



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



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File ref: 15/3/6-11/Erf\_59  
15/3/4-11/Erf\_59  
15/3/10-11/Erf\_59

Enquiries:  
Mr AJ Burger

25 April 2023

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

Per Registered Post

Dear Sir/Madam

**PROPOSED SUBDIVISION, CONSENT USE AND DEPARTURE FROM DEVELOPMENT PARAMETERS OF ERF 59, RIEBEEK KASTEEL**

Your application, with reference RK/12940/MC, dated 24 January 2023, on behalf of LC Thompson, regarding the subject refers.

- A** 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 59, 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 59, Riebeek Kasteel (1428m<sup>2</sup> in extent), be subdivided into a Remainder (855m<sup>2</sup> in extent) and Portion A (573m<sup>2</sup> in extent);
- b) Building plans for all illegal building work be submitted to the Senior Manager: Development Management for consideration and approval at clearance stage;
- c) All temporary structures on the remainder and portion A be moved to comply with all building lines at clearance stage;
- d) A 5m x 5m splay be provided on the remainder on the c/o Walter and Maree Street which has to be surveyed and transferred to the municipality for the cost of the owner/developer;
- e) 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 subdivided portion be provided with a separate water connection. The condition is applicable at subdivision phase;

**3. SEWERAGE**

- a) The subdivided portion be provided with a separate sewerage connection. The conditions is applicable at subdivision phase;

#### **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 2022/2023 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 2022/2023 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 2022/2023 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, valid for the financial year of 2022/2023 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 2022/2023 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 2022/2023 and may be revised thereafter. (Vote number 9/240-183-9210);
- g) The Council resolution of May 2022 makes provision for a 35% 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 2022/2023 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 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 must be implemented within these 5 years, without which, the approval will lapse. 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.

**B** 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 a consent use on the remainder of erf 59, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, subject to the following conditions:

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

- a) The consent use authorises a second dwelling as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for the conversion of the existing garage into the second dwelling;

##### **2. WATER**

- a) The existing water connection be used on the remainder of erf 59 and that no additional connections will be provided;

##### **3. SEWERAGE**

- a) The existing sewerage connection be used on the remainder of erf 59 and that no additional connections will be provided;

#### 4. DEVELOPMENT CHARGES

- a) The development charge towards the bulk supply of regional water amounts to R7 623,35 is for the account of the owner/developer at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R11 404,55 is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- c) The development charges towards roads amounts to R 8 212,15 is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/249-188-9210);
- d) The development charges towards storm water amounts to R 4 192,90 is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- e) The development charges towards sewerage amounts to R 6 834,45 is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 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 is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-183-9210);
- g) The Council resolution of May 2022 makes provision for a 35% 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 2022/2023 and can be revised thereafter;

#### 5. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse. As the existing garage has already been converted into a second dwelling, building plans be submitted within 60 days from this approval.
- C 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 the departure of development parameters on the remainder of erf 59, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, as follows:

#### 1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure of the 4m street building line (northern boundary) to 0m in order to accommodate the existing carport.

Yours sincerely

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

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *LC Thompson, PO Box 59, Riebeek Kasteel, 7307.*  
                 *Loodles2@gmail.com*

# SUBDIVISION PLAN: ERF 59, RIEBEEK KASTEEL



- LEGEND:**
- Subject property
  - Existing cadastral boundaries
  - Proposed Subdivision line
  - Building lines
  - Existing buildings/structures
  - Access Points

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

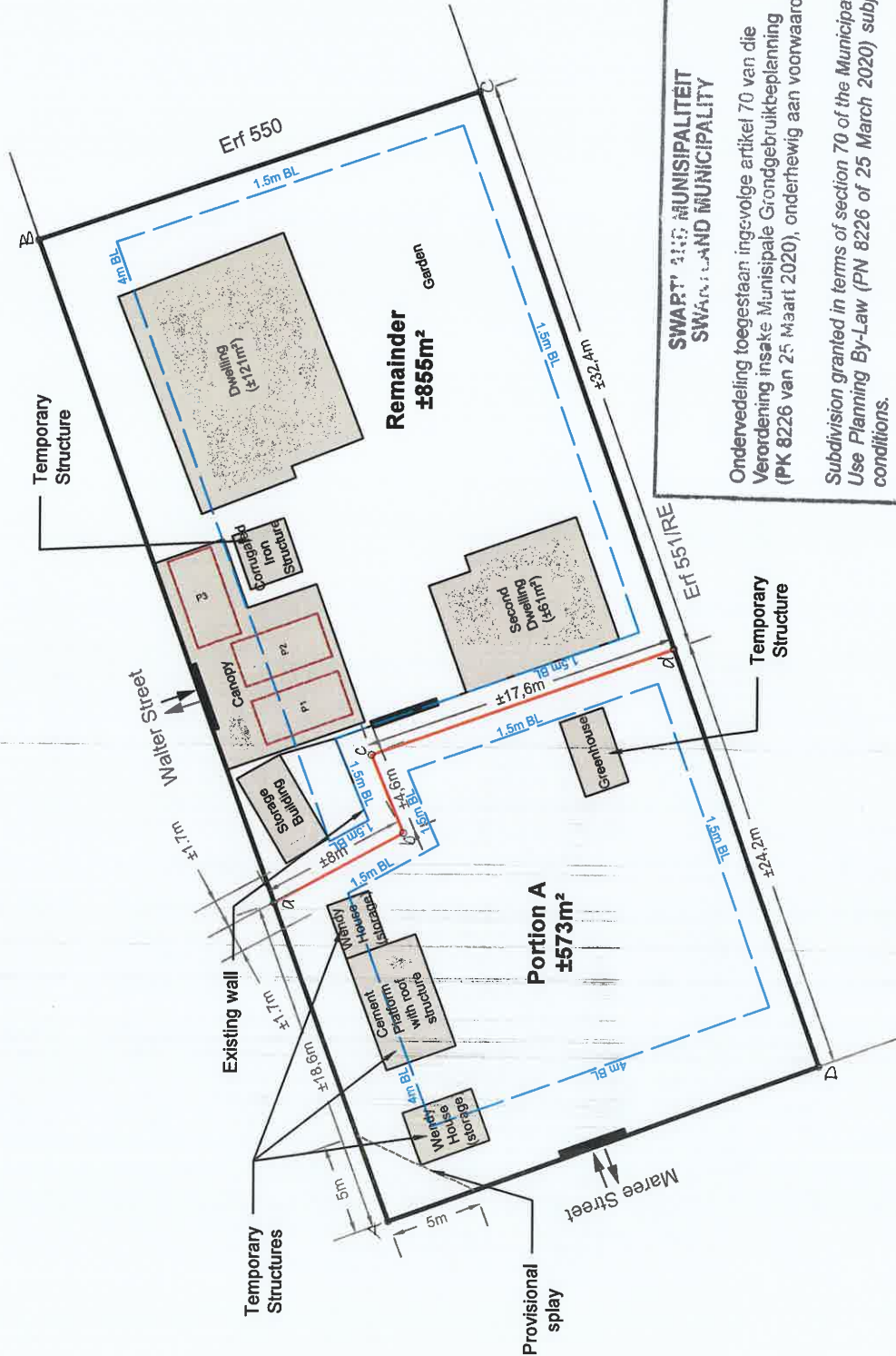
Residential Zone 1

## NOTES:

Figure ABCD represents Erf 59, Riebeeck Kasteel, with an extent of 1428m<sup>2</sup>.

Figure AabcdD represents Proposed Portion A of Erf 59, Riebeeck Kasteel, with an extent of ±573m<sup>2</sup>.

Figure aBCdb represents Proposed Remainder of Erf 59, Riebeeck Kasteel, with an extent of ±855m<sup>2</sup>.



## SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Onderveling 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.

2023/04/25  
DATUM/DATE

MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER

Drawing by: Mandi Craford

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING  
C.K. RUMBOLD & VENNOE  
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DATE: JANUARY 2023  
AUTHORITY: SWARTLAND MUNICIPALITY  
REF: RK/129402/MNV