



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



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We shape a better future!  
Sakha ikusasa elingcono!

File ref: 15/3/6-11/Erf\_556

Navrae/Enquiries:  
Mr AJ Burger

31 January 2023

Friedlander, Burger & Volkman  
PO Box 203  
RIEBEEK KASTEEL  
7307

Sir / Madam

#### **PROPOSED SUBDIVISION OF ERF 556, RIEBEEK KASTEEL**

Your application with reference RK556, dated 27 September 2022, on behalf of Mr K Pipek, 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 Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of Erf 556, Riebeek Kasteel, is approved in terms of Section 70 of the abovementioned By-law, subject to the conditions that:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- (a) Erf 556 (1182m<sup>2</sup> in extent) be subdivided into the remainder (629m<sup>2</sup> in extent) and portion A (552m<sup>2</sup> in extent), as presented in the application;
- (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;

#### **2. WATER**

- (a) Each subdivided portion be provided with a separate water connection. This condition is applicable at building plan stage;

#### **3. SEWERAGE**

- (a) Each subdivided portion be provided with a separate sewerage connection. This condition is applicable at subdivision stage;

#### **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) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law, not be issued unless all the relevant conditions is complied with;
- (b) 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;
- (c) 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;
- (d) 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.
- (e) 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.

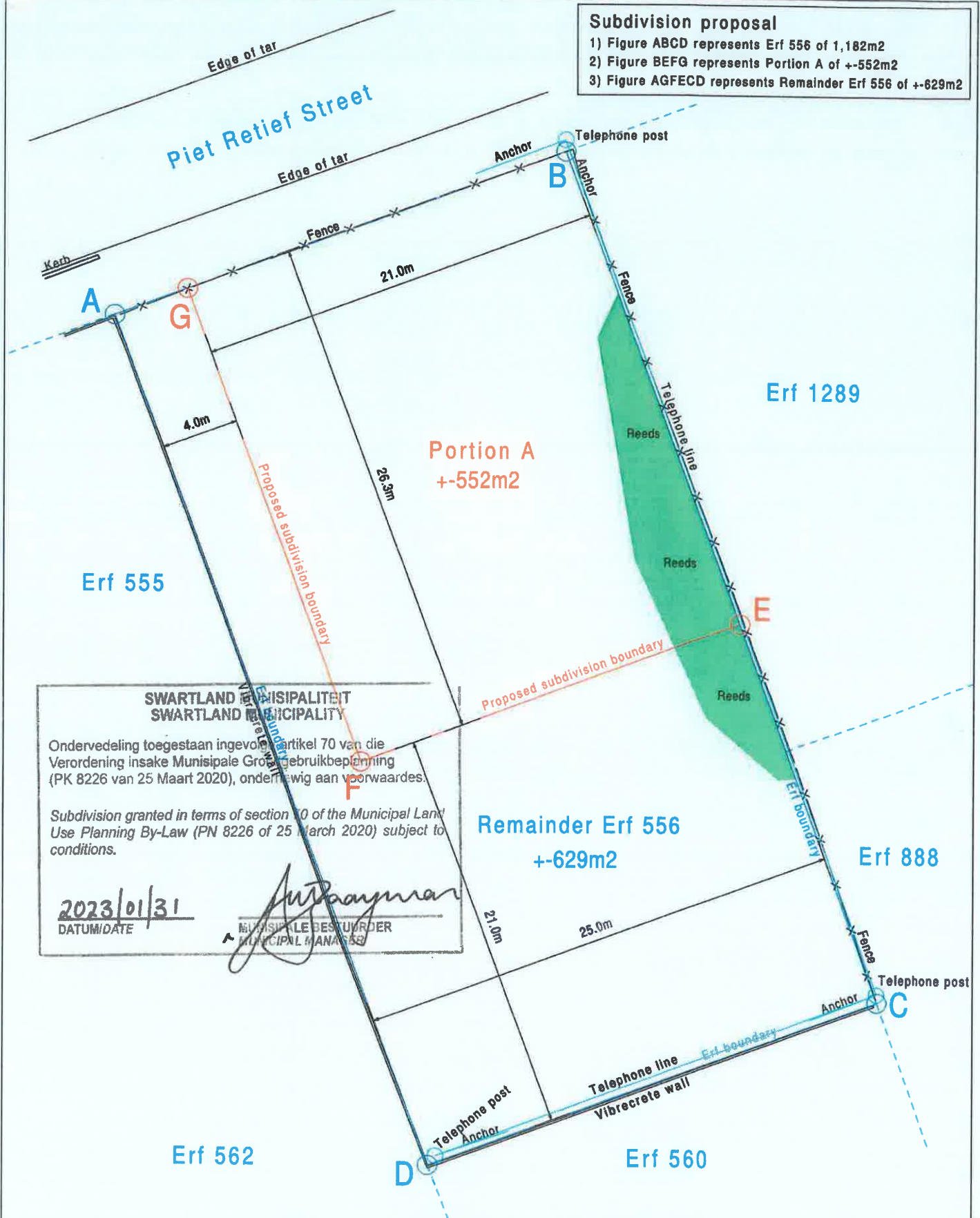
Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ds

Copies:      *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
                 *Department: Financial Services*  
                 *Department: Civil Engineering Services*  
                 *K Piprek, PO Box 293, RIEBEEK KASTEEL, 7307*  
                 Epos: [klaus@solostudios.co.za](mailto:klaus@solostudios.co.za)

# Subdivision proposal

- 1) Figure ABCD represents Erf 556 of 1,182m<sup>2</sup>
- 2) Figure BEFG represents Portion A of +-552m<sup>2</sup>
- 3) Figure AGFED represents Remainder Erf 556 of +-629m<sup>2</sup>



## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderworpe 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.

2023/01/31  
DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Date: 27 July 2022

Scale 1:250 on A4

System: WG19

Areas & dimensions are provisional and will be finalised during subdivision survey

## Proposed subdivision of Erf 556 Riebeeck Kasteel

## FRIEDLAENDER, BURGER & VOLKMANN

Professional Land Surveyors Sectional Title Consultants Mapping Consultants  
Professionele Landmeters Deeltitle Konsultante Kartering Konsultante

House 4, Patrysvlei, Stellenbosch, 7600 / Tel: 021 886 4004, Cell: 083 454 3467  
Suite 1, St. George's Mall, Cape Town, 8000 / Tel: 021 007 1881, Cell: 082 8940885  
3 Bergsig, Walter Street, Riebeeck Kasteel, 7307 / Tel: 022 448 1024, Cell: 072 560 7624