



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



Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sakha ikusasa elingcono!

File ref: 15/3/6-11/Erf_94,96
15/3/12-11/Erf_94,96

Navrae/Enquiries:
Mr HL Olivier

5 June 2023

Friedlander, Burger & Volkman
PO Box 203
RIEBEEK KASTEEL
7307

PER REGISTERED POST

Attention: Christian King

Sir

PROPOSED CONSOLIDATION AND SUBDIVISION OF ERVEN 94 & 96, RIEBEEK KASTEEL

Your application with reference RK94, dated 23 March 2023, on behalf of Mr DWN van Blerk, regarding the subject refers.

- A** By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of Erven 94 and 96, Riebeeck Kasteel, is hereby approved in terms of Section 70 of the abovementioned By-law.
- B** By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution No. 4.1; dated 28 March 2019, as determined by section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of the consolidated erf mentioned above, is hereby approved in terms of Section 70 of the abovementioned By-law.

A & B above are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erven 94 (3337m² in extent) and 96 (3319m² in extent) be consolidated in order to form a new land unit (6656m² in extent), as presented in the application;
- (b) The consolidated property be subdivided into 6 portions including;
- (i). Portion A – (±891m²)
 - (ii). Portion B – (±1907m²)
 - (iii). Portion C – (±879m²)
 - (iv). Portion D – (±880m²)
 - (v). Portion E – (±1202m²)
 - (vi). Portion F – (±893m²)
- (c) Application be made for a demolition permit for the buildings proposed to be demolished on subdivision stage;
- (d) Building plans be submitted to Senior Manager : Development Management for consideration and approval;
- (e) 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. This condition is applicable at building plan stage for portion A, C, D and F as well as on subdivision stage for portions B and E;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate sewerage connection. This condition is applicable at subdivision stage;
- (b) The sewer network needs to be extended in order to provide service connections to the subdivided portions. Therefore the owner/developer need to appoint an Engineer suitably registered in terms of the provisions of Act 46 of 2000 to design the proposed extension. The design be submitted to the Director: Civil Engineering Services for approval where after the extension be constructed under the supervision of the said Engineer;

4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk supply of regional water amounts to R7 623,35 per newly created portion and is for the account of the owner/developer at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);
- (b) The development charge towards bulk water reticulation amounts to R11 404,55 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- (c) The development charges towards roads amounts to R 8 212,15 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/249-188-9210);
- (d) The development charges towards storm water amounts to R 4 192,90 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- (e) The development charges towards sewerage amounts to R 6 834,45 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- (f) The development charges towards waste water treatment works amounts to R 7 245,00 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-183-9210);
- (g) The Council resolution of May 2022 makes provision for a 35% 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 2022/2023 and can be revised thereafter;

5. GENERAL

- (a) Any existing services, which connect the remainder and the subdivided portion, 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 portions with service connections, it will be for the cost of the owner/ developer;
- (c) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (d) The approval is in terms of section 76(2)(w) of the By-Law, 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

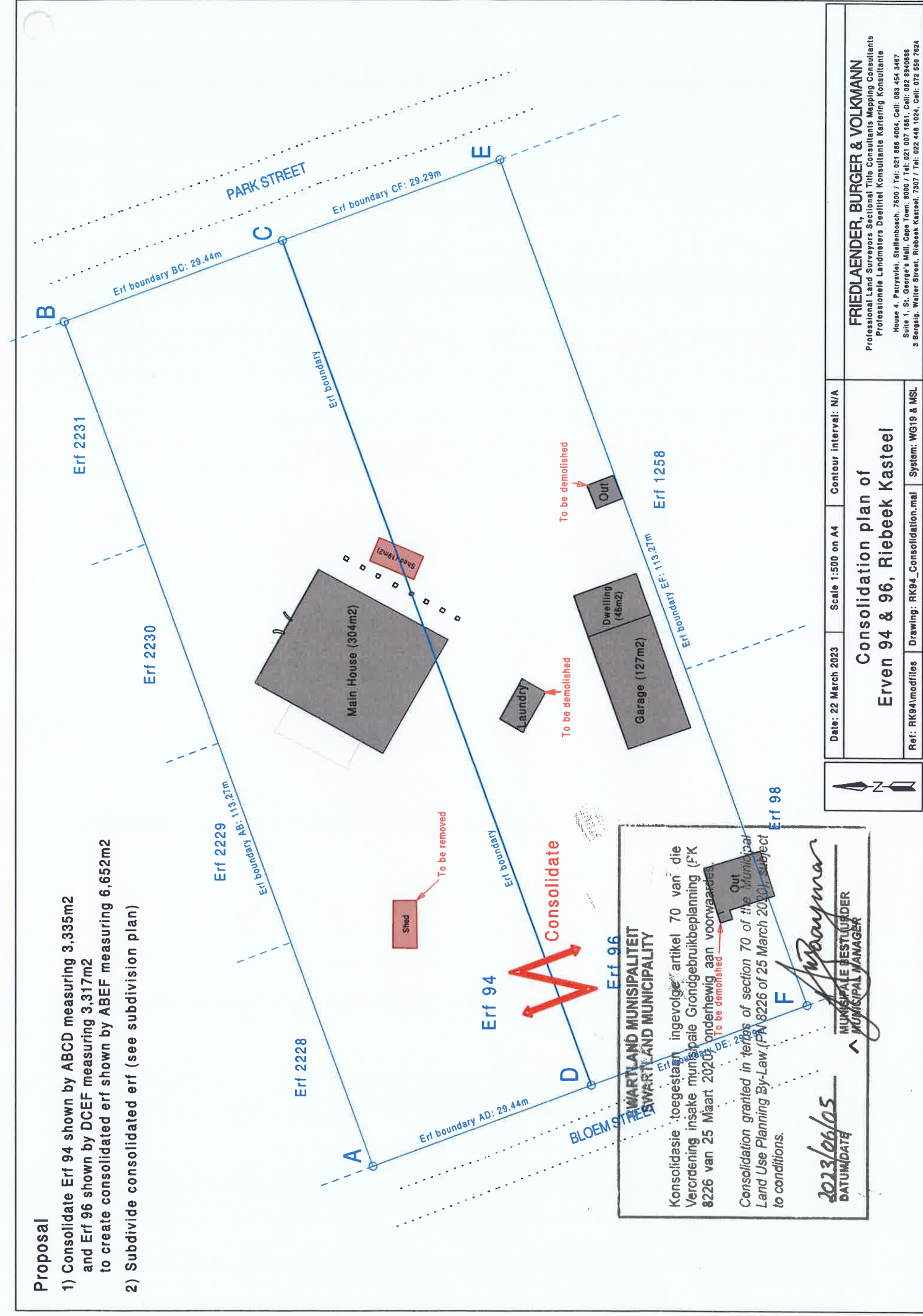
per Department Development Services

HLO/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
Department: Financial Services
Department: Civil Engineering Services
Derek van Blerk, 6 Bloem Street, RIEBEEK KASTEEL, 7307
Epos: derekvb7@gmail.com, tian@fbvsurvey.co.za

Proposal

- 1) Consolidate Erf 94 shown by ABCD measuring 3,335m2 and Erf 96 shown by DCEF measuring 3,317m2 to create consolidated erf shown by ABEF measuring 6,652m2
- 2) Subdivide consolidated erf (see subdivision plan)



Proposal

- 1) Subdivision of erf shown by ABCD from consolidation of Erven 94 & 96 (see consolidation plan)
- 2) Subdivide consolidated erf into:
 - Portion A shown by AEFGH and measuring 891m2
 - Portion B shown by EJKLMNHGF and measuring 1,907m2
 - Portion C shown by JBPQ and measuring 879m2
 - Portion D shown by QPCR and measuring 880m2
 - Portion E shown by NMLKRSTUV and measuring 1,202m2
 - Portion F shown by VUTSD and measuring 893m2

