



File ref: 15/3/6-11/Erf_2201,2202

Enquiries:
Mr AJ Burger

22 September 2026

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By Registered Mail

To whom it may concern

PROPOSED SUBDIVISION AND REGISTRATION OF SERVITUDES ON ERVEN 2201 AND 2202, RIEBEEK KASTEEL

Your application, with reference number RK/15010/NJdK, dated 2 April 2026 and amended on 16 July 2026, on behalf of VDH2 Proprietary Limited and AA van der Heever & T Prinsloo-van der Heever, refers.

A. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 2202 (1432m² in extent) be subdivided into a remainder (925m² in extent) and portion A (507m² in extent) as presented on the Plan of Subdivision: Erf 2202, Riebeek Kasteel, reference Erf 2202 RK, dated June 2026;
- a) New property diagrams be submitted to the Surveyor General, 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 plans;

2. WATER

- a) Each subdivided portion be provided with a separate connection; the condition applies at the building plan stage. The connections are to be located where the servitude road joins Walter Street;

3. SEWERAGE

- a) Each subdivided portion be provided with a separate connection; the condition applies at the subdivision stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R2 069,75 towards 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 R2 193,66 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 R2 478,38 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: 9/240-184-9195);

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- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- d) The owner/developer is responsible for the development charge of R3 332,74 towards the 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 R7 554,33 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) 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;
- 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 the registration of a right of way servitude on the remainder of erf 2202 in favour of the newly created portion A, Riebeek Kasteel, be approved in terms of Section 70 of the By-Law.

C. GENERAL

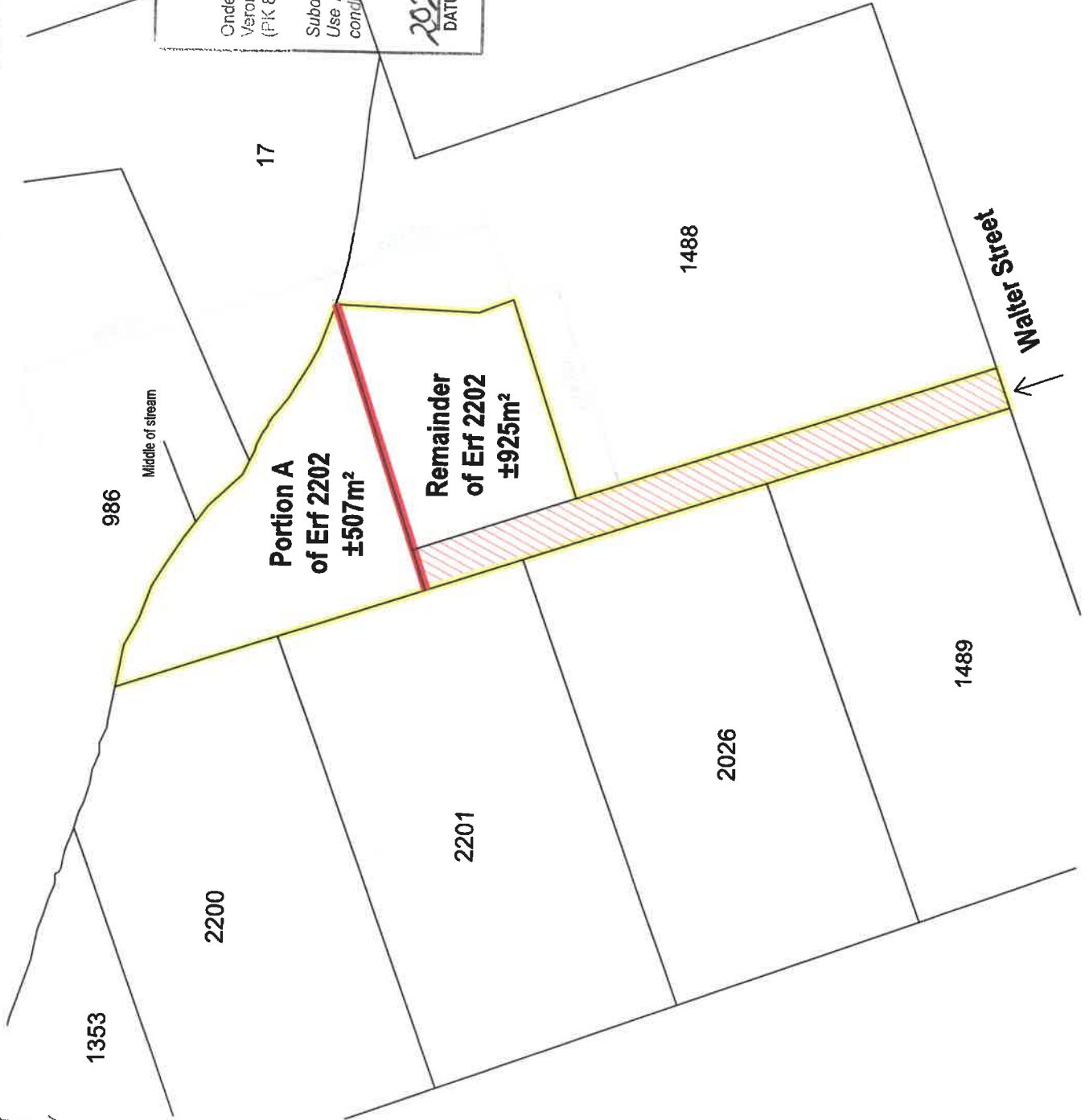
1. Any existing services connecting the remainder and the subdivided portions be relocated and/or disconnected so that the piping for each erf is situated within the boundaries of that specific erf.
2. Should the extension of any existing services be required to provide service connections to the subdivided portions, such work be at the applicant's expense.
3. The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with.
4. 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.
5. All conditions of approval be implemented at subdivision stage, before clearance be issued 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.
6. Appeals against the decision should 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 that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: sgdatawc@dlrrd.gov.za
Department: Financial Services
Department: Civil Engineering Services
Building Control Officer
Email: riaan@castleconstruction.co.za & trudiep75@gmail.com

PLAN OF SUBDIVISION: ERF 2202, RIEBEEK KASTEEL



SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

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

2026/09/22
DATE

MUNICIPAL ENGINEER
MUNICIPAL MANAGER

[Signature]

Subdivision Line

Erf boundary

Access point

Proposed
Right of way servitude.
(±5m wide)

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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DATE:
June 2026

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
Er 2202 RK

SCALE: NTS