



File ref: 15/3/3-11/Erf\_1751  
15/3/4-11/Erf\_1751

Enquiries:  
Mr AJ Burger

14 February 2025

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

By registered mail

Sir / Madam

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

Your application with reference number RK/14047/MH, dated 29 October 2024, 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 of 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 be made to the Senior Manager: Development Management for the right to construct or affix and display any signage against the buildings or on the property;
- e) A Certificate of Acceptability be obtained from West Coast District Municipality;
- f) A Business licence be obtained from Swartland Municipality;

**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;

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#### 4. STREETS AND STORMWATER

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

#### 5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R4 710,56 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
  - b) The owner/developer is responsible for the development charge of R4 992,57 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
  - c) The owner/developer is responsible for the development charge of R3 499,79 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
  - d) The owner/developer is responsible for the development charge of R4 706,26 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
  - e) The owner/developer is responsible for the development charge of R7 156,22 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
  - f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 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 1m.

#### C. GENERAL

- 1. If it is deemed necessary for to expand any of the existing services in order to provide the proposed development with services connections, the cost will be for the owner/developer;
- 2. The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- 3. **All conditions of approval be implemented before 31 March 2025. Failing to comply will cause the approval to lapse. Should all conditions of approval be met, the new zoning becomes permanent and the approval period will no longer be applicable.**

Yours sincerely

  
MUNICIPAL MANAGER

per Directorate Development Services  
AJB/ds

Copies:

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