



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sibumba ikamva elingcono!*

File ref: 15/3/4-11/Erf_2502

Navrae/Enquiries:
Mr HL Olivier

30 March 2022

The MAAK
17 Carlilse Street
Paarden Eiland
CAPE TOWN
7405

Attention Ashleigh Killa

Madam

PROPOSED DEPARTURES ON ERF 2502, RIEBEEK KASTEEL

Your application dated 24 January 2022, on behalf of the Vuya Foundation, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the permanent departure of the parameters applicable to Erf 2502, Riebeeck Kasteel, is hereby approved in terms of Section 70 of the abovementioned By-law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The street building line be departed from to allow the construction of the proposed ECD centre on the property boundary in-lieu of the 10m building line restriction;
- (b) The side building line be departed from in order to allow the construction of the proposed ECD centre on the property boundary in-lieu of the 5m building line restriction;
- (c) The total coverage be approved to a maximum of 95% in lieu of the 60% restriction as presented in the application;
- (d) The departure of the on-site parking include the non-provision of the 1bay / classroom and 1 bus parking per 20 learners;
- (e) At least three parking bays be provided on the side walk or on the abutting open space to the cost of the developer;
- (f) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

2. WATER

- (a) The property be provided with a single water connection.

3. SEWERAGE

- (a) The property be provided with a single sewerage connection.

4. STREETS

- (a) The parking bays referred to in 1(e) above be formalised and provided with a permanent dust free surface to the satisfaction of the Director: Civil Engineering Services;

5. GENERAL

- (a) 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.
- (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 the ECD Centre comes into operation and occupancy certificate be issued and failing to do so will result in this approval expiring;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services

HLO/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Department: Development Services
 Building Control
 Ward Councillor – D Bess
 The Vuya Foundation Unit 84, Millennium Business Park, Century City, CAPE TOWN,
 7446, E-mail: dez@vyuyainvest.co.za