



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!  
We shape a beter future!  
Sibumba ikamva elingcono!*

File ref:  
15/3/6-11/Erf 1985

Navrae/Enquiries:  
A. de Jager

15 November 2021

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

**By Registered Mail**

Sir / Madam

## **PROPOSED SUBDIVISION OF ERF 1985, RIEBEEK KASTEEL**

Your application with reference number RW/11966/CVDW/JL, dated 7 September 2021, on behalf of M. Fuller-Gee, regarding the subject, refers.

- A.** 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 Municipality: Municipal Land Use Planning By-law (PG 8226, dated 25 March 2020), application for the subdivision of Erf 1985, 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 1985 (4 534m<sup>2</sup> in extent) be subdivided into Portion A (555m<sup>2</sup> in extent) and the Remainder (3 979m<sup>2</sup> in extent), as presented in the application;
- a) 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 at building plan stage;

### **3. SEWERAGE**

- a) The subdivided portion be provided with a separate conservancy tank to the capacity previously approved by the Director: Civil Engineering Services, at building plan stage;

### **4. DEVELOPMENT CHARGES**

- a) The owner/developer is responsible for the development charge of R19 602, 90 (R6 543,30 per dwelling unit on Portion A) towards the bulk supply of regional water, at clearance stage. The amount is payable to Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R28 514,25 (R9 504,75 per dwelling unit on Portion A), towards water reticulation, at clearance stage. The amount is payable to Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R18 102,15 (R6 034,05 per dwelling unit on Portion A) towards roads, at clearance stage. The amount is payable to Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/247-188-9210).

*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 owner/developer is responsible for the development charge of R9 677,25 (R3 225,75 per dwelling unit on Portion A) towards storm water, 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 owner/developer is responsible for the development charge of R18 792,15 (R9 677,25 per dwelling unit on portion A) towards sewerage, at clearance stage. The amount is payable to Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/240-184-9210);
  - f) The owner/developer is responsible for the development charge of R20 182,50 (R6 727,50 per dwelling unit on Portion A) towards waste water treatment, at clearance stage. The amount is payable to Swartland 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.
- B.** 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 Municipality: Municipal Land Use Planning By-law (PG 8226, dated 25 March 2020), application for building line departure on Portion A of Erf 1985, Riebeeck Kasteel, is approved in terms of section 70 of the By-Law, subject to the conditions that:

## **1. TOWN PLANNING AND BUILDING CONTROL**

- a) The 5m rear building line on Portion A be departed from to 3m, in order to accommodate the existing units;

## **2. GENERAL**

- a) Any existing services, connecting the remainder and Portion A, 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 portion with service connections, it will be for the cost of the owner/ developer;
- a) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with within the 5 year period and failing to do so will result in the approval expiring. However, should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

Yours sincerely

  
**MUNICIPAL MANAGER**  
 per Department Development Services  
 AdJ/ds

*Copies:*  
*Department: Financial Services*  
*Department: Civil Engineering Services*  
*Building Control Officer*  
*Land Surveyor General Private Bag X9028, CAPE TOWN, 8000*  
*Alkara Pty Ltd, 11 Hazelwood Way, Wentworth Village, Sunningdale Table View, 7441*

# Subdivision Plan

# Erf 1985

# Riebeek Kasteel

SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale 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.

2021/11/15  
DATUM/DATE

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

## Legend

Erf 1985, Riebeek Kasteel

Subdivision line

## Building line

**Zoning:** General Residential Zone 3 North 

**CK Rumboll & Partners**  
**Town Planners & Land Surveyors**  
**022 482 1845**  
**Info@rumboll.co.za**

REF: RK/11966/CVDW/JL  
Date: September 2021

**All areas and distance are subjected to surveying**

