



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-8/Erf 1207
15/3/4-8/Erf 1207

Enquiries:
A. de Jager

27 August 2021

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

By Registered Mail

Dear Sir/Madam

PROPOSED REZONING AND DEPARTURE ON ERF 1207, MALMESBURY

Your application with reference number MAL/11453/NJdK, dated 19 April 2021, on behalf JGF Smit, 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 8227 of 25 March 2020), the application for rezoning of Erf 1207, 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 health care facility, as presented in the application;
- b) A maximum of nine (9) patients at a time be allowed to reside in the facility, as presented in the application;
- c) A minimum of nine (9) on-site parking bays be provided as presented in the application and that the parking areas 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, and the parking bays need to be clearly demarcated;
- d) Building plans, indicating the change in use, 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;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R7 623,00 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 2021/2022 and may be revised thereafter (mSCOA 9/249-176-9210);
 - b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);
 - c) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/240-184-9210);
 - d) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2020/2021 and may be revised thereafter;
- 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 8227 of 25 March 2020), the application for the departure of development parameters on Erf 1207, 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 10m eastern street building line be departed from and relaxed to 6,2m;
- b) The 5m southern side building line be departed from and relaxed to 4,8m;
- c) The 10m western street building line be departed from and relaxed to 9m;
- 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 applicant 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 complied with by no later than 29 October 2021 and failing to do so will result in further administrative action.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 J.G.F. Smit, 9 Pinard Street, Malmesbury, 7300