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SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/3-8/Erf 544  
15/3/4-8/Erf 544  
15/3/4-8/Erf 544

Enquiries:  
A. de Jager

30 November 2022

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

Per Post

Dear Sir/Madam

## PROPOSED REZONING, CONSENT USE AND DEPARTURE ON ERF 544, RIEBEEK KASTEEL

Your application with reference number RK/12418/ZN/MV, dated 24 May 2022, on behalf of the Martin Jooste Familie Trust, refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 544, Riebeek Kasteel, from Residential Zone 1 and Community Zone 1 to Business Zone 1, is approved in terms of Section 70 of the By-Law;
- B. By virtue of the authority delegated to the Senior Manager: Built Environment 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 a departure on Erf 544, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law;
- C. By virtue of the authority delegated to the Senior Manager: Built Environment 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 a consent use on Erf 544, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law;

Approvals A. B. and C. are subject to the conditions that:

### 1. TOWN PLANNING AND BUILDING CONTROL

- a) The rezoning to Business Zone 1 authorises, but is not limited to, the development of a restaurant on the property, as presented in the application;
- b) A minimum of five (5) on-site parking bays be provided as presented in the application and that the parking areas, including the pavement, be finished with a permanent, dust free surface, whether it be tar, concrete, paving or any other material, as pre-approved by the Director: Civil Engineering Services, and the parking bays need to be clearly demarcated;
- c) The departure authorises the non-provision of 12 required on-site parking bays;
- d) A cash amount, in terms of section 13.1.2(c) of the By-Law, be calculated and paid to the Municipality for the non-provision of 12 on-site parking bays;
- e) The amount for the non-provision of the parking bays be calculated as follows:  
(Area of one parking bay as determined by the By-Law, multiplied by the number of parking bays not provided) multiplied by the Property market value per m<sup>2</sup> as determined by the 2019 valuation roll  
= (12,5m<sup>2</sup> x 7) x (R707 per m<sup>2</sup>)  
= R61 862,50

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

- f) Building plans for any unauthorised building work/structures be submitted to the Senior Manager: Built Environment for consideration and approval;
- g) The consent use authorises a place of entertainment (putt-putt course) on a portion (823m<sup>2</sup> in extent) of the erf, as presented in the application;
- h) Application be made to the Senior Manager: Built Environment for the right to display an advertising sign/development name;
- i) Application be made to Swartland Municipality for a business license as well as an entertainment license for the operation of the restaurant and putt-putt course respectively;
- j) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval;

## 2. WATER

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

## 3. SEWERAGE

- b) The existing sewerage connection be used and that no additional connections be provided;

## 4. GENERAL

- a) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be complied with by no later than 60 days after the final decision has been taken on this application and failing to do so will result in further administrative action by the Municipality. Once all the conditions of approval have been met by the specified date, the zoning, consent use land use and departure will be permanent and the approval period will not be applicable anymore.

Yours sincerely



**MUNICIPAL MANAGER**  
per Department Development Services  
AdJ/ds

*Copies:            Director: Civil Engineering Services  
                         Director: Financial Services  
                         Building Control Officer  
                         Martin Jooste Familie Trust, Posbus 622, Riebeeck Kasteel, 7307  
                         martinj@nexusag.net*