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File ref: 15/3/3-12/Erf 1995
15/3/6-12/Erf 1995
15/3/13-12/Erf 1995

Enquiries:
A. de Jager

15 September 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 1995, RIEBEEK WEST, AS WELL AS EXEMPTION FROM APPROVAL FOR A RIGHT-OF-WAY SERVITUDE REGISTRATION

Your application, with reference RW/13193/NJ-GT, dated 20 June 2023, on behalf of P.J. Louw, regarding the subject, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management 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 1995, Riebeeek West, from Agricultural Zone 1 to Subdivisional Area is approved in terms of Section 70 of the By-Law.
- B. By virtue of the authority delegated to the Senior Manager: Development Management 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 subdivision of Erf 1995, Riebeeek West, is approved in terms of Section 70 of the By-Law;

Approvals A and B above, are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1995, Riebeeek West, be rezoned to Subdivisional Area to accommodate three Residential Zone 5 erven, as presented in the application;
- b) Erf 1995 (2.0515ha in extent) be subdivided into Portion 1 (1.0271ha in extent), Portion 2 (5 244m² in extent) and the Remainder (5 000m² in extent), as presented in the application;
- 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;

2. WATER

- a) Each new subdivided portion be provided with a separate water connection at building plan stage;

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

- b) The water service network be extended in order to provide the development with water services. The owner/developer be responsible to employ an engineer, suitably registered in terms of Act 46 of 2000, to design the water reticulation system;
- c) The design be submitted to the Director: Civil Engineering Services for consideration and approval and that the construction thereof be completed under the supervision of the registered engineer;

3. SEWERAGE

- a) Each new subdivided portion be provided with a separate sewerage connection at clearance stage;
- b) The sewerage network be extended in order to provide the development with sewerage services. The owner/developer be responsible to employ an engineer, suitably registered in terms of Act 46 of 2000, to design the sewerage system;
- c) The design be submitted to the Director: Civil Engineering Services for consideration and approval and that the construction thereof be completed under the supervision of the registered engineer;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R 33 948,00 per newly created erf towards the bulk supply of regional water, at clearance stage. The amount (total of R101 844,00) is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R 32 030,95 per newly created erf towards bulk water reticulation, at clearance stage. The amount (total of R 96 095,85) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R 18 343,65 per newly created erf towards sewerage, at clearance stage. The amount (total of R 55 030,95) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R 24 666,35 per newly created erf towards the waste water treatment works, at clearance stage. The amount (total of R 73 999,05) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R16 209,25 per newly created erf towards roads, at clearance stage. The amount (total of R 48 627,75) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 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 separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
 - c) Cognisance be taken of the letter from Eskom, reference 11309-23, dated 11 August 2023;
 - d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal;
- C.** The registration of a 6m wide right-of-way servitude over the Remainder and Portion 2, in favour of Portion 1, of the newly subdivided Erf 1995, Riebeeck West, 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;

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
AdJ/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 P.J. Louw, 3 Cape Cardonia, 157 Beach Road, Gordon's Bay, 7140
 pietlouw7@gmail.com

№

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

A **MUNICIPAL BESTUURDER**
MUNICIPAL MANAGER

— **Portion 1**
±1.0271Ha
(Residential Zone)

~~MUNICIPAL BESTUURDER~~
~~MUNICIPAL MANAGER~~

Year	Percentage of population aged 65 and over
1950	7.0
1960	8.0
1970	9.0
1980	10.0
1990	11.0
2000	12.0
2010	13.0
2020	16.0

**Portion 2
±5244m²
(Residential
Zone 5)**

**Remainder
±5000m²
(Residential)
Zone 5)**

Figure A B C D E F G H J K represents Erf 1995 Riebeek West which measures ± 2.0515 ha. Erf 1995 is to be subdivided into:

- a) Portion 1 (± 1.0271 Ha) represented by Figure **A B c d H J K**

The land use application includes the rezoning of Erf 1995, Riebeeck Wes, from Agriculture Zone 1 to Sub-divisional Area in order to subdivide the property into 2 new portions and a remainder and, to allocate the zoning classification of Residential Zone 5; Rural Residential (R5) to the newly created portions and Remainder. Application includes exemption for the registration of a ±6m right of way servitude.

Roeben Pienaar

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

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DATE: September 2023	AUTHORITY: SWARTLAND MUNICIPALITY
REF: RW/13193/JLJGT	SCALE: NTS