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Contact number: (021) 807-4770  
Reference: 15/4/1 (28763) P  
Date: 05 October 2023  
Coll no: 1701996

EC/HK

Andre Roux Town Planning  
La Concorde Building  
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## APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL AND PERMANENT DEPARTURE: ERF 28763 PAARL

1. Approval is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw, on Municipal Land Use Planning, 2018, for Erf 28763 Paarl for an amendment of conditions, as indicated on the site plan (**See Annexure B**), for the following:
  - 1.1 To increase the permissible number of children from 20 to 60 children;
  - 1.2 To amend the ECD's operating times (from Monday to Friday – 08:30 am – 12:00 pm to 08:30 am – 14:30 pm); and
  - 1.3 An amendment of the approved site development plan (SDP).
2. The approval be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for Erf 28763 Paarl in order to depart from the parking requirements and permit only two on-site parking bays and a drop-off and go facility, as indicated on the site plan (**See Annexure B**).
3. The approvals mentioned in Paragraphs 1 and 2 above, are subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 3.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services, in its letter dated 31 March 2021 reference number 15/4/1 (28763) P (0443), (**See Annexure D**);
  - 3.2 The applicant takes note of the conditions laid down by the Cape Winelands District: Health Department, in its letter dated 04 February 2021 reference number 17/1/1/4/6, (**See Annexure E**);

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4. The following conditions from a town planning point of view:
  - 4.1 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
  - 4.2 This approval applies only to the amendment of conditions and permanent departure in question, and shall not be construed as authority to depart from any legal prescriptions or requirements;
  - 4.3 Any further amendments to the application are subject to the relevant approval;
  - 4.4 That the ECD complies with all environmental health requirements;
  - 4.5 That the ECD should comply with all fire safety requirements before final approval will be issued;
  - 4.6 That a maximum of 60 children may be accommodated within the ECD;
  - 4.7 Operating hours for the crèche be limited to Monday-Friday, from 08:30 to 14:30; and
  - 4.8 Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
  
5. The following be regarded as the reasons for the decision:
  - 5.1 ECD's are considered to be suitable secondary land uses on conventional residential properties;
  - 5.2 The proposal is not expected to negatively impact nor will it be out of scale or character of the immediate surrounding area;
  - 5.3 All the relevant internal and external departments consented to the application, subject to certain conditions;
  - 5.4 The existing building can easily revert back to a dwelling house if the proposed use ceases to exist;
  - 5.5 The application is for the utilization of existing infrastructure to exercise a land use activity which is in-line with town planning principles and the Drakenstein Zoning Scheme Bylaw, 2018; and
  - 5.6 The proposal is regarded as consistent with the Drakenstein Early Childhood Development Policy.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from the date of registration of the letter. This approval is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the public participation process and **the objectors** of their right of appeal – proof of notification **must** be provided. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



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**H. G. STRIJDOM (PR. PLN A/1058/1998)**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za), and Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)