



File ref: 15/3/10-8/Erf_2421

Enquiries:
Mr AJ Burger

8 October 2024

B Williams
97 Dr Euvrard Street
MALMESBURY
7300

By Registered Mail

Attention: George Williams gw295526@gmail.com

Sir / Madam

PROPOSED CONSENT USE ON ERF 2421, MALMESBURY

Your application received on 6 September 2024, 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 consent use on Erf 2421, Malmesbury, is hereby 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, as presented in the application;
- b) The place of education be restricted to 85m² indoor play space and 147m² outdoor play space as presented in the application;
- c) The number of children be restricted to 27 children at any time as presented in the application;
- d) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for the change of use;
- e) A minimum of 1,5m² free, unlimited floor space per child and a minimum of 2m² outside playing area per child be provided;
- f) The operation of the place of education be restricted between 13h00 and 18h00;
- g) The preparation of meals for the children are permitted on the property;
- h) The place of education complies with the requirements of the Provincial Department Social Services and be registered at the Department;
- i) 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;
- j) Application for the display of advertising signs be submitted to the Senior Manager: Built Environment for consideration for approval;
- k) At least 3 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 water connection be provided;

3. SEWERAGE

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

4. GENERAL

- a) 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.
- b) If any existing services need to be upgraded in order to provide the development with services connections, the cost thereof will be for the owner/developer;
- c) The approval is valid for a period of 5 years, in terms of section 76(2)(w) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal.

All conditions of approval be implemented by 30 November 2024. Failing to comply, will cause the approval to lapse. Should all the conditions of approval be met, the consent use will be permanent and the approval period will no longer be applicable.

Yours faithfully


^ **MUNICIPAL MANAGER**
per Department Development Services
AUB/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control