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SKOON OUDITS SEDERT 2010/11



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Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/10-8/Erf 753
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Enquiries:
A. de Jager

14 December 2023

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

Per Registered Mail

Dear Sir/Madam

**PROPOSED CONSENT USE AND PERMANENT DEPARTURES ON ERF 753,
MALMESBURY**

Your application, dated 29 May 2023, on behalf of the J.R. Trust, refers.

By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution 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, dated 25 March 2020), the application for consent use on Erf 753, Malmesbury, is 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 for children with special needs, as presented in the application;
- b) The place of education be operated in association with Swartland Primary School and that a copy of the written agreement supporting the association be provided to the Senior Manager: Development Management, at building plan stage;
- c) No more than 70 children / students be accommodated at the place of education at any given time;
- d) Building plans indicating the internal amendments and change of use in the proposed school building be submitted to the Senior Manager: Development Management for consideration and approval;
- e) Building plans be submitted to Heritage Western Cape for consideration and approval;
- f) A minimum of seven (7) parking bays and one (1) bus parking bay be provided on the Swartland Primary School premises, as presented in the application;
- g) A written agreement between the proposed place of education and Swartland Primary School be compiled, outlining the details of the proposed parking and that a copy of the agreement be provided to the Senior Manager: Development Management, at building plan stage;

2. WATER

- a) The existing water connection be utilised, and no additional connections be provided;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

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

Yzerfontein Tel: 022 451 2366

3. SEWERAGE

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

4. STREETS & STORMWATER

- a) An RTM4 pedestrian crossing be created in St Tomas Street, directly across from the pedestrian entrance to the proposed place of education, to the satisfaction of the Director Civil Engineering services, at building plan stage;
- b) Pedestrian patrols be implemented at the pedestrian crossing mentioned above, to mitigate traffic safety during peak times;
- c) W308 safety signs be erected in the area of the school, to the satisfaction of the Director Civil Engineering services, at building plan stage;
- d) The Municipality will construct and erect the road markings and traffic safety signs mentioned above and the costs will be subtracted from the development charges in 5.a) – f);

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R2 389,94 towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R1 342,94 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R161,28 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R174,84 towards the waste water treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R131 501,12 towards roads and storm water, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The owner/developer is responsible for the development charge of R1 848,00 towards electricity, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/253-164-9210);

6. GENERAL

- a) The approval is valid for a period of 5 years, in terms of section 76(2) 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 on the appeal.
- b) All conditions of approval be implemented before 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 JR Trust, 22 Coligny Street, Malmesbury, 7300
 jar@jartransport.co.za