



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/4-12/Erf\_1281

Navrae/Enquiries:  
Mr HL Olivier

5 May 2022

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

**Attention Jolandie Linnemann**

Madam

### **PROPOSED DEPARTURE ON ERF 1281, RIEBEEK WEST**

Your application dated 26 November 2021, on behalf of K2015355917 South Africa (Pty) Ltd, as well as the revised motivational report and site development plan, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the permanent departure of the parameters applicable to Erf 1281, Riebeeck West, is hereby approved in terms of Section 70 of the abovementioned By-law, subject to the conditions that:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- (a) The side building line be departed from in order to allow the existing business premises on the property boundary in-lieu of the 3m building line restriction;
- (b) The departure of the on-site parking include the provision of only 42 parking bays in lieu of the 72 bays required in terms of the development management scheme;
- (c) In terms of Par 13.1.2(c) the owner / developer makes a financial contribution for the non-provision of on-site parking to the value of R 178 500,00 (37,5m x 17m x R280.00/m<sup>2</sup>).
- (d) The landscaping be done as well as the parking clearly demarcated as proposed on the site development plan submitted with the application.
- (e) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- (f) The necessary signage be erected in order to direct traffic as proposed on the site development plan;

#### **2. WATER**

- (a) The property be provided with a single water connection.

#### **3. SEWERAGE**

- (a) The property be provided with a conservancy tank of minimum 8 000 litre capacity and that the tank be accessible to the municipal service truck via the street;

#### 4. REFUSE REMOVAL

- (a) A building for the storage of rubbish bins be provided. The building provide protection for the rubbish bins and be accessible for refuse removal workers and service truck. It be provided with a roof covering, a water point and a waste water catchment point that is connected to the erf's internal sewer system. The design of the said building be submitted to the Director: Civil Engineering Services for approval on building plan stage.

#### 5. STREETS AND STORM WATER

- (a) The parking area, including sidewalks that provide access to the parking area, be provided with a permanent surface.
- (b) The existing storm water ditch in Hof Street needs to be upgraded to an underground pipe standard in order to provide access to the parking space on the Hof Street side of the property.
- (c) The Hof Street parking lot including storm water upgrades be designed by an Engineer appropriately registered in terms of the provisions of Act 46 of 2000. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the said Engineer.
- (d) Storm water runoff from the property connect to existing drainage systems underground without overloading it.
- (e) The work already done on the Hof Street sidewalk adjacent to the subject property is substandard and needs to be amended to the satisfaction of the Director: Civil Engineering services.

#### 6. 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) The approval is in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years. All conditions of approval be complied with by 30 June 2022 and failing to do so will result in further administrative action.

Yours sincerely

  
MUNICIPAL MANAGER  
per Department Development Services

HLO/ds

Copies:

*Department: Financial Services*

*Department: Civil Engineering Services*

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