



File ref: 15/3/3-12/Erf 106
15/3/6-12/Erf 106

Enquiries:
A. de Jager

20 February 2025

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Dear Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 106, RIEBEEK WEST

Your application on behalf of the Provincial Government of the Western Cape, dated 10 December 2024, refers.

- A. 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 rezoning of Erf 106, Riebeek West, is approved in terms of Section 70 of the By-Law;
- B. 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 106, Riebeek West, is approved in terms of Section 70 of the By-Law;

Decisions A. and B. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 106, Riebeek West be rezoned from Community Zone 1 to Subdivisional Area, in order to accommodate the following:
- 1 x Remainder zoned Community Zone 1;
 - 2 x Corner splays zoned Transport Zone 1; and
 - 1 x Portion A zoned Residential Zone 1;
- in accordance with New Zoning Plan, dated August 2024, as presented in the application;
- b) Erf 106, Riebeek Kasteel of 8 565m² in extent, be subdivided as follows:
- Portion A of 1 500m² in extent;
 - Two corner splays of 13m² each; and
 - The Remainder of 7 039m² in extent;
- in accordance with the Proposed Subdivision Plan, dated August 2024, as presented in the application;
- c) The owner/developer submits the subdivision plan to the Surveyor General for approval, including proof of the following:
- The approval letter for the subdivision, containing the conditions of approval;
 - The approved subdivision plan;
- d) The corner splays be surveyed and transferred to Swartland Municipality for the cost of the owner/developer simultaneously with the transfer of portion A.

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- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 - apho abantu beza kufezekisa amaphupho abo!

2. WATER

- a) Each portion be provided with a separate water connection, at building plan stage;

3. SEWERAGE

- a) Portion A be provided with a separate sewerage connection, at clearance stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R35 984,65 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R3 268,30 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R11 264,25 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R27 333,20 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R14 434,80 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter;

5. GENERAL

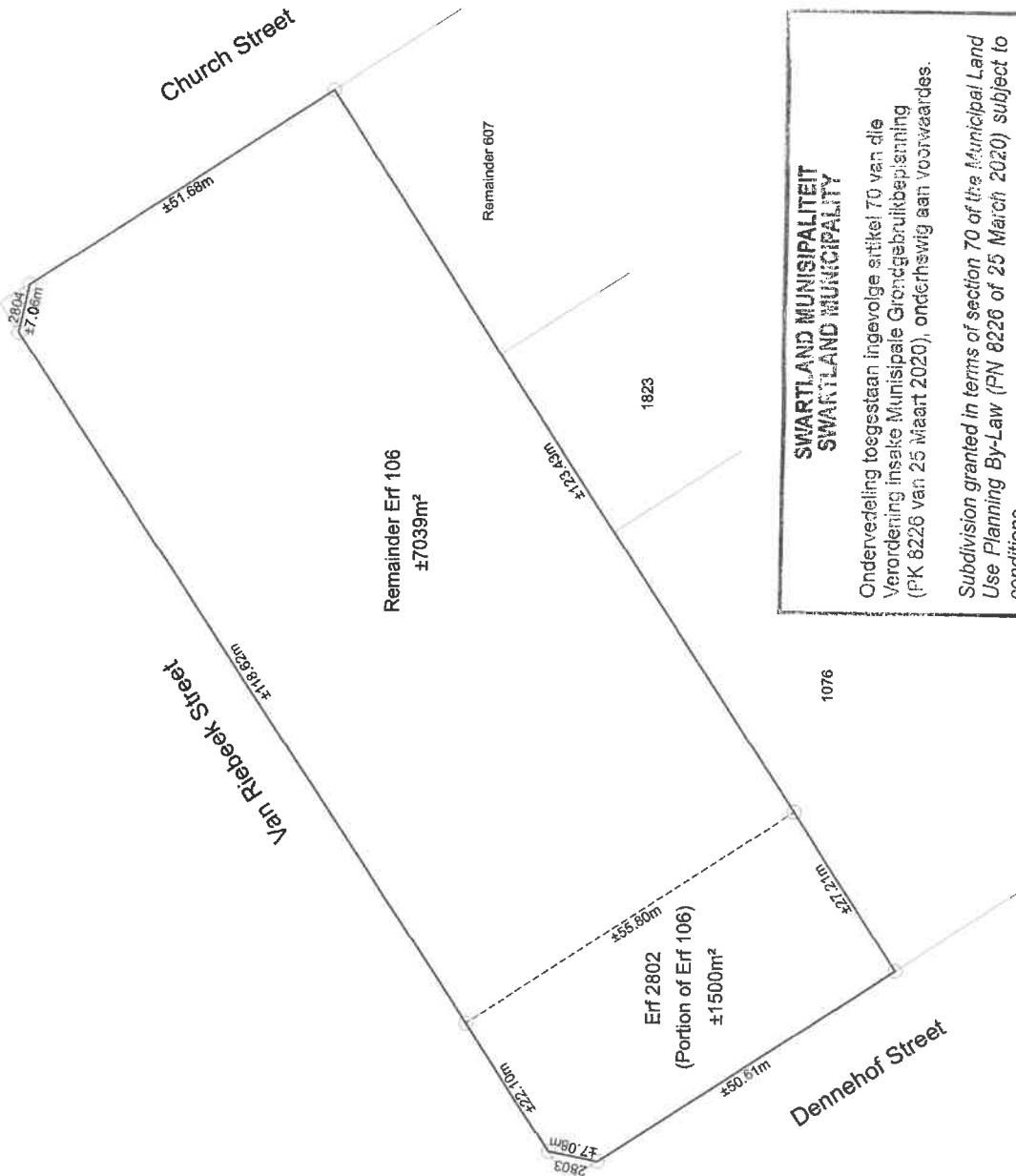
- a) Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers;
- b) The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- d) 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 on the appeal;
- e) All conditions of approval be implemented at subdivision stage, 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
AdJ/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Surveyor General, Private Bag X9028, Cape Town, 8000
 Esme Davis, Provincial Government Western Cape, Private Bag X9043, Cape Town, 8000
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PROPOSED
SUBDIVISION PLAN
ERF 106
RIEBEEK WEST



TECHNICAL INFORMATION		
DESCRIPTION	AREA	%
Remainder Erf 106	±7039m ²	82.18
Erf 2802 (Portion of Erf 106)	±1500m ²	17.52
Corner cut off at Van Riebeeck & Dennehof Str. (2803)	±13m ²	0.15
Corner cut off at Van Riebeeck & Church Str. (2804)	±13m ²	0.15
TOTAL	±8565m ²	100.00

GENERAL NOTES

AMENDMENTS

REV.	DESCRIPTION	BY	DATE

DATE AUGUST 2024

A4 = 1:1000



CHRISTINE

HAVENGA
& ASSOCIATES

Town Planning | Property Investigations | Heritage Studies

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbepinning (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.

2025/02/20

DATUM/DATE

[Signature]
MUNICIPAL ENGINEER