Lêer verw/ 15/3/3-11/Erf_1237
15/3/6-11/Erf_1237

Navrae/Enquiries:
Ms D N Stallenberg

28 October 2026

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

e-mail : planning9@rumboll.co.za

Sir

PROPOSED REZONING AND SUBDIVISION ON ERF 1237, RIEBEEK KASTEEL

Your application with reference RK//15241/RP dated 22 July 2026 on behalf of Johan Vlok Familie Trust has reference.

A. The Municipal Planning Tribunal has resolved at a meeting held on 14 October 2026 to approve the application for rezoning of Erf 1237, Riebeek Kasteel, from Residential Zone 1 to Subdivisional Area, in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);

B. The application for the subdivision of Erf 1237, Riebeek Kasteel, is approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);

C. Approvals A and B above are subject to the conditions that:

C1 TOWN PLANNING AND BUILDING CONTROL

(a) Erf 1237 (1,4266ha in extent) be rezoned from Residential Zone 1 to Subdivisional Area in order to accommodate the following zoning categories, as presented on Rezoning Plan RK/15241/RP, dated May 2026:
   i. 16 x Residential Zone 1 erven; and
   ii. 1 x Transport Zone 2 erf;

(b) Erf 1237 (1,4266ha in extent) be rezoned from Residential Zone 1 to Subdivisional Area in order to accommodate the following zoning categories, as presented on Subdivision Plan RK/15241/RP, dated May 2026:
   i. 16 x Residential Zone 1 erven; and
   ii. 1 x Transport Zone 2 erf;

(c) Erf 1237 be subdivided as follows and as presented on Subdivision Plan RK/15241/RP, dated May 2026:
   i. 16 x Residential Zone 1 erven ranging between 655m² and 797m² in extent; and
   ii. 1 x Transport Zone 2 erf of approximately 2 579m² in extent.

(d) The General Plan be submitted to the Surveyor-General for approval, 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;

(e) Any boundary wall erected along a public street boundary be designed to incorporate architectural articulation, changes in material and/or landscaping elements to avoid the appearance of a continuous blank wall along the streetscape, to the satisfaction of the Senior Manager: Development Management;

(f) Access to Portions 2, 3, 13 and 16 be restricted to the 10m wide common road and no access be obtained from the cul-de-sacs and that the condition be taken up in the title deeds of the relevant portions;

(g) No direct access be permitted from any of the public roads surrounding the development (Van Riebeek Street, Park Street, Kloof Street or Merlot Street) to any of the individual erven;
(h) An Owners Association be established in terms of section 39 of the By-Law and that a constitution be compiled and submitted to the Senior Manager: Development Management for consideration and approval;
(i) The constitution of the Owners Association be approved by the Municipality before registration of transfer of the first land unit and make provision for:
    i. the Owners Association to formally represent the collective mutual interests of the development in accordance with the conditions of approval;
    ii. ownership, management and maintenance of the internal Transport Zone 2 erf;
    iii. ownership, management, operation and maintenance of all private engineering services associated with the development, including internal water, sewerage, stormwater and road infrastructure;
    iv. the regulation of at least one annual meeting with its members;
    v. enforcement of conditions of approval;
    vi. procedures to obtain the consent of the members of the Owners Association should the association cease to function; and
    vii. implementation and enforcement of the provisions of the constitution.
(j) A landscaping plan for inside the development and on the periphery outside be submitted to the Senior Manager: Development Management for consideration.
(k) The Transport Zone 2 erf be transferred to the Owners Association simultaneously with the transfer of the first Residential Zone 1 erf;
(l) 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 relevant conditions have been complied with;

C2 WATER

(a) The development be provided with an internal water network that connects to the municipal water network;
(b) The internal water network be designed by a professional engineer registered in terms of Act 46 of 2000 and that the design be submitted to the Director: Civil Engineering Services for consideration and approval;
(c) Construction of the internal network be completed under the supervision of the appointed engineer at subdivision stage;
(d) An analysis of the network be completed by the appointed engineer to ascertain whether elements of the Water Master Plan need to be implemented in order to accommodate the development, and the results be submitted to the Director: Civil Engineering Services;
(e) The internal water network not be adopted by the Municipality and remain the responsibility of the Owners Association;

C3 SEWERAGE

(a) The development be provided with an internal sewerage network that connects to the municipal sewerage network;
(b) The internal sewerage network be designed by a professional engineer registered in terms of Act 46 of 2000 and that the design be submitted to the Director: Civil Engineering Services for consideration and approval;
(c) Construction of the internal network be completed under the supervision of the appointed engineer at subdivision stage;
(d) An analysis of the network be completed by the appointed engineer to determine whether elements of the Sewerage Master Plan need to be implemented in order to accommodate the development, and the results be submitted to the Director: Civil Engineering Services;
(e) The internal sewerage network not be adopted by the Municipality and remain the responsibility of the Owners Association;

C4 STREETS AND STORMWATER

(a) Stormwater be directed underground towards a suitable connection with the municipal stormwater system, to ensure that post-development volumes remain the same as pre-development stormwater volumes on the property;

(b) The internal private road be provided with a permanent, dust free surface, whether it be tar, concrete, paving or any other material previously approved by the Director: Civil Engineering Services;
(c) Both the internal road network and stormwater network be designed by a professional engineer registered in terms of Act 46 of 2000 and that the design be submitted to the Director: Civil Engineering Services for consideration and approval;
(d) Construction of the internal road and stormwater networks be completed under the supervision of the appointed, suitably qualified engineer at subdivision stage;
(e) The internal stormwater and road networks not be adopted by the Municipality and remain the responsibility of the Owners Association;

C5 REFUSE REMOVAL

(a) A refuse storage facility for refuse bins be constructed on a portion of either Erf 2 or Erf 16 or both;
(b) The refuse storage facility be provided with clean running water supply and a catchment point for grey water that is connected to the sewer network to the satisfaction of the Director: Civil Engineering Services;
(c) The Home Owners Association be responsible for establishing the logistics of collecting and transporting residents' refuse bins to and from the refuse storage facility on removal day;
(d) The refuse storage facility be accessible to the municipal refuse truck and refuse removal workers on the allotted day of removal;

C6 DEVELOPMENT CHARGES

(a) The owner/developer is responsible for a development charge of R187 192,31 (R11 699,50 per new residential erf toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-176-9195);
(b) The owner/developer is responsible for the development charge of R176 618,35 (R11 038,65 per new residential erf towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-174-9195);
(c) The owner/developer is responsible for the development charge of R101 146,55 (R6 321,65 per new residential erf towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/240-184-9195);
(d) The owner/developer is responsible for the development charge of R136 014,44 (R8 500,90 per new residential erf towards waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/240-183-9195).
(e) The owner/developer is responsible for the development charge of R143 890,79 (R8 993, 20 per new residential erf towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-188-9195);
(f) The Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 and may be revised thereafter;

D. **GENERAL**

(a) 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;
(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) 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 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 occupation stage 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;

(f) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5 200,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed;

E. The application be supported for the following reasons:

(a) The application is located within the existing urban area and urban edge of Riebeek Kasteel and does not result in urban sprawl or the loss of agricultural land;

(b) The proposal constitutes logical residential infill development and promotes the efficient utilisation of vacant land within the existing urban structure;

(c) The proposed subdivision is consistent with the spatial proposals, objectives and development principles contained in the Swartland Spatial Development Framework;

(d) The application supports the principles of spatial sustainability, efficiency, spatial resilience and good administration as contemplated in SPLUMA;

(e) The proposed erven are of a scale and nature that remain compatible with the existing Residential Zone 1 character of the surrounding area;

(f) The development will increase the supply of residential opportunities within Riebeek Kasteel in response to existing and anticipated housing demand;

(g) The proposed density is considered appropriate within the context of the surrounding neighbourhood and is consistent with national, provincial and municipal planning objectives promoting the efficient use of land and infrastructure;

(h) Relevant municipal departments and external authorities were afforded an opportunity to comment on the application and no fatal flaws or constraints were identified that would warrant refusal;

(i) Municipal services can accommodate the proposed development, subject to compliance with the conditions of approval and payment of the required development contributions;

(j) The proposal will make use of existing municipal infrastructure in a manner that promotes the efficient utilisation of public investment in engineering services;

(k) The subdivision layout provides for adequate access and internal circulation through a private road that will remain under the ownership and management of a Home Owners' Association;

(l) The required Home Owners' Association will provide for the ownership, management and maintenance of the private road and landscaping associated with internal engineering services, thereby ensuring the long-term functionality of the development;

(m) No evidence was submitted demonstrating that the proposed development would result in unacceptable impacts on the surrounding area or that such impacts could not be adequately mitigated through conditions of approval;

(n) The objections received were carefully considered; however, they do not outweigh the positive planning merits of the application and do not provide sufficient planning grounds for refusal;

(o) The application is considered desirable and in the public interest when assessed against the relevant provisions of the Swartland Municipal Land Use Planning By-Law, 2020, SPLUMA and applicable planning policy.

Yours faithfully

MUNICIPAL MANAGER
via Department Development Services

/ds

Copies : Surveyor-General : e-mail - sgdatawc@dlrrd.gov.za

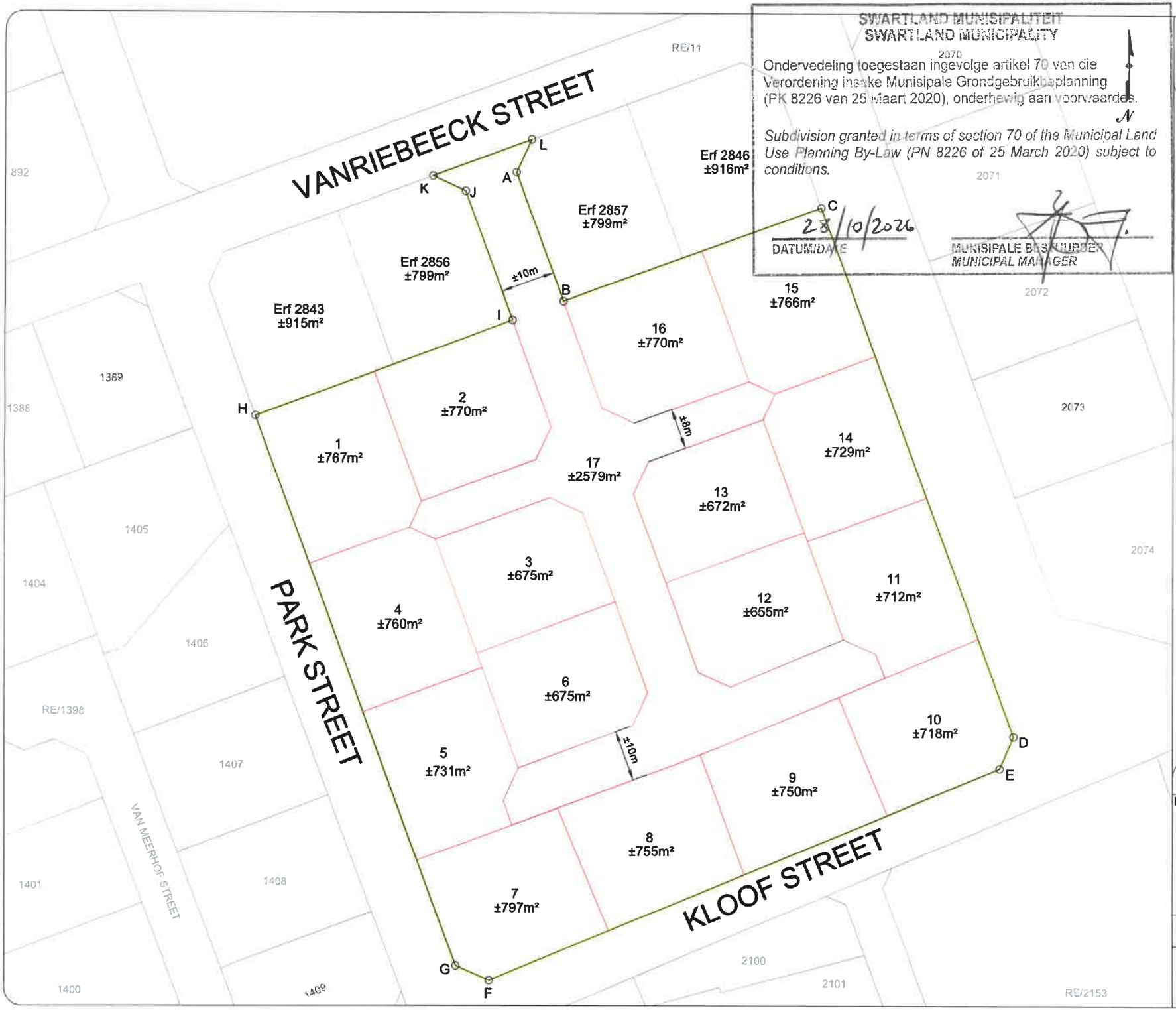
Director : Civil Engineering Sevices

Director : Financial Services

Building Control Officer

The Manager : Eskom, P O Box 22, BRACKENFELL, 7560: e-mail – FortuiRo@eskom.co.za

Johan Vlok Familie Trust, P O Box 8, Riebeek Kasteel, 7307. E-mail : lila@vloktrust.co.za



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (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.

28/10/2026
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

SUBDIVISION PLAN: REMAINDER ERF 1237, RIEBEEK KASTEEL

NOTES:

Application is hereby made in terms of **Section 25(2)(d) of the Swartland Municipality Land Use Planning By-Law (PG 8226 of March 2020)**, for the Subdivision of Remainder Erf 1237, Riebeek Kasteel **into 17 portions.**

PROPOSED SUBDIVISION	
Portion	Extent (± m²)
1	767
2	770
3	675
4	760
5	731
6	675
7	797
8	755
9	750
10	718
11	712
12	655
13	672
14	729
15	766
16	770
17	2579

Drawing by:
Roeben Pienaar

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning9@rumboll.co.za

DATE:	AUTHORITY:
MAY 2026	Swartland Municipality
REF: RK/15241/RP	SCALE: 0 5 10 15 20m