



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



*Ons gee gestalte aan 'n beter toekoms!
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File ref: 15/3/3-11/Erf 988
15/3/4-11/Erf 988
15/3/13-11/Erf 988

Enquiries:
Mr HL Olivier

2 September 2024

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED REZONING, DEPARTURE AND EXEMPTION ON ERF 988, RIEBEEK KASTEEL

Your application with reference number RBK/13652/HDT, dated 25 April 2024 as well as the amended site development plan received 26 August 2024, on behalf of the Tjaila Trust, 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 988, Riebeek Kasteel (2480m² in extent) from Residential zone 1 to Business Zone 1, is hereby approved in terms of section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The use of the property be restricted to a shop as well as dwelling unit as presented in the application;
- (b) The storage of and trade in bulk construction materials on the subject property be prohibited;
- (c) Building plans indicating any new construction, structural amendments and the change of use of the existing buildings be submitted to the Senior Manager: Development Management for consideration of approval;
- (d) On-site parking be provided in accordance with the requirements of the development management scheme including at least one (1) loading bay. The parking area as well as the sidewalk giving access to the property, on Sarel Cilliers Street, be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by Swartland Municipality and the parking bays and loading bay be clearly marked;
- (e) The existing vehicular access to the property be closed as indicated on the amended site development plan and the property be provided with a single combined access as determined in terms of the applicable development management scheme;
- (f) Application for the erection of advertising signs be submitted to the Senior Manager: Development Management for consideration and approval;
- (g) Where floodlights are installed in order to illuminate the parking area, it be confined to the boundaries of the property. Lighting should therefore not spill over to neighbouring residential properties to the effect that it is deemed unreasonable by the Municipality;
- (h) Deliveries may only be done on-site and may therefore not be made from the road reserve or from neighbouring properties. Delivery vehicles be restricted to vehicles where the gross vehicle mass does not exceed 16 000kg;

2. WATER

- (a) The existing water connection be utilised, and no additional connections be provided;

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

3. SEWERAGE

- (a) The existing sewerage connection be utilised and no additional connections be provided;

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for the development charge of R 1 827,54 towards sewerage, at building plan 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);
- (b) The owner/developer is responsible for the development charge of R 2 458, 26 towards the wastewater treatment works, at building plan 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);
- (c) The owner/developer is responsible for the development charge of R 57 527.56 towards roads and storm water, at building plan 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);
- (d) 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 the departure of development parameters on Erf 988, is hereby approved in terms of section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The 5m western street building line be departed from to 1m in order to accommodate the existing dwelling within the parameters of the new zoning;
- (b) The 5m south western street building line be departed from to 1m in order to accommodate the proposed shop within the parameters of the new zoning;
- (c) The 5m southern street building line be departed from to 3,8m in order to accommodate the proposed shop within the parameters of the new zoning.
- C. The proposed formalisation of the existing road reserve as indicated on the plan attached, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.
- (a) The newly created portion is deemed to be zoned Transport Zone 2 in terms of Section 12.9 of the development management scheme;
- (b) Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.
- (c) Portion A, as indicate on the exemption plan, to be surveyed and transferred to the municipality for the cost of the owner/developer.

D. GENERAL

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The comments received from ESKOM be noted (Letter 15040-24 dated 12 June 2024)
- (b) The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (c) Should it be determined necessary to expand or relocate any of the engineering services to provide the development with 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 against the appeal;
- (e) All conditions of approval be implemented before an 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;
- (f) The applicant be informed of the right to appeal against the decision of the Authorised Official 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, 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

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Die Munisipale Bestuurder
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Malmesbury 7299

Darling Tel: 022 492 2237

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Yzerfontein Tel: 022 451 2366

fee of R5 000,00 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;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services

HLO/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 Tjaila Trust, 23 Sarel Cilliers Street, Riebeek Kasteel
 clive@kasteelhardware.co.za

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ENGINEERED BY
STORM WATER MANAGEMENT CONSULTANTS
10100 JEFFERSON AVE. SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-1111
FAX: 214-343-1112
WWW.SWMCONSULTANTS.COM

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Vrygestel ingevoelge artikel 34 van die Verordening insake
Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart
2020).

Exempted in terms of section 34 of the Municipal Land Use
Planning By-Law (PN 8226 of 25 March 2020).

2024/09/02
DATE

Amayman
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

KEY:

- Relevant erf
- Proposed Subdivision
- Existing structures

544

56,67m

±45,38m

141

Remainder
±27480m²

988

Stoop ±39m²

House
±116m²

Stoop ±22m²

Existing vehicle access

5m

±31,38m
SAREL CILLIERS STREET

520

5m

Parking
Structure

±20m

±43m

±376m²

5m

±5m

PIET RETIEF STREET

56,67m

±19m

2114

RE/990

TITLE:	SUBDIVISION PLAN
	ERF 988, RIEBEEK KASTEEL
PHYSICAL ADDRESS:	CNR SAREL CILLIERS & PIET RETIEF STREETS
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	C.K. RUMBOLD & VENOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RANIER STREET, MALMESBURY Tel: 022 - 4821645 Fax: 022 - 4871601 Email: zanade@rumbold.co.za
DATE:	APRIL 2024
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	RBK/13652HDT

