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File ref: 15/3/3-8/Erf 427
15/3/4-8/Erf 427

Enquiries:
A. de Jager

14 December 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING AND DEPARTURE ON ERF 427, MALMESBURY

Your application with reference number MAL/12604/NJdK, received 14 October 2022, on behalf A. Strydom, refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 rezoning of Erf 427, Malmesbury, from Residential Zone 1 to Community Zone 3: Institution, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The rezoning authorises the development of a home for the aged, as presented in the application;
- b) A maximum of fourteen (14) patients at a time be allowed to reside in the facility, as presented in the application;
- c) A minimum of fourteen (14), clearly demarcated on-site parking bays be provided as presented in the application and that the parking area be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services;
- d) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- e) Application be made to the Senior Manager: Built Environment for the right to display the name board/sign of the facility on the site;
- f) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;
- g) The National Environmental Health Norms and Standards promulgated on 24 December 2015 (Notice 1229 of 2015) in terms of the National Health Act (61 of 2003) be adhered to, to the satisfaction of the Environmental Health Division of the West Coast District Municipality;
- h) Application must be submitted to the WCDM's Environmental Health Division for a Health Certificate in terms of said Norms and Standards;
- i) Provision be made for the removal of medical waste, to the satisfaction of the Environmental Health Division of the West Coast District Municipality;

2. WATER

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

3. SEWERAGE

- b) The existing sewerage connection be used and that 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

- B. By virtue of the authority delegated to the Senior Manager: Built Environment 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 building line departure on Erf 427, 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 5m south-eastern side building line be departed from and relaxed to 0m to accommodate the existing carport;
- b) The 5m south-western rear building line be departed from and relaxed to 0,6m to accommodate the existing garage and associated outbuildings;
- c) The 5m north-western side building line be departed from and relaxed to 2,1m to accommodate a portion of the existing double dwelling house;
- d) The departures be restricted to the portions of the existing buildings that encroach on the building lines, as presented in the application;

2. GENERAL

- a) The approval does not exempt the owner/developer or his/her agents from adherence to any 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 5 years. All conditions of approval be implemented within a period of 60 days from date of this letter and before occupancy certificate for new usage be issued, without which, the approval will lapse. Should all the conditions of approval be met, the land use will be permanent and the approval period will not be applicable anymore.
- c) In terms of the Municipal tariffs for a continued illegal land use an amount of R43 725,00 (159 days @ R275,00) be levied against the municipal account of the owner of erf 427, Malmesbury.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services

AdJ/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 A.D.V. Strydom, 25 Lang Street, Malmesbury, 7300