



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3 – 12/Erf\_607  
15/3/4 – 12/Erf\_607  
15/3/10-12/Erf\_607

Enquiries:  
Mr AJ Burger

22 October 2021

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**By Registered Mail**

Dear Sir

**PROPOSED REZONING, CONSENT USE AND DEPARTURE ON ERF 607, RIEBEEK WEST**

Your application, with reference RW/12127/NJdK, dated 26 August 2021, on behalf of the NG Kerk, regarding the subject refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 607, Riebeek West, 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 consent use for a place of assembly on Erf 607, Riebeek West, is approved in terms of Section 70 of the By-Law.

Points A & B are subject to the following conditions:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 607 (1357m<sup>2</sup> in extent) be rezoned from Community zone 2 to General Residential zone 3 as presented in the application;
- b) The consent use authorised a place of assembly as presented in the application;
- c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- d) The approval of Heritage Western Cape be obtained for any alterations or additions to the existing buildings at building plan stage;

**2. WATER**

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

**3. SEWERAGE**

- a) The property be provided with a conservancy tank with sufficient capacity which is accessible for the services truck from the street;

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

#### 4. DEVELOPMENT CHARGES

(Please note that the development charges are calculated on the land use "Residential 1: High Density (>14 units/ha) for 2 new user units of bulk infrastructure. The development charges may change if the development proposal changes at building plan stage.)

- a) The owner/developer is responsible for the development charge towards regional bulk water supply, amounting to R 13 068,60. This amount is payable to Swartland Municipality at building plan stage. The amount is valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-176-9210);
  - b) The owner/developer is responsible for fixed development charge towards water to the amount of R 19 009,50 at building plan stage. This amount is valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);
  - c) The owner/developer is responsible for fixed development charge for sewerage to the amount of R 12 528,10 at building plan stage. The amount is valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/240-184-9210);
  - d) The owner/developer is responsible fixed development charge towards waste water treatment to the amount of R 13 455,00 at building plan stage. The amount is valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/240-183-9210);
  - e) The owner/developer is responsible for the development charge towards storm water, to the amount of R 6 451,50 at building plan stage. The amount is valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210);
  - f) The owner/developer is responsible for the development charge towards roads, to the amount of R 12 068,10 at building plan stage. The amount is valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-188-9210);
  - g) Council's resolution dated May 2021 makes provision for a 40% rebate applicable on the development charges to Swartland Municipality. This rebate is valid for the 2021/2022 financial year and may be revised thereafter. The rebate is not applicable to point 4(a);
- 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 the departure of development parameters on erf 607, Riebeeck West, is approved in terms of Section 70 of the By-Law, as follows:
1. Departure of the 5m side building line (north western boundary) to 1,15m;
  2. Departure of the 5m street building line (eastern boundary) to 0m;
  3. Departure of the 5m side building line (south eastern boundary) to 0m;
  4. Departure of the required 4,5 on-site parking bays to 0 on-site parking bays for the flats;
  5. Departure of the permitted 40% coverage to 41%.

The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with before the occupation certificate for the transformed residential units be issued. If all conditions of approval be complied with within the 5 year period, the land use rights becomes permanent.

Yours sincerely

  
MUNICIPAL MANAGER  
per Department Development Services  
AUB/ds

*Copies: Department: Civil Engineering Services  
Department: Financial Services  
Building Control Officer  
NG Kerk, PO Box 40, Riebeeck West, 7306*