



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



Swartland forward-thinking 2040 -
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Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/6-12/Erf 1745

Enquiries:
Mr HL Olivier

25 June 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 1745, RIEBEEK WEST

Your application, with reference RW/13725/JL/GB, dated 26 March 2023, on behalf of C & AC Williams, 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 1745, Riebeeck West, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that;

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1745 (1024m² in extent) be subdivided into Portion A (512m² in extent) and the Remainder (512m² in extent), as presented in the application;
- b) 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 newly subdivided portions each be provided with separate water connections at building plan stage;

3. SEWERAGE

- a) The newly subdivided portions each be provided with separate sewerage connections at clearance stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R16 295,50 towards the bulk supply of regional water per newly created portion, at clearance stage. The amount is payable to the Swartland

Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);

- b) The owner/developer is responsible for the development charge of R15 374,35 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R11 205,60 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R15 069,60 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R14 587,75 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter;

5. GENERAL

- a) It be noted that a 4m building line is applicable along Merindol Street and not 3m as indicated on the subdivision plan.
- b) 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;
- c) Any existing services connecting the remainder and/or new portion, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- d) 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;
- 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;
- f) All conditions of approval be implemented before clearance be issued 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
HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 C & AC Williams, 14 Roos Street, Riebeek Kasteel, 7307

**SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY**

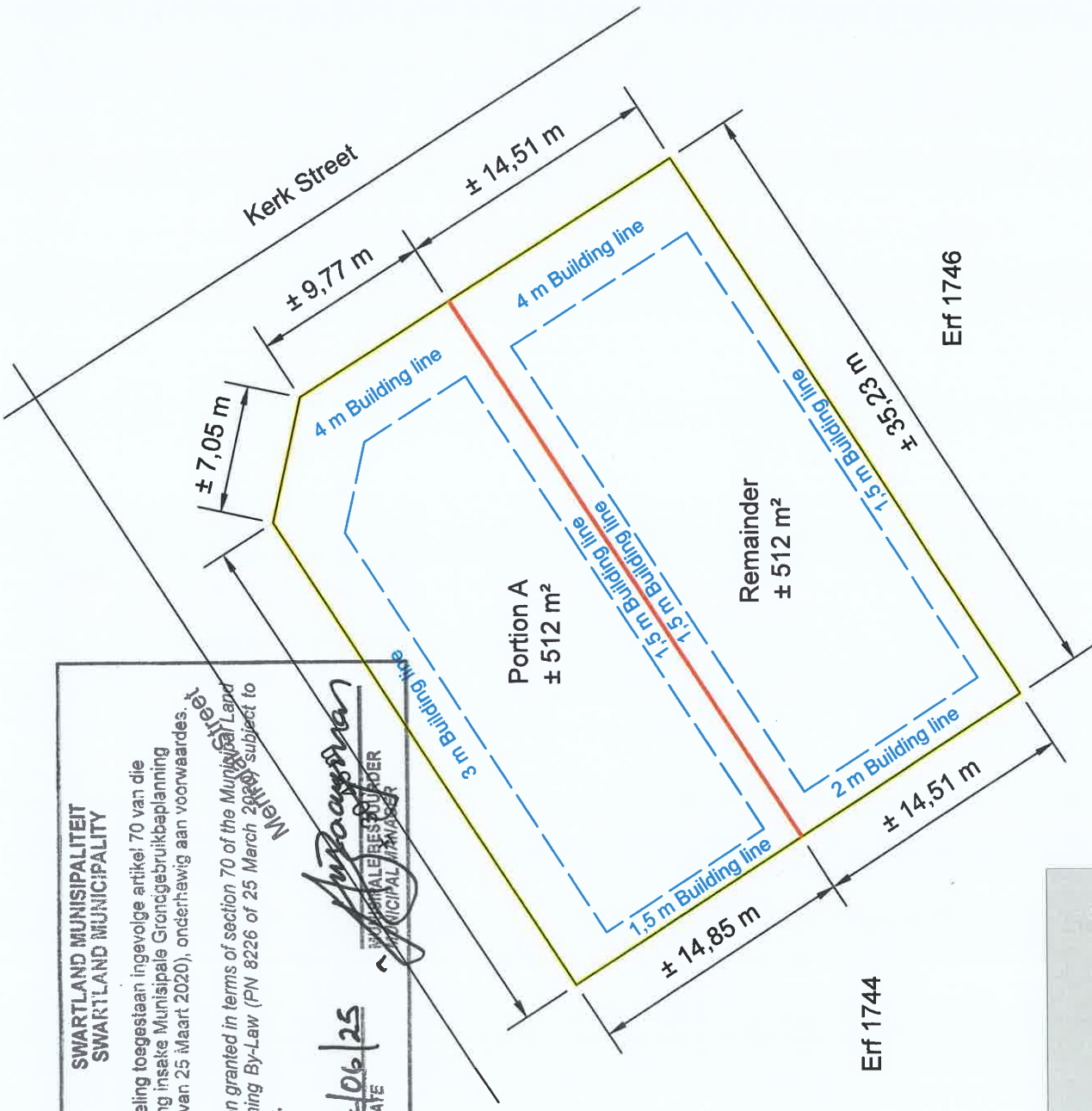
Ondervinding toegestaan ingevolge artikel 70 van die
Verordening insake Municipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), onderhawig aan voorwaardes.

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

2024/06/25
DATE

[Signature]
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

Merindal Street



SCALE (A4):



LEGEND

- KEY:**
- Zoning: Residential Zone 1
 - Subject Property
 - Subdivision Lines
 - Building Lines
- Erf 1745 : 1024 m²
Proposed Portion A : ± 512 m²
Proposed Remainder : ± 512 m²

TITLE

SUBDIVISION PLAN
ERF 1745
RIEBEEK WEST

PHYSICAL ADDRESS:

CORNER KERK STREET & MERINDAL STREET, RIEBEEK WEST, 7306

NOTE

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 PAINTER STREET, MALMESBURY
Tel: 022-4821845
Fax: 022-4871661
Email: planning@rumboll.co.za

DATE:

MARCH 2024

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

RW/1375/JUGB

