



**CLEAN AUDITS SINCE 2010/11**



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We shape a better future!  
Sibumba ikamva elingcono!*

File ref: 15/3/6-11/Erf\_155

Navrae/Enquiries:  
Mr AJ Burger

6 October 2021

C K Rumboll & Partners  
Posbus 211  
MALMESBURY  
7299

**By Registered Mail**

Sir / Madam

### **PROPOSED SUBDIVISION OF ERF 155, RIEBEEK KASTEEL**

Your application with reference RK/12078/ZN/MV, dated 5 August 2021, on behalf of L Visser, 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 155, 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 155 (1218m<sup>2</sup> in extent) be subdivided into Portion A (521m<sup>2</sup> in extent), Portion B (572m<sup>2</sup> in extent) and a split Remainder (125m<sup>2</sup> in extent) as presented in the application;
- b) The split remainder be surveyed and transferred to Swartland Municipality with the registration of Portions A & B (whichever portion is registered first). The costs will be for the owner/developer;
- 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 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 building plan stage;

#### **4. DEVELOPMENT CHARGES**

- a) The development charge 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 charge 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 charge towards 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 en korrespondensie aan:  
Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299

Tel: 022 487 9400  
Faks/Fax: 022 487 9440  
Epos/Email: swartlandmun@swartland.org.za

Kindly address all correspondence to:  
The Municipal Manager  
Private Bag X52  
Malmesbury 7299

- d) The fixed development charge 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 charge 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 charge 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) Council's 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. ESKOM

- a) Works will be carried out as indicated on plans;
- b) No mechanical plant to be used within 3.0m of Eskom underground cables;
- c) All services to be verified on site;
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences;
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Graham Hector from the Land Development Office to be contacted on 021 980 3551 / HectorG@eskom.co.za, to arrange the capturing of such services;
- f) In cases where proposed services run parallel with existing underground power cables, the greatest separation as possible should be maintained with a minimum of 1000mm;
- g) Where proposed services cross underground power cables the separation should be a minimum of **300mm** with protection between services and power cables. (Preferably a concrete slab);
- h) No manholes; catch- pits or any structure to be built on top of existing underground services.
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables;
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work;
- k) **No work can take place within the servitude of a 66kV Cable or 132kV Cable if indicated.** Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Graham Hector on HectorG@eskom.co.za to arrange a site visit;
- l) O.H. Line Services: The following building and tree restriction on either side of centre line of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11 / 22kV	9.0 m
66kV	11.0 m
132kV	15.5m

- m) No construction work may be executed closer than **6 (SIX) metres** from any Eskom structure or structure-supporting mechanism;
- n) No work or no machinery nearer than the following **distances from the conductors**:

Voltage	Not closer than:
11 / 22kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- o) Natural ground level must be maintained within Eskom reserve areas and servitudes;
- p) That a **minimum ground clearance** of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11 / 22kV	6.3 m
66kV	6.9 m
132kV	7.5 m

- q) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
- r) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
  - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above;
  - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules;
  - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom;
  - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure;
- s) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre);
- t) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee;
- u) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise;
- v) Eskom shall at all times have unobstructed access to and egress from its services;
- w) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.

## 6. 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) This approval is in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval must be complied with within the 5 year period 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*

L Visser, 41 Fontein Street, Riebeek Kasteel, 7307 [bayleaf@telkomsa.net](mailto:bayleaf@telkomsa.net)

# APPLICATION IS MADE FOR THE:

Subdivision of Erf 155, Riebeeck Kasteel.

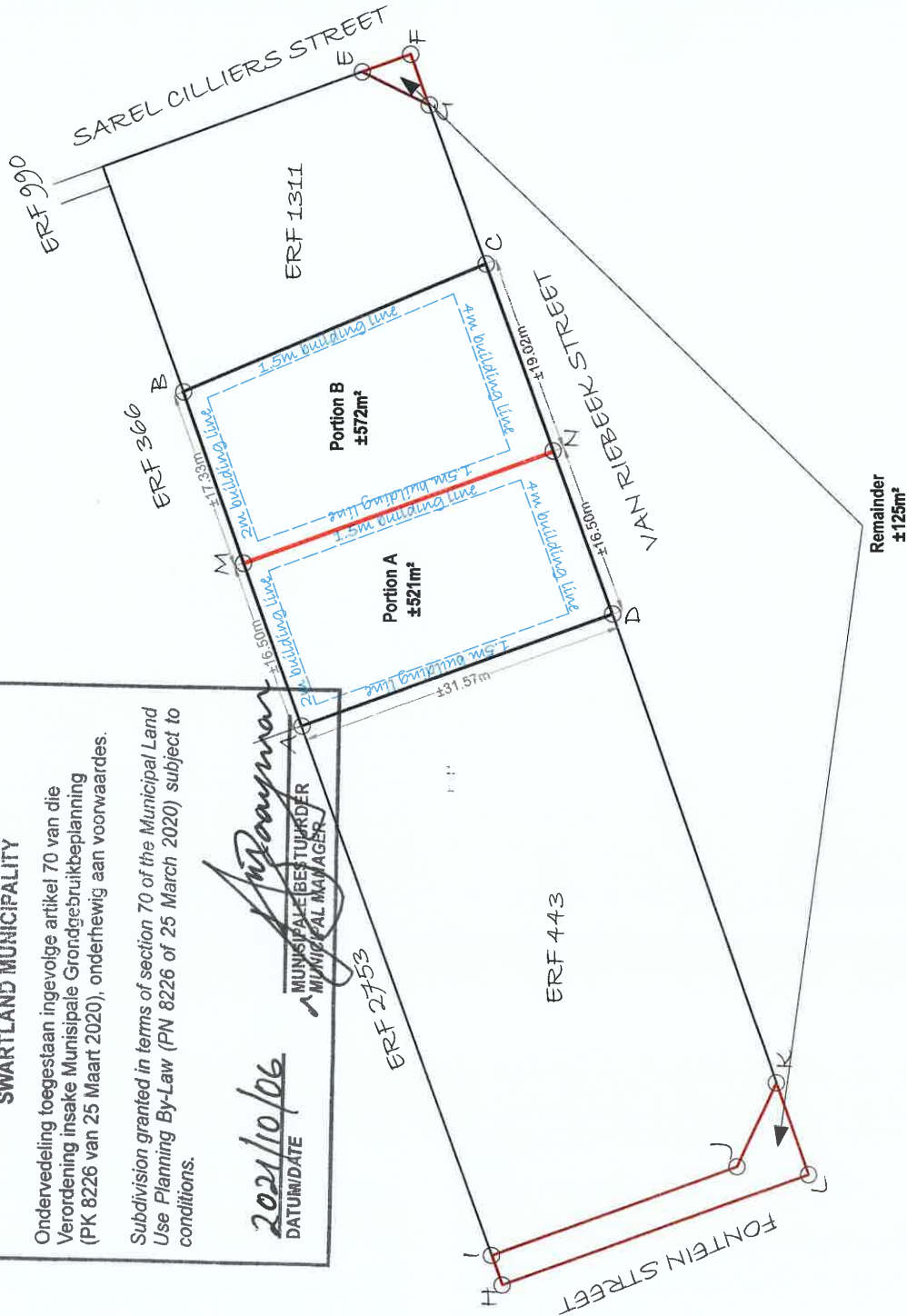
## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die Verordening insake Municipale 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.

2021/10/06  
DATE

MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER



SCALE: 0 5 10 15 25m

PAPER SIZE: A4

### KEY:

Subject property

Proposed subdivision line

### NOTES:

Figure ABCDEFGHIJKL represents Erf 155, Riebeeck Kasteel, with an extent of 1218m².

Figure AMND represents the proposed subdivided Portion A of Erf 155, Riebeeck Kasteel, with an extent of ±521m².

Figure BCNM represents the proposed subdivided Portion B of Erf 155, Riebeeck Kasteel, with an extent of ±572m².

Figures EFG and HIJKL represents the proposed remainder of Erf 155, Riebeeck Kasteel, with an extent of ±125m².

### ZONING I.T.O. THE ZONING SCHEME:

Current: Residential Zone 1

Proposed: Residential Zone 1

### PROPOSED SUBDIVISION

Portion A

Portion B

Split Remainder (Road)

Erf 155

±521m²

±572m²

±125m²

1218m²

### TITLE:

SUBDIVISION PLAN  
ERF 155, RIEBEEK KASTEEL

### PHYSICAL ADDRESS:

VAN RIEBEEK STREET, RIEBEEK KASTEEL, 7307

### NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

### COMPILED BY:

C.K. RUMBOLL & PARTNERS  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 RAINIER STREET, MALMESBURY  
Tel: 022 - 4821845  
Fax: 022 - 4871681  
Email: planning@rumboll.co.za



### DATE:

JULY 2021

### AUTHORITY:

SWARTLAND MUNICIPALITY

### REF:

RK/12078/ZNMV



Drawing done by Mandy Viljoen - Planner: CK Rumboll & Partners