



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



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File ref: 15/3/6-11/Erf 1454

Enquiries:
A. de Jager

21 August 2023

CK Rumboll & Partners
PO Box 211
RIEBEEK KASTEEL
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 1454, RIEBEEK KASTEEL

Your application, with reference 13131/RIEBK/JL/EM, dated 30 May 2023, on behalf of J.I. van Aarde, regarding the subject refers.

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 subdivision of Erf 1454, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1454, Riebeek Kasteel (1 435,3m² in extent), be subdivided into Portion A (645m² in extent) and the Remainder (790m² in extent);
- 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) The new subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R16 295,50 toward the bulk supply of regional water, at clearance stage. The amount 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 R15 374,35 towards bulk water reticulation, at clearance stage. The amount 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 R11 205,60 towards the sewerage network, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);

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

- d) The owner/developer is responsible for the development charge of R15 069,60 towards the waste water treatment works, at clearance stage. The amount 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 R15 101,80 towards roads and storm water, at clearance stage. The amount 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

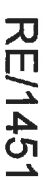
- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5 year period, the subdivision will be permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 J.I van Aarde, 7 Plein Street, Riebeek Kasteel, 7300

1453



Onvervalsing toegestaan ingevolge artikel 70 van de Verordening inzake Municipale Grondgebruiksplanning (PK 8220 van 25 Maart 2020), overeenwys aan voorwaardes.

MINISTRE DES UNIVERSITÉS
ET DE LA RECHERCHE

RE/894

13131/RIEBK/JL/EM