



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/3-11/Erf_149

Enquiries:
Mr AJ Burger

7 May 2021

J le Grange Hatting
5190 New Cumberland, 163 Beach Road
Mouille Point
CAPE TOWN
8005

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING OF ERF 149, RIEBEEK KASTEEL

Your application received on 28 January 2021, regarding the subject, refers.

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 149, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 149 be rezoned from Residential zone 1 to Business zone 1, as presented in the application;
- b) The Business zone 1 zoning be restricted to the use of the property for a restaurant and a flat;
- b) Building plans for the alteration of the dwelling house into the restaurant and the outbuilding into a flat be submitted to the Senior Manager: Built Environment for consideration and approval;
- c) At least 9 on-site parking bays are provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by Swartland Municipality and that the parking bays are clearly marked;
- d) Application be made to the Senior Manager: Built Environment for the erection of advertising signs;
- e) Application be made to the West Coast District Municipality for a compliance certificate for the operation of the restaurant;
- f) Application be made to the Director: Development Services for a business license for the operation of the restaurant;

2. WATER

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

3. SEWERAGE

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

4. STREETS AND STORMWATER

- a) The proposed parking areas be provided with a permanent dust free surface to the satisfaction of the Director: Civil Engineering Services;

5. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for the development charge of R2 998,02 for the bulk supply of regional water. The capital contribution is payable to Swartland Municipality at building plan stage. The amount is valid for the financial year of 2020/2021 and may be revised thereafter (vote number: 9/249-176-9210);
- (b) The fixed development charge of R4 703,50 be made to this municipality towards water distribution, at building plan stage. The amount is valid for the financial year of 2020/2021 and may be revised thereafter (vote number 9/249-174-9210);
- (c) The fixed development charge of R5 032,40 be made towards sewerage at building plan stage. The amount is valid for the financial year of 2020/2021 and may be revised thereafter (vote number: 9/240-184-9210);
- (d) The fixed development charge of R11 488,50 be made towards wastewater treatment works, at building plan stage. This amount is valid for the financial year of 2020/2021 and may be revised thereafter (vote number: 9/240-184-9210);
- (e) The fixed development charge of R20 093,78 be made towards roads to this municipality at building plan stage. The amount is valid for the financial year of 2020/2021 and may be revised thereafter (vote number: 9/247-144-9210);
- (f) The fixed development charge of R979,80 be made to this municipality towards stormwater at building plan stage. The amount is valid for the financial year of 2019/2020 and may be revised thereafter (vote number: 9/248-194-9210);
- (g) Council's resolution dated May 2020 makes provision for a 40% rebate applicable on the development charges to Swartland Municipality. The rebate is valid for the 2020/2021 financial year and may be revised thereafter. The rebate is not applicable to point 5(a);

6. GENERAL

- (a) If the expansion of any existing services be required to provide the development with services, it will be for the cost of the owner/developer.
- (b) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. All conditions of approval be met by 30 June 2021 after which the validity period lapses.
- (c) 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.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services

AJB/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer