



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sibumba ikamva elingcono!*

File ref: 15/3/6-12/Erf 962

Navrae/Enquiries:
A. de Jager

15 December 2021

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

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION OF ERF 962, RIEBEEK WEST

Your application with reference number RIE/12134/GT_ZN, dated 30 September 2021, on behalf of A.J. & A. Bytheway, regarding the subject, refers.

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 962, Riebeeek West, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 962 (3 131m² in extent) be subdivided into Portion A (1 030m² in extent) and the Remainder (2 101m² 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) The subdivided portion be provided with a separate conservancy tank to the capacity previously approved by the Director: Civil Engineering Services, at clearance stage;
- b) The suction points be positioned so as to be accessible to the municipal services truck from Lang Street;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for the development charge of R7 623,35 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 R11 404,55 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);

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

- c) The owner/developer is responsible for the development charge of R6 834,45 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)
- d) The owner/developer is responsible for the development charge of R7 245,00 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 212,15 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 192,90 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.

5. 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
AdJ/ds

Copies: Department: Financial Services

Department: Civil Engineering Services

Building Control Officer

Land Surveyor General Private Bag X9028, CAPE TOWN, 8000

A.J. & A. Bytheway, P.O. Box 42, Riebeeck West, 7306

KEY:

- Relevant boundary
- Proposed subdivision boundary
- Gravel path
- Bridge to be extended

NOTES:

**SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening intake 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.

2021/12/15
DATE

2021/12/15
DATE

MUNICIPAL MANAGER

TITLE: SUBDIVISION PLAN
ERF 982, RIEBEEK WES

PHYSICAL ADDRESS: ERF 982 LANG STREET, RIEBEEK WES

NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY: C.K. RUMBOLD & VERMOTTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
18 PANNER STREET, MAUMESBURY
Tel: 022-462 1945
Fax: 022-467 1861
Email: zandee@rumbold.co.za

DATE: SEPTEMBER 2021
AUTHORITY: SWARTLAND MUNICIPALITY

REF: RW/12/134/GT-ZN



