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File ref: 15/3/3-Erf 467

Enquiries:
A. de Jager

13 July 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING OF ERF 467, DARLING

Your application with reference number DRL/13079/MH, dated 11 May 2023, on behalf of Dr Dominic Bass Incorporated, 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 rezoning of Erf 467, Darling, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 467 (1 383m² in extent) be rezoned from Residential Zone 1 to Business Zone 1, as presented in the application;
- b) A minimum of eight (8), clearly demarcated on-site parking bays be provided as presented in the application and that the parking bays and 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;
- c) Building plans, indicating the change of use inside the existing building, be submitted to the Senior Manager: Development Management for consideration and approval;
- d) Application be made to the Senior Manager: Development Management for the right to display the name board/sign of the facility on the site;
- e) 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 utilised and that no additional connections be provided;

3. SEWERAGE

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

4. REFUSE REMOVAL

- a) No Health Care Risk Waste may be disposed of with office or general household waste. HCRW regulations must be followed and registered HCRW transporters and disposal companies must be utilised for Safe Disposal of such waste;

5. GENERAL

- a) The approval will not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use, including, but not limited to all health and safety protocols;
- 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 before occupancy for the new usage be granted, and failing to do so will result in the approval expiring;
- c) As the medical consulting rooms are already in operation, all conditions of approval be complied with within a 3 month period which end on 16 October 2023.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Dr Dominic Bass Incorporated, 118 Dingle Road, Goodwood, 7460
 Email: cindy@antiochmed.co.za