Western Cape Government

Department of Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
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Ref: TPW/CFS/RP/LUD/REZ/SUB-26/250 (Application 27680-3)

The Municipal Manager
Swartland Municipality
Private Bag X52
MALMESBURY
7299

Attention: Ms DN Stallenberg

Dear Madam

ERF 878, RIEBEEK KASTEEL: PROPOSED REZONING, SUBDIVISON PHASING AND CONSENT USE

1. The following refer:

1.1. Your letter to this Branch referenced 15/3/3-11/Erf_878 dated 16 February 2024,

1.2. InterActive Town & Regional Planning report dated November 2023, and

1.3. DECA's Traffic Impact Assessment referenced D397 dated 16 July 2020.

2. The application affects Main Road 227 for which this Branch is the Road Authority.

3. The proposal is for the following:

3.1. The rezoning of the subject property from Agricultural Zone 1 to Subdivisional Zone to provide the following erven:

- 60 Residential Zone 1 erven
- 62 General Zone 1 erven
- 1 General Residential Zone 3 erf
- 1 Community Zone 3 erf
- 2 Business Zone 2 erven
- 6 Open Space Zone 2 erven
- 1 Open Space Zone 2 erven
- 4 Transport Zone 2 erven

3.2. The subdivision of subject property into the erven mentioned in 3.1,

3.3. Consent use to permit a service station on the Business Zone property, and

3.4. Proposed phasing of the development into 5 phases detailed in Figure 26 of the report referenced in paragraph 1.2.

top EMPLOYER SOUTH AFRICA 2024
CERTIFIED EXCELLENCE IN EMPLOYEE CONDITIONS

4. This Branch **does not** approve the left slip into the proposed fuel station. Access must be obtained from the municipal street on Erf 35.

5. In terms of Section 18 of the Roads Ordinance 19 of 1976 this Branch approves the access to the new municipal street on Erf 35, off Main Road 227 at ±km 0.70 RHS.

6. This Branch offers no objection to the proposal in terms of the Land Use Planning Act 3 of 2014, on condition that;

6.1. All design and materials designs of the new access to the municipal street be submitted to this Branch's Chief Directorate Road Design (ATT: Mr F Hunter. Faiz.hunter@westerncape.gov.za),

6.2. The full length of the municipal street (Erf 35) linking Main Road 227 (Church Street) to Fontein Street must be constructed in full, once Phase 1 and 2 have been completed before the commencement of Phase 3.

Yours Sincerely



SW CARSTENS
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 23 APRIL 2024

ENDORSEMENTS

1. Swartland Municipality

   Attention: Ms DN Stallenberg (e-mail: swartlandmun@swartland.org.za)

2. InterActive Town & Regional Planning

   Attention: Mr A Wiehan (e-mail: Wiehan.a@gmail.com)

3. District Roads Engineer

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4. Mr E Smith (e-mail)
5. Mr D Fortuin (e-mail)
6. Mr S Carstens (e-mail)
7. Mr F Hunter (e-mail)
8. Mr J van der Merwe (e-mail)