



File ref: 15/3/10-3/Erf 4404

Enquiries:
A de Jager

7 February 2023

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

By Registered Mail

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 4404, DARLING

Your application with reference number DAR/12735/ZN/MV, dated 12 October 2022, on behalf of the Renosterveld Brewery Fund (Pty) Ltd., refers.

By virtue of the authority delegated to the Senior Manager: Development Management 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 two consent uses on Erf 4404, Darling, is approved in terms of Section 70 of the By-Law;

1. TOWN PLANNING AND BUILDING CONTROL

- a) The first consent use authorises the operation of a Place of Entertainment on a portion (1,0240ha in extent) of Erf 4404, for the presentation of events, as presented in the application;
- b) All future events and its participants be confined to the premises and no off-site activities related to an event be permitted;
- c) The second consent use authorises a Place of Education (2 128m² in extent) inside the footprint of the Place of Entertainment, to accommodate a hospitality training centre, as presented in the application;
- d) A minimum of 404 on-site, clearly demarcated parking bays be provided as presented in the application and that the parking areas be finished in a surface pre-approved by the Director: Civil Engineering Services, whether it be gravel or any other material required;
- e) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- f) Application be made to the Senior Manager: Development Management for the right to display the name board/sign of the facility on the site;
- g) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;

2. WATER

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

3. SEWERAGE

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

4. CLEANING SERVICES

- a) Access to the waste skips and wheelie bins remain unobstructed at all times;
- b) Sufficient space be made available for the compactor truck to manoeuvre and to accommodate its 9,5m turning circle, at building plan stage;

5. ROADS

- a) The application indicates a second entrance from Caledon Street. The applicable portion of Caledon Street (from Madeliefie Street to the entrance) be upgraded to gravel standard, to the satisfaction of the Director: Civil Engineering Services, at building plan stage;

6. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for the development charge of R49 474,07 towards roads at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210);
- b) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

7. 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 before the new relevant consent use comes into operation and failing to do so will result in the approval lapsing. Once all the conditions of approval have been met by the specified date, the land use will be permanent and the approval period will not be applicable anymore.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services

AdJ/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Renosterveld Brewery (Pty.) Ltd., tewie@darlingbrew.co.za