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File ref: 15/3/3-2/Erf_331
15/3/6-2/Erf_331

Enquiries:
A. de Jager

17 October 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 331, CHATSWORTH

Your application, with reference CHA/13130/MC, dated 2 August 2023, on behalf of NJS Berghardien, regarding the subject 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 Erf 331, Chatsworth, from Residential Zone 1 to Subdivisional Area is approved in terms of Section 70 of the By-Law;
- 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 the subdivision of Erf 331, Chatsworth, is approved in terms of Section 70 of the By-Law;

Approvals A and B above, are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 331, Chatsworth, be rezoned to Subdivisional Area to accommodate the following:
- Residential Zone 1 (2 430m² in extent);
 - Business Zone 2 (1 136m² in extent);
- b) Erf 331, (3 569m² in extent) be subdivided as follows
- Portion A of 405m² in extent (Residential Zone 1);
 - Portion B of 405m² in extent (Residential Zone 1);
 - Portion C of 405m² in extent (Residential Zone 1);
 - Portion D of 405m² in extent (Residential Zone 1);
 - Portion E of 405m² in extent (Residential Zone 1);
 - Portion F of 405m² in extent (Residential Zone 1);
 - Portion G of 259m² in extent (Business Zone 2);

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

- viii. Portion H of 284m² in extent (Business Zone 2);
- ix. Portion I of 284m² in extent (Business Zone 2);
- x. Portion J of 259m² in extent (Business Zone 2);
- xi. 2 x Corner splays (each being 12,5m² in extent) on Portion G and Portion J;
- c) The corner splays be surveyed and transferred to Swartland Municipality for the cost of the owner/developer;
- d) Existing structures which are indicated to be demolished be done so at clearance stage;
- e) The site development plan for the Business zone 2 even be restricted to the principles of the SDP dated June 2023, plan marked "A".
- f) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;

2. WATER

- a) Each new subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) Each new subdivided portion be provided with a separate conservancy tank of minimum 8 000 litre capacity at building plan stage;
- b) The conservancy tank be accessible from the road to the municipal service vehicle;

4. STREETS

- a) The parking bays on the Business Zone 2 even be finished in a permanent, dust free surface, being either tar, concrete or paving or any other material that has been approved beforehand by the Director: Civil Engineering Services, and that every parking bay be clearly marked;

5. ESKOM

- a) The following building and tree restriction on either side of a centre line of overhead power line be observed:

Voltage	Building restriction on either side of the centre line
11kV & 22kV & LV lines	9m
66kV	11m
132kV	15,5m

- b) No construction work may be executed closer than 6m from any Eskom structure or structure supporting mechanism;
- c) No work or machinery permitted nearer than the following distances from conductors:

Voltage	Building restriction on either side of the centre line
11kV & 22kV & LV lines	3m
66kV	3,2m
132kV	3,8m

- d) The natural ground level must be maintained within the Eskom reserve areas and servitudes;
- e) The minimum ground clearance of the overhead power line be maintained to the following clearance distance:

Voltage	Building restriction on either side of the centre line
11kV & 22kV & LV lines	6,3m
66kV	6,9m
132kV	7,5m

- f) A 10m obstruction free zone to be maintained around all pylons;

6. DEVELOPMENT CHARGES

6.1 For the Residential zone 1 erven

- a) The owner/developer is responsible for a development charge of R16 295,50 per newly created erf towards the bulk supply of regional water, at clearance stage. The amount (total of R81 477,50) is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R9 154,00 per newly created erf towards bulk water reticulation, at clearance stage. The amount (total of R45 770,00) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R4 980,65 per newly created erf towards sewerage, at clearance stage. The amount (total of R24 903,25) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R5 399,25 per newly created erf towards the waste water treatment works, at clearance stage. The amount (total of R26 996,25) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R19 535,05 towards roads, at clearance stage. The amount (total of R97 675,25) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter;

6.2 For the flats

- a) The owner/developer is responsible for a development charge of R10 862,90 per flat towards the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R6 101,90 per flat towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R3 795,00 per flat towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R4 113,55 per flat towards the waste water treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R11 938,15 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter;

7. GENERAL

- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) Cognisance be taken of the letter from Eskom, reference 11309-23, dated 11 August 2023;

- d) 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 for or against the appeal;
- e) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so, will cause the approval to lapse. Should all conditions of approval be met within the 5 year period the land use becomes permanent and the approval period will no longer be applicable;

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
Adjds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 NJS Beghardien, Boslelieweg 9, Belhar, 7493
 Email: nbeghardien995@gmail.com

SITE DEVELOPMENT PLAN: PROPOSED PORTIONS G - J OF ERF 331, CHATSWORTH

KEY:
 Subject property
 Building lines

ZONING I.T.O. THE ZONING SCHEME:

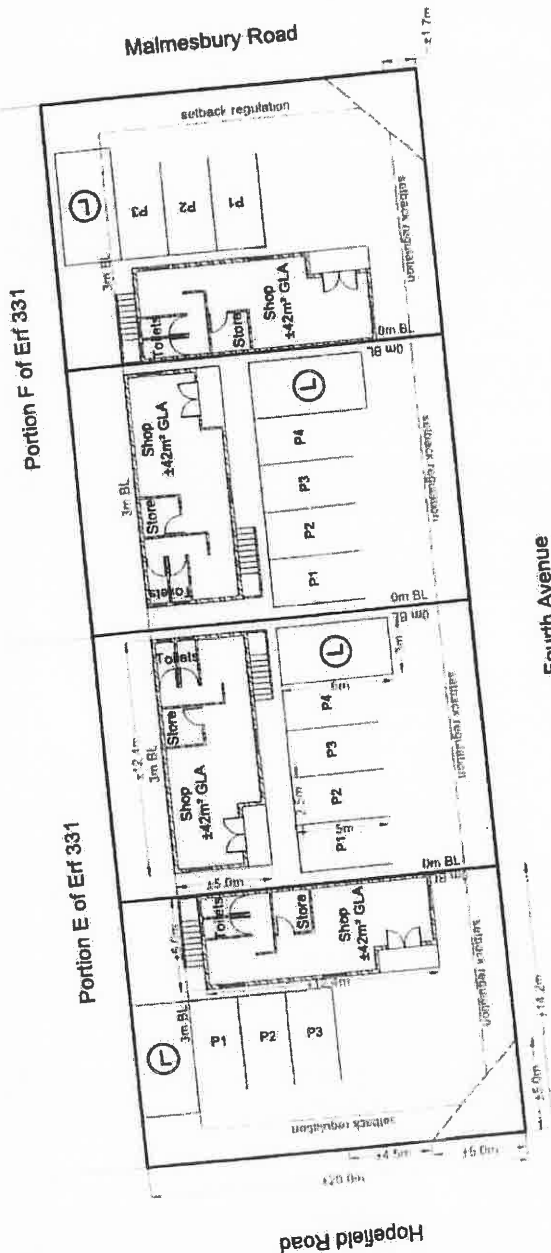
Existing: Erf 331: Residential Zone 1
 Proposed: Portion G - J: Business Zone 2

NOTES:

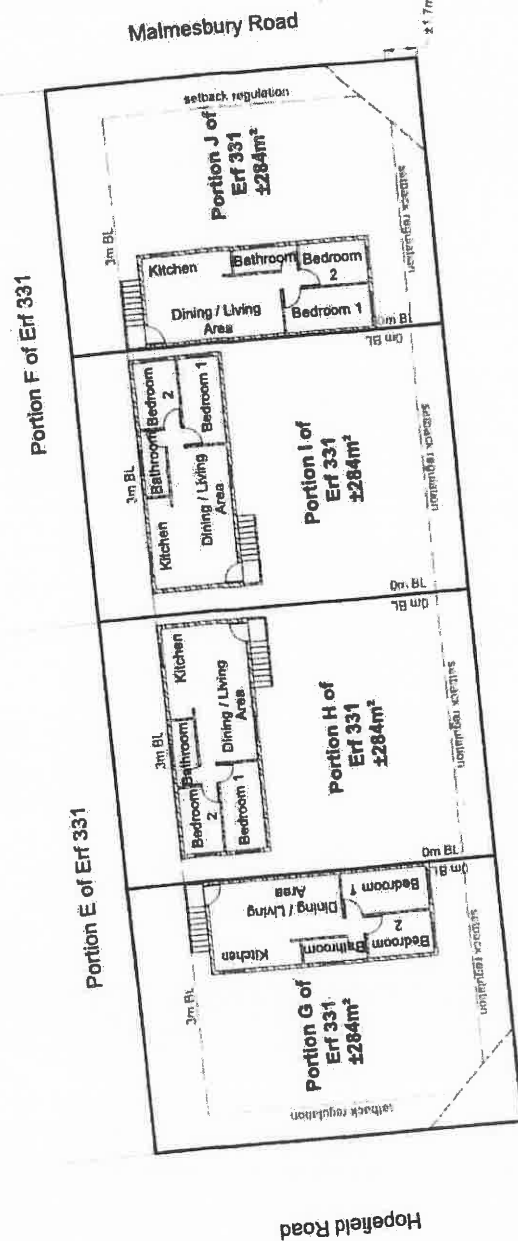
This diagram represents the proposed subdivided Portions G - J of Erf 331, measuring $\pm 284\text{m}^2$ in extent each.

Each of the proposed Portions G - J of Erf 331 are proposed for business premises (shop) on the ground floor and a flat on the first floor.

Total Floor Area on each portion: $\pm 62\text{m}^2$ Ground Floor + 62m^2 First Floor



Ground Floor 1



First Floor 2

	SOE ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING C.K. RUMBOLD & VENOTE TOWN PLANNERS PROFESSIONAL SURVEYORS Tel: 021-4871405 Fax: 021-4871481 Email: planning@rumbold.co.za
DATE: JUNE 2023	AUTHORITY: SWARTLAND MUNICIPALITY
REF: CHA/131304/C	

Subject property
Existing Cadastral Boundaries
Subdivision Line
Building lines
Residential Zone 1
Business Zone 2

Existing: Residential Zone 1

Proposed: Portion A - F: Residential Zone 1
Portion G - J: Business Zone 2

Figure ABCD represents Erf 331, Chatsworth, with an extent of 3569m².

SWARTLAND MUNICIPALITY
SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die Verordening herke Municipale Grondgebruikbeplanning (PK 8226 van 25 maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2023/10/17

TECHNICAL BESTUURDER
MUNICIPAL MANAGER

Drawing: Subdivision Plan

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS

Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning1@ru.ac.uk

DATE:	JUNE 2023
AUTHORITY:	SWARTLAND MUNICIPALITY

REF:

CHAV13130/MC