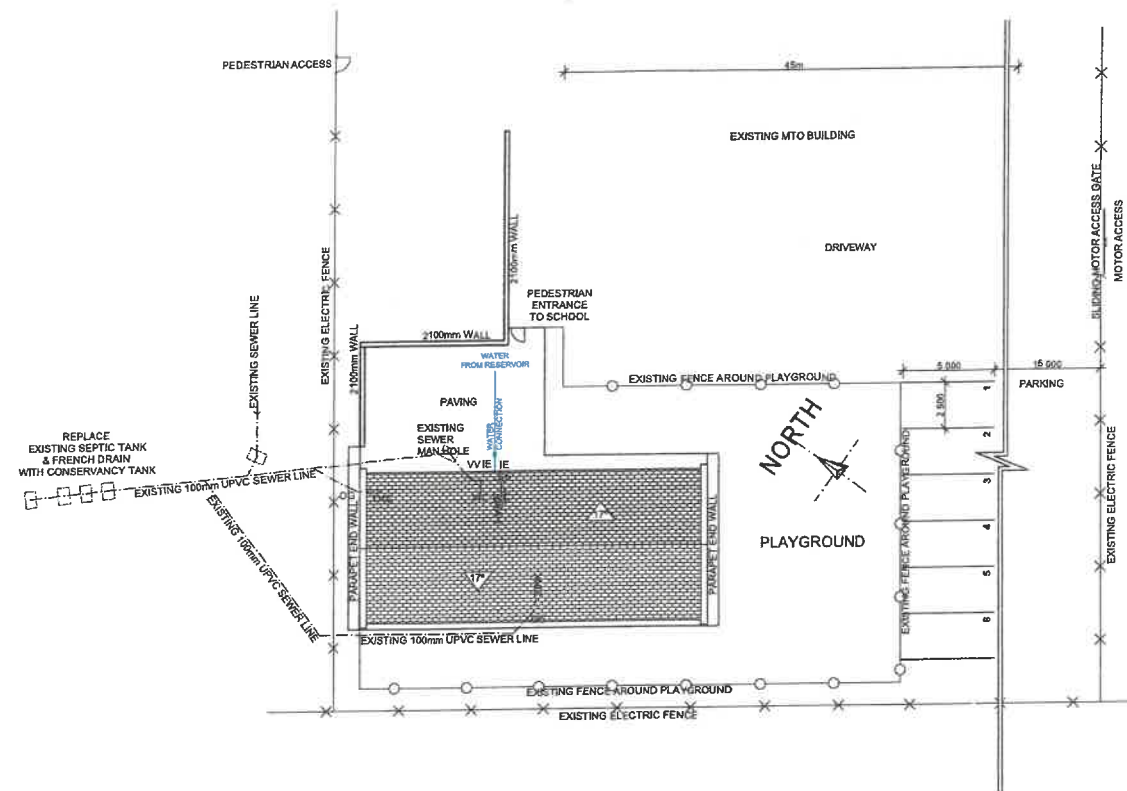
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

23/4/2020

DATE

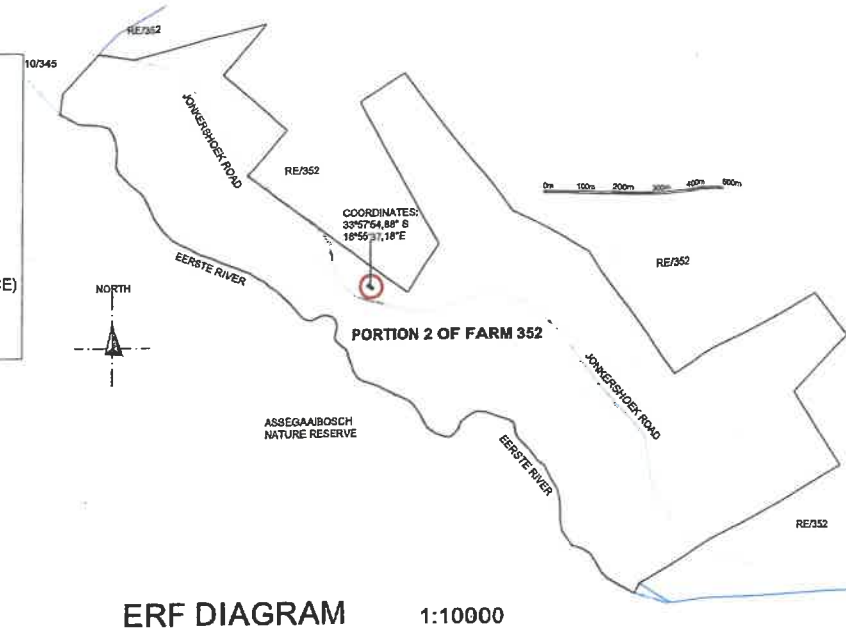
ANNEXURE A

SITE DEVELOPMENT PLAN AND FLOOR PLAN



AREA SCHEDULE	
SCHOOL BUILDING	132.2m ²
OTHER BUILDINGS	UNKNOWN m ²
TOTAL FOOT PRINT	UNKNOWN m ²
SITE AREA	1089700m ² (108.97Ha)
COVERAGE (SCHOOL ONLY)	0.00012%
PARKING (DAY CARE - 1 BAY / CLASSROOM OR OFFICE	
REQUIRED SBM ZONING SCHEME	= 2
PROVIDED	= 6

SEWER KEYS	
SYMBOL	DESCRIPTION
---	EXISTING 110mm SEWER PIPE LINE
----	EXISTING 50mm SEWER PIPE LINE
○ RE	ROUNDING EYE
○ IE	INSPECTION EYE
○ G	OVERFLOW GULLY
□ OG	OPEN GULLY
WV	VENT VALVE
⚙️ TAP	EXTERNAL TAP
HMB	HAND WASH BASIN
WC	WATER CLOSET
SINK	SINK
TRH	TROUGH



Technical drawing of a window frame showing front and side views with dimensions.

FRONT VIEW

FRAME MATERIAL
GLASS
QUANTITY

W1

W2

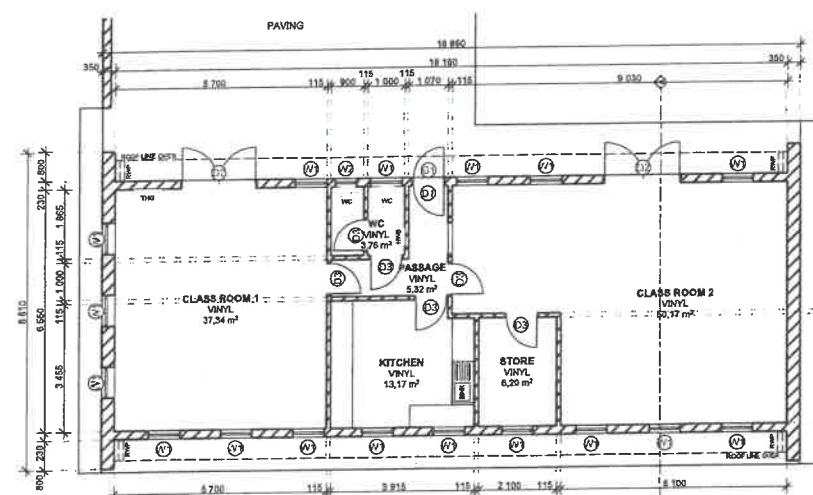
600

POWDER COATED ALUMINIUM
EXISTING CLEAR GLASS

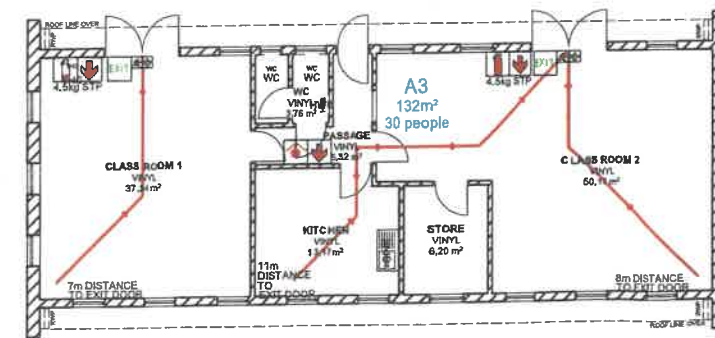
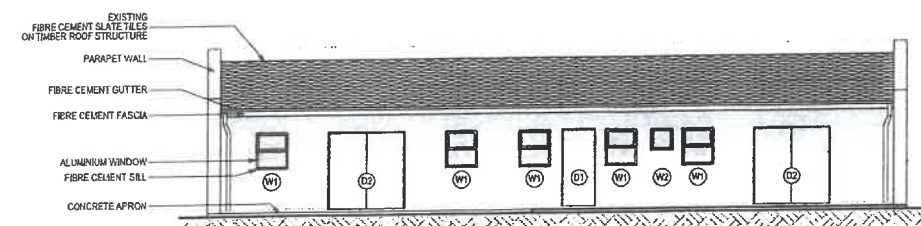
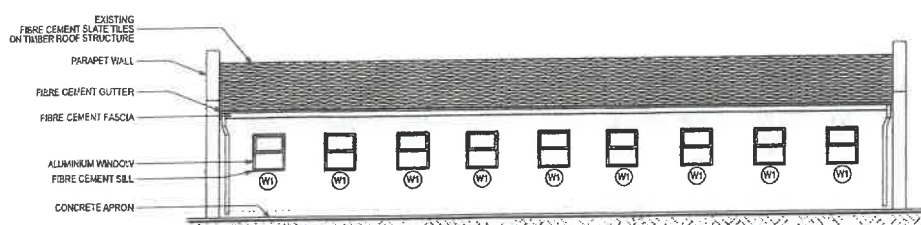
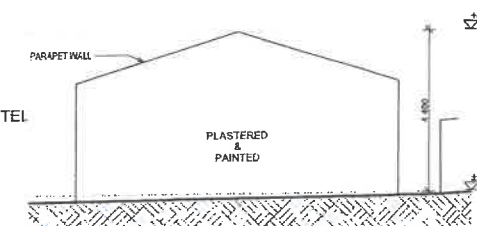
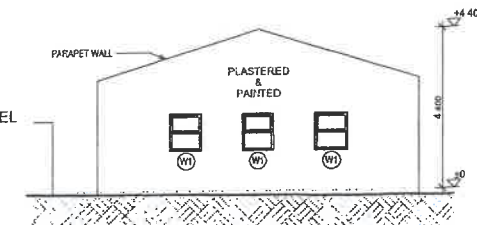
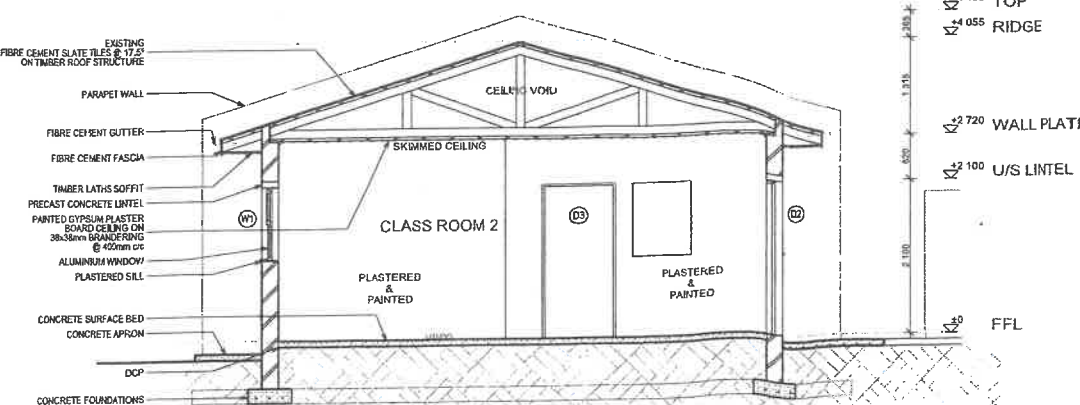
POWDER COATED ALUMINIUM
EXISTING CLEAR GLASS

17

1



FIRE KEY	
SYMBOL	DESCRIPTION
	DIRECTIONAL SIGNAGE
	EXIT SIGNAGE
	STOP SIGNAGE
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
	FIRE EXTING



COPYRIGHT AND RIGHT OF REPRODUCTION
OF THIS DRAWING OR ANY PORTION THEREOF
IS RESERVED BY THE ARCHITECT

GENERAL NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.
- 2) THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS WHEN APPLICABLE.
- 3) DIMENSIONS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
- 4) ANY DISCREPANCIES AND AMBIGUITIES ON THIS DRAWING ARE TO BE REPORTED TO THE ARCHITECT AS SOON AS POSSIBLE.

[illegible]

KEY PLAN

MAILING POST

SB

798842

PROPERTY OWNER
STELLENBOSCH MUNICIPALITY
PLEIN STREET 021 808 8073
STELLENBOSCH
7600 Yolanda.vanBerg@stellenbosch.gov.za

AKKERLAND CRECHE
 PORTION 2 OF FARM 352 021 866 1172
 JONKERSHOEK ROAD akkerlanderd@gmail.com
 STELLENBOSCH

ARCHITECTS' CONTACT DETAILS

Vm

ARGITEKTE | ARCHITECTS

PROJECT TITLE:
AKKERLAND CRECHE
PORTION 2 OF FARM 352
JONKERSHOEK ROAD
STELLENBOSCH

EXISTING CRECHE

CAD FILE:
C:\Users\dwid\OneDrive\Documents\038 Akkerland\Drawings\038
Municipal.pln

DRAWING STATUS:		
MUNICIPAL APPROVAL		
LAST PLOT DATE: 2025/06/24	SCALE @ A1: AS INDICATED	CHECKED BY: DvdM
DATE OF FIRST ISSUE: 11/1/21	APPROVED:	DRAWN BY: DvdM
PROJECT NUMBER 038	DRAWING NO: 038-M-001	REV:

ANNEXURE B

COMMENTS FROM INTERNAL DEPARTMENTS



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

OUTGOING POST

F 352/2 SB

CIVIL ENGINEERING SERVICES

AN NR:

COLLABORATOR NR: 798845

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Bulelwa Mdoda
From ▫ Van: Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Ilze Fillies
Date ▫ Datum: 16 November 2025
Our Ref ▫ Ons Verw: Civil LU 2857
Town Planning Ref: LU/18305
Re ▫ Insake: Farm 352/2, Stellenbosch: Application for consent use in terms of section 15(2)(o) of the Stellenbosch Municipal Planning Land Use By-law, 2023 for a Day Care Centre accommodating 32 children on Farm 352/2 Stellenbosch Division.

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

1. **Water**
 - 1.1 The existing water connection must be used for the proposed development.
2. **Sewer**
 - 2.1 The proposed development must connect to conservancy tanks as indicated on the site development plan.

Ilze Fillies

Ilze Fillies

Principal Technician: Development (Infrastructure Services)

N:\2.0 DEVELOPMENT\01 Land Use applications\2857 (IF) Farm 352-2 Stellenbosch (LU-18305)\2857 (IF) Farm 352-2 Stellenbosch (LU-18305).doc

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

03 DEC 2025

RECEIVED



Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/282
YOUR REFERENCE : -
ENQUIRIES : Cor van der Walt

Stellumthobo
Email: anele@stellumthombo.co.za

Att: Ms. Anele Horn

Application for consent use: division Stellenbosch
Portion 2 of the farm no 352

Your email of 14 March 2025 has reference.

The Western Cape Department of Agriculture (WCDoA) has no objection to the consent use for a day care centre on Portion 2 of the Farm No. 352, Stellenbosch, provided such facility accommodates children of bona fide farm workers and the surrounding community.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

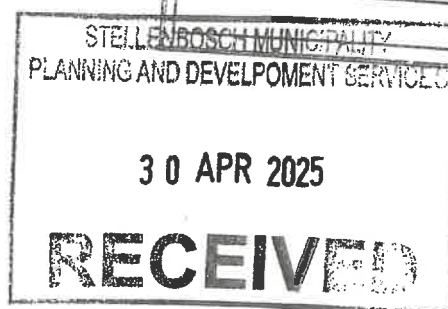
Mr. C. van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2025-04-17

Copy:

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599



FILE NR: OUTGOING POST
R352/282
CAN NR: 1
COLLABORATOR NR: 784787



CAPE WINELANDS DISTRICT
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

DEPARTEMENT/DEPARTMENT/CANDELO:
NAVRAE/ENQUIRIES/IMBUZO:
TELEFOON/TELEPHONE/UMNXEBA:
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
Farm 352/2(P)
Plaas 352/2, Jonkershoek

Alexanderstraat 46 Alexander Street
100
STELLENBOSCH
7600

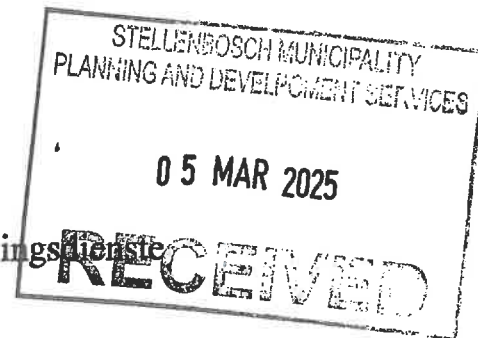
Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/
All correspondence to be addressed to the Municipal Manager/Yonke Imbalelwano mayithunyelwe kuMlawuli kaMasipala

04-03-2025

Munisipale Bestuurder
Munisipaliteit Stellenbosch
Posbus 17
Stellenbosch
7599

Vir aandag: Bepanning en Ekonomiese Ontwikkelingsdienste

Meneer



**AANSOEK OM VERGUNNINGSGEBRUIK: AKKERLAND, NO. 352/2,
JONKERSHOEK**

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 kombuis 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 geskiktheidsertifikaat ingevolge R638 van 22 Junie 2018.
5. Alle voedselvoorbereiding/hanteringspersele moet voldoen aan die vereistes van R638 wat betrekking het op voedselpersele.

FILE NR:	OUTGOING POST
F-352/2 S	
SCAN NR:	
COLLABORATOR NR:	781614

2.

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