



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

Philiswa Magadlela
Technical Assistant

T: 021 444 1050
E: Philiswa.Magadlela@capetown.gov.za
Case ID 70485846
BLUM010

17 January 2020

Dear Sir/Madam

PROPOSED APPLICATION FOR COUNCIL'S CONSENT IN TERMS OF SECTION 42 OF THE MUNICIPAL PLANNING BY-LAW, 2015 TO PERMIT A PLACE OF ASSEMBLY: ERF 5220 EVERSDALE, DURBANVILLE

The City of Cape Town has received the following planning application for consideration:

Application number
70485846

Applicant/owner's details
TPM Stadsbeplanners CC / Government of the Western Cape (Fairmont High School)

Erf number(s)
5220

Description and physical address
13 Medway Crescent, Eversdal Heights

Purpose of the application

Fairmont High School wishes to rent out some of its school facilities to outside bodies to generate some income to implement school income.

Application is hereby made in terms of Section 42(i) of the MBPL (2015) over Remainder Erf 5220, Eversdale, Durbanville for a consent use (Place of Assembly) in terms of the Community 1 Zoning, for the following uses:

- Indoor Pool (aquatic) - Clubs-swimming, water polo (WP Gala), under-water hockey, etc;
- Sport Centre- indoor hockey and netball for training, matches, etc.;
- Pool Annex (Cross fit gym) (for use by Fairmont and Fitbox Tygervally);

Note, the tuck shop (open to the public and for parties renting the other school facilities), will be used in conjunction with above non-school events. No specific application is thus required.

Enquiries

The application may be inspected at the office of the District Manager, Kraaifontein Municipal Offices Brighton Road: 08:00 – 14:30 Monday to Friday.

Objections, comments or representations

Any objection, comment or representation on the proposal, with reasons therefor, may be submitted to the following e-mail address: comments_objections.northern@capetown.gov.za (or submitted in writing to the office of the abovementioned District Manager) to be received before or on the closing date mentioned below.

Further details that must accompany any objection, comment or representation

1) The application number and the following details of the person who is submitting the objection, comment or representation: full name, interest in the application, address, contact details and the method by which they may be notified. More cost-effective and efficient communication with the City will be facilitated if you specifically indicate an email address that can be used for further communication regarding this application.

KRAAIFONTEIN ADMINISTRATIVE BUILDING,
BRIGHTON ROAD, KRAAIFONTEIN, 7570
www.capetown.gov.za

Making progress possible. Together.

2) The reason for the objection, comment or representation, including at least - a) the effect that the application will have on a person or the area; b) any aspect of the application that is considered to be inconsistent with policy, and how.

Closing date for objections, comments or representations

20 February 2020

No late comment or objection will be considered unless the City Manager has agreed thereto in writing.

Relevant legislation

This notice is given in terms of section 82 of the City of Cape Town Municipal Planning By-law (MPBL), 2015.

Request for oral submission

Section 120(11) of the MPBL provides that a person may make a request to the Municipal Planning Tribunal (MPT) to make an oral submission. For such request to be considered it must comply with the following requirements:

1. Must be a written request emailed to the following address: MPT.oralhearings@capetown.gov.za.
2. Adequate reasons must be given for such request.
3. The request must be received at the abovementioned address at least five days before the MPT meeting where the application(s) will be considered, or closer to the meeting if good cause is shown.

If you would like to make such request, go to the following weblink for the scheduled MPT meeting dates and the agendas: <http://www.capetown.gov.za/Family%20and%20home/meet-the-city/city-council/Meeting-calendar>.

General

An objection, comment or representation which does not meet the requirements in this notice may be disregarded.

Objections, comments or representations form part of public documents and are forwarded to the applicant for response.

Any person who cannot write, may come to the district office mentioned above during office hours where he or she will be assisted with transcribing any comment or objection and the reasons therefor.

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant. An objector may request that the City Manager keep their full name, address and contact details confidential on good cause shown. Such request must be submitted together with the objection, comment or representation.

Any petition must comply with the requirements of section 91 of the City of Cape Town Municipal Planning By-law, 2015.

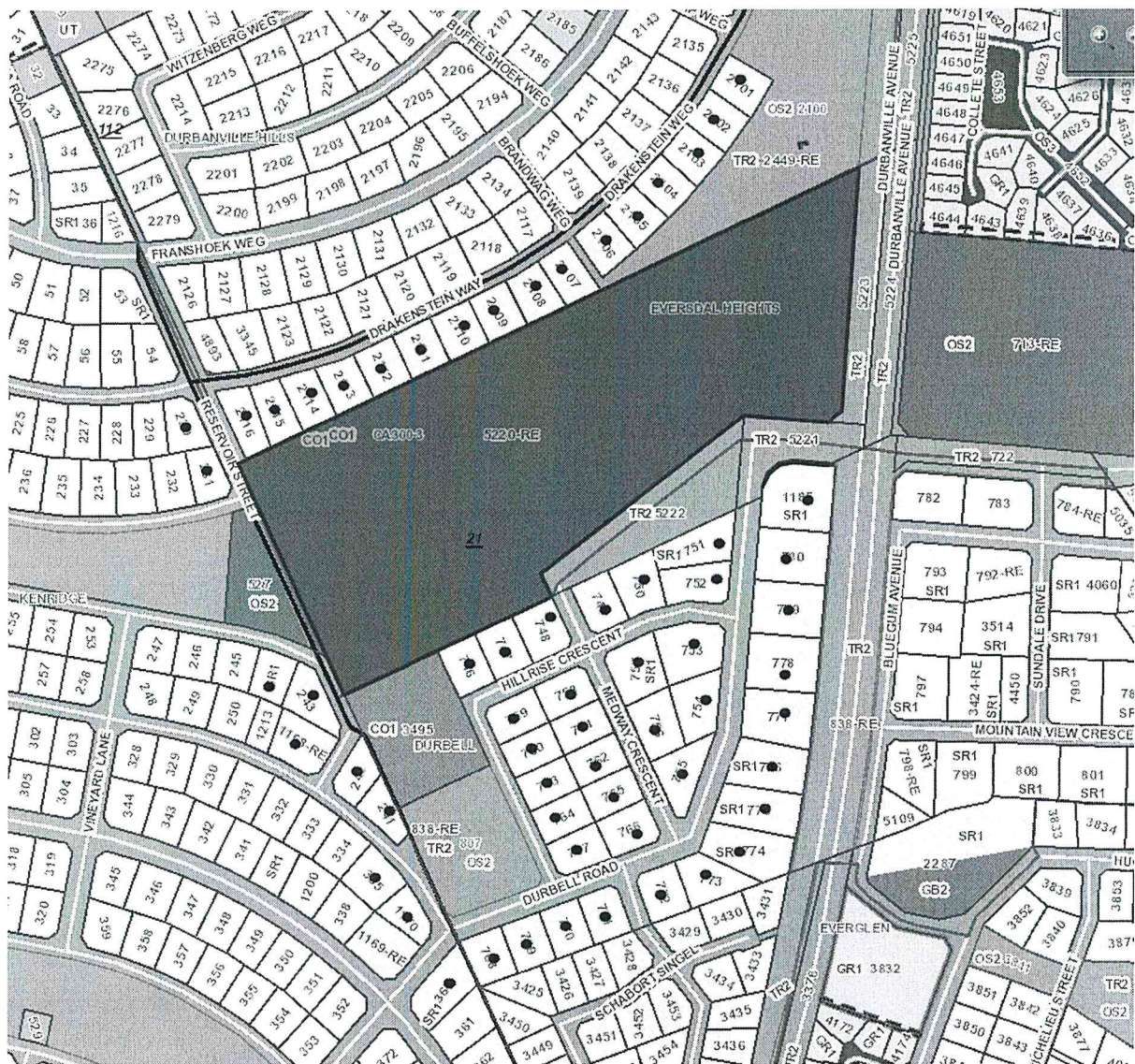
Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook in Afrikaans of Xhosa beskikbaar is indien skriftelik versoek. Stuur die versoek na comments_objections.northern@capetown.gov.za binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphele ukuba ngokungqinelana necandelo 82(4) loMthetho kaMasipala ongoCwangciso waseKapa, 2015, esi saziso siyafumaneka ngesiXhosa nangesiBhulu ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe comments_objections.northern@capetown.gov.za kwiintsuku ezisixhenxe ukusuka kumhla wokukhutshwa kwesi saziso.

Yours faithfully


for DIRECTOR: DEVELOPMENT MANAGEMENT

KRAAIFONTEIN ADMINISTRATIVE BUILDING,
BRIGHTON ROAD, KRAAIFONTEIN, 7570
www.capetown.gov.za



1. INTRODUCTION

1.1 PURPOSE OF THE APPLICATION

Fairmont High School wishes to rent out some of its school facilities to outside bodies to generate some income to implement school income.

This office was approached to assist with the necessary statutory applications. The applications entail the follows:

Application is hereby made in terms of Section 42(i) of the MBPL (2015) over remainder erf 5220, Eversdale, Durbanville for a consent use (place of assembly) in terms of the Community 1 Zoning, for the following uses:

- ♦ Indoor Pool (aquatic) - Clubs-swimming, water polo (WP Gala), under-water hockey, etc;
- ♦ Sport Centre- indoor hockey and netball for training, matches, etc.;
- ♦ Pool Annex (Cross fit gym) (for use by Fairmont and Fitbox Tygervally);

Note, the tuck shop (open to the public and for parties renting the other school facilities), will be used in conjunction with above non-school events. No specific application is thus required.

1.2 APPLICANT

The Western Cape Government: Education Department, through Fairmont High School, appointed Terraplan Town Planners to submit this application on their behalf.

The relevant powers of attorney giving effect to this appointment, is attached.

2. LOCATION AND BACKGROUND

Fairmont High School is located on the corner of Durbanville Avenue and Medway Crescent, approximately two kilometres from the Durbanville CBD.

The school was established in January 1977 and has since expanded substantially, and today features world class facilities and education standards.

The erven measure a combined total of 12.9341ha.

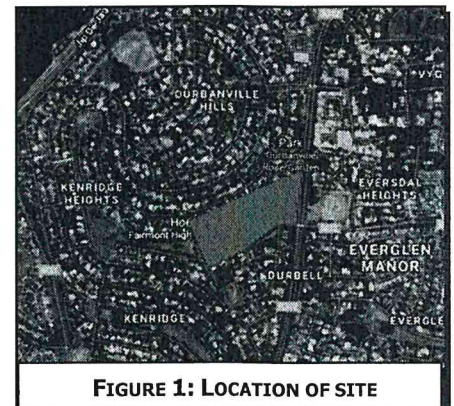


FIGURE 1: LOCATION OF SITE

3. BACKGROUND



FIGURE 2: SHOWING RELEVANT ERVEN

On 25 June 2012, Fairmont was granted a temporary land use departure to utilize the school facilities for non-Fairmont High School related activities by the City of Cape Town.

The approval was subject to various conditions, inter alia a validity period of 5 years, and included the primary school erf, namely portion 3 of the farm 300, Eversdale.

Thus, on 25 June 2017 the approval in fact lapsed and the intention of this current initiative is to re-establish such rights.

The school did continue to share the facilities on a commercial basis. Subsequent to the lapsing of rights as the agreements, reservation of facilities, etc, it is done far in advance and cannot just be terminated.

The school also now utilizes 1 additional land portion while the properties have also now been registered as erven, as follows:

- ♦ Old Farm 300 portion 3: now remainder erf 5220;
- ♦ Additional property: erf 3495, located south of the school.

This application however only refers to remainder erf 5220, Eversdale, Durbanville

The application for an admin penalty application, reference 70410643 dated June 2018, was finalized on 20 September 2018.

4. REGISTERED DETAIL

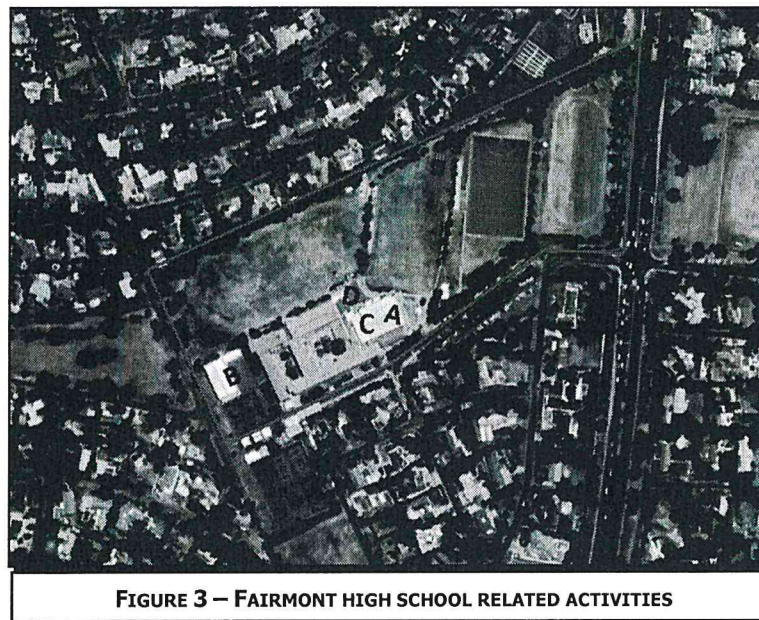
4.1 TITLE DEED & CONVEYANCER'S INVESTIGATION

Table 1 reflects the current registered detail of remainder erf 5220, Eversdale, Durbanville.

TABLE 1 – REGISTERED DETAILS				
ERF No	REGISTERED DESCRIPTION	TITLE DEED No	REGISTERED OWNER	EXTENT
Re/5220	Erf 5220, Eversdale, is situated in the City of Cape Town, Cape Division, Province of the Western Cape	T10937/1925	Government of the Western Cape	

5. APPLICATION DETAILS

As indicated above, this application requests as follows for facilities rendered available to other schools, outside institutions, etc. The activities/uses are reflected on the map below.



5.1. For a **consent use (place of assembly)** in terms of the Community 1 Zoning, for the following uses:

- Indoor Pool (Aquatic) - clubs-swimming and water polo (WP gala);
- Sport Centre- indoor Hockey, Netball (WP Netball Training);
- Pool Annex (Cross fit gym).

In terms of the DMS a place of assembly is defined as:

'place of assembly' means a place which has a civic function to serve the social and community needs of an area, which may attract people in relatively large numbers and which is not predominantly a commercial enterprise; including a civic hall, concert hall, indoor sports centre, gymnasium, sport stadium and club house, but does not include a place of entertainment or conference facility.

The emphasis for the above consent uses stems from the definition referring to "..... indoor sports centre, gymnasium, sport stadium and club house....".

The reasons for the above is thus that the particular uses can be seen as event focused, i.e. the gathering of persons, rather than an educational or instructional in nature.

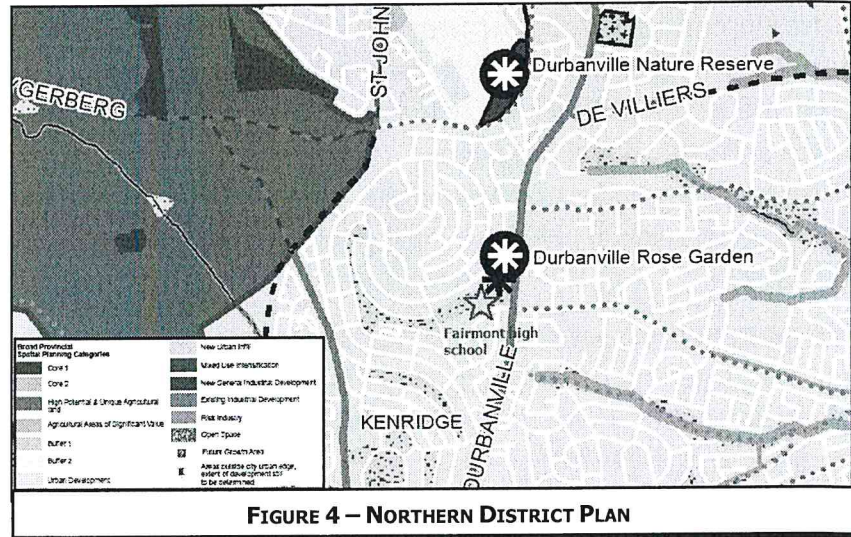
6. LEGISLATIVE CONTEXT

6.1 PLANNING POLICIES

Forward planning and other planning policies for the area include the Northern District Plan, MSDF (2017), the TOD, Strategic Framework, etc.

6.1.1 Northern District Plan (2011)

The site falls within the area covered by the NDP. In terms of this plan the area where the school, sportfields, etc, are located, is marked as Urban Development. The extended use of the facilities would have no bearing on the implication of the NDP.



6.1.2 MSDF (2018)

The proposal is consistent with the MSDF in terms of Spatial Strategy 1, Policy 2 (ensure that development proposals provide an adequate and equitable distribution of social facilities, recreational space and public institutions) in that more social facilities will be made available to the wider public, as well as Spatial Strategy 2, Policy 20 (enable resource efficient development) in that the current facilities will be more effectively utilized.

It also supports in general the optional utilization of existing engineering services in the Durbanville area.

6.1.3 Economic Growth Strategy (2013)(EGS)

The principle objective of the EGS is to grow the economy and create jobs. The EGS indicates how the City shall respond to challenges and opportunities and what the City needs to do in order to maximise benefits for the people of Cape Town. The intention of this strategy is to provide a framework for making Cape Town a globally competitive “opportunity city”. To achieve this, it sets out 5 competitiveness strategies:

- 1) Building a globally competitive city through institutional and regulatory changes.
- 2) Providing the right basic service, transport and ICT infrastructure.
- 3) Utilising work and skills programmes to promote growth that is inclusive.
- 4) Leveraging trade and sector development functions to maximum advantage.
- 5) Ensuring that growth is environmentally sustainable in the long term.

The most important objective of the Economic Growth Strategy, to grow the economy and create jobs, is adhered to as the proposed development will contribute towards the provision of additional staff, i.e. permanent employment opportunities in the form of management and upkeep of the grounds, who may not have been required if the facilities were not rented out (e.g. more security personnel after hours). Income derived from hiring out the facilities is naturally ploughed back into the school, thus capitalizing on any economic opportunity. This will in turn assist in the alleviation of poverty, which is one of the main objectives of the Social Growth Strategy. The sport facilities would also result in the optimum use of available facilities and services as indicated above.

Furthermore, the school offers diverse academic and extra-curricular sporting and cultural activities to its learner community, and the effective and efficient use of facilities provided necessarily have to be utilized to maximum potential. As such the better use of the facilities will align with the Economic Growth Strategy, with reference to the strategy of leveraging trade and sector development functions to maximum advantage, as well as the strategy of utilizing work and skills programmes to promote growth.

6.1.4 Social Development Strategy (2013)(SDS)

The Social Development Strategy focuses on addressing poverty, inequality and social ills while providing for the participation of people in their own development. The strategy lists the following objectives:

- ♦ Maximise income generating opportunities for people who are excluded or at risk of exclusion.
- ♦ Build and promote safe households and communities.
- ♦ Support the most vulnerable through enhancing access to infrastructure and services.
- ♦ Promote and foster social integration.
- ♦ Mobilize resources for social development.

This proposal will result in providing surrounding community with improved access to infrastructure as it will contribute positively to the variety of sport facilities in the area.

6.1.5 Integrated Development Plan (2012-2017)(IDP)

The IDP (Integrated Development Plan) is the City of Cape Town's main strategic planning document aimed at realizing a vision for the City and its residents. The IDP states inter alia that this vision of the City of Cape Town, is threefold:

To be an opportunity city that creates an enabling environment for economic growth and job creation, and to provide help to those who need it most, to deliver quality services to all residents, and to serve the citizens of Cape Town as a well-governed and corruption-free administration.

This vision consists of 5 pillars, namely, the Opportunity City, the Caring City, the Safe City, the Inclusive City and the Well-Run City.

These 5 pillars are key focus areas which form the foundation of the City's IDP.

The current proposal is in support of the following objectives in the various strategic focus areas of the IDP.

Strategic Focus Area 1: The Opportunity City

The Opportunity City calls for an economically enabling environment in which investment can grow and jobs can be created. This SFA is aligned with Province's objective of creating opportunities for growth and jobs and is aligned with similar national government outcomes.

In this instance, the proposed activities will create an enabling environment that will generate job creation, e.g. management and upkeep of facilities. Higher usage equals higher upkeep. See also paragraph 6.1.3. Additional jobs also for increasing for example security for night time use of facilities.

Strategic Focus Area 2: The Safe City

This SFA is aligned with Province's objective of increasing safety in the Western Cape and making it a safe place in which to live, work, learn, relax and move about and is also aligned with similar national government outcomes.

The school facilities will create a safe and controlled environment to work, learn and relax, therefore the proposal is in line with this focus area.

Strategic Focus Area 3: The Caring City

This SFA is aligned with Province's objectives of increasing access to safe and efficient transport, increasing wellness in the province, developing integrated and sustainable human settlements, mainstreaming sustainability, optimizing efficient resource use, poverty reduction, and integrating service delivery for maximum impact and is also aligned with National Government outcomes.

The school facilities would contribute to SFA 3 through the principle of increasing wellness and optimizing of resources in the area.

Strategic Focus Area 4: The Inclusive City

This SFA is aligned with Province's objectives of social cohesion to achieve a society that is coherent, united and functional, and to provide an environment in which citizens can prosper. This includes responsiveness by creating an environment where citizens can be communicated with and responded to.

The wider utilizing of the school facilities aligns with SFA 4 through contributing to an environment where citizens can prosper.

7. DESIRABILITY IN TERMS OF SECTION 99(3) OF THE MPBL (2015)

It should be noted that Fairmont High School is established and maintained as a public school in terms of Section 12 of the South African Schools' Act (SASA), 1996 (Act 84 of 1996), as well as Section 12 of the Western Cape Provincial Schools Act, 1997 (Act 12 of 1997). Accordingly, the land and buildings of the school are owned by the state.

The school has confirmed that the state, under control of the Western Cape Education Department, provides funding, as set out in Section 34 & Section 35 (National Norms and Standards for School Funding (NNSSF)) of the SASA, to assist in the maintenance of its facilities. This funding is relatively insignificant in relation to the total school budget, with R280k is being allocated through the NNSSF funding formula to support a total school budget of R30.6m. It should be noted that the SGB budget includes approximately 61% of the educators and staff. The SGB budget of R30.6M is raised by way of direct school fees and other fundraising activities.

It is thus clear that given the diversity of both academic and extra-curricular sporting and cultural activities offered by the school to their learner community, the effective and efficient use of all facilities provided by the state, necessarily have to be utilised to maximum potential. This requirement specifically includes the wider use of the school facilities by the wider community.

The school thus has a mandate in terms of the SA Schools Act, to obtain additional funding.

The school has further stated as follows:

Section 36 of the SASA, makes specific reference to the responsibility of the SGB, (1) A SGB of a public school must take all reasonable measures within its means to supplement the resources supplied by the state in order to improve the quality of education provided by the school to all learners at the school. Also, point (4) of this section states, (4)(a) A SGB may, with approval of the Member of the Executive Council:

- i. Lease, burden, convert or alter immovable property of the school to provide for school activities or to supplement the school fund of that school; and*
- ii. Allow any person to conduct any business on school property to supplement the school fund.*

The School management and SGB thus takes its responsibility seriously and understands its obligation to observe the rules and regulations of the local authority to operate a commercial enterprise including applying for the necessary land use rights.

The following criteria below are further deemed as desirable factors.

7.1 SOCIO ECONOMIC IMPACT

The proposal will provide more community facilities closer to neighbourhoods and will thus have a positive social and economic impact, including reduced bus traveling cost, etc, and with positive impact on safety, health and wellbeing of the community.

7.2 COMPATIBILITY WITH SURROUNDING LAND USES

Although there will be no further negative impact on existing rights of the neighbours, as no change to the increase in the scope of the current activities or to the zoning will be required in terms of the process, the activities need to be looked at in terms of new legislation. The following table sets out the activities, scale, duration, etc.

TABLE 3 : USES/ACTIVITIES									
USAGE	BY WHOM	MONTH IN YEAR	DAYS OF WEEK	HOURS OF DAY	PURPOSE	IMPACTS ACTIVITIES MOST LIKELY WILL HAVE	HOW CAN THESE IMPACTS BE MITIGATED	WHO MANAGES THESE ACTIVITIES	CODE OF CONDUCT RELEVANT YES/NO
A - INDOOR POOL (AQUATIC) (700M²)									
<ul style="list-style-type: none"> • Tygerberg Aquatic (4-lanes) • Quicksilver (4-lanes) • Club swimming • WP Aquatics • WP Biathlon 	Used also by local swimming clubs thus non-school parties for matches, etc.	Summer	<ul style="list-style-type: none"> • Daily • Daily • Daily • Saturday • Midweek (2hr daily) 	<ul style="list-style-type: none"> • 17h30-18h30 • 17h30-18h30 • 16h30-19h00 • 08h00-16h30 • 17h00-19h00 	Training, galas and water polo matches.	Parking.	<ol style="list-style-type: none"> 1. Vehicular and pedestrian access from surrounding areas and roads, to the school are generally good. 2. An updated Parking Management Plan is uploaded as set out in paragraph 7.6. 3. The plan indicates various parking layout solutions, which will be implemented in stages as funding becomes available. The plan emphasizes that there is never a "one solution fits all", and that a number of smaller solutions that incrementally improve the situation, is proposed. See also plan under paragraph 7.6. In addition, the CoCT indicated that the Durban Road/ Medway Crescent intersection, will be upgraded which will also have a positive impact on traffic flows in the area. 4. The school also have regular management meetings before all big events where parking and other issues regarding the event, are discussed. This will include redirecting parking, providing addition parking on open sports fields and school campus. 5. The Kenridge Neighbourhood Initiative, through Ms Tessa Brown, also assists in this regard. 6. Security guards are provided, through Bolt Security. 	Sports office and Aquatics manager	Yes. See COC attached. School rules also apply.
B - SPORT CENTRE- (300M²)									
<ul style="list-style-type: none"> • Indoor hockey, netball, badminton, training and matches 	<ul style="list-style-type: none"> • PSI (Pro Series Indoor Hockey) thus non-school parties 	<ul style="list-style-type: none"> • Jan-March and Dec. 	<ul style="list-style-type: none"> • Monday – Friday • Saturday 	<ul style="list-style-type: none"> • 15h30-20h00 • 08h00-13h30 	Indoor hockey, netball, badminton etc. Training and matches	Indoor centre so noise contained. Parking.	<ol style="list-style-type: none"> 1. Goal boxes have already been insulated. 2. Vehicular and pedestrian access from surrounding areas and roads, to the school are generally good. 3. An updated Parking Management Plan is uploaded. See comment regarding Parking Management Plan, above. 	Sports office/school personnel	Yes. See COC attached. School rules also apply.
C - POOL ANNEX (200M²)									
Cross-fit gym sessions	Rent out for cross-fit gym sessions for external members only <ul style="list-style-type: none"> • External rent to fitbox Tyger Valley – 5 days & Saturday 	All year	<ul style="list-style-type: none"> • Monday - Saturday • Monday-Friday • Saturday 	<ul style="list-style-type: none"> • 05h30-06h30 & 16h30-19h30 • 08h00-09h00 	Cross fit gym	Noise, parking	<ol style="list-style-type: none"> 1. Vehicular and pedestrian access from surrounding areas and roads, to the school are generally good. 2. An updated Parking Management Plan is uploaded. See comment regarding Parking Management Plan, above. 3. 	Sports office/school personnel	Yes. See COC attached. See School rules.

D – TUCKSHOP (40M²)

Café Monty (Leased out for tuckshop and non-school functions) relating to indoor pool, sports centre, tennis courts and pool annex.		During events as listed above	• 07h00-17h00	4. Please note this insert is just for clarification and the application for place of assembly is not relevant. The Café will be used in conjunction with the various non-school events.	Café Monty owner	
---	--	-------------------------------	---------------	--	------------------	--

The indoor pool would not really have light or noise impacts. Parking however is an important issue and that's what also prompted the school to appoint a traffic engineer to undertake a Traffic Management Plan. See also comment under paragraph 7.6.

In addition to assistance offered by the KNI, as indicated, there will further always will be a member of staff on duty, and the security company will also be involved, to manage the parking.

7.3 IMPACT ON EXTERNAL ENGINEERING SERVICES AND PROVISION OF ENGINEERING SERVICES

In terms of this being a new application, the additional usage of the facilities will have the following

TABLE 4: IMPACT ON SERVICES				
	WATER	SEWERAGE	STORMWATER	ELECTRICITY
Indoor Pool (Aquatic) - clubs-swimming and water polo (WP Gala)	Slight increase in ablution usage and evaporation	Slight increase in ablution usage	No impact	Slight increase in consumption
Sport Centre- indoor Hockey, Netball (WP Netball Training)	No longer used for outside activities			
Pool Annex (Cross fit gym)	Slight increase in ablution usage	Slight increase in ablution usage	No impact	Slight increase in consumption

impact on services.

The above increases are regarded as insignificant.

7.4 IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

The surrounding community previously had certain concerns regarding the original proposal. The following were the main issues previously raised, and how it can be mitigated.

TABLE 5: IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY	
PREVIOUS CORRESPONDENCE	POSSIBLE MITIGATION OPTIONS
7.4.1 The road reserve is used for public parking for school events. All parking must be accommodated on school property.	7.4.1 See comment in paragraphs 7.2 and 7.6 regarding parking. As indicated, it might not always be possible to provide sufficient on-site parking for outside events, no matter how well it is managed. It is in any case regarded as normal for most schools to allow overflow parking in streets during selected events, as was also confirmed by one of the parents living in the area during the previous round of public comment.
7.4.2 The High School's activities have been commercialised, thus the residents have a business function in the midst.	7.4.2 This is not true. As indicated previously, the school in fact has a right in terms of the Schools Act to obtain additional funding. The utilizing of the facilities can be controlled by the issuing of certain conditions of approval and will mostly be for short periods.
7.4.3 Security guards must be employed after hours, for non-school functions.	7.4.3 Agreed. This will be done and the school have appointed Bolt Security to undertake such (practise sessions excluded).
7.4.4 Management agent needs to be on-site at all times to address issues and not just reactionary.	7.4.4 Agreed – a member of the school staff, Mr Francois van Rensburg, contact number 0644931486 will always be on duty, thus a relevant agent/representative will always attend.
7.4.5 Whilst it is understood the school wants to generate some income from its facilities, it must not be at the cost of the residents in the area. Section 36 of the Schools Act, No 84 of 1996, provides the option rather than an obligation, to raise additional funds.	7.4.5 Noted and agreed. The necessary mitigation as listed in table 3, can be applied to reduce any negative impact on residents.
7.4.6 Sound levels need to be reasonable and not create disturbance or nuisance, in terms of the City Noise Control Regulation.	7.4.6 Most external events by non-school bodies now occur inside buildings, e.g. indoor pool and sports centre. Noise in such cases is limited.
7.4.7 There is no evidence noise is within limit. The noise factor must be determent by a professional consultant in terms of a noise impact report.	7.4.7 As above.

In view of the above facts, it is not believed there will be substantial negative impact on the safety, health and well-being of the surrounding community.

7.5 IMPACT ON BIOPHYSICAL ENVIRONMENT AND HERITAGE RESOURCE

The matter of environmental/heritage triggers of the various activities were discussed with an independent practitioner who confirmed none of such activities as applied for, will trigger any environmental or heritage listings.

7.6 TRAFFIC IMPACTS, PARKING, ACCESS AND OTHER TRANSPORT RELATED CONSIDERATIONS

7.6.1 Overview

Medway Crescent, Hillrise Crescent, Durbell Road are all linked to disperse traffic readily to Durban Road and De Villiers Avenue. The school itself is located as in an area where there are sufficient access roads to serve the facility. There would thus be limited impact on roads in the area.

Parking can be monitored as discussed and all the improvements as set out in the new TMP, be implemented. The Durban Road/Medway Crescent is, as indicated, also further to be upgraded by the CoCT.

See also comment regarding the Parking Management Plan under paragraph 7.2.

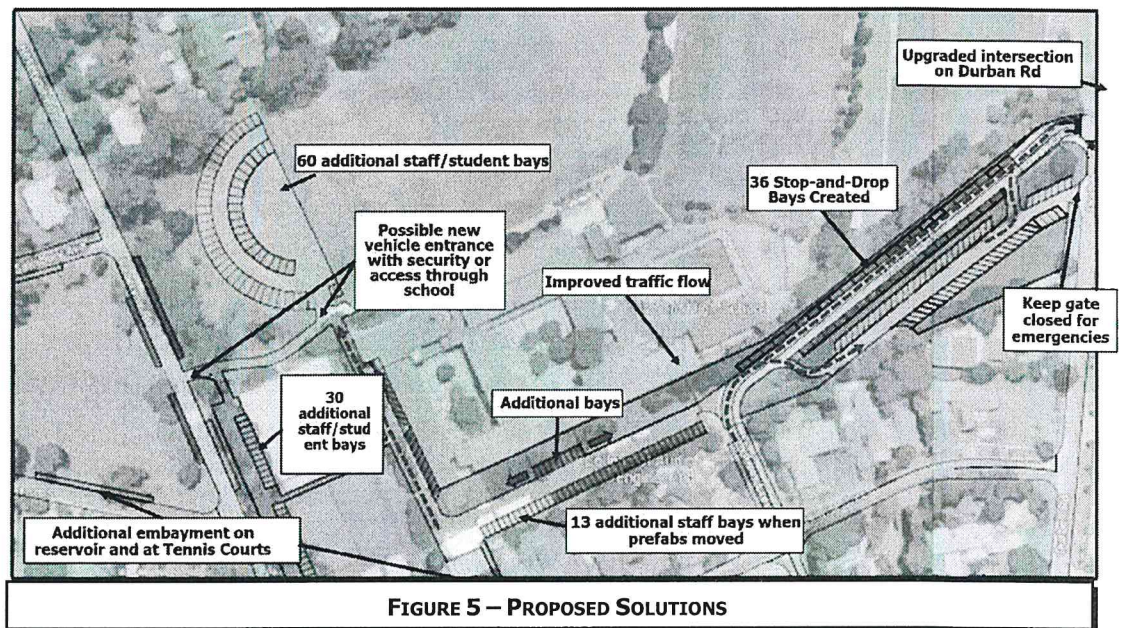


FIGURE 5 – PROPOSED SOLUTIONS

7.6.2 General Findings and Recommendations of the Traffic Management Plan

Based on the findings of the report it is recommended that the following mitigating measures are undertaken in order of priority. A graphical summary is provided in **Figure 5** above. The responsibility for the cost of the upgrades is also proposed, which should be discussed with the City.

- Additional parking bays are constructed on the school property and allocated specifically for teachers and students – **School responsibility.**
- The angled parking bays on Medway Crescent are converted to parallel “stop ‘n drop” bays with a maximum dwell time of 15 minutes during certain hours of the day – **School responsibility.**
- Medway Crescent, which runs through the main entrance area is reconfigured to provide two unhindered traffic lanes, including an improved access to and from the Main Entrance parking – **School responsibility.**
- The Medway Cres / Durban Road intersection is upgraded as per the City’s proposal and the traffic signal timing set correctly to minimise traffic queuing from the school parking during the school’s AM and PM peak periods.
- The speed limit on Durban Road is reduced to 60 km/h adjacent to the school – City responsibility.

- f) More parallel parking bays in the form of embayments are constructed near the Reservoir Rd and Hillrise Crescent entrances – School and City responsibility
- g) Consideration is given to staggering school starting and ending times, and arrival times of external visitors using school facilities to better manage the number of vehicles requiring parking at any one time – School responsibility.

7.6.3 Communication with parents and event organisers

It was emphasized in the report that engineering upgrades can only work to a degree and regular communication with parents about the management plan should be undertaken to enforce compliance with the rules. The schools regular communication methods should be employed to this effects and the parking proposals and stipulations clearly spelt out.

7.6.4 Timing Schedule: Fairmont vs other schools

Better utilizing of visitors parking can be achieved by staggering start and end times of the school slightly, and by managing arrival times of external visitors so that they do not coincide with the exact ending of the school. The schools event organizer and committee thus need to ensure that such timing be done properly in line with the TMP recommendation.

7.6.5 Impact of parking for non-school events

The following management plan addresses the parking options and provisions for visitors to the school for non-school events. Usage of the facilities requires that the responsible party engages with the services of the security company to assist with directing parking to the designated parking for the event.

The following table categorises the size of the event linked to the parking management plan. The parking layout (map) indicates the entrance and exits to the parking area together with the designated parking areas and capacity labelled A to I.

TABLE 6: IMPACT ON PARKING FOR NON-SCHOOL EVENTS					
FUNCTION/USAGE CATEGORY 1 10-50 PEOPLE	FUNCTION/USAGE CATEGORY 2 50-100 PEOPLE	FUNCTION/USAGE CATEGORY 3 100-150	FUNCTION/USAGE CATEGORY 4 150 - 200	FUNCTION/USAGE CATEGORY 5 MORE THAN 200	COINCIDENTAL NON-SCHOOL FUNCTION AND SCHOOL FUNCTION
Small meeting	Mid-sized meeting	Mid/Large meet- ing	Large meeting/ event	Extra Large meet- ing/event	The likelihood of there being major demand for parking for private usage clashing with school usage is minimal. Event planning for the year is recorded on a year planner and the school would not allow private usage for a larger function to coincide with any large school function
Sporting code board meeting	Sport code AGM	Subject meeting for NZ schools	Biathlon League event	WP swimming league gala	
Parking Area D,F,G,H	Parking Area D,F,G,H	Parking Area D,F,G,H,C,E. I	Parking Area D,F,G,H,C,E,I	Parking Area D,F,G,H,C,E,I	

7.6.6 Impact of events in- and outside peaks

As indicated above, Fairmont's event organizer need to ensure that the school peaks do not coincide with events' starting times.

7.6.7 Implementing in terms of category of events.

The TMP did not go further to actually break down specific parking allocation in terms of specific events.

That is something that will eventually work itself out and can be managed accordingly by the school, in terms of stipulations of the TMP in general.

8. CONCLUSION

The Fairmont High School has a mandate to obtain additional funding to assist in its daily educational function. Although it is understood that the surrounding residents must not be confronted with detrimental noise, lights or parking impacts as a result of the events taking place, sufficient mitigation measures are in place or could further be implemented, to successfully reduce any such impacts.

In view of the factors motivated above, it is hereby requested that Fairmont High School be granted a further land use rights in terms of certain consent uses (Section 42 of the MPBL), to allow the school to hire out its facilities to other schools, institutions and the public, to so enable some income to assist in maintaining its quality facilities in favour its learners, parents and other organizations.

Your early attention would thus be appreciated.





LEGEND:		
Usage	Facility	Extent
A	Indoor pool (Aquatic)	700m ²
B	Sport Center-indoorsport (WPF netball training)	300m ²
C	Pool Annex (Crossfit Gym)	200m ²

subject area

Drawing:	Client:		FAIRMONT HIGH SCHOOL		Applicant:	
	Scale:		Plan No.	746-3	FAIRMONT HIGH SCHOOL J.M. T.S. 26/11/2019	
CONSENT USE ON ERF RE/5220		Completed: Checked: Date:				terrapiplan 19 King Street P.O. Box 1756 Durbanville 7951 Tel: (021) 975-1300/1 Fax: (021) 975-1179 Email: terrapi@rmweb.co.za