



CLEAN AUDITS SINCE 2010/11



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We shape a beter future!
Sibumba ikamva elingcono!*

File ref: 15/3/6-12/Erf 1818

Navrae/Enquiries:
A. de Jager

25 November 2021

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

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION OF ERF 1818, RIEBEEK WEST

Your application with reference number RW/12006/NJdK, dated 20 July 2021, on behalf of Hishtil South Africa 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 1818, Riebeeck 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 1818 (2 856m² in extent) be subdivided into Portion A (1 312m² in extent) and the Remainder (1 544m² 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) Each subdivided portion be provided with a separate sewerage connection at clearance stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for the development charge of R10 890,50 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 R19 008,35 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);
- c) The owner/developer is responsible for the development charge of R9 111,45 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 R9 487,50 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);

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

- e) The owner/developer is responsible for the development charge of R8 974,60 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 516,05 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;
- c) 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
Add/ds

Copies: Department: Financial Services

Department: Civil Engineering Services

Building Control Officer

Land Surveyor General Private Bag X9028, CAPE TOWN, 8000

Hishtil South Africa Pty Ltd, P.O. Box 41, Mooketsi, 0825

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (FN 8226 of 25 March 2020) subject to conditions.

2022/11/25
DATUM/DATE

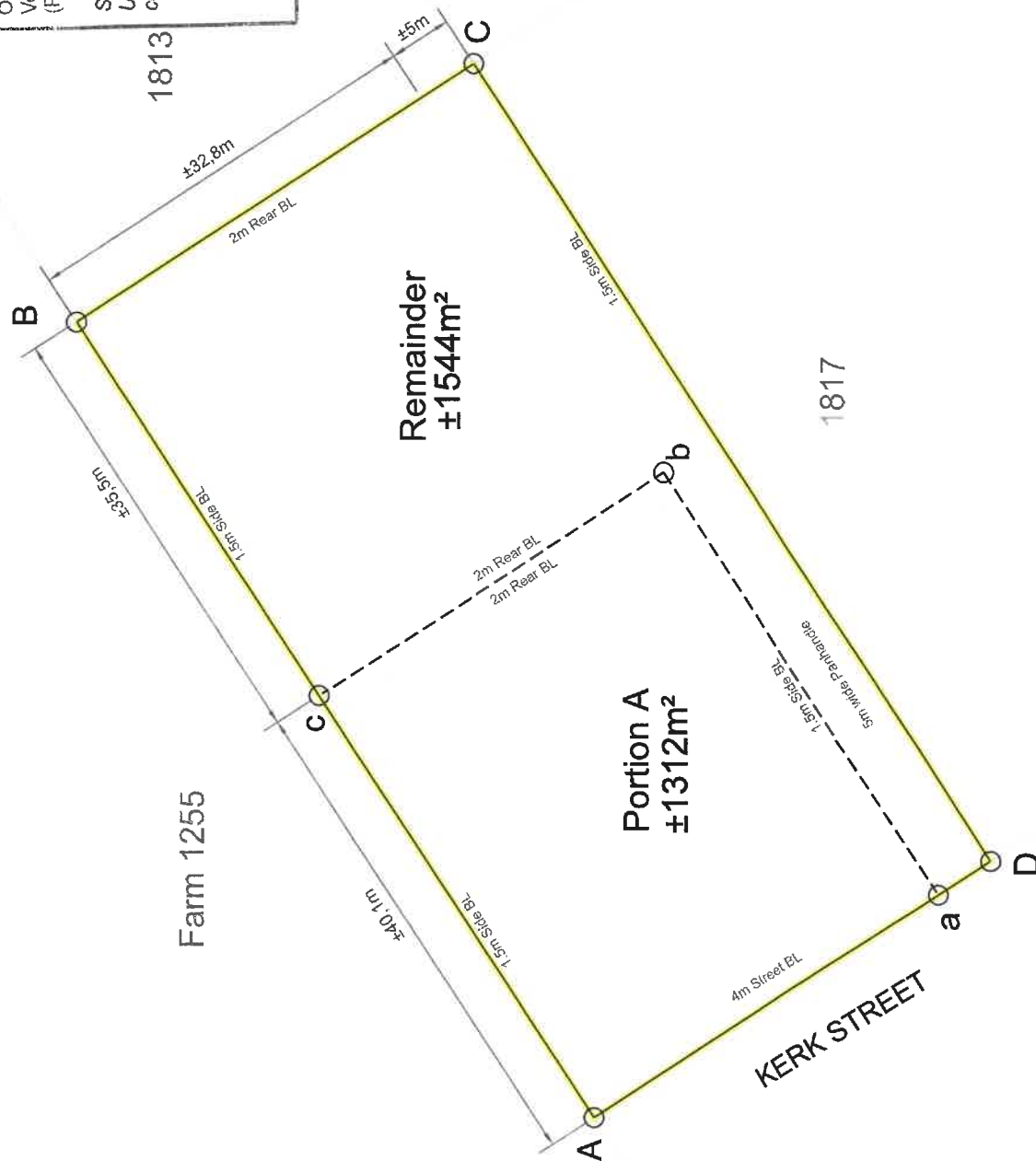
REPUBLICAN PARTY

NOTES:

Figure A B C D represents Erf 1818
Riebeek West which measures
±2856m². Erf 1818 is to be subdivided
into:

a) Portion A ($\pm 1312\text{m}^2$) represented by Figure A c b a,

b) Remainder ($\pm 1544\text{m}^2$) represented by Figure c B C D a b



Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



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AUTHORITY:

AUTHORITY:
SWARTLAND MUNICIPALITY

REF: RW/12006/NJdK

SCALE: NTS