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File ref: 15/3/3-2/Erf_1071
15/3/7-2/Erf_1071
15/3/10-2/Erf_1071

Enquiries:
Mr HL Olivier

16 February 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED CLOSURE OF PUBLIC PLACE, REZONING AND CONSENT USE ON ERF 1071, CHATSWORTH

The application, with reference number CHTL/12105/NJdK, dated 17 September 2021, on behalf of Swartland Municipality, refers.

- A. 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 the closure of a portion of a public place (3342m² in extent), is hereby approved in terms of Section 70 of the By-Law:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) A portion (3342m² in extent) of Erf 1071, Chatsworth be permanently closed;
- (b) A copy of the approval be provided to the Surveyor General for endorsement purposes.

- B. 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 a portion (3342m² in extent) of Erf 1071, Chatsworth from Open space zone 1 to Business zone 1 is hereby approved in terms of Section 70 of the By-Law.

- C. 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 consent use on Erf 1071, Chatsworth is hereby approved in terms of Section 70 of the By-Law.

Decisions B and C above are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use be restricted to a service station as presented in the application;
- (b) The service station be restricted to accommodate underground tanks for petrol and diesel fuel with a combined storage capacity of less than 80m³;

- (c) The existing playground area (184m² in extent) be retained by relocating it to a different location on the subject property as indicated on the site development plan;
- (d) Access to the proposed service station be restricted to 3rd Avenue as well as York Street as proposed in the application;
- (e) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. GENERAL

- (a) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (b) The conditions as taken up in the Environmental Authorisation with reference 16/3/3/1/F5/4/2039/22, dated 6 January 2023 be complied with;
- (c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Director Corporate Service*
 Director: Infrastructure and Civil Engineering Services
 Director: Financial Services
 Surveyor General, Private Bag X9028, Cape Town, 8000