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File ref: 15/3/3-11/Erf_1494
15/3/6-11/Erf_1494
15/3/13-11/Erf_1494

Enquiries:
Mr HL Olivier

11 September 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION AND EXEMPTION ON ERF 1494, RIEBEEK KASTEEL

The application, with reference number RK/13044/NJdK, dated 22 May 2023, on behalf of the Remhoogte Kasteel Trust, 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 8226 of 25 March 2020), the application for the rezoning of erf 1494, Riebeek Kasteel from Residential Zone 1 to Subdivisional Area, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Provision be made for the following zoning categories:
- Residential zone 1 ($\pm 1866\text{m}^2$)
 - Business zone 1 ($\pm 1050\text{m}^2$)
 - Transport zone 2 ($\pm 406\text{m}^2$)

- 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 8226 of 25 March 2020), the application for the subdivision of Erf 1494, 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 1494 (3322m^2 in extent), be subdivided as follows:
- Portion 1 of 525m^2 in extent (Business Zone 1);
 - Portion 2 of 525m^2 in extent (Business Zone 1);
 - Portion 3 of 607m^2 in extent (Residential Zone 1);
 - Portion 4 of 1259m^2 in extent (Residential Zone 1);
 - Remainder of 406m^2 in extent (Transport Zone 2);
- (b) A 4m wide right of way servitude be registered over portion 4 in favour of portion 3 as presented in the application;

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

2. WATER

- (a) The water network be upgraded in order to provide the subdivided portions each with their own water connections. Therefore the owner / developer need to appoint an engineer, appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design be presented to the Director: Civil Engineering Services for approval after which the construction work be done under the supervision of the said engineer. The conditions is applicable at subdivision stage;

3. SEWERAGE

- (a) The sewer network be upgraded in order to provide the subdivided portions each with their own sewer connections. Therefore the owner / developer need to appoint an Engineer, appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design be presented to the Director: Civil Engineering Services for approval after which the construction work be done under the supervision of the said Engineer. This conditions is applicable at subdivision stage;

4. STREETS AND STORMWATER

- (a) The proposed parking areas be provided with a permanent dust-free surface to the satisfaction of the Director: Civil Engineering Services. The condition applies at building plan stage;
- (b) The parking spaces be clearly marked and that the necessary loading zones are provided on the two business premises;
- (c) The shoulder of Church Street, in front of the proposed development be upgraded to provide for curbs as well as safe pedestrian movement and vehicular access to the satisfaction of the Director: Civil Engineering Services. The condition applies at subdivision stage;
- (d) The stormwater runoff, parking areas, curbs as well as the proposed access points to Church Street be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The design is submitted to the Director: Civil Engineering Services for approval after which the construction work be done under the supervision of the relevant engineer;
- (e) With the registration of the first portion, the portion street (Remainder ±406m²) as presented on the subdivision plan be transferred in the Municipality's name at the developer's expense;

5. CLEANING SERVICES

- (a) Each business premises be provided with a common refuse area that is properly secured and provided with a water connection and a drainage system that is connected to the sewer network. The common refuse areas be accessible to the service truck and only normal solid waste originating from businesses, offices and residences be removed. This condition applies at building plan stage;

6. DEVELOPMENT CHARGES

- (a) In terms of the proposed portions 1 and 2, the development charges be calculated on building plan stage;
- (b) In terms of the proposed portion 3, the development charges be paid as follows:
 - (i). The development charge towards the bulk water supply amounts to R 16 295,50 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);
 - (ii). The development charge towards water reticulation amounts to R 15 374,35 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-174-9210);
 - (iii). The development charge towards sewer reticulation amounts to R 11 205,60 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-184-9210);
 - (iv). The development charge towards waste water treatment amounts to R 15 069,60 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
 - (v). The development charge towards roads amounts to R 15 101,80 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/247-188-9210);

(vi). The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter.

- C. The proposed registration of a 4m wide right of way servitude over portion 4 in favour of portion 3 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;

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

D. GENERAL

1. 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;
2. Should it be determined necessary to expand or relocate any of the existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
3. The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
4. 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.
5. All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Remhoogte Kasteel Trust, PO Box 49, Riebeek Kasteel, 7307
 Planning2@rumboll.co.za

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), ondertheging 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.

Middle of river

2023/09

MUNICIPAL FESTIVAL
MUNICIPAL MANAGER

Portion 4
±1259m²

Portion 1
±525m²

Portion 3
±607m²

Portion 2
±525m²

Portion 4
±1259m²

Remainder
+406m²

1484

1483

1482

1481

Street

BOOKSEN STREET

CHURCH STREET

Proposed zoning:

Portion 1 - Business Zone 1
Portion 2 - Business Zone 1
Portion 3 - Residential Zone 1
Portion 4 - Residential Zone 1
Remainder Transport Zone 2 (road)

Erf boundary

Subdivision Line

Right of way servitude

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
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Tel: 022 - 4821845
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AUTHORITY:

AUTHORITY:
SWARTLAND MUNICIPALITY

REF: RK/13044/NJdK

SCALE: NTS