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Lêer verw/ 15/3/3-11/Erf_2260
File ref:

Navrae/Enquiries:
Ms D N Stallenberg

18 October 2023

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED REZONING ON ERF 2260, RIEBEEK KASTEEL

Your application reference 13181/RIEBKL/JL/EM dated 30 June 2023, on behalf of Expifin International Pty. Ltd. has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 11 October 2023 to approve the application for the rezoning of Erf 2260, Riebeek Kasteel, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions that:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 2260 (2637m² in extent) be rezoned from Business Zone 2 to Industrial Zone 1;
- (b) The land use of the Industrial Zone 1 zoning be restricted to a warehouse (small storage), as presented in the application;
- (c) The site development plan be amended to address the following in order to mitigate the visual impact of the proposed storage facility:
 - (i) The parking area be repositioned to the southern property boundary at the rear of the property;
 - (ii) Repositioning of the built refuse area;
 - (iii) Establishing an entrance-only and exit-only route to and from the property;
 - (iv) The boundary wall or fence on Erf 2260 on the T-junction of Kloof Street and the servitude road giving access to the property, be erected to form a splay of 5m x 5m on the corner in order to improve visibility;
 - (v) Indication of the type of fencing to be used;
 - (vi) A detailed landscaping proposal be submitted, indicating measures to soften the impact on the street scape of Kloof Street as well as between the development and the residential properties towards the south of the property;
- (d) The amended site development plan be submitted to the Senior Manager: Development Management for consideration and approval;
- (e) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (f) The visual impact of the proposed small storage facility be mitigated by means of architectural design elements which is complementary to the character of Riebeek Kasteel. Flat roofs and garage type structures are not permitted;

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

- (g) The Aesthetic Committee of Riebeek Valley be consulted with regard to the architectural design of the proposed storage facility;
- (h) Application be made to the Senior Manager: Development Management for the display of advertising signs;
- (i) At least 9 on-site parking bays be provided as presented in the application. The parking bays and internal areas used for traffic flow be provided with a permanent dust free surface being tar, concrete or paving or a material pre-approved by the Director: Civil Engineering Services and that the parking bays are clearly marked;
- (j) No storage outside of the buildings be permitted;
- (k) The storage of dangerous, poisonous and /or noxious classified goods be strictly prohibited;

A2 WATER AND STORMWATER

- (a) The erf be provided with a single water connection and that no additional connections be provided;
- (b) A stormwater plan be submitted to the Director: Civil Engineering Services for consideration and approval;

A3 SEWERAGE

- (a) The erf be provided with a single sewerage connection and that no additional connection be provided;

B. GENERAL

- (a) 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;
- (b) 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;
- (c) 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;
- (d) 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, 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 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

C. The application be supporting for the following reasons:

- (a) The application is in compliance with the planning principles of LUPA and SPLUMA;
- (b) The application is in compliance with the spatial planning of Riebeek Kasteel;
- (c) The development proposal complies with all applicable zoning parameters of the Industrial Zone 1 zoning;
- (d) The impact of the proposed small storage facility on surrounding area is deemed low;
- (e) The visual impact of the proposed development will be mitigated as proposed in the report;
- (f) Erf 2260 does not have any physical restrictions which may have a negative impact on this application;
- (g) The development proposal supports the optimal utilisation of the property;
- (h) Existing services are deemed sufficient to accommodate the proposed small storage facility;
- (i) Property values of surrounding properties will not be affected negatively;
- (j) There are no restrictions in the title deed of Erf 2260 which restricts the proposed development;
- (k) The impact of Business Zone 2 with regard to coverage, traffic, scale of the development is greater than the scale of the proposed development which can be mitigated by the conditions of approval.

Yours faithfully



MUNICIPAL MANAGER

via Department Development Services

/ds

Copies : Building Control Officer

Department : Infrastructure and Civil Engineering Services

Department Electrical Engineering Services

Department : Financial Services

Expifin International Pty. Ltd., P O Box 252, Riebeek Kasteel, 7307, stephanv@expifin.co.za