



CONSECUTIVE CLEAN AUDITS



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

File ref: 15/3/6-12/Erf 1926

Navrae/Enquiries:
A. de Jager

12 April 2021

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

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION OF ERF 1926, RIEBEEK WEST

Your application with reference number RW/11791/MH, dated 25 January 2021, on behalf of K.D. Hillier, 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 1926, 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 1926 (8 005m² in extent) be subdivided into Portion A (2 500m² in extent) and the Remainder (5 505m² 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 building plan 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 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 2020/2021 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 2020/2021 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 2020/2021 and may be revised thereafter. (Vote number 9/247-188-9210).

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

- 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 2020/2021 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 2020/2021 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 2020/2021 and may be revised thereafter. (Vote number 9/240-183-9210);
- g) The Council resolution of May 2020 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 2020/2021 and can be revised thereafter.

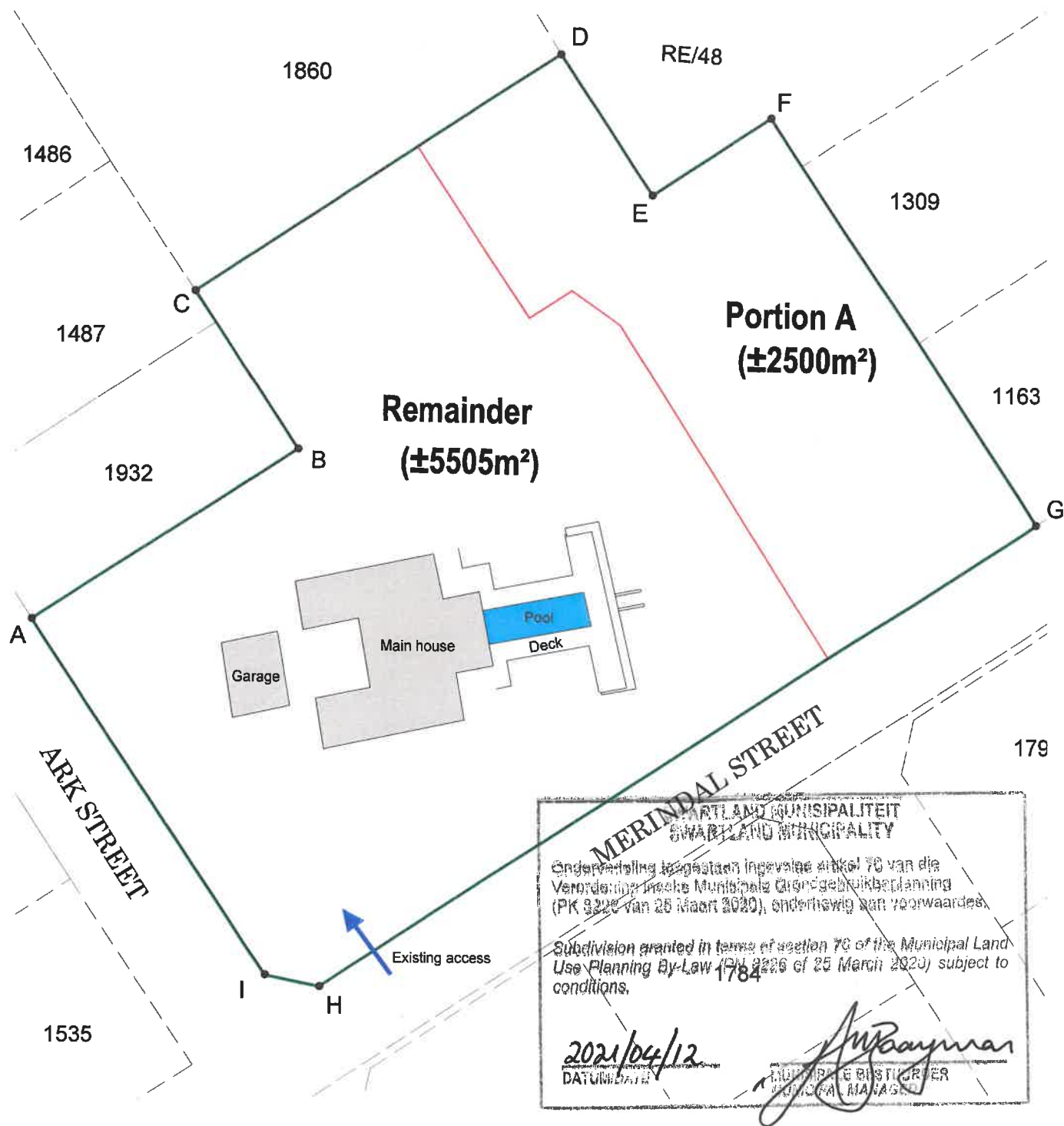
5. GENERAL

- 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) In terms of section 76(2)(w) of the By-Law, the approval is 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;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Ad/ids

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 Land Surveyor General Private Bag X9028, CAPE TOWN, 8000



Subdivision Plan - Remainder of Erf 1926 Riebeek West

Description of application:	Overview of resultant portions		Physical address: C/o of Merindal Street & Ark Street
Application for Subdivision of Remainder of Erf 1926 Riebeek West into a Remainder and one Portion.		Remainder	Portion A
	Zoning	Residential Zone I	Residential Zone I
	Primary right	Dwelling house	Dwelling house
	Size	±5505m²	±2500m²
			Notes: All areas and distances subject to final survey
			CREATED BY  C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY
			DATE: JANUARY 2021
			REF: RW/11791/MH
			AUTHORITY: SWARTLAND MUNICIPALITY

