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15/3/4-11/Erf_1751

Enquiries:
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13 May 2025

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Sir / Madam

PROPOSED REZONING AND DEPARTURE FROM DEVELOPMENT PARAMETERS ON ERF 1751, RIEBEEK KASTEEL

Your application with reference number RK/1751/MH, dated 26 Februarie 2026, on behalf of TH Joford, 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 1751, Riebeek Kasteel, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1751 be rezoned from Residential Zone 2 to Business zone 2, in order to permit a shop and a flat, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- c) At least 3 on-site parking bays 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 bays are clearly marked;
- d) Application for the right to display any signage be made to the Senior Manager: Development Management against the buildings or on the property, for consideration and approval;
- e) Application for a Certificate of Acceptability be made at the West Coast District Municipality;
- f) Application for a Business license be made at Swartland Municipality;
- g) The owner/developer be responsible for the fine of R111 175,00 towards the continued unauthorised land use from 31 May 2025 to 26 February 2026 (9/222-462-9192) and is payable at building plan submission stage.

2. WATER

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

3. SEWERAGE

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

4. STREETS AND STORMWATER

- a) Delivery vehicles be restricted to a size of 16 000kg BVM;

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- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R8 829,80 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 R8 331,00 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 R7 277,10 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 R9 785,70 towards the waste water 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 R12 572,50 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.
- 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 departures of development parameters on Erf 1751, Riebeek Kasteel, is approved in terms of section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 3m side building line (north western boundary) to 1m;
- b) Departure of the 3m side building line (south eastern boundary) to 0m;
- c) Departure of the 3m rear building line to 1,1m.

2. GENERAL

- a) The approval letter from Swartland Municipality be displayed inside the house shop;
- b) Compliance with all conditions of approval (submission of relevant applications) be undertaken within a period of 3 months from the date of the decision, by 14 August 2026;
- c) Failure to comply with all conditions of approval, obtaining an occupation certificate and concluding all other necessary processes, will result in legal action to enforce compliance;
- d) An occupancy certificate for building work completed in accordance with the approved building plan for the house shop be obtained within 6 months after the approval of the building plan;
- e) 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 Directorate Development Services

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 TH Joford, 19 Jasmyn Street, Riebeek Kasteel, 7307