

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK TIPE: Little Builders ECD Centre: 8468, Cloetesville

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: **64 Vredelust Street, Cloetesville**

Aansoek eiendom beskrywing: **Erf 8468, Cloetesville**

Aansoeker: **Jacomien Scannell, Prochorus Community Development, 021 889 8160**

Eienaar: **Prochorus Community Development; info@prochorus.org, 0218898160**

Aansoek Verwysing: **LU/TP1679/2026**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023 vir 'n Hersenering van die betrokke eiendom vanaf Konvensionele Residensiële Sone na Opvoedkundige Sone. Aansoek word ook gedoen ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023 vir 'n Afwyking van die boulyne vanaf 5,0m na 1,5m en 0m om die bestaande en voorgestelde gebou op Erf 8468, Stellenbosch te akkommodeer.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **Jacomien Scannell; jacomien.scannell@prochorus.org; 084 585 1626**. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **26 Oktober**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **jacomien.scannell@prochorus.org; 084 585 1626/021 889 8160 during 08:30 – 16:30.**

Die uwe

Jacomien Scannell

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE: Little Builders ECD Centre: 8468, Cloetesville

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

Application Property Address: **64 Vredelust Street, Cloetesville**

Application Property Number: **Erf 8468, Cloetesville**

Applicant: **Jacomien Scannell, Prochorus Community Development, 021 889 8160**

Owner: **Prochorus Community Development; info@prochorus.org, 0218898160**

Application Reference: **LU/TP1679/2026**

Description of land development proposal:

Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a Rezoning of the subject property from Conventional Residential Zone to Education Zone.

Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a Departure of the building lines from 5,0m to 1,5m and 0m to accommodate the existing and proposed building on Erf 8468, Stellenbosch.

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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **Jacomien Scannell; jacomien.scannell@prochorus.org; 084 585 1626**. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **26 October**.

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 **jacomien.scannell@prochorus.org; 084 585 1626/021 889 8160 during 08:30 – 16:30**.

Yours faithfully

Jacomien Scannell



Name of Organisation: Prochorus Community Development NPC
Registration number: 2008/012209/08
VAT Number: 488 0277 951
NPO Number: 086-767-NPO
PBO Number: 930051216

To whom it may concern,

13 May 2026

RE: MOTIVATION FOR REZONING OF ERF 8468 AND SUSPENSION FROM BUILDING LINE AND PARKING BAYS.

Prochorus Community Development has been serving the Cloetesville community since 2008, beginning with the establishment of a small daycare center, Little Builders ECD Centre, to cater to local needs. Over time, we recognized the necessity for additional Early Childhood Development (ECD) centers in Cloetesville and are therefore eager to accommodate more children at our facility. Initially, Little Builders operated with a limited number of children during morning hours from 09:00 to 15:00; however, the centre now functions throughout the entire day to support parents in seeking employment. Our current operating hours are from 07:00 to 17:00. The surrounding area predominantly consists of residential housing, with an identified need for additional ECD centers nearby. We are located in proximity to the local library, Cloetesville High School, and Nora Tyres ECD Centre.

The centre comprises two wooden structures erected in 2008. Over the years, these buildings have deteriorated significantly, and we propose reconstructing them to ensure a safer environment for the children in our care. Continuously repairing these aging structures is no longer feasible. We have secured interest from a donor who is willing to assist in rebuilding the facilities, and our building plans are prepared for submission.

Currently, the property is zoned as residential with a consent use for a homeday care centre. We therefore request a rezoning to the Education zone and seek a suspension of specific development requirements, including:

- **Building lines:** a reduction from 5 meters to 1 meter. The property measures only 342m², which is insufficient to accommodate a 5-meter building line on all boundaries. We request relaxation of this requirement to 1 meter to enable proper utilization of the available space.

- **Parking bays:** The community we serve predominantly does not utilize personal transportation. All children walk to the centre with their parents, and our staff commute via public transport. None

// **BOARD MEMBERS:** GJ. Adema / JP. Scannell / H. Oostenbrink / NN.Titus

// **CPY REG NR:** 2008/012209/08 // **NPO NR:** 086-767-NPO

// **t:** 021 889 8160 / **e:** info@prochorus.org / **a:** 89 Swartbooi street, Kayamandi, 7600

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of our teachers or beneficiaries use personal vehicles. Currently, there is one parking bay on the premises, along with two additional bays in front of the property on the pavement and on-street parking.

1. Socio-economic impact:

Little Builders is part of a sustainable business that not only educates children through Early Childhood education and prepares them for their school career and beyond, but also provides employment to residents of Cloetesville. All the staff who work at Little Builders are residents of Cloetesville.

2. Compatibility with surrounding uses:

Little Builders is close to the clinic, library and other schools. Little Builders provides safety and education to children in the surrounding area.

3. Impact on the external engineering services:

The facility is already equipped with drainage and electrical services, and the upgrade will not impact the surrounding engineering systems. No additional connections are required for the enhancement of our facility.

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

Little Builders offers a secure educational environment for children aged 3 to 5 years. Throughout the day, children are provided with nutritious meals, engage in social interactions with their peers, and receive essential education. As a registered facility, Little Builders implements advanced early childhood education programs aimed at at-risk children. The facility ensures a safe setting, shielding children from hazardous streets. At Little Builders, children experience a sense of safety and affection.

5. Impact on heritage:

N/A

6. Impact on the biophysical environment:

N/A

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7. Traffic impacts, parking, access and other transport related considerations; and:

Little Builders is situated in Cloetesville; currently, neither the families nor the staff possess individual vehicles. Parents escort their children on foot or utilize taxi or transport services to drop them off directly in front of the facility on the sidewalk. A designated drop-off area exists for convenient child drop-offs. Additionally, there is one parking space available on the premises. Thus, there is no impact on traffic in the surrounding area.

8. Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land:

N/A

We appreciate your consideration of our requests, which aim to improve facilities and better serve the needs of our community.

For more information please contact me: Jacomien Scannell: 0845851626;
jacomien.scannell@prochorus.org.

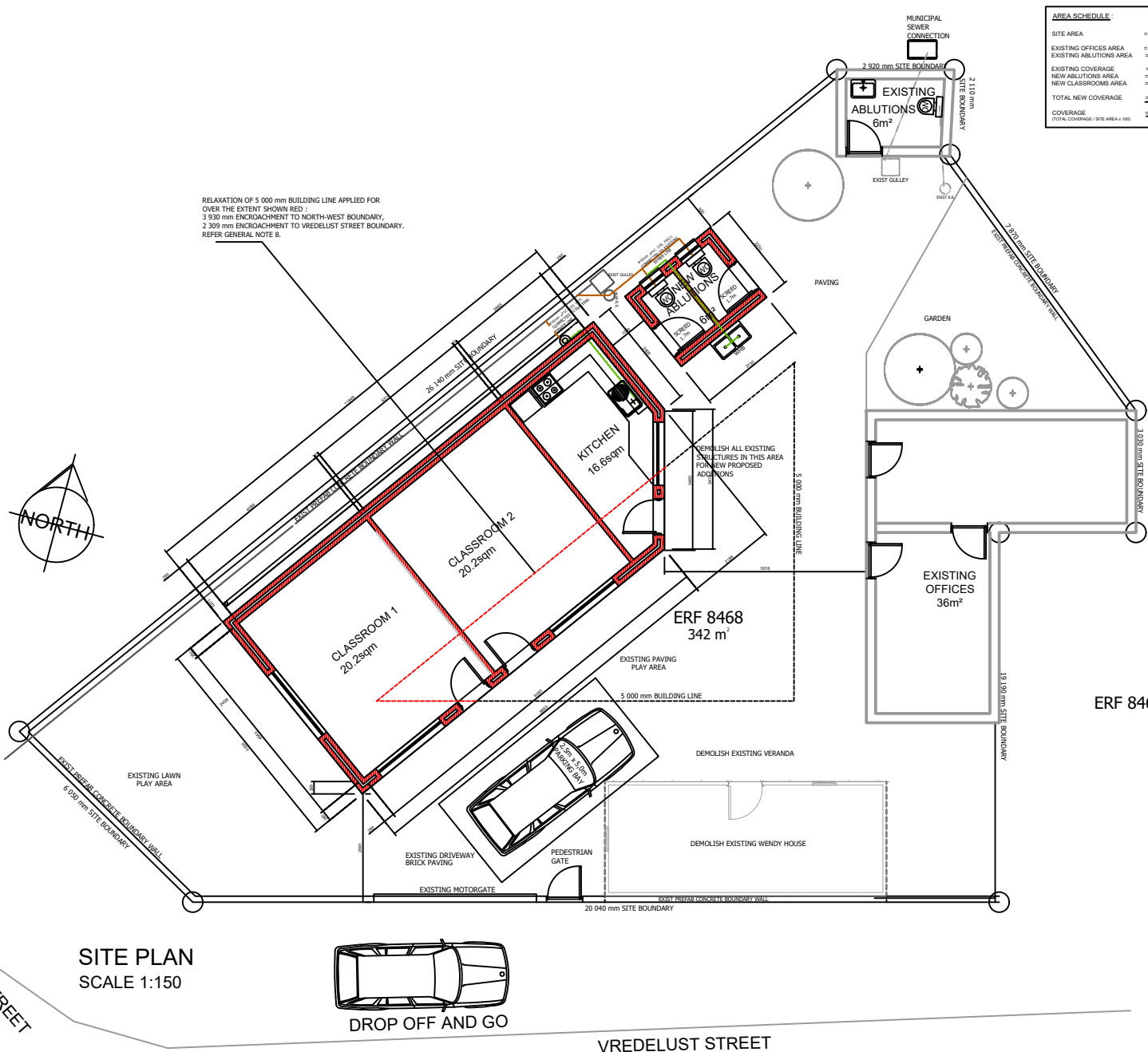
Jacomien Scannell

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AREA SCHEDULE	
SITE AREA	= 342sqm
EXISTING OFFICES AREA	= 36sqm
EXISTING ABLUTIONS AREA	= 6sqm
EXISTING COVERAGE	= 42 sqm (12.3%)
NEW ABLUTIONS AREA	= 8sqm
NEW CLASSROOMS AREA	= 66sqm
TOTAL NEW COVERAGE	= 114sqm
COVERAGE	= 33%
(TOTAL COVERAGE : SITE AREA x 100)	

- GENERAL NOTES
1. CONTRACTOR AND SUB-CONTRACTORS TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 2. PLUMBED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.
 3. ALL WORK TO BE DONE IN ACCORDANCE NATIONAL BUILDING REGULATION BOOK 1000 AND ALL REQUIREMENTS OF MUNICIPAL AND LOCAL AUTHORITIES CONCERNED ARE TO BE ADHERED TO.
 4. NATURAL LIGHT AND VENTILATION AREA OF ALL WINDOWS IN ACCORDANCE OF FLOOR AREA AND SHALL BE PART OF NATURAL LIGHT AREA MIN 10% OF FLOOR AREA AND NATURAL VENTILATION MIN 20% OF FLOOR AREA.
 5. ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SABS 0107. ACCESS DOORS AND BULLIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 2000mm FROM FLOOR WINDOWS LOWER THAN 1000mm ABOVE PITCH LINE OF STAIRS AND PORCHWAYS TO BE SAFETY GLASS.
 6. ALL SAFETY GLAZING PANELS SHALL BE ETCHED WITH GLAZING WARNING AND THIS TO BE VISIBLE AT ALL TIMES.
 7. ALL CAVITIES BELOW FLOOR LEVEL TO BE FILLED WITH CONCRETE AND DEPTCS TO BE ETCHED.
 8. NO PART OF CONSTRUCTION MAY ENCRUSCH BUILDING LINES WITHOUT PRIOR APPROVAL FROM TOWN PLANNING MUNICIPALITY.

SITE PLAN
SCALE 1:150

WESSEL DRAUGHTING
0826889108
WESSELBJGW@gmail.com

PROJECT:
CLOETESVILLE
ALTS & ADDS TO EXIST HOUSE,
VREDELUST STR, ERF 8468,
CLOETESVILLE STELLENBOSCH

DRAWING TITLE:
SITE PLAN

SCALE : AS SHOWN

DRAWN : WDP

DATE : 21-10-2021

DRAWING No :2021-011-001

REVISION : R00