



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-11/Erf_118

Navrae/Enquiries:
Mr AJ Burger

9 September 2021

C K Rumboll & Partners
Posbus 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION OF ERF 118, RIEBEEK KASTEEL

Your application with reference RK/11942/MH, dated 18 June 2021, on behalf of Velthuysen Steytler Family Trust, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of Erf 118, Riebeek Kasteel, is approved in terms of Section 70 of the abovementioned By-law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 118 (1958m² in extent) be subdivided into Portion A (859m² in extent) and a Remainder (1099m² 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) Each subdivided portion be provided with a separate water connection. This condition is applicable at building plan stage;

3. SEWERAGE

- a) Each subdivided portion be provided with a separate sewerage connection. This condition is applicable at subdivision stage;

4. DEVELOPMENT CHARGES

- a) The development charges towards the bulk supply of regional water amounts to R7 623,35 per newly created portion and is for the account of the owner/developer at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-176-9210);
- b) The fixed development charges towards bulk water reticulation amounts to R11 404,55 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-174-9210);
- c) The fixed development charges roads amounts to R 8 212,15 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/249-188-9210);

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

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

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- d) The fixed development charges towards storm water amounts to R 4 192,90 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/247-144-9210);
- e) The fixed development charges towards sewerage amounts to R 6 834,45 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/240-184-9210);
- f) The fixed development charges towards waste water treatment works amounts to R 7 245,00 per newly created portion and is payable by the owner/developer at clearance stage. The amount 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 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 4(a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter;

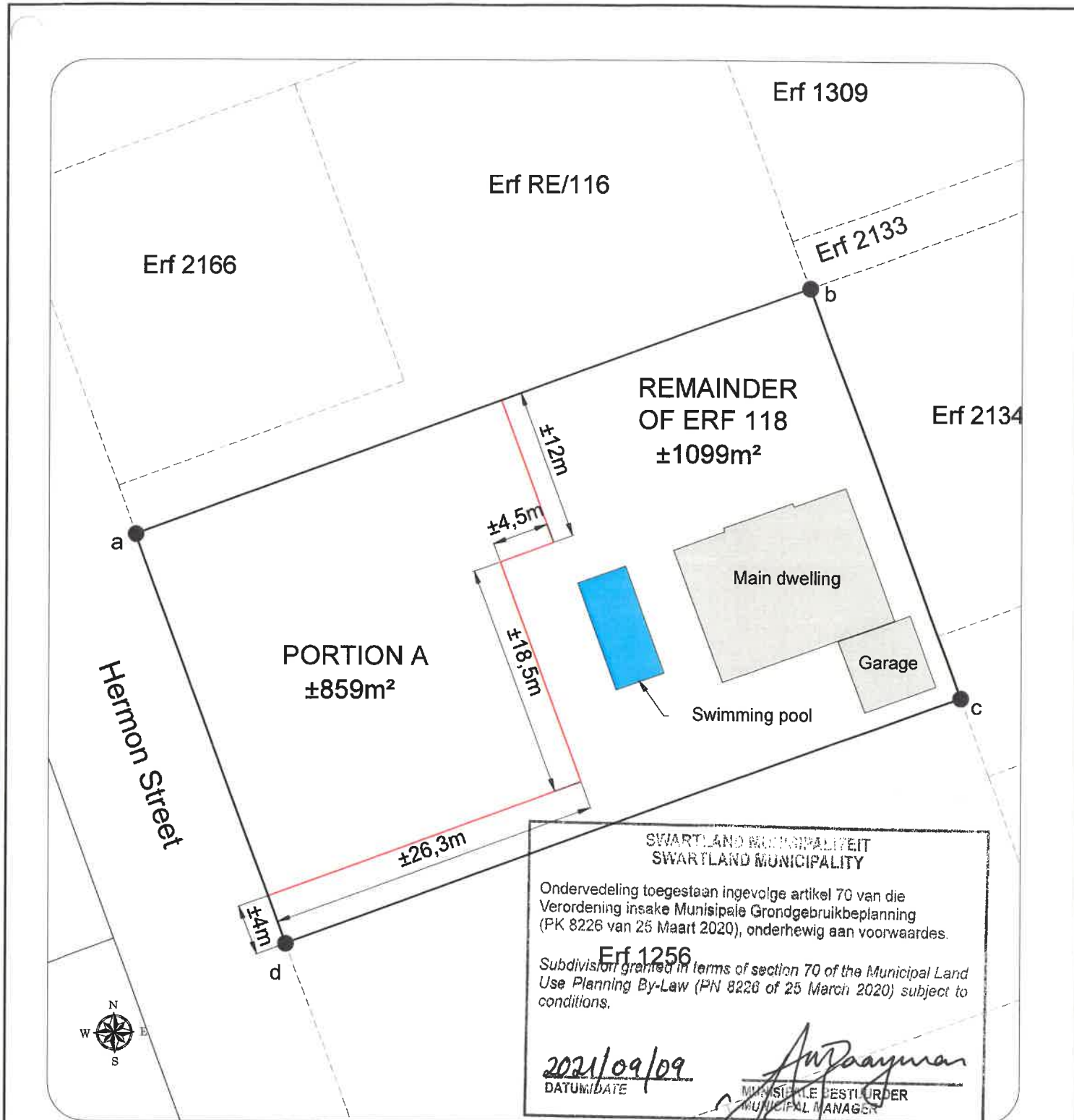
5. GENERAL

- a) Any existing services, which connect the remainder and the subdivided portions, be moved and/or disconnected in order to ensure that the pipe work for each erf is located on the specific erf;
- b) 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;
- c) The approval is in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years. All conditions of approval be complied with before clearance can be given and failing to do so will result in this approval expiring;
- d) 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.

Yours sincerely


^ **MUNICIPAL MANAGER**
per Department Development Services
AJB/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 Velthuysen Steytler Family Trust, PO Box 138, Riebeek Kasteel, 7307



Subdivision Plan - Remainder of Erf 118 Riebeek Kasteel

Description of application:	Resultant land units after subdivision		PHYSICAL ADDRESS: 12 Hermon Street
Application for Subdivision of Remainder of Erf 118 Riebeek Kasteel (Fig. abcd), with extent of 1958m², into a Remainder and one Portion.		Remainder	Portion A
	Zoning	Residential Zone 1	Residential Zone 1
	Current use	Dwelling	Vacant
LEGEND: Property boundaries Subdivision	Size	±1099m²	±859m²
	COMPILED BY: C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning1@rumboll.co.za		DATE: JUNE 2021 REF: RK/11942/MH
		AUTHORITY: SWARTLAND MUNICIPALITY	