



File ref: 15/3/6-12/Erf_1710

Enquiries:
Mr HL Olivier

18 September 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 1710, RIEBEEK WEST (ONGEGUND)

Your application, with reference RW/13915/NJdK, dated 27 June 2024, on behalf of Me D Karstel, regarding the subject, refers.

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 subdivision of Erf 1710, Riebeeek West, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 1710 (3050m² in extent) be subdivided into Portion A (1200m² in extent) and the Remainder (1850m² in extent), as presented in the application;
- (b) A general plan or diagram be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - (i). The municipality's decision to approve the subdivision;
 - (ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
 - (iii). The approved subdivision plan;

2. WATER

- (a) The newly subdivided portions each be provided with separate water connections at building plan stage;
- (b) The water network be expanded to provide the subdivided portions with water connections. An Engineer appropriately registered in terms of the provisions of Act 46 of 2000 be appointed by the owner / developer 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 construction work must be undertaken by a recognized civil construction firm. The condition applies at subdivision stage;

3. SEWERAGE

- (a) The newly subdivided portions each be provided with separate sewerage connections at clearance stage;
- (b) There is an existing sewer main that crosses Erf 1710. The pipe be moved to 1m from the property boundary. For this an Engineer appropriately registered in terms of the provisions of Act 46 of 2000 be appointed by the owner/developer to design the extension. The design must 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 construction work must be undertaken by a recognized civil construction firm;

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 low-voltage network;
- (e) In addition to the above, the owner/developer must pay for the electricity connections to the subdivided portions;

5. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 35 984,65 towards the bulk supply of water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R 33 952,60 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R 19 444,20 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R 26 146,40 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (e) The owner/developer is responsible for the development charge of R 16 209,25 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-144-9210);
- (f) The owner/developer is responsible for the development charge of R 3 279,75 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- (g) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can be revised thereafter;

6. GENERAL

- (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;
- (b) Any existing services connecting the remainder and/or new portion, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- (c) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal;
- (e) All conditions of approval be implemented before clearance be issued and failing to do so, will cause the approval to lapse. Should all conditions of approval be met within the 5 year period the land use becomes permanent and the approval period will no longer be applicable;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services


HLO/ds

*Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 Me D Karstel, 7 Savage Road, Fichardt Park, BLOEMFONTEIN, 9301*

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (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.


2024/09/18
DATE


MUNICIPAL MANAGER

KEY:
Subject property
Proposed subdivision line

SUBDIVISION:
Portion A: ±1200^m²
Remainder: ±1850^m²
Total Size: 3050^m²



TITLE:	SUBDIVISION PLAN ERF 1710, RIEBEEK WEST
PHYSICAL ADDRESS:	RIEBEEK WEST
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	 C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 PANNER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning@rumboll.co.za
DATE:	JUNE 2024
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	RW/13915/NJK

Drawing done by NJ de Kock - Planner: CK Rumboll & Partners