



Lêer verw/ 15/3/6-11/Erf_119

Navrae/Enquiries:
Ms D N Stallenberg

19 August 2026

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By Registered Mail

Sir

PROPOSED SUBDIVISION OF ERF 119, RIEBEEK KASTEEL

Your application dated 26 January 2026 on behalf of S M van den Berg has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 12 August 2026 to approve the application for the subdivision of Erf 119, Riebeek Kasteel in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions that:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 119, Riebeek Kasteel (1660m² in extent) be subdivided into portion A (668m² in extent) and Remainder (992m² in extent) as presented in the application;
- (b) Building plans, for any existing buildings on the property without building plan approval, be submitted to the Senior Manager Development Management for consideration and approval;

A2 WATER

- (a) Each subdivided portion be provided with a separate water connection and meter at clearance stage;

A3 SEWERAGE

- (a) Each subdivided portion be provided with a separate sewer connection at clearance stage;

A4 DEVELOPMENT CHARGES

- 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!

- (a) The owner/developer be responsible for a development charge of R5 687, 33 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 9/249-176-9210);
- (b) The owner/developer be responsible for the development charge of R5 366, 48 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: 9/249-174-9210);
- (c) The owner/developer be responsible for the development charge of R3 073,38 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: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R4 132,53 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: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R9 392,63 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: 9/247-188-9210);
- (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;

B. 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 have been complied with;
- (b) Any existing services connecting the remainder and/or new portions be disconnected, and relocated, for each erf to have a separate connection and pipe work;
- (c) Should it be deemed necessary to extend the existing services network to provide the subdivided portions with service connections, it will be for the cost of the owner/developer;
- (d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5-year approval period lapses, the subdivision will be permanent, and the approval period will not be applicable anymore;
- (e) Appeals against the Tribunal decision be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 200, 00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed;

C. The application be supported for the following reasons:

- (a) Due administrative process has been followed and the application is properly presented before the Swartland Municipal Planning Tribunal for decision-making;
- (b) The proposal supports spatial sustainability, spatial justice, efficiency, and good administration as outlined in SPLUMA Section 42 and LUPA Chapter VI, all of which were considered during assessment;
- (c) The proposal is consistent with the spatial proposals of the Municipal SDF, 2025;

- (d) The proposal is consistent with the minimum erf size determined by the SDF, namely 500 m²;
- (e) The development promotes densification in an urban area, consistent with national, provincial, and local legislation and policy;
- (f) The subdivision promotes efficient utilisation of serviced urban land and supports incremental residential opportunities consistent with the adopted MSDF objectives;
- (g) The subdivision complies with adopted minimum erf sizes and MSDF guidelines and does not grant or imply future rights for additional dwellings or higher-density forms of development. Approval of the subdivision only creates two cadastral units and does not grant any additional land use rights beyond those already provided for in terms of Residential Zone 1 zoning;
- (h) Approval of this subdivision does not set a precedent for undesired densification in the area. Each land use application is assessed on its own merits in terms of zoning, infrastructure capacity, environmental constraints, and conformity with adopted spatial policy;
- (i) The subdivision introduces only one additional dwelling opportunity, resulting in a modest and acceptable increase in local traffic volumes consistent with a low-order residential street;
- (j) On-site parking requirements remain enforceable through the development management scheme at building plan stage;
- (k) Development charges for sewer, wastewater treatment works and roads have been levied, ensuring that the development contributes proportionately to infrastructure provision and long-term service sustainability;
- (l) The concerns raised have been considered but do not constitute sufficient planning grounds to outweigh the desirability of the proposal, its consistency with the MSDF, compliance with zoning controls, availability of engineering services and the efficient utilisation of serviced urban land.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services

/ds

Copies : The Surveyor General – email : sgdatawc@dlrrd.gov.za; julian.williamson@dlrrd.gov.za

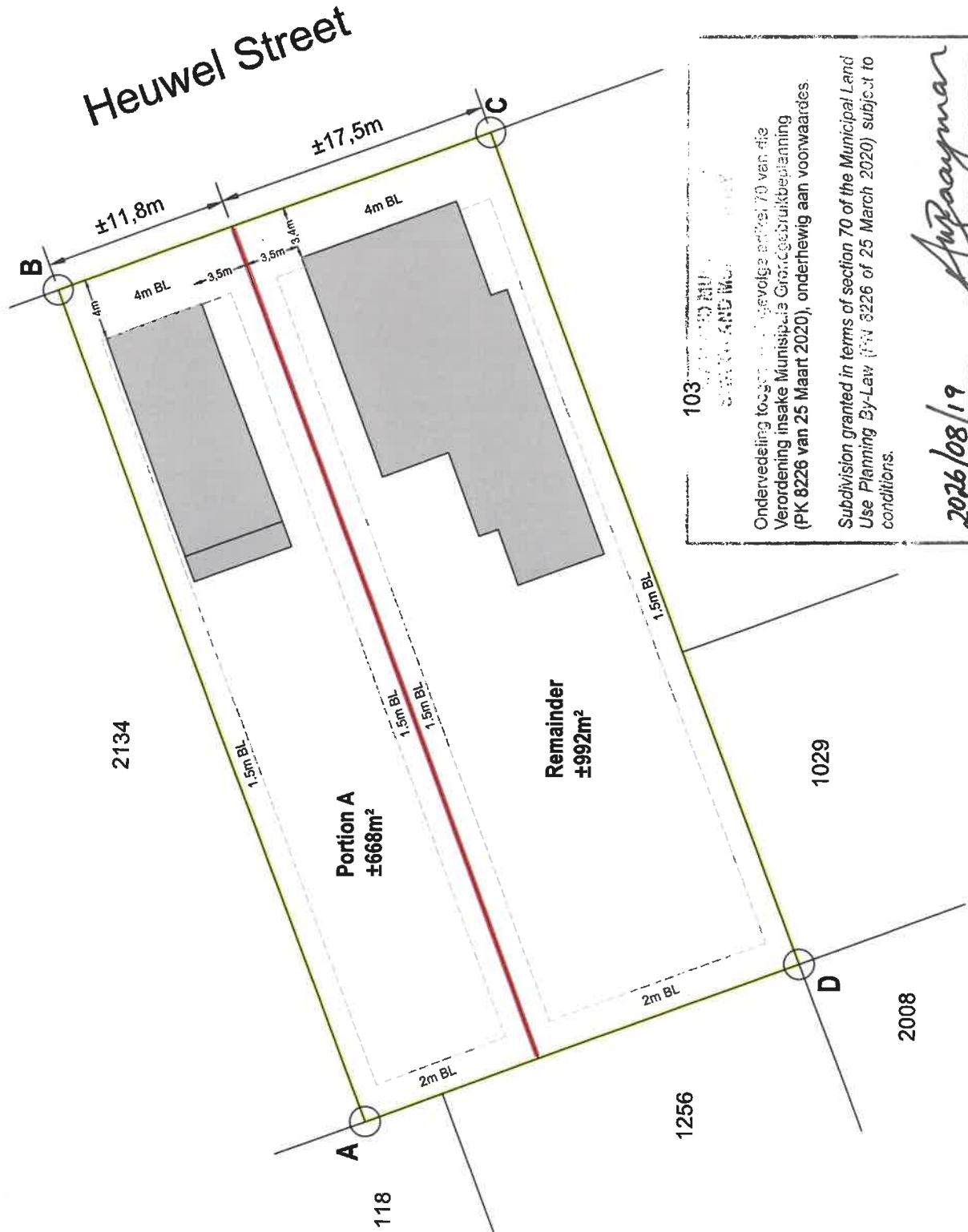
Director : Civil Engineering Services

Director : Financial Services

Building Control Officer

S M van den Berg, P O Box 123, Riebeeck Kasteel, 7307 : e-mail – fhcon@mweb.co.za

PLAN OF SUBDIVISION: ERF 119, RIEBEEK KASTEEL



NOTES:

Figure A B C D represents Erf 119 Riebeeck Kasteel which measures ±1680m². Erf 119 is to be subdivided into:

- Portion A (±668m²)
- Remainder (±992m²)

Subdivision Line

Erf boundary

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



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DATE:
January 2026

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
RK15006/NJK

SCALE: NTS

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Onderverdeling toestaan in die gevolg van 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.

2026/08/19
DATE

MUNICIPAL MANAGER