

APPLICATION FOR CONSENT USE: REMAINDER FARM 159 STELLENBOSCH

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

Application Property Address: **Remainder Farm 159 Stellenbosch, Situated at Lelie Street**

Application Property Number: **Remainder Farm 159 Stellenbosch**

Applicant: **Hein Nesor / Pieterhuizen Planning (Pty) Ltd**
(hein@pieterhuizen.co.za; 064 538 4142)

Owner: **Glenelly Estate (Pty) Ltd**
(info@glenelly.co.za; 021 809 6440; 083 456 2178)

Application Reference: **TP 1552/2026**

Description of land development proposal:

The application is made in terms of Section 15 (2)(o) of the Stellenbosch municipal Land Use Planning Bylaw on Remainder Farm 159 Stellenbosch for the following:

- Consent use for a Day Care Centre within an existing building on the property (maximum 15 children).

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: **hein@pieterhuizen.co.za**. 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 **15 May 2026**.

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 **(064 538 4142)** during normal office hours.

Yours faithfully

PIETERHUIZEN TOWN PLANNING

AANSOEK VIR VERGUNNINGSGEBRUIK: RESTANT PLAAS 159 STELLENBOSCH

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

Adres van aansoek eiendom: **Restant Plaas 159 Stellenbosch, Geleë te Leliestraat**

Aansoek eiendom beskrywing: **Restant Plaas 159 Stellenbosch**

Aansoeker: **Hein Nesor / Pieterhuizen Planning (Edms) Bpk**
(hein@pieterhuizen.co.za; 064 538 4142)

Eienaar: **Glenelly Estate (Edms) Bpk**
(info@glenelly.co.za; 021 809 6440; 083 456 2178)

Aansoek Verwysing: **TP 1552/2026**

Besonderhede van die grondgebruiksaansoek:

Die aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning, 2023, vir 'n:

- Vergunningsgebruik vir 'n Dagsorgsentrum binne 'n bestaande gebou op die eiendom (maksimum 15 kinders).

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 tydspan van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/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 terme 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: **hein@pieterhuizen.co.za**. 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.

Pieterhuizen Planning (Pty) Ltd

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 **15 Mei 2026**.

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 **(064 538 4142)** gedurende normale kantoor ure.

Die uwe

PIETERHUIZEN TOWN PLANNING



Notes:

Rev No	Revision note	Date
1	For submission to Stellenbosch Municipality	05/02/2026



REMAINDER FARM 159 STELLENBOSCH RD: LOCALITY MAPS					
Drawn by: PW Esterhuizen	Checked by: PW Esterhuizen	Approved date: N/A	Job No: J175	Date: 05/02/2026	Scale: 1:10 000
PIETERHUIZEN P L A N N I N G				LOCALITY MAP	
				Edition: Revision 1	Sheet: A3

Notes:

Rev No	Revision note	Date
1	For submission to Stellenbosch Municipality	05/02/2026

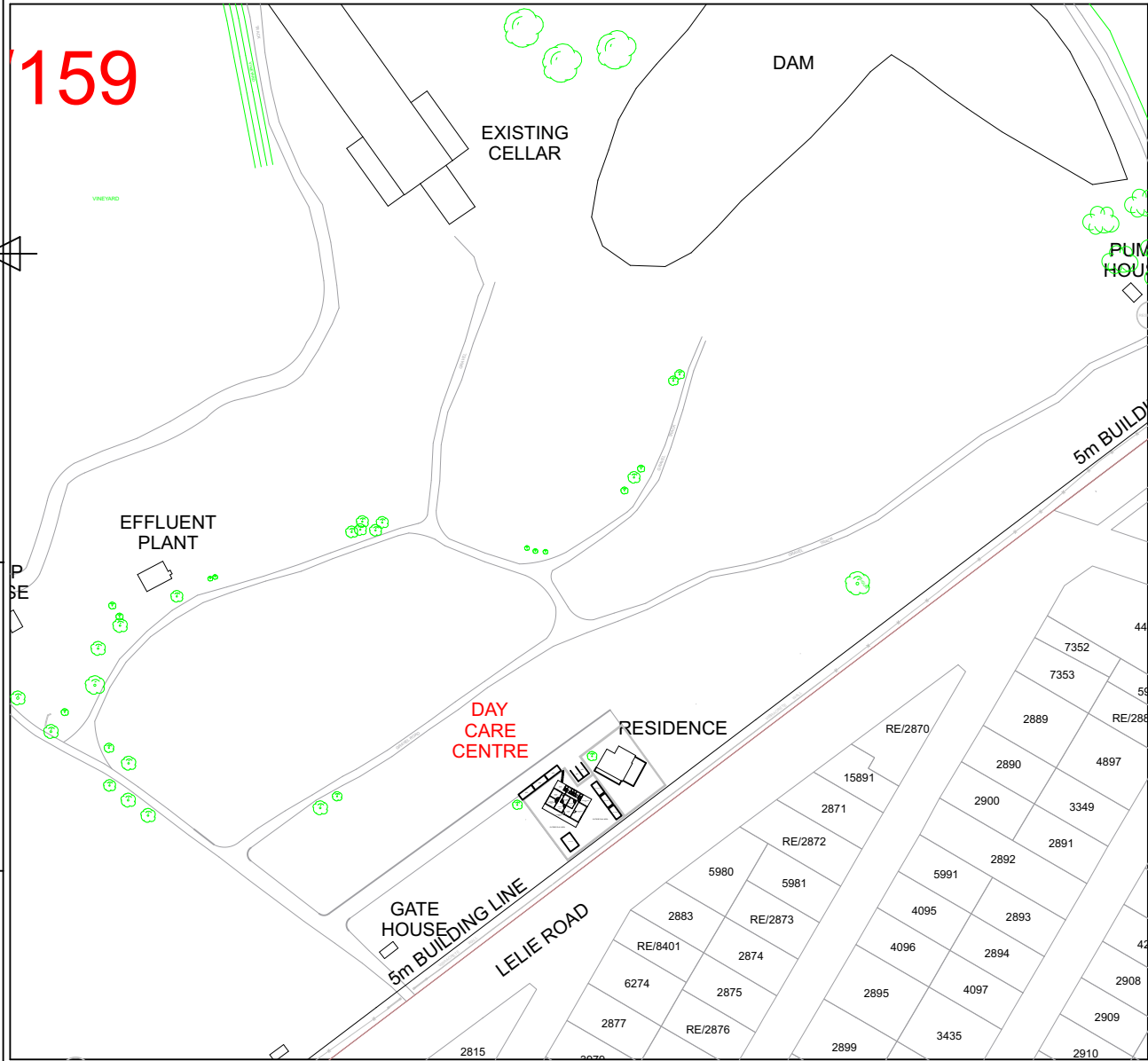


REMAINDER FARM 159 STELLENBOSCH RD: LOCALITY MAPS					
Drawn by: PW Esterhuizen	Checked by: PW Esterhuizen	Approved date: N/A	Job No: J175	Date: 05/02/2026	Scale: 1:6 500
PIETERHUIZEN P L A N N I N G				AERIAL PHOTO	
				Edition: Revision 1	Sheet: A3

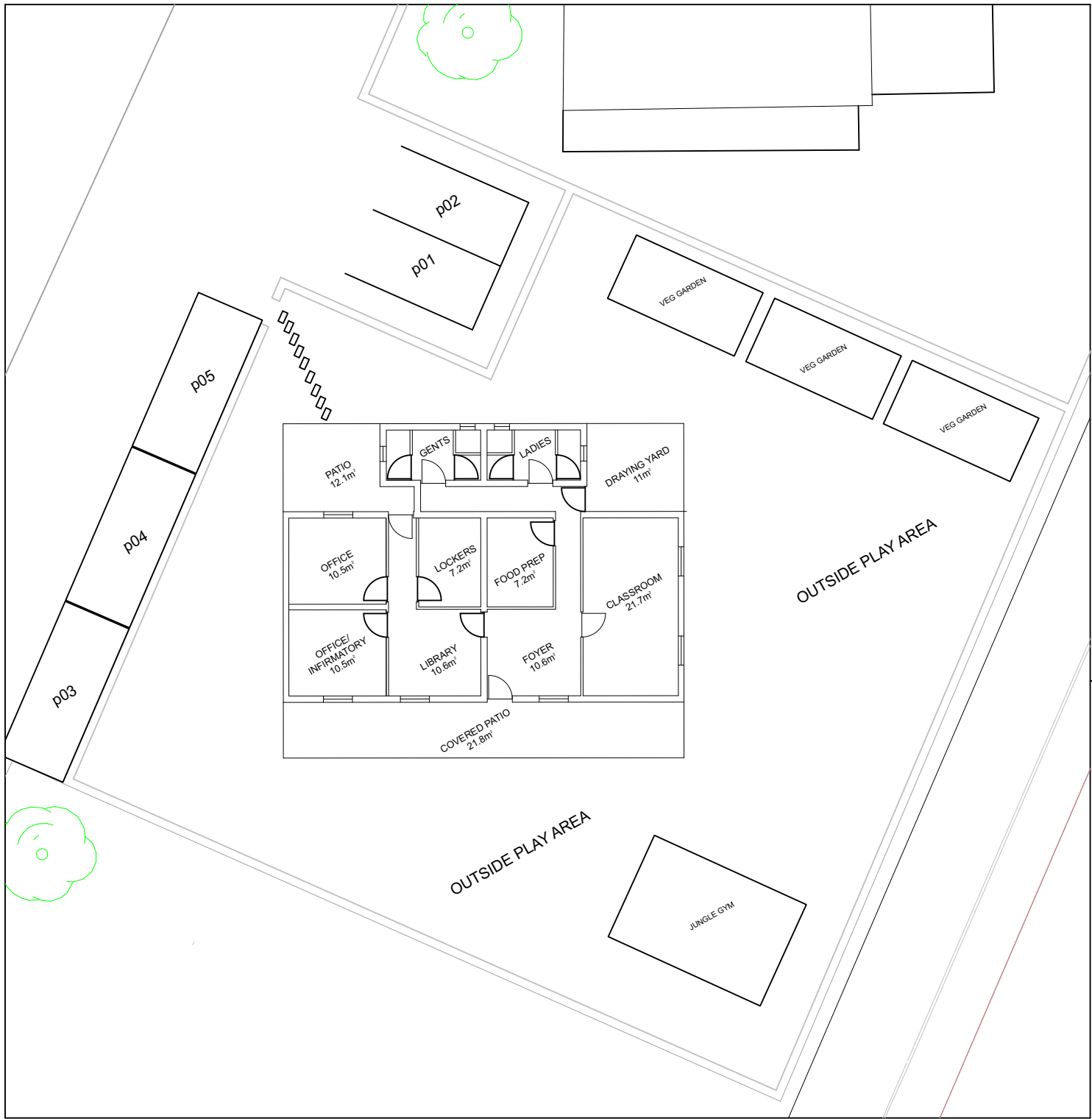


Notes:

Rev No	Revision note	Date
2	For submission to Stellenbosch Municipality (additional info - outside area)	24/03/2026



SITE PLAN
1:2 500



FLOOR PLAN
1:200

REMAINDER FARM 159 STELLENBOSCH RD: LOCALITY MAPS					
Drawn by: PW Esterhuizen	Checked by: PW Esterhuizen	Approved date: N/A	Job No: J175	Date: 24/03/2026	Scale: see drawings
PIETERHUIZEN P L A N N I N G				CONSENT USE PLAN	
				Edition: Revision 2	Sheet: A3



SUMMARY PLANNING REPORT:

CONSENT USE: DAY CARE CENTRE WITHIN AN EXISTING BUILDING ON REMAINDER FARM 159 STELLENBOSCH, SITUATED AT LELIE STREET

1. Introduction

Pieterhuizen Planning (Pty) Ltd has been appointed to submit a land use application to the Stellenbosch Municipality to obtain approval for a consent use.

The purpose of the application is to allow a Day Care Centre to operate from an existing building on Remainder Farm 159, Stellenbosch. The application specifically limits the operation to a maximum of 15 children and seeks to formalise the current use in terms of the Stellenbosch Municipality Land Use Planning By-Law, 2024.

2. Locality and Context

The property is located along Lelie Street on the northeastern outskirts of Stellenbosch, directly adjacent to the Ida's Valley residential area and accessed via the R310 (Helshoogte Road).

Ida's Valley is a historically established community with strong social ties, despite existing socio-economic challenges. The proximity of the property to this community places it in a suitable position to provide a supportive social facility such as a Day Care Centre.

The surrounding area consists of a combination of agricultural land and residential uses, and the property forms part of the rural edge of Stellenbosch.

3. History and Background

The property forms part of the historic Farm 159, which dates back to the 1800s and has been subdivided over time to its current extent.

The existing building proposed for the Day Care Centre is one of two remaining structures located along the southeastern boundary of the property. These buildings were previously approved for conversion into training facilities in 2009.

A Temporary Departure granted in 2017 allowed the buildings to be used as a community care facility and crèche; however, this approval lapsed in 2020. The building is currently being used as a Day Care Centre, and this application is therefore required to regularise the use.

Pieterhuizen Planning (Pty) Ltd

4. Zoning

The property is zoned ***Agricultural and Rural*** in terms of the Stellenbosch Municipality Zoning Scheme By-Law. While the primary purpose of this zoning is agricultural, a Day Care Centre is considered a consent use, meaning that it may be permitted with Municipal approval.

The property is also located within the Ida's Valley Rural Conservation Area, and the proposal makes use of an existing building without altering the rural character or introducing new development.

5. Proposed Development

The proposal is to continue operating a Day Care Centre within an existing building on the property, with no new buildings or extensions proposed.

The facility will accommodate a maximum of 15 children, primarily the children of employees working on the farm, as well as some children from the surrounding Ida's Valley community.

The Day Care Centre provides:

- A safe and supervised environment after school
- Meals for attending children
- Access to educational resources such as books, computers, and internet
- Support for learning and development

The building already contains the necessary facilities, including offices, a classroom, kitchen, library, bathrooms, and an outdoor play area. Access to the property is controlled via a guardhouse, ensuring safe entry and exit for children.

6. Application Required

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2024 for:

- Consent use to permit a Day Care Centre within an existing building on the property, limited to a maximum of 15 children.

7. Motivation for Approval

The application is for the formal approval of an existing use and does not involve any expansion, new construction, or change to the agricultural character of the property.

The proposal is supported for the following reasons:

- Policy alignment: The property is located just outside the urban edge, and the proposal respects the rural character by utilising an existing building for a small-scale, ancillary use.
- Limited scale and impact: The facility accommodates only up to 15 children and operates within an existing footprint, resulting in no impact on agricultural land or surrounding uses.
- Compatibility: The building resembles a dwelling and fits into the surrounding environment without altering the visual or rural character of the area.
- No additional infrastructure required: Municipal services such as water, sewerage, and electricity are already in place and sufficient.
- Minimal traffic impact: Due to the small number of children and controlled transport arrangements, there is no significant increase in traffic or parking demand.
- Positive social impact: The Day Care Centre provides a safe environment, meals, and educational support, contributing to the wellbeing and development of children and supporting working families.

8. Conclusion

The application seeks to formalise the use of an existing building as a Day Care Centre on Remainder Farm 159, Stellenbosch.

The proposal is small in scale, limited to 15 children, and remains secondary to the primary agricultural use of the property. It does not involve new development and will not result in any negative impacts on the surrounding area or infrastructure.

The Day Care Centre provides important social benefits to the local community and is considered to be appropriate, desirable, and in the public interest. Approval of the application is therefore respectfully requested.

PIETERHUIZEN TOWN PLANNING