



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/3-11/Erf 2098
15/3/4-11/Erf 2098

Enquiries:
Me A. de Jager

2 March 2021

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

PROPOSED REZONING AND DEPARTURE ON ERF 2098, RIEBEEK KASTEEL

Your application with reference number RK/11676/ZN/MV, received on 6 November 2020, on behalf of P.N. & C.A. Wakefield, refers.

- A. 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 rezoning of Erf 2098, Riebeek Kasteel, from Business Zone 1 to Residential Zone 1 is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 2098 (674m² in extent) be utilised for single residential purposes, as presented in the application;
- b) A minimum of two (2) on-site parking bays be provided for the dwelling, as presented in the application;
- c) Building plans indicating the change of usage of interior spaces and/or any renovations, be submitted to the Senior Manager: Built Environment for consideration and approval;

2. WATER

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

3. SEWERAGE

- a) The existing sewerage connection be used and that no additional connections will be provided.

- 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 departure on Erf 2098, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

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

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 4m street building line be departed from and reduced to 1,7m, to accommodate the portion of the existing dwelling that encroaches the building line, as presented in the application;

2. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with before a certificate of occupancy for change in usage be issued and failing to do so will result in this approval lapsing.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 P.N. & C.A. Wakefield, P.O. Box 337, Riebeek Kasteel, 7307