



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sibumba ikamva elingcono!*

File ref: 15/3/6-11/Erf_61

Navrae/Enquiries:
Mr HL Olivier

7 February 2022

Friedlander, Burger & Volkman
PO Box 203
RIEBEEK KASTEEL
7307

Sir / Madam

PROPOSED SUBDIVISION OF ERF 61, RIEBEEK KASTEEL

Your application with reference RK61, dated 15 November 2021, on behalf of Mr K Pipek, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of Erf 61, Riebeeck Kasteel, is approved in terms of Section 70 of the abovementioned By-law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 61 (1327m² in extent) be subdivided into the remainder (741m² in extent) and portion A (586m² in extent), as presented in the application;

2. WATER

- (a) Each subdivided portion be provided with a separate water connection. This condition is applicable at building plan stage;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate sewerage connection. This condition is applicable at subdivision stage;

4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk supply of regional water amounts to R7 623,35 per newly created portion and is for the account of the owner/developer at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-176-9210);
- (b) The development charge towards bulk water reticulation amounts to R11 404,55 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-174-9210);
- (c) The development charges towards roads amounts to R 8 212,15 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/249-188-9210);
- (d) The development charges towards storm water amounts to R 4 192,90 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/247-144-9210);

Rig asseblief 9/210; ~~9/210~~ Respondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

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

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- (e) The development charges towards sewerage amounts to R 6 834,45 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/240-184-9210);
- (f) The development charges towards waste water treatment works amounts to R 7 245,00 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/240-183-9210);
- (g) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 4(a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter;

5. GENERAL

- (a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law, not be issued unless all the relevant conditions is complied with;
- (b) Any existing services, which connect the remainder and the subdivided portion, be moved and/or disconnected in order to ensure that the pipe work for each erf is located on the specific erf;
- (c) Should it be deemed necessary to extend the existing services network, in order to provide the subdivided portions with service connections, it will be for the cost of the owner/ developer;
- (d) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.
- (e) 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 within the 5 year period and failing to do so will result in this approval expiring;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services

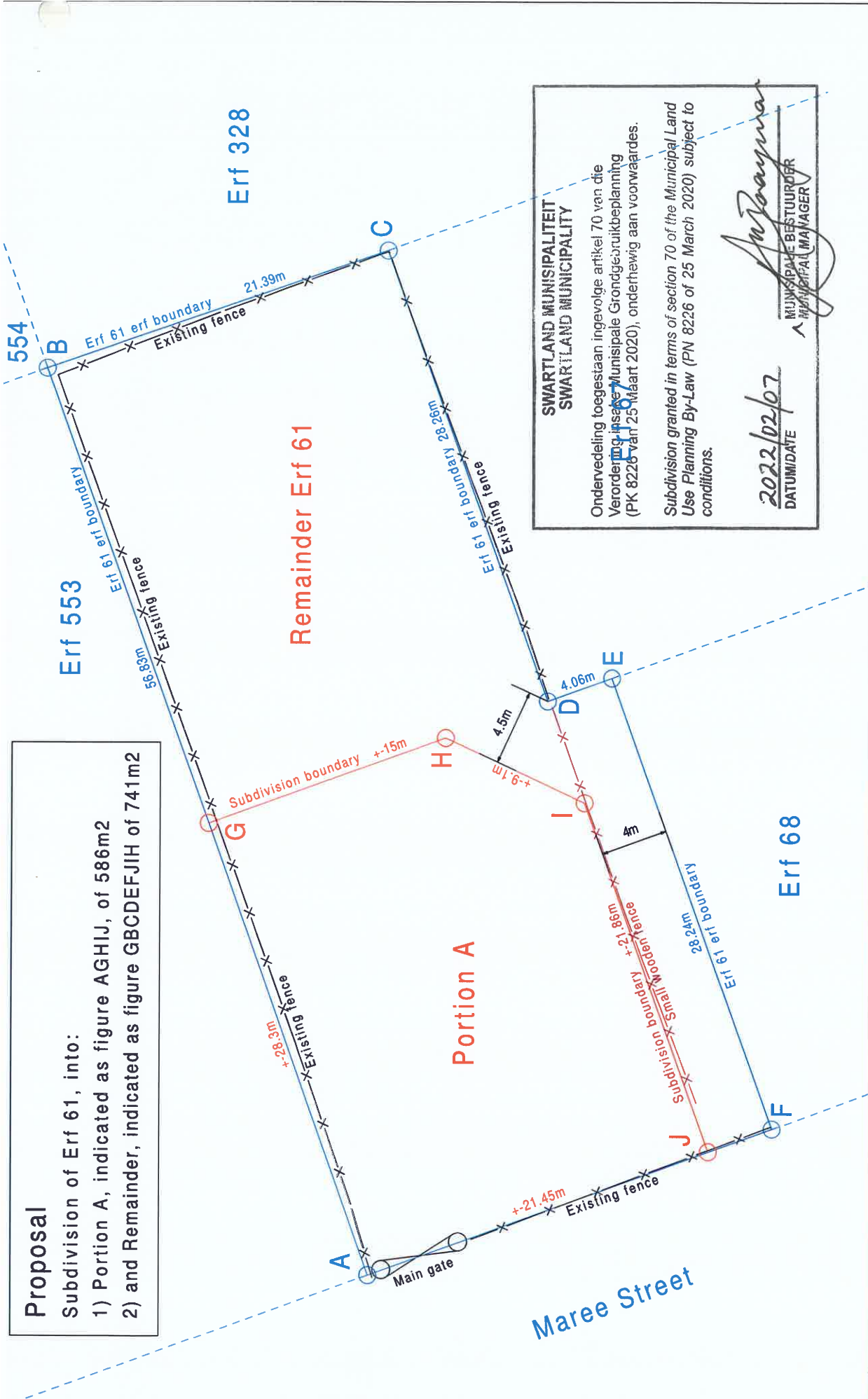
HLO/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
Department: Financial Services
Department: Civil Engineering Services
K Pipek, PO Box 293, RIEBEEK KASTEEL, 7307
Epos: klaus@solostudios.co.za

Proposal

Subdivision of Erf 61, into:

- 1) Portion A, indicated as figure AGHIJ, of 586m²
- 2) and Remainder, indicated as figure GBCDEFJIH of 741m²



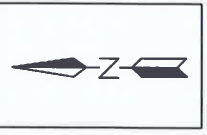
SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening in die Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2022/02/07
 DATUM/DATE

[Signature]
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER



Subdivision of Erf 61, Riebeeck Kasteel - Revision 1

Note: Any areas and dimensions are provisional and will be finalised during subdivision survey

Date: 11 November 2021 Scale 1:300 on A4 Drawing: RK61_Subdivision_Plan_Rev1.mal

FRIEDLAENDER, BURGER & VOLKMANN
 Professional Land Surveyors Sectional Title Consultants Mapping Consultants
 Professionele Landmeters Deeltitel Konsultante Kartering Konsultante

House 4, Patrysvlei, Stellenbosch, 7600 / Tel: 021 886 4004, Cell: 083 454 3467
 Suite 1, St. George's Mall, Cape Town, 8000 / Tel: 021 007 1861, Cell: 082 8940686
 3 Bergsig, Walter Street, Riebeeck Kasteel, 7307 / Tel: 022 448 1024, Cell: 072 550 7624