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File ref: 15/3/3-9/Erf 587
15/3/4-9/Erf 587
15/3/6-9/Erf 587

Enquiries:
A. de Jager

21 August 2023

Planscape
P.O. Box 557
MOORREESBURG
7310

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING, DEPARTURE AND SERVITUDE REGISTRATION ON ERF 587, MOORREESBURG

Your application with reference number 302~587~Mrb, dated 6 June 2023, on behalf of M.F. van Niekerk, 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 rezoning of Erf 587, Moorreesburg, from Residential Zone 1 to Transport Zone 1, be approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 587 (5 879m² in extent) be rezoned from Residential Zone 1 to Transport Zone 1 in order to establish a transport company, as presented in the application;
- b) A maximum of five (5) trucks and eight (8) trailers be permitted at any time on site for parking and/or storage purposes;
- c) The on-site maintenance of any of the trucks or truck-parts, be restricted to minor repairs only;
- d) All oil / diesel spills be cleaned up using the necessary precautions and procedures;
- e) No loading or unloading of cargo be permitted on site;
- f) No portion of the property be used for residential purposes other than that permitted within Transport Zone 1;
- g) Building plans, indicating the proposed additions to the existing building, be submitted to the Senior Manager: Development Management, for consideration and approval;
- h) Application be made to the Senior Manager: Development Management for the right to construct, affix and/or display name boards, direction signs and advertising signs;
- i) Access for trucks to and from erf 587 be restricted to the southern access on the property;

1. WATER

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

2. SEWERAGE

- a) The existing sewerage connection be utilised 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

2. SEWERAGE

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

3. ROADS

- a) The existing access points be utilised and that no additional access points be created;
- 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 permanent building line departure on Erf 587, Moorreesburg, be approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 3m northern side building line to 0,85m; and
- b) Departure of the 3m north-eastern side building line to 2m;
- c) The approved departures be restricted to the portions of the existing structure that encroaches on the new building lines, applicable after rezoning;
- 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 the registration of a servitude area on Erf 587, 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 proposed servitude (550m² in extent) be fenced-off, as presented in the application and that building plans for the fence be submitted to the Senior Manager: Development Management, for consideration and approval;
- b) No structures or infrastructure are permitted in the servitude area;

D GENERAL

- a) The approval will not exempt the owner/developer from adherence to all other legal procedures, applications and/or approvals related to the intended land use;
- b) 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 the company comes into operation. Should all the conditions of approval be met within the 5 year period, the land use will be permanent and the approval period will no longer be applicable;

Yours sincerely


MUNICIPAL MANAGER
per Department: Development Management
Add/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
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