



File ref: 15/3/10-15/Farm 551/01

Enquiries:  
A. de Jager

6 June 2025

C K Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

via e-mail: [planning1@rumboll.co.za](mailto:planning1@rumboll.co.za)

Dear Sir / Madam

## **PROPOSED CONSENT USE ON PORTION 1 OF THE FARM PLAT KLIP, NO. 551, DIVISION MALMESBURY**

Your application with reference number MAL/13766/MC, dated 23 October 2025, on behalf of K2022388087 South Africa) Proprietary Limited, regarding the subject, refers.

By virtue of the authority delegated to the Senior Manager: Development Management 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 Portion 1 of farm Plat Klip, no. 551, Division Malmesbury, to establish a Place of Education, be approved in terms of section 70 of the By-Law, subject to the conditions that:

### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) The consent use authorises a Place of Education (crèche) on Portion 1 of the farm Plat Klip, no. 551, as presented in the application;
- b) The Place of Education be restricted to the footprint of 800m<sup>2</sup>, comprised of the school building (154m<sup>2</sup> in extent) and outdoors play area (646m<sup>2</sup> in extent), in accordance with Site Development Plan #13766/MC, dated 18 October 2024, as presented in the application;
- c) A minimum of eleven (11) on-site parking bays be provided and that the parking bays be clearly marked;
- d) The drop-off and pick-up of children are restricted to the parking area of the crèche and is prohibited anywhere else on the property;
- e) A maximum of 42 children be enrolled at the crèche at any time, as presented in the application;
- f) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- g) The operating hours of the crèche be restricted between 08h00 and 17h00 from Mondays to Fridays;
- h) The crèche complies with the requirements of Department Social Services and be registered at the Department of Education and that a copy of the registration be made available to the Municipality;
- i) Application be made to the West Coast District Municipality for a compliance certificate for an early childhood development facility as well as a second compliance certificate for the preparation of food, and that copies of the certificates be made available to the Municipality;
- j) Should any signage be constructed, affixed or otherwise displayed, application be submitted to the Senior Manager: Development Management for consideration for approval;

### **2. WATER**

- a) No municipal drinking water be provided;

• Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!  
• Swartland forward thinking 2040 - where people can live their dreams!  
• !Swartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- b) The owner/developer create measures to ensure that any drinking water that is provided at the place of education, complies with the SANS 241 standards, to the satisfaction of the West Coast District Municipality;

### 3. SEWERAGE

- a) No municipal sewerage service be provided;

### 4. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) Should the expansion of the existing services be necessary, in order to provide service connections to the subdivided portions, the costs will be for the account of the owner/developer;
- c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.
- d) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Yzerfontein, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
Ad//ds

Copies:      *Department: Financial Services*  
                 *Department: Civil Engineering Services*  
                 *Building Control Officer*  
                 *K2022388087 South Africa) (Pty) Ltd., Wildschutsvlei Farm, R315 Road, Darling, 7345*  
                 *suzette@rheeboksfontein.co.za*