



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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Lêer verw/ 15/3/10-11/Erf_1900
File ref:

Navrae/Enquiries:
Ms D N Stallenberg

23 November 2022

C K Rumboll & Vennote
Posbus 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED CONSENT USE ON ERF 1900, RIEBEEK KASTEEL

Your application with reference RK/12850/NJdK dated 13 October 2022 refers.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 16 November 2022 to approve the application for the consent use on Erf 1900, Riebeeck Kasteel, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions that:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) The consent authorises a double dwelling on Erf 1900, as presented in the application;
- (b) The double dwelling complies with the applicable zoning parameters of the By-law;
- (c) At least 4 on-site parking bays be provided to the satisfaction of the Senior Manager: Built Environment;
- (d) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;

A2 WATER

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

A3 SEWERAGE

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

B. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. Failure to comply will result in this approval expiring;
- (b) Appeals against the Tribunal decision be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R4 500,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

- C. The application be supported for the following reasons:

- (a) The application is in compliance with the planning principles of LUPA and SPLUMA;
- (b) The application is consistent with local, regional and provincial spatial planning policy;

- (c) The development proposal complies with all applicable zoning parameters of the Residential zone 1 zoning and will not have a negative impact on the privacy or property values of neighbouring properties;
- (d) Erf 1900 does not have any physical restrictions which may have a negative impact on this application;
- (e) The proposed double dwelling will complement and not have a negative impact on the character of the surrounding residential area;
- (f) The development proposal supports the optimal utilisation of the property;
- (g) The proposed land use is considered as a desirable activity within a residential neighbourhood, as it will accommodate residential activities compatible with that of the existing area;
- (h) The double dwelling will provide in a need for a larger variety of housing opportunities to the wider population;
- (i) Sufficient services capacity exists to accommodate the proposed double dwelling;
- (j) The views from Erf 2016 are deemed a privileged and not a right.

Yours faithfully



MUNICIPAL MANAGER

via Department Development Services

/ds

Copies : Director Civil Engineering Services

Director : Financial Services

Building Control Officer