



File ref: 15/3/3-13/Erf_8014
15/3/4-13/Erf_8014

Navrae/Enquiries:
Mr AJ Burger

23 October 2025

DenRic Construction & Design
15 Suikerbos Street
MALMESBURY
7300

Attention: Denver le Fleur drlefleur@gmail.com

Sir/ Madam

PROPOSED REZONING & DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 8014, RIVERLANDS

Your application received by Swartland Municipality on 7 August 2025, on behalf of D & K Koopman, 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 8227 of 25 March 2020), the application for rezoning of erf 8014, Riverlands, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- Erf 8014 be rezoned from Residential zone 2 to Business zone 2 in order to legalize the existing shop and flat;
- Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- Application for the erection of any advertising signs be made to the Senior Manager: Development Management;
- Application for a business license be made to Swartland Municipality.
- Application for a certificate of acceptability be made to the West Coast District Municipality;

2. WATER

- The existing water connection be use and that no additional connections be provided.;

3. SEWERAGE

- The existing sewerage connection be used and that no additional connections be provided;

4. DEVELOPMENT CHARGES

- The owner/developer be responsible for a development charge of R 6 241,45 toward the bulk supply of regional water, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- The owner/developer be responsible for the development charge of R 3 506,13 towards bulk water reticulation, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- The owner/developer be responsible for the development charge of R 2 148,76 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- d) The owner/developer is responsible for the development charge of R 2 329,42 towards the wastewater treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R 17 578,44 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter;

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 8227 of 25 March 2020), the application for the departure of development parameters on erf 8014, Riverlands, is hereby approved in terms of Section 70 of the By-Law as follows:

1. Departure of the 3m side building line (western boundary) to 2m;
2. Departure of the 3m side building line (southern boundary) to 0m;
3. Departure of the required 2 on-site parking bays to 0 parking bays relating to the shop.

4. The decision is subject to the following condition:

A financial contribution for the non-provision of on-site parking be made equal to the estimated market value per m² of the land on which the building is erected, multiplied by the area in m² of the land which is required to be provided.

The market value of the land is R128/m² x 60m² (2 parking bays) = R7 680,00

The contribution be paid at building plan stage.

C. GENERAL

- (a) The letter of authorization from Swartland Municipality be displayed inside the shop;
- (b) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (c) Compliance with all conditions of approval (submission of relevant applications) be undertaken within a period of 3 months from the date of the decision, therefore before 26 January 2026;
- (d) Failure to comply with all conditions of approval, obtaining a completion certificate and concluding all other necessary processes, will result in legal action to enforce compliance;
- (e) An occupancy certificate for building work completed in accordance with the approved building plan for the shop be obtained within 6 months after the approval of the building plan;
- (f) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal 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.

Yours sincerely


MUNICIPAL MANAGER
 per Department Development Services
 AJB/ds

Copies: *Director: Civil Engineering Services*
Director: Financial Services
Building Control Officer
 André Scott Email: health@wcdm.co.za