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File ref: 15/3/6-12/Erf_12

Navrae/Enquiries:
Mr AJ Bugar

15 July 2021

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

COPY

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION OF ERF 12, RIEBEEK WEST

Your application with reference number RW/11915/JL, dated 24 April 2021, on behalf of K20194722294 SA PTY LTD & K2011107602 PTY LTD, 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 12, Riebeek 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 12 (5710m² in extent) be subdivided into portion A (2855m² in extent) and portion B (2855m² in extent), as presented in the application;
- b) A splay of 5m x 5m be provided on portion A on the c/o Ark Street and Van Riebeek Street. The splay be transferred to Swartland Municipality. The cost thereof is for the owner/developer;
- 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 building plan stage;

3. SEWERAGE

- a) The subdivided portions be provided with separate conservancy tanks with a minimum capacity of 800 litres, which is accessible to the services truck from the municipal street. This condition is applicable at building plan stage;

4. DEVELOPMENT CHARGES

- a) The development charge towards the bulk supply of regional water amounts to R10 890,50 and is for the account of the owner/developer 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 development charge towards bulk water reticulation amounts to R19 008,35 and is payable by the owner/developer 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);

- c) The development charge towards roads amounts to R8 974,60 and is payable by the owner/developer 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).
- d) The development charge towards storm water amounts to R4 516,05 and is payable by the owner/developer 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);
- e) The development charge towards sewerage amounts to R9 111,45 and is payable by the owner/developer 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);
- f) The development charge towards waste water treatment amounts to R9 487,50 and is payable by the owner/developer 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);
- 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. ESKOM

- a) Works will be carried out as indicated on plans;
- b) No mechanical plant to be used within 3.0m of Eskom underground cables;
- c) All services to be verified on site;
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences;
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Graham Hector from the Land Development Office to be contacted on 021 980 3551 / HectorG@eskom.co.za, to arrange the capturing of such services;
- f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm;
- g) Where proposed services cross underground power cables the separation should be a minimum of 300mm with protection between services and power cables. (Preferably a concrete slab);
- h) No manholes; catch- pits or any structure to be built on top of existing underground services;
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables;
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work;
- k) No work can take place within the servitude of a 66kV Cable or 132kV Cable if indicated. Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Graham Hector on 082 7720 359 or graham.hector@eskom.co.za;
- l) The following building and tree restriction on either side of centre line of overhead power line must be observed: Voltage Building restriction either side of centre line 11 / 22kV 9.0 m & 66kV 11.0 m & 132kV 15.5 m;
- m) No construction work may be executed closer than 6 (SIX) metres from any Eskom structure or structure-supporting mechanism;
- n) No work or no machinery nearer than the following distances from the conductors: Voltage Not closer than: 11 / 22kV 3.0 m & 66kV 3.2 m & 132kV 3.8 m;
- o) Natural ground level must be maintained within Eskom reserve areas and servitudes;
- p) That a minimum ground clearance of the overhead power line must be maintained to the following clearances: Voltage Safety clearance above road: 11 / 22kV 6.3 m & 66kV 6.9 m & 132kV 7.5 m;
- q) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
- r) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
 - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,

- iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- s) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre);
- t) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee;
- u) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise;
- v) Eskom shall at all times have unobstructed access to and egress from its services;
- w) Any development which necessitates the relocation of Eskom's services will be to the account of the developer;
- x) Lungile Motsisi MotsisiL@eskom.co.za, Eskom: Transmission must be contacted on 011 800 5734 to comment on behalf of the 400 kV OVERHEAD POWERLINES, NO WORK WITHIN THIS SERVITUDE OR UNDERNEATH POWERLINES IS ALLOWED until comment from Eskom Transmission has been obtained;

6. GENERAL

- a) Any existing services, connecting Portions A & B, 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;
- c) In terms of section 76(2)(w) of the By-Law, the approval is only valid for a period of 5 years and the approval expires if conditions not be complied with.

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

Building Control Officer

K20194722294 SA Pty/Ltd 13 Bucher Crescent Lonehill JOHANNESBURG 2191

K2011107602 SA Pty/Ltd 13 Bucher Crescent Lonehill JOHANNESBURG 2191

VAN RIEBEK STREET

11

Ptn A
±2855m²

Ptn B
±2855m²

76.22m

±37.68m

±37.68m

76.40m

ARK STREET

1833

1834

CE/1071

1835

RE/1071

CH
RE/14

54

705

LEGEND:

Erf 12
5710m²

Subdivisional line

SUBDIVISIONAL AND MUNICIPALITY
S. PALM LAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van de
Verordening inzake Municipale Grondgebruikbeplanning
(PK 8226 van 20 Maart 2020), onderhevig 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.

2021/07/16
DATE

MUNICIPALITY
S. PALM LAND MUNICIPALITY

Amstrong

TITLE:	PROPOSED SUBDIVISION OF ERF 12, RIEBEK WEST
NOTE:	ALL SIZES AND MEASUREMENTS ARE SUBJECT TO SURVEY
DRAWN BY:	C.K. RUMBOLL AND PARTNERS TOWN AND REGIONAL PLANNERS PROFESSIONAL LAND SURVEYORS 16 PARK STREET, MALESBURY 9401 Tel: 022 - 4871661 Fax: 022 - 4871661 e-mail: jolande@rumboll.co.za
DATE:	April 2021
SCALE:	not to scale
REF:	RW/11915/JL.2