



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



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/6-11/Erf 2107

Enquiries:
A. de Jager

19 August 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 2107, RIEBEEK KASTEEL

Your application, with reference MAL/13834/HDT, dated 3 June 2024, on behalf of F.R.P. de Bruyn, 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 2107, 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 2107 (2 313m² in extent) be subdivided into Portion A (1 022m² in extent) and the Remainder (1 291m² in extent), in accordance with subdivision plan RBK/13834/HDT, dated July 2024, as presented in the application;
- b) Existing structures which encroaches the building lines and the subdivision line be moved/demolished to comply with all building lines. This condition is applicable at subdivision stage;
- c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for all unauthorised structures or structures which are to be relocated/demolished;
- d) 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 new subdivided portion be provided with a separate water connection at subdivision stage;

3. SEWERAGE

- a) The new subdivided portion be provided with a separate sewerage connection at subdivision stage;

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

4. ELECTRICITY

- a) No mechanical plant be used within 3m of Eskom underground cables;
- b) No work takes place within the servitude of a 66kV cable or 13kV cable if indicated;
- c) The following building and tree restriction on either side of a centre line of overhead power lines be observed:

Voltage	Building restriction on either side of the centre line
11kV & 22kV	9m
66kV & 22kV	11m
132kV	15,5m

- d) No construction work may be executed closer than 6m from any Eskom structure or structure supporting mechanism;
- e) The natural ground level be maintained within the Eskom reserve areas and servitudes;
- f) No work or machinery permitted nearer than the following distances from conductors:

Voltage	No closer than:
11kV & 22kV	3m
66kV & 22kV	3,2m
132kV	3,8m

- g) The minimum ground clearance of the overhead power line be maintained to the following clearance distance:

Voltage	Safety clearance above road
11kV & 22kV	6,3m
66kV & 22kV	6,9m
132kV	7,5m

- h) A 10m obstruction free zone to be maintained around all pylons;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R35 984,65,00 towards the bulk supply of regional 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 R33 952,60,00 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 R19 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 R26 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: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R18 853,10 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) 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 may 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 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) Cognisance be taken of the letter from Eskom, reference 15341-24, dated 11 July 2024;
- e) 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.

All conditions of approval be implemented before the new subdivisions can vest 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
AdJ/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 F.R.P. de Bruyn, 32 Hermon Street, Riebeeck kasteel, 7307
 rufaan@gmail com

KEY:

- Relevant erf
- Proposed Subdivision
- Existing structures
- Building Lines



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening tsaake Munisipale Grondgebruikbeplanning
(GK 3226 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.

Temporary Structure
(to be moved/demolish)

20/08/2024

DATE

MUNISIPALE VESTUURDER
MUNICIPAL MANAGER

NOTES:

Figure A B C D E represents Erf 2107,
Riebeeck Kasteel, measuring $\pm 2313\text{m}^2$.

Erf 2107 is proposed to be subdivided
into:

- a) Remainder (Measuring $\pm 1291\text{m}^2$)
represented by Figure a B C D c b;
- b) Portion A (Measuring $\pm 1022\text{m}^2$)
represented by Figure A a b c E

TITLE:	SUBDIVISION PLAN ERF 2107, RIEBEEK KASTEEL
PHYSICAL ADDRESS:	32 HERMON STREET
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	C.K. RUMBOLD & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 PANNER STREET, MALMESBURY Tel: 022 - 4821945 Fax: 022 - 4871081 Email: planning@rumbold.co.za
DATE:	JULY 2024
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	RBK/13834/HOT



B

RE/1015 $\pm 29.4\text{m}$

Existing Temporary Structure
(to be moved)

2098

a

$\pm 30\text{m}$

Existing
Wendy House

2m bl

38m

Remainder Erf 2107
($\pm 1291\text{m}^2$)

2m bl

$\pm 33\text{m}$

Portion A
($\pm 1022\text{m}^2$)

4m bl

$\pm 14.58\text{m}$

$\pm 18.88\text{m}$

E

C

1.5m bl

Temporary Shade netting
(to be moved)

64.3m

b

1.5m bl

$\pm 33.8\text{m}$

4m bl

Existing Temporary Structure
(to be moved and modified)

1.5m bl

$\pm 33.8\text{m}$

4m bl

Existing Temporary Structure
(to be moved)

1.5m bl

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