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waar mense hul drome kan uitleef!

File ref: 15/3/3-12/Erf 607
15/3/4-12/Erf 607
15/3/10-12/Erf 607

Navrae/Enquiries:
A. de Jager

26 January 2024

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

By Registered Mail

Sir / Madam

PROPOSED REZONING, DEPARTURE AND CONSENT USE ON ERF 607, RIEBEEK WEST

Your application with reference number RW/13099/NJdK, dated 14 October 2023, on behalf of the Nederduits Gereformeerde Kerk te Riebeek-Wes, 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 607, Riebeek West, from General Residential Zone 3 to Community Zone 1, is approved in terms of section 70 of the By-Law;
- 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 a consent use on Erf 607, Riebeek West, is approved in terms of section 70 of the By-Law;
- C. 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 on Erf 607, Riebeek West, is approved in terms of section 70 of the By-Law;

Approvals A. B. and C. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 607 be rezoned from General Residential Zone 3 to Community Zone 1, in order to establish a place of education on the property, as presented in the application;
- b) The consent use authorises the use of the existing hall on the property as a place of assembly, as presented in the application;
- c) The 10m eastern street building line be departed from to 0m, to accommodate the existing buildings on the property;
- d) The 5m south-eastern side building line be departed from to 0m, to accommodate the existing buildings on the property;
- e) The 5m north-western side building line be departed from to 1,15m, to accommodate the existing building on the property;

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Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

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Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

- f) The extent of the building line departures be limited to the portions of the existing buildings that already encroach on the building lines and that any new buildings in future comply with the development parameters;
- g) No new openings, such as windows and doors, be allowed on the erf boundary;
- h) The required number of 15 on-site parking bays be departed from to zero (0) on-site parking bays, as presented in the application;
- i) The required number of three (3) on-site bus parking bays be departed from to zero (0) on-site bus parking bays, as presented in the application;
- j) Parking bays for the place of education and place of assembly be accommodated on Erf 168 and on-street, as has historically been the status quo;
- k) Building plans indicating any structural amendments and the change of use of the buildings be submitted to the Senior Manager: Development Management for consideration of approval;
- l) Application be made to the Senior Manager: Built Environment for the right to construct or affix and display any signage;
- m) Any signage will be limited to 1m² in area and may not project over a public street;

2. WATER

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

3. SEWERAGE

- a) The property be provided with a conservancy tank of a capacity no smaller than 8 000 litres and previously approved by the Director: Civil Engineering Services;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for the development charge of R12 215,76 towards roads, at building plan stage. The amount is payable to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (Vote number 9/247-188-9210);

1. GENERAL

- a) 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;
- b) All conditions of approval be implemented before the new land uses come into operation 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.

Yours sincerely


MUNICIPAL MANAGER
 per Department Development Services
 Adjds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 NG Kerk Riebeek-Wes, P.O. Box 40, Riebeek West, 7306