



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-8/Erf 1015  
15/3/6-8/Erf 1015  
15/3/13-8/Erf 1015

Enquiries:  
A. de Jager

18 August 2022

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

Per Registered Post

Dear Sir/Madam

## AMENDMENT OF CONDITIONS OF APPROVAL: SUBDIVISION, REZONING AND EXEMPTION FROM APPROVAL ON ERF 1015, RIEBEEK KASTEEL

Your application, with reference RK/12352/NG, dated 30 May 2022, on behalf of W.A. Coezee CC, regarding the subject refers.

A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 8226 of 25 March 2020), the application for the amendment of the conditions of approval regarding the rezoning and subdivision for Erf 1015, Riebeeck Kasteel, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

### 1. TOWN PLANNING AND BUILDING CONTROL

a) Conditions 1.a) and 1.b), contained in approval letter 15/3/6-11/Erf 1015, 2099, dated 15 October 2022, that read as follows:

"...1.a) Erf 1015 van Residensiële Sone 1 na Onderverdelingsgebied hersoneer word, ten einde die volgende grondgebruike te akkommodeer, soos in die aansoek voorgehou:

- i) 4 x Residensiële Sone 1 erwe;
- ii) 1 x Vervoersone 2 erf;

1.b) Erf 1015 (groot 4 839m<sup>2</sup>) as volg onderverdeel word, soos in die aansoek voorgehou:

- i) Gedeelte A (groot 1 005m<sup>2</sup>), Residensiële Sone 1;
- ii) Gedeelte B (groot 944m<sup>2</sup>), Residensiële Sone 1;
- iii) Gedeelte C (groot 944m<sup>2</sup>), Residensiële Sone 1;
- iv) Gedeelte D (groot 406m<sup>2</sup>), Vervoersone 2; en
- v) Die Restant (groot 1 294m<sup>2</sup>), Residensiële Sone 1..."

be amended to read as follows:

"...1.a) Erf 1015 be rezoned from Residential Zone 1 to Subdivisional Area, in order to accommodate the following land uses, as presented in the application:

- i) 6 x Residential Zone 1 erven;
- ii) 1 x Transport Zone 2 erf;
- iii) 1 x Open Space Zone 2 erf;

1.b) Erf 1015 (4 839m<sup>2</sup> in extent) be subdivided into eight (8) portions, as presented in the application:

- i) Portion A: 671m<sup>2</sup> in extent (Residential Zone 1);
- ii) Portion B: 685m<sup>2</sup> in extent (Residential Zone 1);

Rig asseblief alle korrespondensie na

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The Municipal Manager  
Private Bag X52  
Malmesbury 7299

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- iii) Portion C: 700m<sup>2</sup> in extent (Residential Zone 1);
- iv) Portion D: 625m<sup>2</sup> in extent (Residential Zone 1);
- v) Portion E: 622m<sup>2</sup> in extent (Residential Zone 1);
- vi) Portion F: 624m<sup>2</sup> in extent (Residential Zone 1);
- vii) Portion G: 140m<sup>2</sup> in extent (Open Space Zone 2: Private Open Space)
- viii) Portion H: 772m<sup>2</sup> in extent (Transport Zone 2: Private Road);

- b) Condition 1.c) contained in approval letter 15/3/6-11/Erf 1015, 2099, dated 15 October 2022, that reads as follows:

*"...1.c) Erf 2099 (groot 244m<sup>2</sup>) en die nuutgeskepte Gedeelte D (Groot 406m<sup>2</sup>) word gekonsolideer ten einde een erf (groot 650m<sup>2</sup>) te skep..."*

be removed in its totality;

- c) The Owners' Association Constitution and Design Guidelines be amended to reflect the amended conditions of approval and that the documents be submitted to the Senior Manager: Built Environment for consideration and approval;
- d) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;

## **2. WATER**

- a) The water reticulation network be expanded in order to provide the subdivided portions with water connections;
- b) The owner/developer appoints an Engineer, appropriately registered in terms of Act 46 of 2000, for the design of the expanded network;
- c) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the construction must be completed under the supervision of said Engineer;
- d) The water reticulation network be transferred to the Municipality at subdivision stage;

## **3. SEWERAGE**

- a) The sewerage network be expanded in order to provide the subdivided portions with sewerage connections;
- b) The owner/developer appoints an Engineer, appropriately registered in terms of Act 46 of 2000, for the design of the expanded network;
- e) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the construction must be completed under the supervision of said Engineer;
- f) The sewerage network be transferred to the Municipality at subdivision stage;

## **4. STREETS AND STORMWATER**

- a) The stormwater run-off from the development be channelled underground to a suitable connection with the municipal stormwater system;
- b) The internal road be built to a permanent surface standard;
- c) The owner/developer appoints an Engineer, appropriately registered in terms of Act 46 of 2000, for the design of the internal roads and stormwater system;
- g) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the construction must be completed under the supervision of said Engineer, at subdivision stage;
- h) The internal road network and stormwater system not be adopted by the Municipality;

## **5. DEVELOPMENT CHARGES**

- a) The development charge towards the supply of regional bulk water amounts to R38 116,75 (R7 623,35 per new residential portion) and is payable by the owner/developer at clearance stage. The amount is due to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R57 022,75 (R11 404,55 per new residential portion) and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-174-9210);

- c) The development charge towards sewerage amounts to R34 172,25 (R6 834,45 per new residential portion) and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-184-9210);
  - d) The development charge towards waste water treatment amounts to R36 225,00 (R7 245,00 per new residential portion) and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-183-9210);
  - e) The development charge towards roads amounts to R41 060,75 (R8 212,15 per new residential portion) and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA 9/249-188-9210);
  - f) The development charge towards stormwater amounts to R20 964,50 (R4 192,90 per new residential portion) and is payable by the owner/developer at clearance stage. The amount is due to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/248-144-9210);
  - g) The Council resolution of May 2022 provides for a 35% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2022/2023 and may be revised thereafter. The discount is not applicable to 6.a).
- B.** By virtue of the authority delegated to the Senior Manager: Built Environment 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 8226 of 25 March 2020), the application for the amendment of the approved Subdivision Plan and General Plan for Erf 1015, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, as follows:

### 1. TOWN PLANNING AND BUILDING CONTROL

- a) The Subdivision Plan, reference RK/10701/RB/KS, approved 11 November 2019, be amended in accordance with the amended conditions of approval and replaced by Subdivision Plan #12352, dated 26 January 2022;
- b) A copy of the amended, approved subdivision plan be submitted to the Surveyor General for endorsement;
- c) General Plan no. 7005/91 be withdrawn;
- d) Surveyor General Diagram 1554/2011 be withdrawn;

### 2. GENERAL

- a) 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;
  - b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore;
- C.** The registration of a 244m<sup>2</sup> right-of-way servitude over a portion of Portion H, in favour of Erf 2098, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality;
- D.** The registration of a bore hole servitude over the existing bore hole, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.

Yours sincerely

  
**MUNICIPAL MANAGER**

per Department Development Services  
 AdjDs

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*  
*Director: Civil Engineering Services*  
*Building Control Officer*  
*W.A Coetzee, 100 Balfour Street, Woodstock, 7925*  
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**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening in saeke Municipale 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.

2022/08/18  
DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

*Infayman*

**VAN RIEBEEK STREET**

1022

185

1016

1003

21.3m

21m

21.4m

32.0m

4m

9m

22.2m

27.7m

27.7m

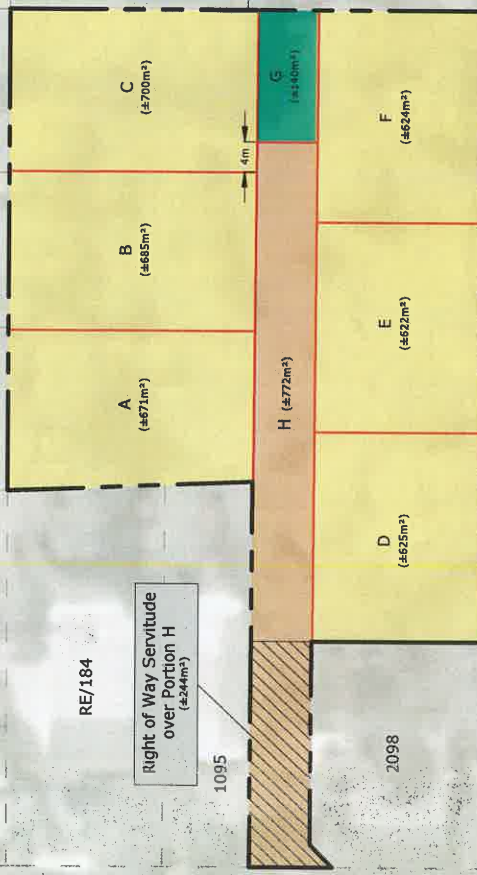
29.9m

28m

1960

1959

2107



Right of Way Servitude over Portion H (424m²)

**HERMON STREET**

1095

2098

2036

2028

**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Vygestel ingevolge artikel 34 rears die Verordening in saeke Municipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

2022/08/18  
DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

*Infayman*

**Notes:**

This plan depicts the subdivision of Erf 1015 Riebeeck Kasteel into 8 portions.

A private right of way servitude will be registered over proposed Portion H to provide access to Erf 2098 Riebeeck Kasteel.

**LEGEND:**

- Residential Zone 1
- Open Space Zone 2: Private Open Space
- Transport Zone 2: Roads
- Servitude
- Subdivision line

**Subdivision Area (m²) Zoning**

Subdivision	Area (m²)	Zoning
Portion A	471	Residential Zone 1
Portion B	665	Residential Zone 1
Portion C	700	Residential Zone 1
Portion D	625	Residential Zone 1
Portion E	622	Residential Zone 1
Portion F	624	Residential Zone 1
Portion G	140	Open Space Zone 2: Private Open Spaces
Portion H	772	Transport Zone 2: Private road

**TOTAL: 4839**



**CK RUMBOLL & PARTNERS**

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**SUBDIVISION PLAN:  
ERF 1015 RIEBEEK KASTEEL**

PAPER SIZE: A4

SCALE: 1 : 1000

REF.#12352

Date: 26/01/2022