



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-11/Erf 1327
15/3/13-11/Erf 1327

Navrae/Enquiries:
A. de Jager

24 November 2021

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

By Registered Mail

Sir / Madam

**PROPOSED SUBDIVISION OF AND EXEMPTION FROM REGISTRATION OF A SERVITUDE ON
ERF 1327, RIEBEEK KASTEEL**

Your application with reference number RIE/12113/GT/GT_ZN, dated 7 September 2021, on behalf of GONDOVERT Pty. Ltd. , 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 1327, 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 1327 (1ha in extent) be subdivided into Portion A (2 692m² in extent) and the Remainder (7 309m² 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 clearance stage;

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for the development charge of R10 890,50 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 R19 008,35 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 R9 111,45 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);

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 487,50 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);
 - e) The owner/developer is responsible for the development charge of R8 974,60 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).
 - f) The owner/developer is responsible for the development charge of R4 516,05 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);
 - 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. The registration of a service pipeline servitude over the Remainder, in favour of Portion A of Erf 1327, Riebeek Kasteel, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality;

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

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
A. J. J. J.

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 Land Surveyor General Private Bag X9028, CAPE TOWN, 8000
 Gondover Pty Ltd, 1327 Pieter Kruthoff Street, Riebeek Kasteel, 7307

APPLICATION IS MADE FOR THE:
Subdivision of Erf 1327 Riebeeck Kasteel.

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Ondervinding 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.

2021/11/24
DATUM/DATE

[Signature]
MUNICIPALE BESTUURDER
MUNICIPAL MANAGER

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

2021/11/24
DATUM/DATE

[Signature]
MUNICIPALE BESTUURDER
MUNICIPAL MANAGER

1328

1327

Remainder ±7309m²

RE/1328

RE/1451

1328

2178

SCALE: 10 20 30 40m

2116

KEY:
Subject property
Proposed subdivision line
Proposed Servitude

NOTES:

Figure ABCD represents Erf 1327, Riebeeck Kasteel, with an extent of 10 001m².

ZONING I.T.O. THE ZONING SCHEME:
Residential Zone 1

PROPOSED SUBDIVISION

Portion A ±2682m²
Remainder ±7309m²
Erf 1327 10 001m²

TITLE: SUBDIVISION PLAN
ERF 1327, Riebeeck Kasteel

PHYSICAL ADDRESS:

PIETER CRUYTHOFF STREET, RIEBEEK KASTEEL, 7307

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:



C.A. RUMBOLD & PARTNERS
TOWN PLANNERS
PROFESSIONAL SURVEYORS
18 PARKER STREET, MALMESBURY
744 022 - 482 1845
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DATE:

AUGUST 2021

AUTHORITY:

SWARTLAND MUNICIPALITY



REF:

RIE2113GTZM

Drawing done by Gena Thamm - Planner: C.A. Rumbold & Partners