



File ref: 15/3/3-11/Erf_1336
15/3/6-11/Erf_1336

Enquiries:
Mr HL Olivier

16 September 2026

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

PER REGISTERED POST

Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 1336, RIEBEEK KASTEEL

Your application, with reference RK/14646/JL/GB dated 18 June 2026 on behalf of Riebeek Kasteel Erf 1336 (PTY) Ltd, regarding the subject 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 rezoning of Erf 1336 Riebeek Kasteel, is hereby 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: 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 subdivision of Erf 1336 Riebeek Kasteel, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

Both decisions mentioned in A. and B. above be subject to the following conditions

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 1336, Riebeek Kasteel be rezoned from Residential Zone 1 to Subdivisional Area to accommodate the following zoning categories;
- (i) 4 Residential Zone 1 ($\pm 3092\text{m}^2$ in total)
 - (ii) 1 Transport Zone 2: private road ($\pm 356\text{m}^2$ in extent)
- (b) Erf 1336 (3448m^2 in extent) be subdivided as follows:
- (i) Portion A ($\pm 740\text{m}^2$ in extent),
 - (ii) Portion B ($\pm 746\text{m}^2$ in extent),
 - (iii) Portion C ($\pm 746\text{m}^2$ in extent),
 - (iv) Portion D ($\pm 860\text{m}^2$ in extent),
 - (v) Portion E ($\pm 356\text{m}^2$ in extent),
- as presented on the subdivisional plan dated May 2026 with reference no. RK/14646/JL/GB;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (c) 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;
 - (iii) the approved subdivision plan;
 - (iv) and copies of said diagrams be made available to the Municipality;
- (d) 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;
- (e) Approval first be obtained for the abovementioned constitution of the Owners' Association before registration of the transfer of the first land unit. In terms of the provisions of the By-Law, the constitution make provision for—
 - (i) the Owners' Association formally represents the collective mutual interests of the area, suburb or neighborhood set out in the constitution in accordance with the conditions of approval;
 - (ii) control over and maintenance of buildings, services or amenities arising from the subdivision;
 - (iii) the regulation of at least one annual meeting with its members;
 - (iv) control over the design guidelines of the buildings and erven arising from the subdivision;
 - (v) the ownership and maintenance by the Owners' Association of all common property arising from the subdivision, including:
 - (aa) private open spaces where applicable;
 - (bb) private roads and street lighting; and
 - (cc) land required for services provided by the Owners' Association;
 - (vi) enforcement of conditions of approval or management plans;
 - (vii) procedures to obtain the consent of the members of the owners' association to transfer an erf if the owners' association ceases to function; and
 - (viii) the implementation and enforcement by the Owners' Association of the provisions of the constitution;
- (f) The Transport Zone 2 erf be transferred to the Owners' Association simultaneously with the transfer of the first residential property;

2. WATER

- (a) The development be provided with a single metered water connection and an internal reticulation network;
- (b) The connection and internal network be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The engineer be appointed to design the extension. The design be submitted to the Director: Civil Engineering Services for approval, after which the construction work be carried out under the supervision of the engineer.
- (c) The internal network not be taken over by the Municipality and be operated and maintained by the Owners' Association.

3. SEWERAGE

- (a) The development be provided with a single sewer connection and an internal reticulation network, with individual connections for each erf.
- (b) The connection and internal network be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The engineer be appointed to design the extension. The design be submitted to the Director: Civil Engineering Services for approval, after which the construction work be carried out under the supervision of the engineer.

- (c) The internal network not be taken over by the Municipality and be operated and maintained by the Owners' Association.

4. ROADS AND STORMWATER

- (a) The internal road be provided with a permanent surfaced pavement. The internal road, including the stormwater system, be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000. The design be submitted to the Director: Civil Engineering Services for approval, after which the construction work be carried out under the supervision of the engineer.
- (b) The internal road and stormwater infrastructure not be taken over by the Municipality and be operated and maintained by the owners' association.

5. REFUSE REMOVAL

- (a) Refuse collection take place at the point where the private road connects to Main Street, and a suitable area be provided for the communal storage of refuse bins.

6. DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for a development charge of R 15 843,26 per newly created residential erf arising from the subdivision, 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 be responsible for the development charge of R14 948,56 per newly created residential erf arising from the subdivision, 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 be responsible for the development charge of R8 560,89 per newly created residential erf arising from the subdivision, 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 R11 511,79 per newly created residential erf arising from the subdivision, towards the wastewater 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 R14 688,66 per newly created residential erf arising from the subdivision 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: 9/247-144-9195);
- (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 can be revised thereafter;

7. GENERAL

- (a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- (b) 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;
- (c) Cognisance be taken of the general provisions contained in Eskom's letter with reference no. 24095-26 dated 29 July 2026.

- (d) 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;
- (e) 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.
- (f) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5-year period, the subdivision will be permanent and the approval period will no longer be applicable;


^ **MUNICIPAL MANAGER**
per Department Development Services
HLO/ds

*Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Civil Engineering Services
Director: Financial Services
Building Control Officer
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SUBDIVISION PLAN: ERF 1336, RIEBEEK KASTEEL

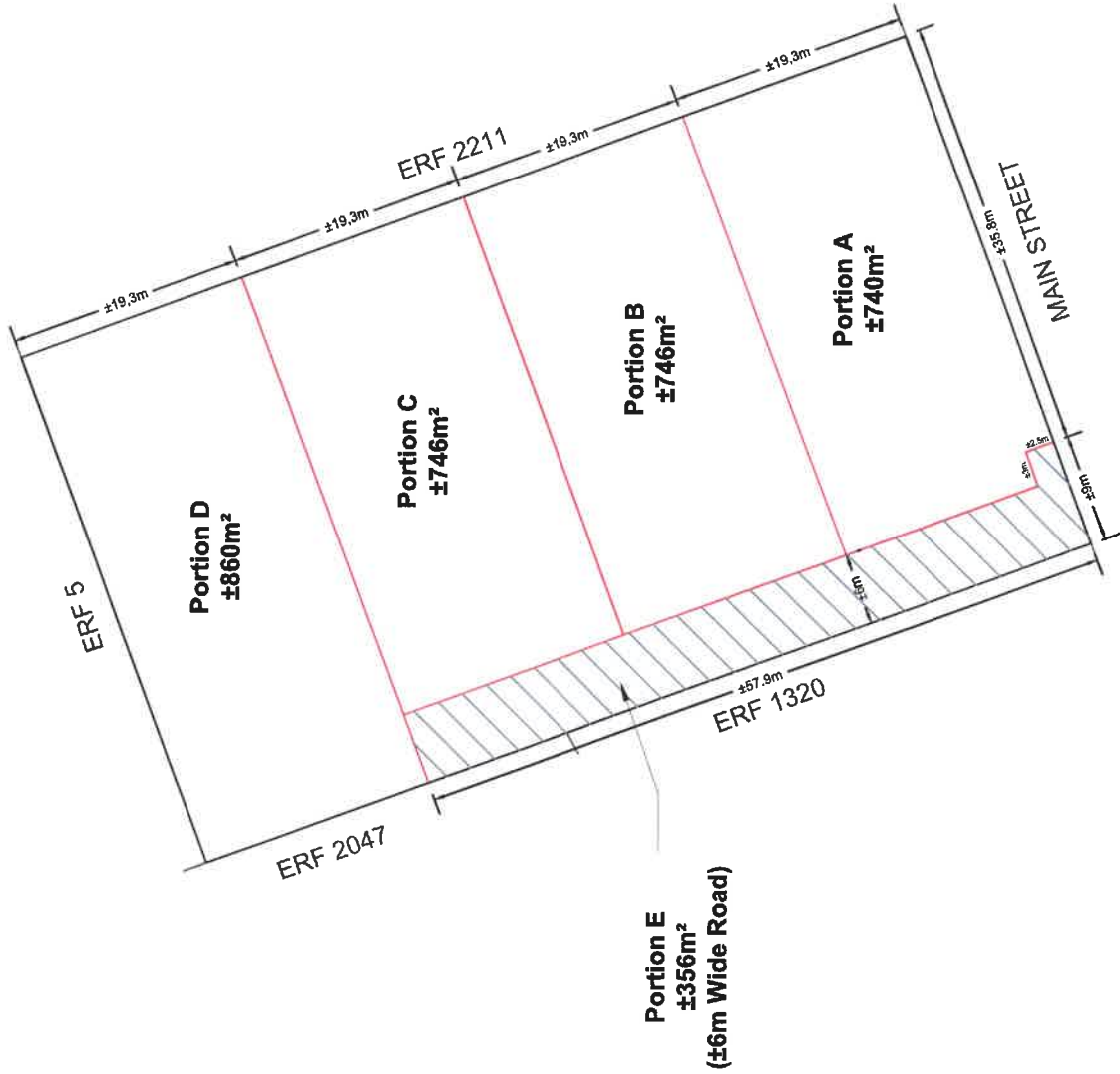


LEGEND:

-  Subject Property
-  Existing Cadastral Boundaries
-  Proposed Subdivision Lines
-  Proposed Private Road

ZONING I.T.O. THE ZONING SCHEME:

- Portion A - D: Residential Zone 1
- Portion E: Transport Zone 2



SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die
Verordening Insaake 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.

2026/09/16
DATE

[Signature]
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

DRAWING:
SUBDIVISION PLAN

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS



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DATE:
MAY 2026

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:

RWY4646M/JJ/GB