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Lêer verw/  
File ref: 15/3/10-8/Erf\_168

Navrae/Enquiries:  
Mr AJ Burger

26 October 2022

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

By registered mail

Sir/Madam

## PROPOSED CONSENT USE ON ERF 168, MALMESBURY

Your application with reference MAL/11928/BT\_ZN, dated 21 September 2021 on behalf of Paciscor Beleggings No 12 CC, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for a consent use on erf 168, Malmesbury is hereby approved in terms of section 70 of the By-Law, subject to the following conditions:

### 1. Town Planning and Building Control

- (a) The consent use authorises a place of education (creche) with a indoor (218m<sup>2</sup> in extent) and outdoor (1180m<sup>2</sup> in extent) space, as presented in the application;
- (b) Not more than 60 children be registered at the creche at any time as presented in the application;
- (c) A minimum of 1,5m<sup>2</sup> free, unlimited floor space per child and a minimum of 2m<sup>2</sup> outside playing area per child be provided;
- (d) The operation of the creche be restricted between 06h00 and 18h00;
- (e) The preparation of meals for the children are permitted on the property, as presented in the application;
- (f) The creche complies with the requirements of Department Social Services and be registered at the Department;
- (g) Application be made to the West Coast District Municipality for a compliance certificate for an early childhood development facility as well as for the preparation of food;
- (h) A building plan be submitted to the Senior Manager: Built Environment for consideration and approval for the change in use of the buildings;
- (i) Application for the display of advertising signs be submitted to the Senior Manager: Built Environment for consideration for approval;
- (j) At least 18 on-site parking bays be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by Swartland Municipality to the satisfaction of the Director: Civil Engineering Services. The parking bays be clearly marked;

### 2. Water

- a) The existing water connection be used and that no additional connections will be provided;

**3. Sewerage**

- a) The existing sewerage connection be used and that no additional connections will be provided;

**4. Streets and Stormwater**

- a) On-site parking be provided according to condition 1(j);

**5. General**

- a) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with before the occupation certificate for the usage of a place of education (crèche) be issued and failing to do so will result in the approval expiring. However, should all the conditions of approval be met within the 5 year period, the consent use will be permanent and the approval period will not be applicable anymore.
- b) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.

Yours faithfully

  
**MUNICIPAL MANAGER**  
 via Department Development Services

Copies: Director: Development Services

Director: Civil Engineering Services

Building Control Officer