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SKOON OUDITS SEDERT 2010/11



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waar mense hul drome kan uitleef!

Lêer verw/ 15/3/3-11/Erf\_72  
15/3/6-11/Erf\_72

Navrae/Enquiries:  
Ms D N Stallenberg

20 August 2024

C K Rumboll & Partners  
Posbus 211  
MALMESBURY  
7299

By Registered Mail

Sir/Madam

### PROPOSED REZONING AND SUBDIVISION OF ERF 72, RIEBEEK KASTEEL

Your application with reference RK/13528/NJdK dated 12 March 2024 has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 14 August 2024 to approve the application for the rezoning of Erf 72, Riebeek Kasteel from Residential Zone 1 ( $\pm 3113\text{m}^2$ ) and Business Zone 1 ( $\pm 237\text{m}^2$ ) to Subdivisional Area in terms of Section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) to make provision for the following land uses:
- Residential zone 1 ( $\pm 2741\text{m}^2$ ) and Business zone 1 ( $\pm 609\text{m}^2$ )
- B. The application for the subdivision of Erf 72 ( $3350\text{m}^2$  in extent), Riebeek Kasteel, be approved in terms of section 70 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), to create a total of 3 portions:
- C. A and B above be subject to the following conditions
- C1 TOWN PLANNING AND BUILDING CONTROL**
- (a) Erf 72, Riebeek Kasteel ( $3350\text{m}^2$  in extent), be subdivided into a remainder ( $\geq 500\text{m}^2$  in extent), Portion A ( $\pm 2241\text{m}^2$  in extent) and Portion B ( $\pm 609\text{m}^2$  in extent);
  - (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for any additions to the existing buildings or for any work done that does not have the required approval;
  - (c) The parking area on portion B be formalized and that the parking bays be clearly marked. This condition is applicable at clearance stage;
  - (d) The existing outside toilet structure on portion B be demolished at clearance stage;
- C2 WATER**
- (a) Each subdivided portion be provided with separate water connections. This condition is applicable on clearance stage with regards to the remainder as well as Portion B and at building plan stage with regards to Portion A;
- C3 SEWERAGE**
- (a) Each subdivided portions be provided with a separate sewerage connection at clearance stage;
- C4 DEVELOPMENT CHARGES**
- (a) The following development charges are applicable to proposed portion A:
    - (i) The development charge towards the bulk water supply amounts to R35 984,65 and is payable by the owner/developer per newly created portion at clearance stage. The

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

- amount is due to Swartland Municipality, is valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (ii) The development charge towards water reticulation amounts to R33 952,60 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-174-9210);
  - (iii) The development charge towards sewer reticulation amounts to R19 444,20 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-184-9210);
  - (iv) The development charge towards wastewater treatment amounts to R26 146,40 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-183-9210);
  - (v) The development charge towards roads amounts to R18 853,10 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (b) The applicable development charges for portion B, be calculated on building plan stage;
  - (c) The Council resolution of May 2024 provides 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;

#### **D. GENERAL**

- (a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;
- (b) Any existing services connecting the remainder and/or new portion, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- (c) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (d) 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 for or against the appeal;
- (e) All conditions of approval be implemented before clearance 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;
- (f) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed;

#### **E. The application be supported for the following reasons:**

- (a) The title deed of Erf 72 does not contain any restrictions that prohibits the development proposal;
- (b) There is no physical restriction on the property that negatively impacts the proposal;
- (c) The proposed development will not have a negative impact on the Municipality's ability to provide services to the community of Riebeeck Kasteel;
- (d) The proposed development is situated within the urban edge of Riebeeck Kasteel and is a form of densification which is supported by local, district as well as provincial planning principles and policy;
- (e) The proposed development will not have a negative impact on any heritage or environmental resources;
- (f) The application complies with the principles of LUPA (Land Use Planning Act) and SPLUMA (Spatial Planning and Land Use Management Act) (Spatial Planning and Land Use Management Act);

- (g) The proposal is deemed consistent with the Municipal Spatial Development Framework (MSDF), 2023;
- (h) Any future development on the remainder will be subject to a land use application.

Yours faithfully



**MUNICIPAL MANAGER**

via Department Development Services

/ds

*Copies :           Department : Infrastructure and Civil Engineering Services  
                          Building Control  
                          Department Financial Services  
                          The Manager, Eskom, P.O Box 222, Brackenfell, 7560  
                          C J Christiaan/MM Dercksen, p/a Willie Derksen, 15 Atekena Street, Vredenburg, 7380.  
                          dercksenmaxie@gmail.com*

SWARTLAND MUNICIPALITEIT  
SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die  
Verordening insake Municipale Grontgebruikbeplanning  
(FK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land  
Use Planning By-Law (PN 8226 of 25 March 2020) subject to  
conditions.

20/08/2024  
DATUM/DATE

  
MUNICIPAL MANAGER

ZONING I.T.O. THE ZONING SCHEME:

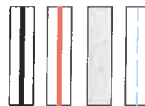
Portion B: Business Zone 1  
Portion A and Remainder: Residential Zone 1

PROPOSED SUBDIVISION

Portion A ±2241m<sup>2</sup>  
Portion B ±609m<sup>2</sup>  
Remainder ±500m<sup>2</sup>  
Erf 72, Riebeeck Kasteel ±3350m<sup>2</sup>

KEY:

Subject property  
Proposed subdivision line  
Existing Buildings  
Building lines



Zoning map



TITLE:

SUBDIVISION PLAN  
ERF 72, RIEBEEK KASTEEL


PHYSICAL ADDRESS:

MAIN STREET, RIEBEEK KASTEEL

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:

  
C.K. RUMBOLL & PARTNERS  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
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DATE:

NOVEMBER 2023

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

RK/13528/NJK



Drawing done by NJ de Kock

Planner: CK Rumboll & Partners