



CLEAN AUDITS SINCE 2010/11



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Sibumba ikamva elingcono!*

File ref: 15/3/6-11/Erf_52

Navrae/Enquiries:
Mr AJ Burger

2 February 2022

C K Rumboll & Partners
Posbus 211
MALMESBURY
7299

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION OF ERF 52, RIEBEEK KASTEEL

Your application with reference RK/12288/ZN/MV, dated 26 November 2021, on behalf of MM Kramer, 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 52, 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 52 (1428m² in extent) be subdivided into the remainder (786m² in extent) and portion A (642m² 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, not be issued unless all the relevant conditions being 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 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 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 development charges towards roads amounts to R 8 212,15 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 9/249-188-9210);
- d) The 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.

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

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

valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/247-144-9210);

- e) The 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 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 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.
- d) In terms of section 76(2)(w) of the By-Law, this approval is 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 this approval expiring;

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
 MM Kramer, 11 Maree Street, Riebeeck Kasteel, 7307
 Epos: remarkmargriet@hotmail.com

APPLICATION IS MADE FOR THE:
Subdivision of Erf 52, Riebeeck Kasteel.

KEY:
Subject property
Proposed subdivision line

NOTES:

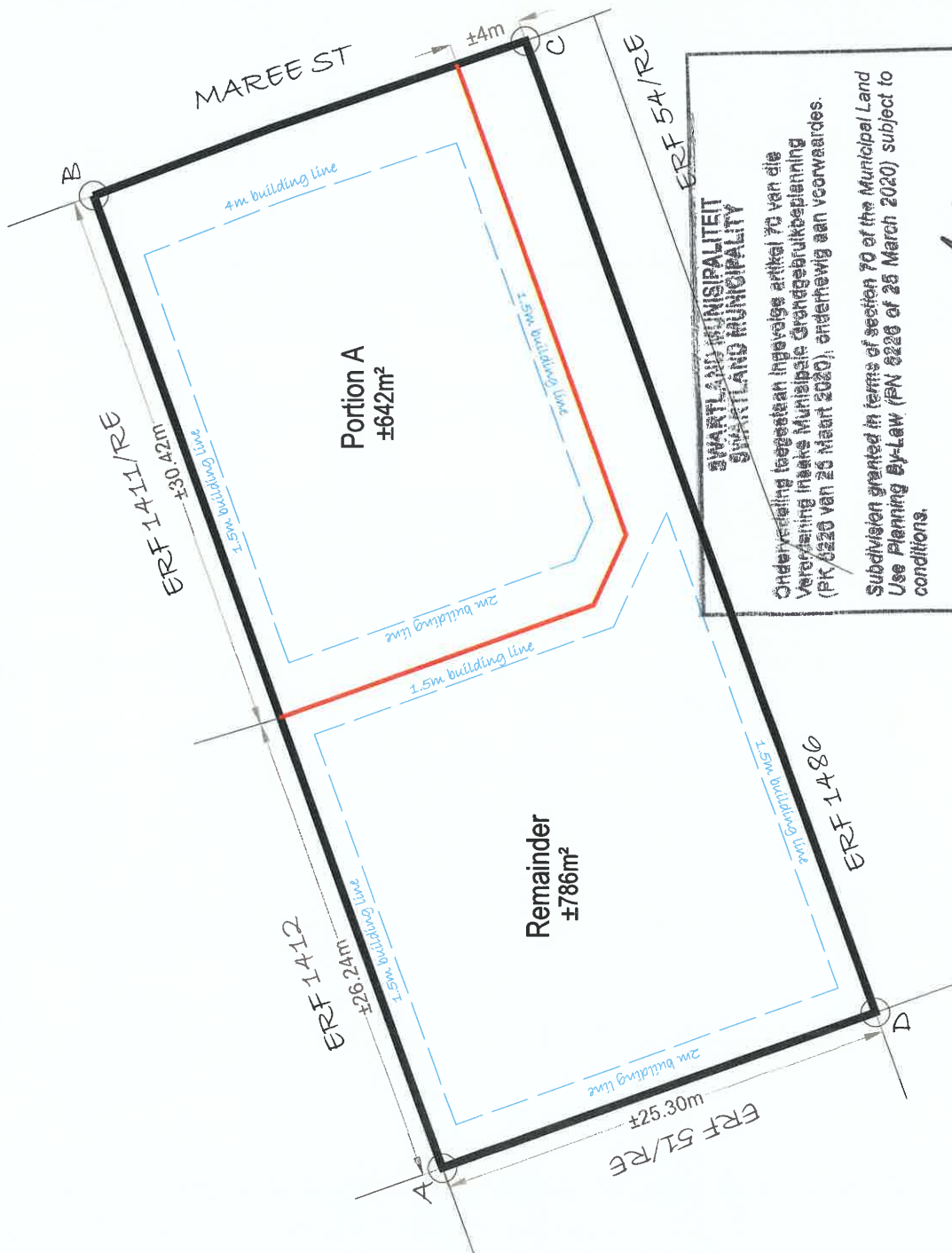
Figure ABCD represents Erf 52, Riebeeck Kasteel, with an extent of 1428m².

ZONING I.T.O. THE ZONING SCHEME:

Residential Zone 1

PROPOSED SUBDIVISION:

| | |
|-----------|--------------------|
| Portion A | ±642m ² |
| Remainder | ±786m ² |
| Erf 52 | 1428m ² |



TITLE: SUBDIVISION PLAN
ERF 52, RIEBEEK KASTEEL

PHYSICAL ADDRESS:
MAREE STREET, RIEBEEK KASTEEL

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:

C.K. RUMBOLL & PARTNERS
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
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DATE: NOVEMBER 2021
AUTHORITY: SWARTLAND MUNICIPALITY

REF: RK/12288/ZNMV



Drawing done by Mandi Viljoen

Planner for CK Rumboll & Partners

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening in reks Munisipale Grondgebruiksbeplanning
(PK 6220 van 26 Maart 2020), onderwerpig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (BN 6220 of 26 March 2020) subject to
conditions.

2022/02/02
DATE

MUNICIPAL ORDER
MUNICIPAL MANAGER

Handwritten signature of the Municipal Manager