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File ref: 15/3/3-1/Erf_974
15/3/4-1/Erf_974

Enquiries:
Mr HL Olivier

1 December 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING AND DEPARTURE ON ERF 974, CHATSWORTH

The application, with reference number CHA/12792/MH, dated 27 June 2023 as well as the amended site development plan received 27 October 2023, on behalf of MJ & J Williams, 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 rezoning of a portion of erf 974, Chatsworth from Residential zone 1 to Business zone 2, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) A portion of erf 974 (892m² in extent) be rezoned as presented on the amended site development plan;
- (b) The use of the portion of the property, which is hereby rezoned, be restricted to a business premises as well as a flat;

2. WATER

- (a) The property be provided with a single water connection and no additional connections be provided;

3. SEWERAGE

- (a) The proposed development be provided with a conservancy tank with minimum 8 000 litre capacity at building plan stage and the tank be accessible to the service truck from the road;

4. STREETS

- (a) The proposed parking area be provided with a gravel or a permanent surface to the satisfaction of the Director: Civil Engineering Services;
- (b) The parking bays be clearly demarcated;

5. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk water supply amounts to R 15 533,95 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400

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Kindly address all correspondence to:

The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

- (b) The development charge towards water reticulation amounts to R 8 725,72 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The development charge towards sewer reticulation amounts to R 5 222,34 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-184-9210);
- (d) The development charge towards waste water treatment amounts to R 5 661.34 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
- (e) The development charge towards roads amounts to R 30 778,60 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (f) The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter.

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 departure of development parameters on Erf 974, Chatsworth is hereby approved in terms of Section 70 of the By-Law subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The departure entails accommodating the existing structures within the building line parameters of the Business zone 2 zoning and therefore accommodating the flat 1,5m and the storage area on the property boundary (southern boundary) as well as the flat 2m from the rear boundary in lieu of the 3m building line restriction;

C. GENERAL

- 1. Due to the shop already being in operation, the conditions of approval be complied with before 1 March 2024, failing to do so may result in the Municipality proceeding with the necessary legal action;
- 2. Should it be determined necessary to expand or relocate any of the existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
- 3. 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;
- 4. 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 against the appeal;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies:
Director: Civil Engineering Services
Director: Financial Services
Building Control
MJ & J Williams, 4 Chamberlain Road, Chatsworth, 7354