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CHECKLIST FOR DEVELOPMENTS BUILT OUTSIDE URBAN EDGE & NEAR WATER-COURSES

The purpose of this form is to assist the owner in determining whether the proposed development, as presented on the building plans submitted triggers sections of the National Environmental Management Act and the Environmental Impact Assessment Regulations of 2014.

It is the responsibility of the owner to give the right information to the municipality, and where the development triggers **ANY** sections of the above pieces of legislation, the owner must take the necessary steps in order to comply with all applicable legislation. The municipality will accept no building plans without prior necessary approval from other departments. The municipality will not take any responsibility where the owner has with or without knowledge contravened any of the above-mentioned legislation. It is the responsibility of the owner to ensure that all development processes are followed.

1. PROPERTY DETAILS:

Erf number		Suburb / area	
Property address			
Name of farm and No.			
Footprint of development (m²)			
Zoning of property			
Is the property located in a conservation area?	Yes		No
Age of existing buildings on premises?			
If building is older than 60 years, is there a building permit from Heritage Western Cape?	Yes		No

2. DEVELOPMENT OF THE PROPERTY

Nr.	Description	Yes	No
1.	Is the site located outside the urban area?		
2.	Is the site serviced?		
3.	Will the development occur on a vacant erf that is within a 100m of the high water mark of the sea and/or estuary?		
4.	Will the development (extension, renovation or new building) occur on a site that is within 32m of a water course?		
5.	Will the development be done on a site that is within a 50/100-year flood line?		
6.	Will the development exceed 100m ² ?		
7.	Will the development require the infilling or removing of more than 5m ³ material from the watercourse?		
8.	Will the proposed development require the removal of more than 1000m ² of indigenous vegetation?		
9.	Is the site located within a Critical Biodiversity Area (CBA)?		
10.	If the site is within a CBA , will the development require more than 300m ² of indigenous vegetation removed?		

If the answer to any of the questions above is "yes", the owner must contact the Department of Environmental Affairs and Development Planning before any application for approval of building plans may be submitted to the Building Control office. A written confirmation must be obtained from the Department of Environmental Affairs and Development Planning in relation to the applicability of the application with NEMA Listed Activities and indication must be provided as to whether environmental authorisation needs to be granted before a submission of a building plan application can be made to the Swellendam Municipality.

The Swellendam Municipality reserves the right to revise its initial comments on the application and further reserves the right to request further information based on any new or revised information received.

The applicant is required to attach authorisation acquired from the Department of Environmental Affairs and Development Planning to the building application when making a submission to the Swellendam Municipality.

DECLARATION:

I hereby, as either the registered owner of the property or duly authorised person, declare that the information provided above is a true reflection of the proposed development.

Name of property owner or duly authorised person	Signature of property owner or duly authorised person	Date

INDEMNITY FOR BUILDINGS BUILT WITHIN 50/100 YEAR FLOOD-LINE

I the undersigned registered owner of the property hereby indemnify the Swellendam Municipality from any comprehensive claims that will be due to an episode of flood.

1. I declare that I have complete knowledge that my property is within the 50/100 year flood-line and understand the implications thereof. I declare that I shall not in any form hold the Swellendam Municipality accountable should damages occur on the property and persons be injured in a flood episode. Moreover, I will not expect any compensation from Swellendam Municipality for injuries to persons or damages to the property.
2. I declare that I have seen the plans and the site plan (on drawing number:) drawn by showing the development located within the 50/100-year flood-line. I understand the implications of the location of the building within the flood-line.
3. This form is signed at my free will.

Registered owner name:			
Registered owner ID No:			
Registered owner signature:		Date	
Witness Name and Surname			
Witness ID No:			
Witness signature		Date	