



File ref: 15/3/3-11/Erf_2177

Navrae/Enquiries:
Mr HL Olivier

14 Januarie 2026

Active Planning Solutions
Oakhill Farm
@17 Bottelary Road
BRACKENFELL
7561

Attention: Pierre Jordaan; pierre@activeplanning.co.za

Sir/ Madam

PROPOSED REZONING AND CONSENT USE ON ERF 2177, RIEBEEK KASTEEL

Your application with reference RK/2177/APSv1, dated September 2025, on behalf of Kasteelhof CC, 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 8227 of 25 March 2020), the application for rezoning of a portion of erf 2177 (2668m² in extent), Riebeek Kasteel from Residential Zone 1 to Business Zone 1, is hereby approved in terms of Section 70 of the By-Law:
- 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 8227 of 25 March 2020), the application for consent use on erf 2177, Riebeek Kasteel in order to extend the existing hotel rights on the property onto the rezoned portion, is hereby approved in terms of Section 70 of the By-Law:

Both the decisions mentioned in A. and B. above are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (b) Application for the erection of any advertising signs be made to the Senior Manager: Development Management;
- (c) On-site parking bays, as presented on the site development plan dated 13-06-2024 with reference 2024-2117-01, be provided with a permanent dust free surface being concrete, paving or tar or a material pre-approved by the Director Civil Engineering Services and that the parking bays are clearly marked;

2. WATER

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

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R76 647,79 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R 72 318,18 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R 60 240,70 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R 81 007,27 towards the wastewater treatment works at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R64 787,90 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and may be revised thereafter;

5. GENERAL

- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (b) Appeals against the decision should 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 R5 000,00 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO ds
Copies:

Director: Civil Engineering Services
Director: Financial Services
Building Control Officer
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