



File ref: 15/3/3-11/Erf_102
15/3/4-11/Erf_102

Navrae/Enquiries:
Mr HL Olivier

10 March 2026

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

Attention: Mornay Herling;

planning5@rumboll.co.za

Sir

PROPOSED REZONING AND DEPARTURE ON ERF 102, RIEBEEK KASTEEL

Your application with reference RK/14861/MH, dated 13 October 2025, on behalf of Me MR Maree, 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), Riebeeck Kasteel from Business Zone 2 to Residential 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 departure of the applicable development parameters on Erf 102, Riebeeck Kasteel, 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) The approval for the departure be restricted to the existing structures as indicated on the site plan dated October 2025 and includes the following:
- (i). Accommodating the existing dwelling $\pm 3,1$ m from the street boundary, (Hermon Road) in lieu of the 4m street building line restriction;
 - (ii). Accommodating the existing dwelling $\pm 3,2$ m from the street boundary, (Piet Retief Street) in lieu of the 4m street building line restriction;
 - (iii). Accommodating an existing carport 1m from the side eastern side boundary in lieu of the 1,5m side building line restriction;
- (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. WATER

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

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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 R2 452,73 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 2 314,18 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 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) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable;
- (c) 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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