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File ref: 15/3/3-11/Erf_1237
15/3/6-11/Erf_1237

Enquiries:
Mr HL Olivier

10 January 2024

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION ON ERF 1237, RIEBEEK KASTEEL

The application, with reference number RK/13260/RP, dated 19 September 2023, on behalf of the Johan Vlok Familie Trust, 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 1237, Riebeek Kasteel (1,7695ha in extent) from Subdivisional area to Residential zone 1, is hereby 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 1237, Riebeek Kasteel, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 1237 (1,7695ha in extent), be subdivided as follows:
- Portion A of 915m² in extent (Business Zone 1);
 - Portion B of 800m² in extent (Business Zone 1);
 - Portion C of 800m² in extent (Residential Zone 1);
 - Portion D of 915m² in extent (Residential Zone 1);
 - Remainder of 1,4265ha in extent (Residential Zone 1);

2. WATER

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

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate sewerage connection at clearance stage;

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

Darling Tel: 022 492 2237

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

Yzerfontein Tel: 022 451 2366

4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk water supply amounts to R 21 726,95 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards water reticulation amounts to R 20 499,90 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The development charge towards sewer reticulation amounts to R 11 739,20 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-184-9210);
- (d) The development charge towards waste water treatment amounts to R 15 787,20 and is payable by the owner/developer at building plan stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
- (e) The development charge towards roads amounts to R 16 779,65 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (f) The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter.

C. GENERAL

- 1. 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. Should it be determined necessary to expand or relocate any of the existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
- 3. 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;
- 4. 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 against the appeal.
- 5. All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Johan Vlok Familie Trust, PO Box 8, Riebeek Kasteel, 7307
 Planning3@rumboll.co.za

SUBDIVISION PLAN: ERF 1237, RIEBEEK KASTEEL

NOTES:

Figure A B C D E F G H represents Erf 1237, Riebeeck Kasteel, measuring ±1,7695 ha. Erf 1237 is to be subdivided into:

- Portion A (±915m²) represented by Figure G H g h f
- Portion B (±800m²) represented by Figure g h d e
- Portion C (±800m²) represented by Figure i j b c
- Portion D (±915m²) represented by Figure A B a b j
- Remainder (±1,4265 hectares) represented by Figure a C D E F f e d h i c b

SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderwerping aan voorwaardes.

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

2024/01/10
DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing by:

Roeben Pienaar

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



DATE:
August 2023

AUTHORITY:
Swartland Municipality

SCALE:
0 5 10 15 20m

REF:
RM/1326RP

RE/2/153

VAN RIEBEECK STREET

PARK STREET

KLOOF STREET

VAN MEERHOF STREET

RE/11

2070

2071

2072

2073

Portion D
±915m²

Portion C
±800m²

Portion B
±800m²

Portion A
±915m²

Remainder
±14 265m²

892

138P

138R

1405

1404

1406

RE/1398

1407

1408

1401

1400

1409

2100

2101

E

F

G

H

I

J

a

b

c

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