



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/3-11/Erf_894
15/3/6-11/Erf_894

Enquiries:
Mr AJ Burger

30 November 2022

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

By Registered Post

Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 894, RIEBEEK KASTEEL

Your application, with reference RK/12618/MH, dated 24 August 2022, on behalf of Remhoogte Kasteel Trust, 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 rezoning of Erf 894, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, subject to the condition that:

1. TOWN PLANNING AND BUILDING CONTROL

a) Erf 894 be rezoned from Agricultural zone 1 to Subdivisional area in order to make provision for the following land uses, namely: Residential zone 1 (4 823m² in extent) and Agricultural zone 1 (1,1689ha in extent).

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 subdivision of Erf 894, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 894 (1,7339ha in extent), be subdivided into a remainder (1,1689ha in extent), portion A (1281m² in extent) and portion B (3542m² in extent), as presented in the application;
- b) 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) Portions A and B be provided with separate water connections. This condition applies to building plan stage;
- b) The water network be expanded in order to be able to provide the subdivided sections with service connections. For this, the developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design be submitted to the Director Civil Engineering Services for approval after which the extension be installed under the supervision of the engineer;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400
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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

3. SEWERAGE

- a) Portions A and B be provided with separate sewer connections. This condition applies at subdivision stage;
- b) The sewerage network be expanded in order to be able to provide the subdivided sections with service connections. For this, the developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design be submitted to the Director Civil Engineering Services for approval after which the extension be installed under the supervision of the engineer;

4. DEVELOPMENT CHARGES

- a) The capital contribution towards the bulk supply of regional water amounts to R10 890,50 per newly created portion and is for the account of the owner/developer at clearance stage. The amount (total of R21 781,00) is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);
- b) The fixed capital contribution towards bulk water reticulation amounts to R19 008,35 per newly created portion and is payable by the owner/developer at clearance stage. The amount (total of R38 016,70) is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- c) The fixed capital contribution roads amounts to R8 974,60 per new portion and is payable by the owner/developer at clearance stage. The amount (total of R17 949,20) is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-188-9210);
- d) The fixed capital contribution towards storm water amounts to R4 516,05 per new portion and is payable by the owner/developer at clearance stage. The amount (total of R9 032,10) is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- e) The fixed capital contribution towards sewerage amounts to R9 111,45 per new portion and is payable by the owner/developer at clearance stage. The amount (total of R18 222,90) is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- f) The fixed capital contribution towards waste water treatment works amounts to R9 487,50 per newly created portion and is payable by the owner/developer at clearance stage. The amount (total of R18 975,00) 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 2022 makes provision for a 35% discount on capital contributions to Swartland Municipality, except for condition 4(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

5. GENERAL

- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) There be complied with the requirements from the Department of Transport and Public Works with letter dated 26 October 2022 with reference TPW/CFS/RP/LUD/REZ/SUB-02/88 (Job 20826);
- d) The approval does not exempt the owner/developer to comply with any other applicable legislation;
- e) 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Remhoogte Kasteel Trust, PO Box 49, Riebeek Kasteel, 7307
 Email: ajvlok@pcnetmail.co.za

SUBDIVISION PLAN

ERF 894 RIEBEEK KASTEEL

NOTES:

Figure ABCDEFG represents Erf 894. Riebeek Kasteel with an extent of 1,7339 Ha

LEGEND:

 Proposed subdivision

Zonings after subdivision	
Remainder Erf 894	Agricultural Zone 1 and Transport Zone 2
Portion A	Residential Zone 1
Portion B	Residential Zone 1



All areas and distances subject to final survey



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REF: RK/12618/MH

DATE: JULY 2022

**SWARTLAND MUNICIPALITEIT
 SWARTLAND MUNICIPALITY**

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruikbeplanning (PK 8226 van 26 Maart 2020), onderheilig 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.

2022/11/30
 DATE

A. Booysman
 MUNICIPAL BESTUURDER
 MUNICIPAL MANAGER

