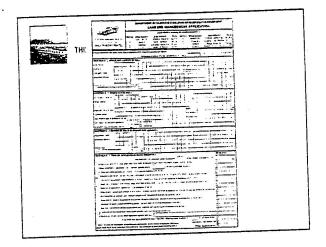
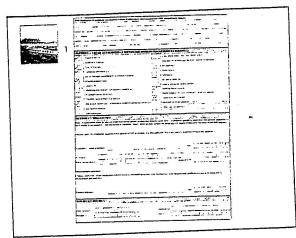
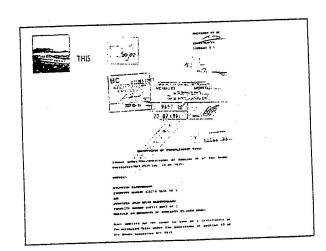
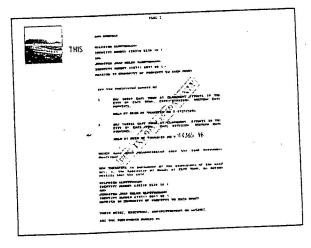
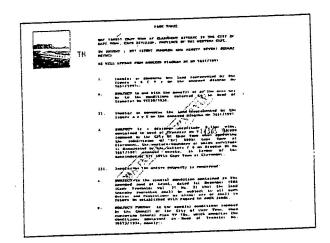
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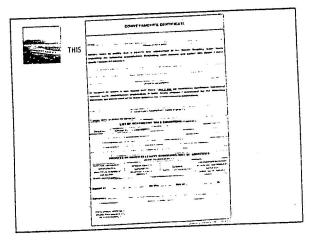












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PLANNING REQUIREMENTS FOR **ECD CENTRES**



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CATEGORIES OF ECD CENTRES

- · SMALL SCALE ECD CENTRES contain 24 chiloren or less
- -- LARGE SCALE ECD CENTRES contain 25 children or more.
- Assessment criteria differ based on the category.



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APPLICATION TYPES (1)

- Divisional Council of Cape Zoning Scheme
 - Conditional Use to permit a Place of Instruction
 - Temporary Departure (cannot exceed 5 years)
- Cape Town Zoning Scheme
 Consent Use to permit a Place of Instruction
 Consent Use to permit a Working from Home
 But Places of Instruction must be at least 4,5m from any boundary of the site
 If the building is less than 4,5m from a boundary of the site then apply for a regulation departure for building setbacks (even if you are not doing any building work)



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APPLICATION TYPES (2)

- Simon's Town Zoning Scheme
 - > Place of Instruction is permitted as of right
 - But Places of instruction must be at least 10m from any boundary of the site
 - If the building is less than 10m from a boundary of the site then apply for a regulation departure for building setbacks (even if you are not doing any building work)



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SUBMISSION REQUIREMENTS (1)

- Application form
- Application fee

 Conditional Use & Consent Use R220,40

 Regulation Departure R179,70 per departure (erven >200m²)
- Advertising fee
 R373,00 or R826,10 (only payable if Council is to do the advert_and depending on the number of notices servec.;
- Copy of the property's title deed (available from Deeds Office or bank)
 Conveyancer's certificate (Contact a private conveyancer / attorney. Generally not needed for working from home.)

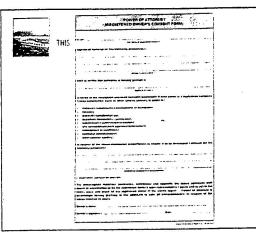


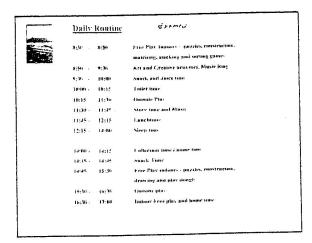
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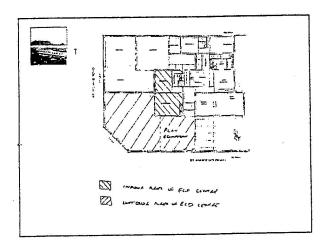
SUBMISSION REQUIREMENTS (2)

- Power of Attorney (only necessary if the operator of the ECD centre is not the owner of the property or if there is more than 1 owner of the property.)

 Medivision of the property.
- Motivation of the proposal
- Daily timetable of activities
- Plan showing location of indoor and outdoor activities
- If new building work is required, a formal Site Development Plan is required. (Drawn by draftsman or architect.)









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CONTENTS OF THE MOTIVATION (1)

- · Type of ECD centre le educare, aftercare, crèche, etc.
- The maximum number of children proposed.
- The maximum number of staff proposed (including the person running / operating the ECD centre).
- The days of the week that the ECD centre operates.
 The hours of operation of the ECD centre.
- · The ages of the children.
- · How do children get to the ECD centre?
- How do staff get to the ECD centre?
- Where do staff and parents park (on the property, in the street)?



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CONTENTS OF THE MOTIVATION (2)

- How many parking bays are there on the property, and who is permitted to parking in them?
- Proposed measures to reduce the impact on the neighbours.
- Does anyone live on the property and, if so, who?
 Are there approved building plans for the buildings / structures in which the ECD centre is to take place?
- . Mention any special factors or issues that may be relevant to the assessment



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WHAT THE PLAN SHOULD CONTAIN

- The plan must be clear and fully dimensioned and must show the following information:
 - The property boundaries, street and existing and proposed buildings.
 Rooms to be used for the ECD centre.

 - > Rooms to be used for residential purposes (if applicable).
 - > Location of outdoor plan area.

 - Location of outdoor play equipment.
 Parking bays (for staff and parents) and drop off area.
- The easiest way of doing such a plan is to use an approved building plan as a base plan. These plans are normally available at the Southern District Planning Office.



CONTACT INFORMATION FOR Physical address: Corner of Victoria & Main Roads, Plumstead Counter hours: 08h30 – 12h00 Phone number: Pierre Hoffa on 021 710 8270



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Conclusion

Let us work together for a better city