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File ref: 15/3/3-9/Erf 1885  
15/3/4-9/Erf 1885

Enquiries:  
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26 Augustus 2024

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Sir / Madam

## PROPOSED REZONING AND DEPARTURE ON ERF 1885, MOORREESBURG

Your application with reference number 372~1885~Mrb, dated June 2024, on behalf of J.M. Saani, 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 1885, 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

- Erf 1885 (347m<sup>2</sup> in extent) be rezoned from Residential Zone 2 to Business Zone 2, in order to establish a shop and a dwelling unit on the property, as presented in the application;
- 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;
- The minimum of one parking bay and one loading bay be provided on-site. The parking bay and loading bay be provided with a permanent, dust free material, be it tar, concrete, paving or any other material pre-approved by the Director: Civil Engineering Services and that the parking bay and loading bay are clearly marked;
- 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;
- Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- 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

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

### 3. SEWERAGE

- 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](mailto: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

#### **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 R10 478,60 toward the bulk supply of regional water, 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 9/249-176-9210);
  - b) The owner/developer is responsible for the development charge of R3 890,90 towards bulk water reticulation, 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: 9/249-174-9210);
  - c) The owner/developer be responsible for the development charge of R3 150,90 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 R9 462,30 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 R12 620,30 towards roads and storm water, 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 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 1885, Moorreesburg, is approved in terms of section 70 of the By-Law, as follows:

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

- a) The 3m southern side building lines be departed from to 1,5m, to accommodate the portion of the existing building, as presented in the application;
- b) The required 3 parking bays for the shop be departed from and reduced to 0 parking bays;

The departures are subject to the following conditions:

- c) In terms of section 13.1.2(c) of the By-Law, the owner/developer is responsible for a cash sum toward the non-provision of on-site parking bays to the municipality equal to the estimated market value per m<sup>2</sup> of the land on which the building is erected, multiplied by the area in m<sup>2</sup> of the land which is required to be provided. A shortfall of 3 parking bays exist, therefore the calculation of the cash sum is made as follows:
  - Parking bay = 2,5m X 5m = 12,5m<sup>2</sup>
  - 12,5m<sup>2</sup> X number of bays not provided = 12,5m<sup>2</sup> X 3 = 37,5m<sup>2</sup>
  - 37,5m<sup>2</sup> X market value of the property per m<sup>2</sup> = 37,5m<sup>2</sup> X R300/m<sup>2</sup> = R11 250,00;

The total amount of R11 250,00 toward the non-provision of on-site parking bays is payable at building plan stage. The amount is due 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*  
                 *J.M. Saani, 29 Protea Street, Moorreesburg, 7310*