



File ref: 15/3/6-12/Erf 1525

Enquiries:
A. de Jager

17 December 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 1525, RIEBEEK WEST

Your application, with reference RW/14621/MV, dated 17 September 2025, on behalf of M.R. Smit and E. Ferrigno, 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 the subdivision of Erf 1525, Riebeek West, is approved in terms of Section 70 of the By-Law;
- 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 over a portion of Erf 1525, Riebeek West, is approved in terms of Section 70 of the By-Law;

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

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 1525 (1 563m² in extent) be subdivided into Portion A (875m² in extent) and the Remainder (688m² in extent), in accordance with Subdivision Plan RW/14621/MV, dated 8 September 2025, as presented in the application;
- b) A 5m wide right-of-way servitude (72m² in extent) be registered over the Remainder, in favour of the newly formed Portion A of Erf 1525, in accordance with Subdivision Plan RW/14621/MV, dated 8 September 2025, as presented in the application;
- c) A surveyor diagram 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 and servitude plan;

2. WATER

- a) The new subdivided portion be provided with a separate water connection at subdivision stage;

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3. SEWERAGE

- a) The new subdivided portion be provided with a separate sewerage connection at subdivision stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R10 730,70 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R10 124,55 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R5 798,20 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R7 796,95 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R17 120,00 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and may be revised thereafter;

5. GENERAL

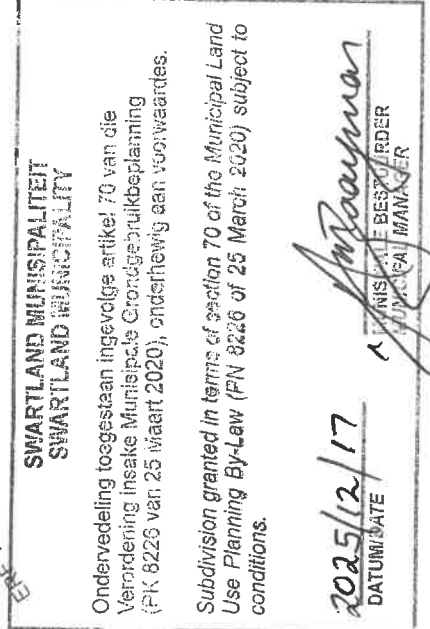
- a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;
- b) Any existing services connecting the remainder and new portion, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- c) 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;
- d) The approval is, in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with before the newly created properties be transferred. Failure to comply will result in the approval expiring;
- a) 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 000,00 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
Add's

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 M.R. Smit and E. Ferrigno, Fouché Street, Riebeeck West, 7306
 Ronellackermann002@gmail.com

ZONING I.T.O. THE ZONING SCHEME:
Residential Zone 1



SUBDIVISION PLAN



Tel: 022 - 4821845
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Email: reception@nirx.be

DATE:	AUTHORITY:
8 SEPTEMBER 2025	SWARTLAND MUNICIPALITY

REF:

RW/14621/MV