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*Swartland forward-thinking 2040 -  
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*Swartland vooruitdenkend 2040 -  
waar mense hul drome kan uitleef!*

File ref: 15/3/3-9/Erf 2957  
15/3/4-9/Erf 2957

Enquiries:  
A. de Jager

30 July 2024

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

**By Registered Mail**

Sir / Madam

### **PROPOSED REZONING AND DEPARTURE ON ERF 2957, MOORREESBURG**

Your application with reference number MOOR/13779/MC, dated 6 May 2024, on behalf of G.A.Smith, 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 2957, Moorreesburg, from Residential Zone 2 to Business Zone 2, is approved in terms of section 70 of the By-Law, subject to the conditions that:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 2957 (309m<sup>2</sup> in extent) be rezoned from Residential Zone 2 to Business Zone 2, in order to establish a shop and two flats on the property, as presented in the application;
- b) The minimum of five (5) on-site parking bays be provided and that the parking bays be finished in a permanent, dust free material, be it tar, concrete, paving or any other material previously approved by the Director: Civil Engineering Services;
- c) Building plans indicating any new construction, structural amendments or the change of use of the existing buildings be submitted to the Senior Manager: Development Management for consideration of approval;
- d) Unobstructed access to the courtyard and flats, with a minimum width of 1m, be provided at building plan stage;
- 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;
- f) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- g) Application for a Certificate of Compliance be submitted to the West Coast District Municipality: Division Environmental Health and Safety for consideration and approval;

#### **2. WATER**

- a) The existing water connection be used and that no additional connections be provided;

*Rig asseblief alle korrespondensie aan:*

Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299

**Darling Tel:** 022 492 2237

**Tel:** 022 487 9400

**Faks/Fax:** 022 487 9440

**Epos/Email:** swartlandmun@swartland.org.za

**Moorreesburg Tel:** 022 433 2246

*Kindly address all correspondence to:*

The Municipal Manager  
Private Bag X52  
Malmesbury 7299

**Yzerfontein Tel:** 022 451 2366

### **3. SEWERAGE**

- a) The existing sewerage connection be utilised and that no additional connections be provided;

### **4. ROADS AND STORM WATER**

- a) Delivery vehicles be limited to a maximum G.V.M. of 16 000kg;
- b) The parking layout be verified with dimensions at building plan stage;

### **5. DEVELOPMENT CHARGES**

- a) The owner/developer is responsible for a development charge of R23 375,35 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
  - b) The owner/developer is responsible for the development charge of R8 679,67 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
  - c) The owner/developer be responsible for the development charge of R6 929,97 towards sewerage, 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: 9/240-184-9210);
  - d) The owner/developer is responsible for the development charge of R20 810,92 towards the waste water treatment works, 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: 9/240-183-9210);
  - e) The owner/developer is responsible for the development charge of R37 712,41 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);
  - f) The owner/developer is responsible for the development charge of R5 658,36 towards electricity, 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: 9/253-164-9210);
  - g) 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;
- 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 departure on Erf 2957, Moorreesburg, is approved in terms of section 70 of the By-Law, subject to the conditions that:

### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) The 3m eastern and western side building lines be departed from to 0m each, as presented in the application;
- b) The 3m southern rear building line be departed from to 0m, to accommodate the flats on the property, as presented in the application;
- c) The required 7 parking bays be departed from and reduced to the provision of 5 parking bays;
- d) The owner/developer is responsible for the payment of R3 875,00 [(12,5m<sup>2</sup> X 2) X R155 per m<sup>2</sup>] toward the non-provision of two parking bays at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/222-303-9212);

### **2. GENERAL**

- a) 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;
- b) 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

AdJ/ds

Copies:

*Department: Financial Services*

*Department: Civil Engineering Services*

*Building Control Officer*

*G.A. Smith, 3 Petunia Street, Moorreesburg, 7310*

*smithgerreth@gmail.com*