



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 563m<sup>2</sup> in extent) be subdivided into Portion A (875m<sup>2</sup> in extent) and the Remainder (688m<sup>2</sup> 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 (72m<sup>2</sup> 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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- Swartland forward thinking 2040 - where people can live their dreams!
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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

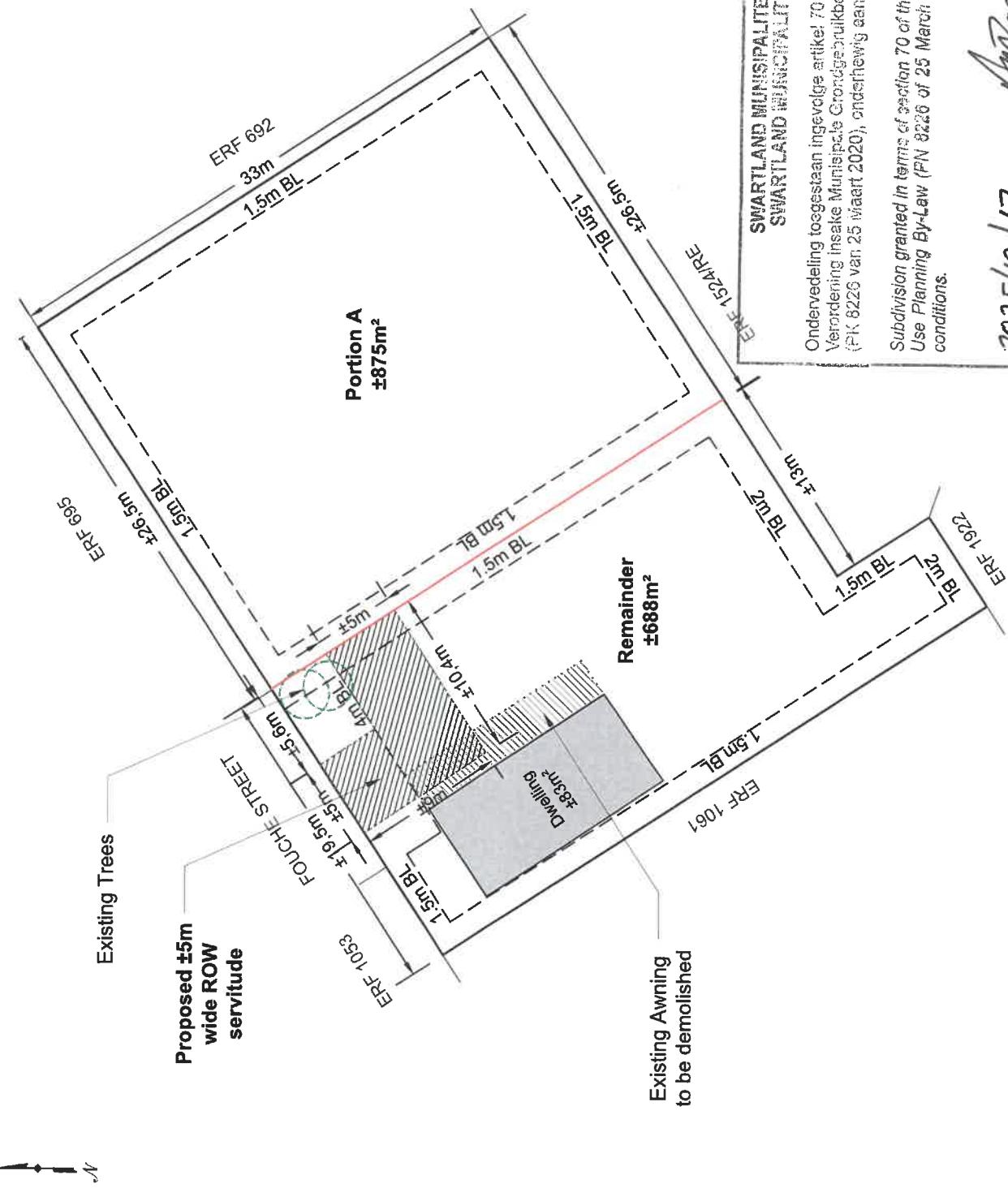
- a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;
- b) Any existing services connecting the remainder and new portion, be disconnected and relocated, in order 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](mailto: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  
Adj'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, Riebeek West, 7306  
[Ronellackermann002@gmail.com](mailto:Ronellackermann002@gmail.com)

SUBDIVISION PLAN: ERF 1525, RIEBEEK-WES



## LEGEND:

- Subject property
- Existing cadastral boundaries
- Proposed subdivision lines
- Existing buildings
- Proposed right-of-way (ROW)

ZONING | 1.8: THE ZONING SCHEME:

## Residential Zone 1

DRAWING: SUBDIVISION P

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING  
C.K. RUMBOLL & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS

Tel: 022 - 4821845  
Fax: 022 - 4871661  
Email: [reception@nimbol.co.za](mailto:reception@nimbol.co.za)

25 AUTHORITY: SWARTLAND MUNICIPALITY  
REF: RWI14621NW