



CLEAN AUDITS SINCE 2010/11



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Lêer verw/ 15/3/10-8/Erf_2681
File ref:

Navrae/Enquiries:
Ms D N Stallenberg

19 October 2022

Lanique Elliot
8 Skool Street
MALMESBURY
7300

By Registered Mail

Sir/Madam

PROPOSED CONSENT USE ON ERF 2681, MALMESBURY

Your application dated 8 July 2022 has reference

- A The Municipal Planning Tribunal has resolved at a meeting held on 12 October 2022 to approve the application for consent use on Erf 2681, Malmesbury in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2021), subject to the conditions that:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a day care centre (Pikkewouters), as presented in the application;
- (b) No more than 10 children be enrolled at the day care centre at any time, or be present on the relevant land unit;
- (c) Indoor play space be provided as follows;
 - (i) A play space for play, eat and sleep be provided;
 - (ii) An indoor play space for each child, with a minimum of 1.5 m² free, unlimited floor space be available;
 - (iii) If no outside play space is available on the premises, an indoor play space with a free, unlimited floor space of 3 m² per child be provided;
 - (iv) The play space not create a health nuisance.
- (d) Outdoor play space be provided as follows;
 - (i) An outdoor play space of at least 2 m² be provided for each child;
 - (ii) Separate outdoor play spaces be provided for different age groups.
- (e) The service provided be primarily day care or educational in nature and not medical;
- (f) The provision of the day care service is restricted to the hours of 07H00 to 18h00;
- (g) The dominant use of the dwelling remain for the living accommodation purposes of a single family;
- (h) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (i) Application for the display of advertising signs be submitted to the Senior Manager: Built Environment for consideration for approval;
- (j) The day care complies with the requirements of Department Social Services and be registered at the Department;
- (k) 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;

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400
Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

The Municipal Manager
Private Bag X52
Malmesbury 7299

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

A2 WATER

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

A3 SEWERAGE

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

A4 STREETS

- (a) Free access to the two on-site parking bays for the pick-up and drop-off of children be maintained at all times;

B GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-Law valid for 5 years. All conditions of approval be complied within a period of 2 months, by 12 December 2022, after which the 5 year period will no longer be applicable;

Appeals against the Tribunal decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R4 500,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal 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.

- (b) The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority;

C. The application be supported for the following reasons:

- (a) The application is in compliance with the planning principles of LUPA and SPLUMA;
- (b) The application is consistent with the Swartland MSDF, 2019;
- (c) The proposed day care will complement and not have a negative impact on the character of the surrounding residential area;
- (d) The development proposal supports the optimal utilisation of the property;
- (e) A day care is an acceptable use in a residential area which makes the possible impacts on affected parties, also acceptable;
- (f) Sufficient services capacity exists to accommodate the day care;
- (g) The noise impact of the day care on the tranquillity of the neighbourhood is deemed to be low.

Yours faithfully



MUNICIPAL MANAGER

via Department Development Services

/ds

Copies : Director : Civil Engineering Services

Building Control Officer