



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



Munisipaliteit
Municipality
Umasipala

Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sakha ikusasa elingcono!

Lêer verw/ 15/3/6-12/Erf_522
File ref:

Navrae/Enquiries:
Mr AJ Burger

31 October 2022

South Consulting
PO Box 264
PIKETBERG
7320

Attention: Jan Truter jan@southcon.co.za

By Registered Mail

Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL AND IMPOSITION OF CONDITIONS IN RESPECT OF AN EXISTING APPROVAL : SUBDIVISION OF ERF 522, RIEBEEK WEST

Your application with reference 522RBW, received on 28 September 2022, on behalf of DAM Meulemans, regarding the subject refers.

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 and imposition of conditions of approval in respect of the existing approval, is approved in terms of Section 70 of the By-Law, as follows:

1. Condition 1. be amended and additional condition imposed as follows:

"...1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 522 (6109m² in extent) be subdivided as follows, as presented in the application:
- i) Remainder: 2074,97m² in extent
 - ii) Portion A: 4034,03m² in extent
- b) Portion A of erf 522 (4034,03m² in extent) be subdivided as follows, as presented in the application:
- i) Portion B: 600,20m² in extent;
 - ii) Portion C: 639,82m² in extent;
 - iii) Portion D: 611,30m² in extent;
 - iv) Portion E: 610,50m² in extent;
 - v) Portion F: 786,21m² in extent;
 - vi) Portion G: 786,00m² in extent;
- c) 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;

Please note that all the other conditions of approval contained in the letter dated 3 December 2020 remains unchanged except condition 5 which is amended as follows:

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R39 205-80 (R10 890,50 x 0.6 per newly created portion) towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R57 028,50 (R9 504-75 per newly created portion) towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R36 204-30 (R6 034,05 per new portion) towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-188-9210);
- d) The owner/developer is responsible for the development charge of R19 354-50 (R3225-755 per newly create portion) towards stormwater, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/247-144-9210);
- e) The owner/developer is responsible for the development charge of R37 584-30 (R6 264-05 per newly create portion) towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- f) The owner/developer is responsible for the development charge of RR40 365-50 (R6 727,50 per newly created portion) towards waste water treatment, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- g) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition 5.a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter;

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copy: Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Civil Engineering Services
Director: Financial Services
Building Control Officer

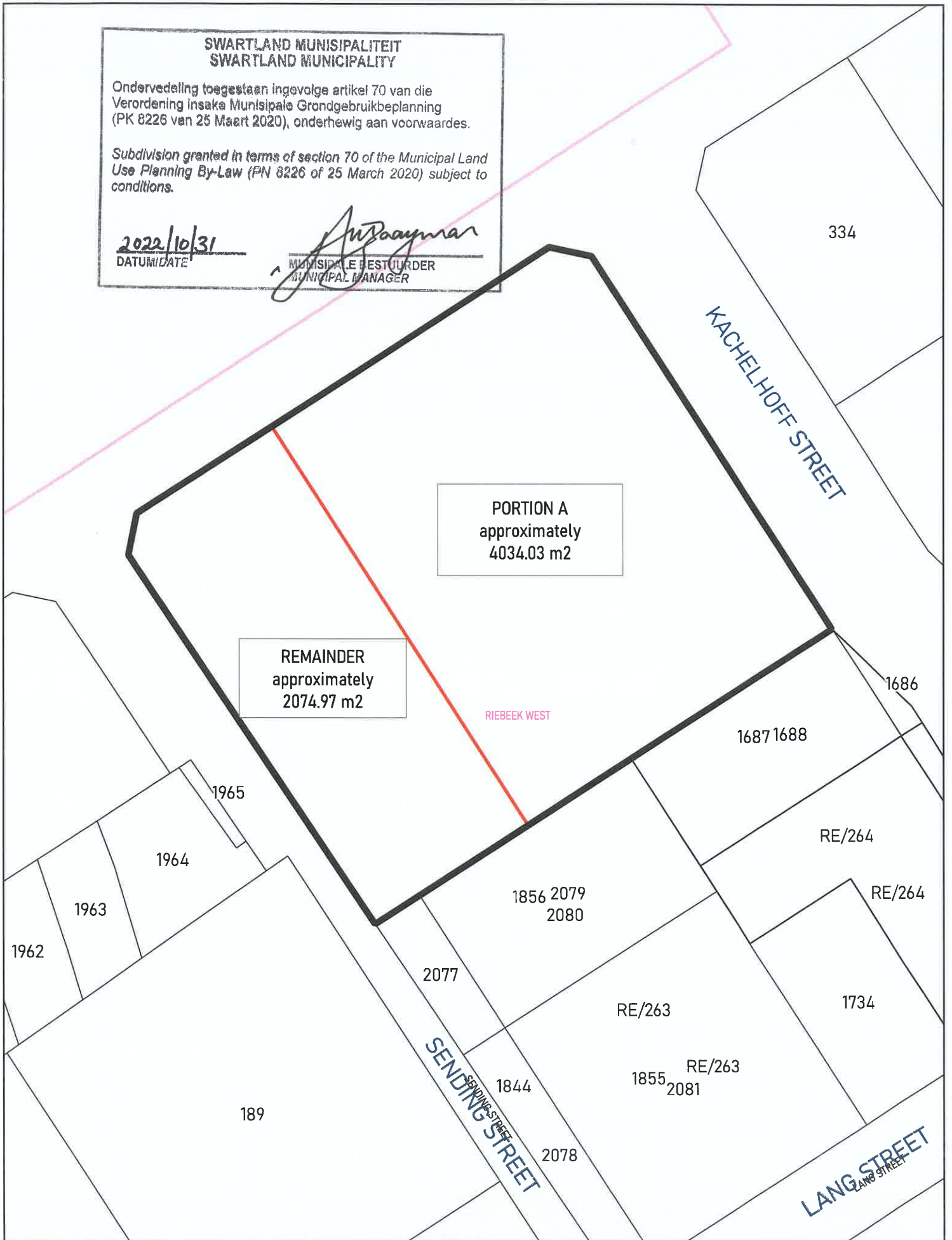
**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake 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.

2022/10/31
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



Title: PHASE I SUBDIVISION DIAGRAM ERF 522 RIEBEEK WEST : REMAINDER and PORTION A		Co-ordinates: LAT : 33°20'45.97"S LONG : 18°52'09.17"E	Scale: 1:500.000033
Client: DOMINIC ANTHONY MARIA MEULEMANS	Date: SEPTEMBER 2022	District: RIEBEEK WEST: Swartland Municipality	Zoning in terms of the Swartland Municipality Integrated Zoning Scheme By-Law: AGRICULTURAL ZONE I, Primary Use : AGRICULTURE.
Ref: ERF 522 RIEBEEK WEST	Version: Ver 1.0	<small> Jan Tindler pr. ph. A141/2011 Town and regional planner based in Durbanville 19 south coasting j.tindler@southcoastplanning.co.za P O Box 264 Klatsburg 7120 082 962 6740 </small>	

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

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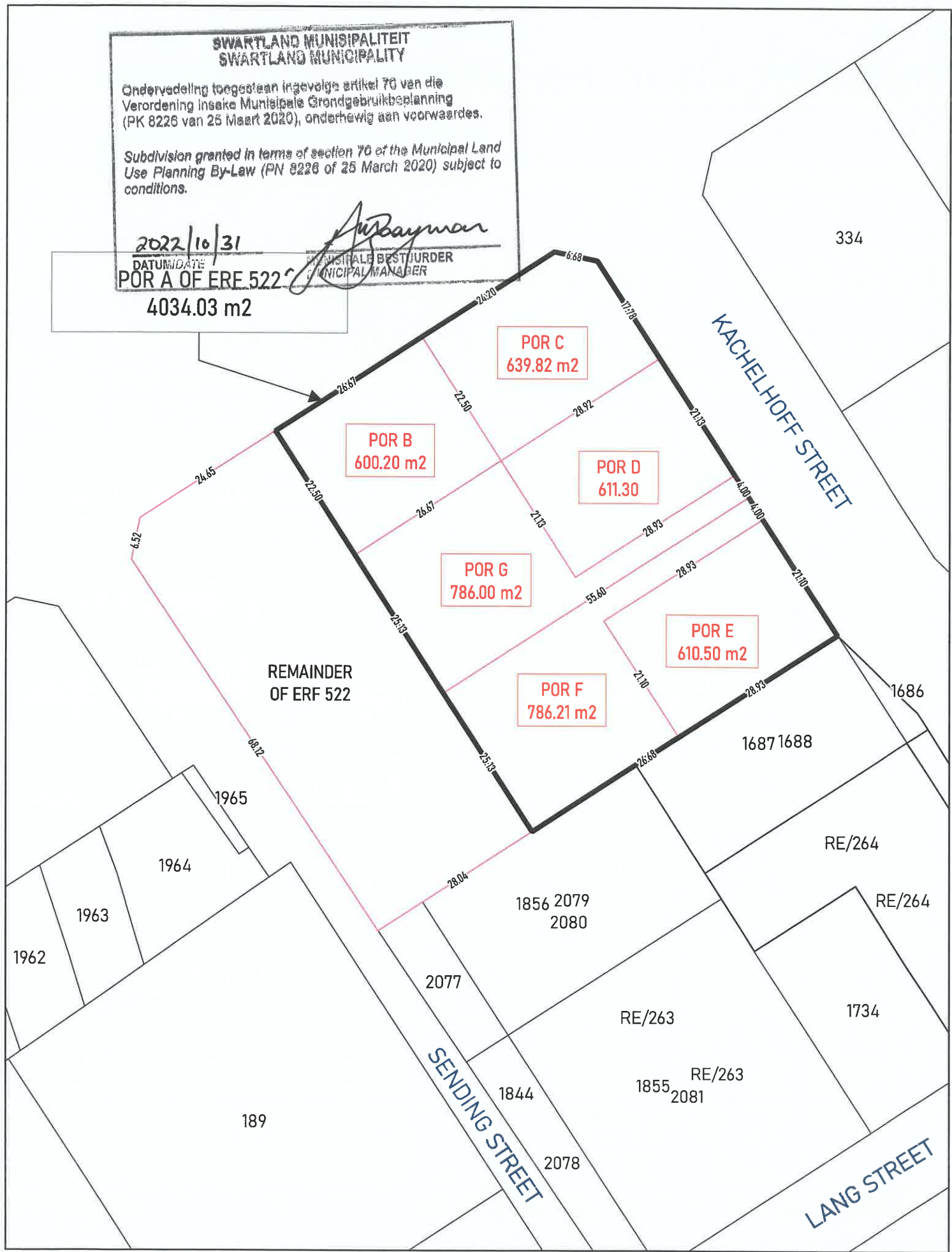
DATUM/DATE

POR A OF ERF 522

4034.03 m²

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

A. Bayman



Title: PHASE II SUBDIVISION DIAGRAM for POR A of ERF 522 : INTO SIX PORTIONS		Co-ordinates: LAT : 33°20'45.97"S LONG : 18°52'09.17"E		Scale: 1:500.000033	
Client: DOMINIC ANTHONY MARIA MEULEMANS	Date: SEPTEMBER 2022	District: RIEBEEK WEST: Swartland Municipality	Zoning in terms of the Swartland Municipality Integrated Zoning Scheme By-Law: AGRICULTURAL ZONE 1, Primary Use : AGRICULTURE.		
Ref: ERF 522 RIEBEEK WEST	Version: Ver 1.0	<small>Jan Tindler pr. ph. A1411/2011 town and regional planner 16465 en. struikbeplanner 18 south coast rd glattberg 082 562 6740 jan@southcoast.co.za P.O. Box 264 Klattberg 7320</small>			