



File ref: 15/3/3-9/Erf_4013
15/3/4-9/Erf_4013

Enquiries:
Mr AJ Burger

20 September 2024

Planscape
P.O. Box 557
MOORREESBURG
7310

By registered mail

Sir / Madam

PROPOSED REZONING AND DEPARTURE ON ERF 4013, MOORREESBURG

Your application with reference number 374~4013~Mrb, dated July 2024, on behalf of D Cross, regarding the subject, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution 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, dated 25 March 2020), application for the rezoning of Erf 4013, Moorreesburg, from Residential Zone 1 to Community zone 3, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 4013 (948m² in extent) be rezoned from Residential Zone 1 to Community zone 3, in order to develop the property with a health care facility, as presented in the application;
- b) The health care facility be restricted to medical consulting rooms, which are used for human medical or medically related consultation, examination or treatment, but does not include live-in facilities;
- c) Building plans be submitted to the Senior Manager: Development Management for consideration of approval;
- d) At least 8 on-site parking bays be provided with a permanent, dust free material, be it tar, concrete, paving or any other material pre-approved by the Director: Civil Engineering Services and that the parking bays are clearly marked;
- e) Application be made to the Senior Manager: Development Management for the right to construct or affix and display any signage against the buildings or on the property;

2. WATER

- a) A single water connection be provided at building plan stage;

3. SEWERAGE

- a) A single sewerage connection be provided at building plan stage;

4. REFUSE REMOVAL

- a) Only household sewerage will be removed;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R35 556,71 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- b) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter;

6. GENERAL

- a) If it is deemed necessary for to expand any of the existing services in order to provide the proposed development with services connections, the cost will be for the owner/developer.
- B. By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution 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, dated 25 March 2020), application for departures of development parameters on Erf 4013, Moorreesburg, is approved in terms of section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 10m street building line to 3,1m;
- b) Departure of the 5m side building lines (northern and southern boundaries) to 2m respectively;
- c) Departure of the 5m rear building line to 2m;
- d) Departure of the require 9 on-site parking bays to 8 parking bays.

The departure of the on-site parking bays are subject to the following conditions:

- i. A financial contribution be made for the non-provision of 1 on-site parking bay to the amount of R3 750,00.
- ii. The amount is payable at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/222-303-9212);

C. GENERAL

- a) In terms of section 13.1.2(c) of the By-Law, the owner/developer is responsible for a cash sum toward the non-provision of on-site parking bays to the municipality equal to the estimated market value per m² of the land on which the building is erected, multiplied by the area in m² of the land which is required to be provided. A shortfall of 1 parking bay exist, therefore the calculation of the cash sum is made as follows:

Parking bay = 2,5m X 5m = 12,5m²

12,5m² X number of bays not provided = 12,5m² X 1 = 12,5m²

12,5m² X market value of the property per m² = 12,5m² X R300/m² = R3 750,00

- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- c) All conditions of approval be implemented before the new land use comes into operation and occupation be issued. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services

AJB/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 D Cross, 7 Burnwood Road, Rondebosch East, 7780
 Email: faieda@oysterprop.co.za