



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/6-12/Erf 1737
15/3/12-12/Erf 1737

Enquiries:
A. de Jager

8 February 2021

Friedlaender, Burger & Volkman
P.O. Box 203
RIEBEEK KASTEEL
7307

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 1737 AND CONSOLIDATION WITH ERF 1736 AND ERF 1738, RIEBEEK WEST

Your application, with reference number RW1737, submitted 26 October 2020, on behalf of G. Healy, refers.

- A.** By virtue of the authority delegated to the Senior Manager: Built Environment 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 subdivision of Erf 1737, Riebeek West, is approved in terms of Section 70 of the By-Law, subject to the conditions that:
- B.** 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 7741, dated 3 March 2017), application for the consolidation of Portion A of Erf 1737 with Erf 1736 and the Remainder of Erf 1737 with Erf 1738, Riebeek West, is approved in terms of section 70 of the abovementioned By-Law, subject to the conditions that:

Points A & B are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1737, Riebeek West (1 013m² in extent), be subdivided as follows:
i) Portion A: 482m² in extent; and
ii) The Remainder: 531m² in extent;
- b) Erf 1736 (1 013m² in extent) be consolidated with Portion A of Erf 1737 (482m² in extent), in order to form a new erf of 1 495m² in extent, as presented in the application;
- c) Erf 1738 (888m² in extent) be consolidated with the Remainder of Erf 1737 (531m² in extent), in order to form a new erf of 1 419m² in extent, as presented in the application;
- d) A copy of the approval be submitted to the Surveyor General, including the approved consolidation plan;
- 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;

1. WATER

- a) Each new consolidated erf be provided with a single, separate water connection;

2. SEWERAGE

- b) Each new consolidated erf be provided with a single, separate sewerage connection;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

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

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

3. GENERAL

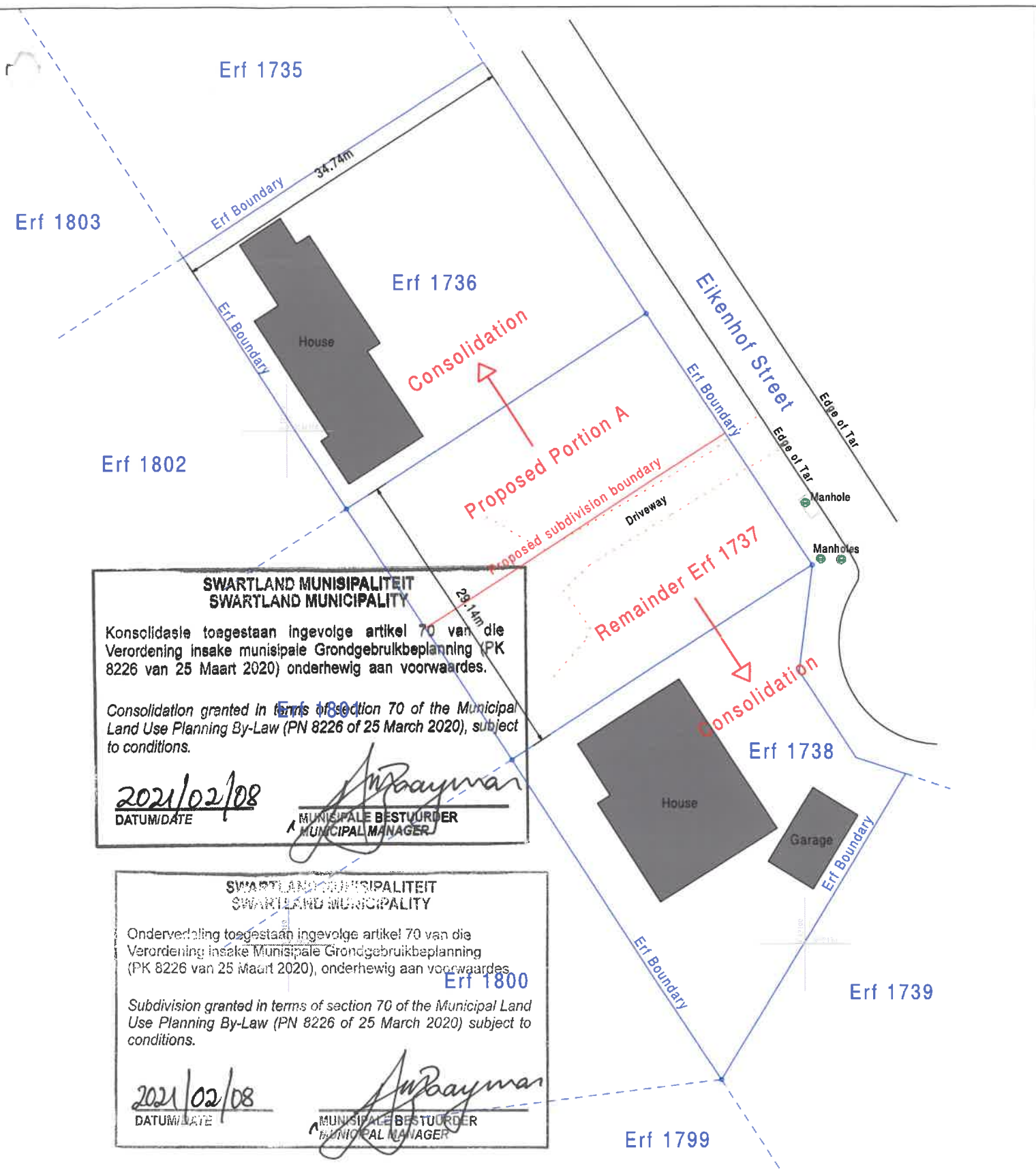
- a) Any existing services connecting the subdivided portions, be disconnected and removed;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, failing which, the approval will lapse.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Surveyor General, Private Bag X9028, Cape Town, 8000
 G. Healy, P.O. Box 133, Riebeeck Kasteel, 7307



- Proposal**
- 1) Subdivision of Erf 1737, into Portion A of 482m² and Remainder of 531m²
 - 2) Consolidation of Remainder with Erf 1738 to form 1,419m²
 - 3) Consolidation of Portion A with Erf 1736 to form 1,495m²