



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/3-2/Erf_675,676,679,680
15/3/4-3/Erf_675,676,679,680
15/3/12-2/Erf_675,676,679,680

Enquiries:
Mr AJ Burger

2 December 2022

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

By Registered Post

Dear Sir/Madam

**PROPOSED CONSOLIDATION, REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS
ON ERVEN 675, 676, 679 AND 680, CHATSWORTH**

Your application, with reference CHA/12234/MH, dated 12 May 2022, on behalf of MN Lee, regarding the subject refers.

- A** 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 8226 of 25 March 2020), the application for the consolidation of erven 675, 676, 679 and 680, Chatsworth, is approved in terms of Section 70 of the By-Law.
- B** 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 8226 of 25 March 2020), the application for the rezoning of the consolidated erf, is approved in terms of Section 70 of the By-Law, subject to the condition that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The consolidated erf be rezoned from Residential zone 1 to Community zone 2 in order to use the property as a place of worship;
- b) The place of worship includes a religious leader residence and ancillary uses like classroom (madrassa), but are not restricted to these uses;
- c) Building plans be submitted to the Senior Manager: Building Control for consideration and approval;
- d) Proof of the consolidation being registered in the Deeds Office needs to be provided at building plan stage,
- e) The Eskom electricity line that crosses the consolidated erf be removed/rerouted before consolidated erf be registered in the Deeds Office;

2. WATER

- a) The consolidated erf be provided with a single water connection at building plan stage;

3. SEWERAGE

- a) The consolidated erf be provided with a conservancy tank with a minimum capacity of 800litres which is accessible from a municipality street for the services vacuum truck. This condition is applicable at building plan stage;

4. STREETS AND STORMWATER

- a) The on-site parking area be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by the municipality and the parking be clearly marked to the satisfaction of the Director: Civil Engineering Services;
 - b) Stormwater created from the development be taken to the nearest municipal collection point;
- C 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 8226 of 25 March 2020), the application for the departure of development parameters on the consolidated erf, is refused in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING

- a) Departure from the 10m street building line (Herton Road) to 4m;
- b) Departure of the 10m street building line (Second Avenue) to 5,84m;
- c) Departure of the 5m side building line (eastern boundary) to 1,5m;
- d) Departure of the required on-site parking from 47 parking bays to 40 parking bays, non-provision of 7 on-site parking bays.

Reasons for the refusal:

- 1. The consolidated erf is vacant and does not have any physical restrictions which prevents the planning and design of the proposed building work to comply with all applicable zoning parameters.

D GENERAL




- a) The owner developer complies with the requirements from Eskom as per letter dated 15 June 2022 with reference no. 05862-22;
- b) The approval does not exempt the owner/developer to comply with any other applicable legislation;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented before an occupancy certificate for the place of worship be issued, without which, the approval will lapse.
- d) Appeals against the decision of the Delegated Authority be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R4 500,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 MN Lee, Blmvleiweg 28, Landsdowne, 7780
 Email: abastra320@gmail.com

TITLE: CONSOLIDATION PLAN ERVEN 675, 676, 679 & 680 CHATSWORTH	
LEGEND:  Proposed Consolidation	Figure ABCD represents the consolidated land unit with an extent of 1983m² 
TITLE:	
Physical address:	
All areas and distances subject to final survey	
PREPARED BY:  C.K. SMAL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 18 RAINIER STREET, VALMESBURY Tel: 022 - 487 1045 Fax: 022 - 487 1061 Email: planning@cksmal.com	
DATE: FEBRUARY 2022	LOCAL AUTHORITY: SWARTLAND MUNICIPALITY
REF: CHA/17234/MH	

