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SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/6-12/Erf_1714
15/3/13-12/Erf_1714

Navrae/Enquiries:
Mr AJ Burger

30 May 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Sir / Madam

PROPOSED SUBDIVISION AND EXEMPTION OF ERF 1714, ONGEGUND (RIEBEEK WEST)

Your application with reference ONG/13114/NJdK, dated 4 April 2023, on behalf of RT Kruger, regarding the subject refers.

- A** By virtue of the authority delegated to the Senior Manager: Development Management 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 1714, Ongegund (Riebeeck West), 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 1714 (1,974ha in extent) be subdivided into the remainder (4214m² in extent), portion A (3380m² in extent) and portion B (3380m² in extent), as presented in the application;
- (b) A right of way servitude be registered on the remainder in favour of portion B. The right of way servitude be taken up in the title deeds of the remainder and portion B;
- (c) 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 is 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 is provided with a separate sewer connection. For this, the sewerage network must be extended. The owner/developer appoints an Engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the Engineer. The condition applies at subdivision stage.

4. ELECTRICITY

- (a) Each subdivided portion be provided with a separate electrical connection for the cost of the owner/developer
- (b) Any relocation of electrical cables across the relevant subdivided portions will be relocated for the cost of the owner/developer;
- (c) Any electrical interconnection be isolated and fully removed;
- (d) The electricity connection be connected to the existing long-voltage network;
- (e) In addition to the above, the owner/developer must pay for the electricity connections to the subdivided portions;

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

5. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk supply of regional water amounts to R10 890,50 per newly created portion and is for the account of the owner/developer at clearance stage. The amount (total of R21 781,00) 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 R19 008,35 per newly created portion and is payable by the owner/developer at clearance stage. The amount (total of R38 016,70) 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 charge towards roads amounts to R8 974,60 per newly created portion and is payable by the owner/developer at clearance stage. The amount (total of R17 949,20) 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 charge towards storm water amounts to R4 516,05 per new portion and is payable by the owner/developer at clearance stage. The amount (total of R9 032,10) 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 charge towards sewerage amounts to R9 111,45 per new portion and is payable by the owner/developer at clearance stage. The amount (total of R18 222,90) 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 charge towards waste water treatment works amounts to R9 487,50 per newly created portion and is payable by the owner/developer at clearance stage. The amount (total of R18 975,00) 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 development charge towards electricity amounts to R 7 752,52 per newly created portion and is payable by the owner/developer at clearance stage. The amount (total of R15 505,04) is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/253-164-9210);
- (h) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition 5(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

6. GENERAL

- (a) Any existing services, which connect the remainder and the subdivided portion, 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) The approval is in terms of section 76(2)(w) of the By-Law, 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.

- B** The registration of a right of way servitude on the remainder of erf 1714 in favour of portion B, 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.~~

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copies:

Land Surveyor General Private Bag X9028, Cape Town, 8000

Department: Financial Services

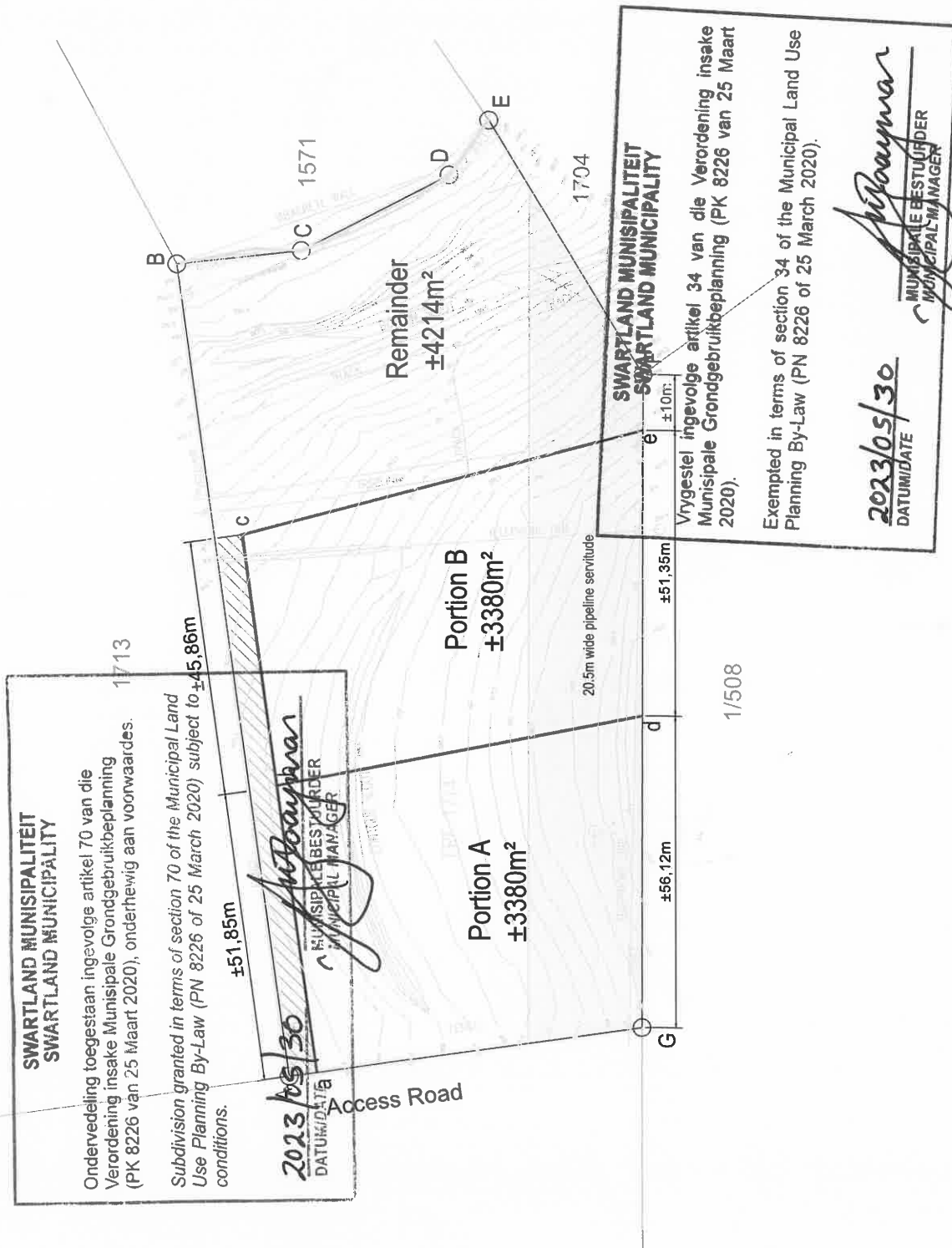
Department: Civil Engineering Services

Department: Electrical Engineering Services

RT Kruger, PO Box 309, Riebeek Kasteel, 7307

Epos: rosa@myvine.co.za

PLAN OF SUBDIVISION: ERF 1714, ONGEGUND



NOTES:

Figure A B C D E F G represents Erf 1714. Ongegrond which measures ±10 974m². Erf 1714 is to be subdivided into:

a) Portion A (±3380m²) represented by Figure a b d G

b) Portion B (±3380m²) represented by Figure b c e d

b) Remainder (±4214m²) represented by Figure A B C D E F e c a

5m right of way servitude

Servitude Line

20.5m Pipeline servitude

Topographical data of 2017

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



DATE:

November 2022

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

ONGNIdK

SCALE: NTS