



File ref: 15/3/6-11/Erf_171



5 August 2026

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

PER REGISTERED POST

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 171, RIEBEEK KASTEEL

Your application, with reference RK/15183/JL/GB dated 19 May 2026 on behalf of the H & A Rall, regarding the subject refers.

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 171 Riebeeck Kasteel, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 171 (3569m² in extent) be subdivided into Portion A (±1814.5m² in extent), Portion B (±12.5m² in extent), Portion C (±852m² in extent) and a Remainder (±890m² in extent), as presented on the subdivisional plan dated May 2026 V.2 with reference no. RK/15183/JL/GB in the application;
- (b) Portion B (5m x 5m splay) be surveyed and transferred to Swartland Municipality for the cost of the owner/developer simultaneously with the registration of any of the subdivided portions;
- (c) A general plan or 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 plan;

2. WATER

- (a) Each subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate sewer connection at clearance stage;
- (b) The sewer network be extended in order to provide each subdivided portion with a separate connection. For this purpose, the owner / developer appoint an engineer appropriately registered in terms of the Engineering Profession Act, 2000 (Act 46 of 2000) 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 appointed engineer.

4. DEVELOPMENT CHARGES

- (a) **In respect of Portion A(>1000m² in extent)** as indicated on the approved subdivision plan dated May 2026 V.2 with reference no. RK/15183/JL/GB.

- (i). The owner/developer be responsible for a development charge of R 33 311,48 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 9/249-176-9210);
 - (ii). The owner/developer be responsible for the development charge of R 31 429,50 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);
 - (iii). The owner/developer be responsible for the development charge of R 17 999,23 per newly created portion 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);
 - (iv). The owner/developer is responsible for the development charge of R 24 204,05 per newly created portion 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);
 - (v). The owner/developer is responsible for the development charge of R 20 584,43 per newly created portion 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);
 - (vi). 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) **In respect of proposed portion C (>650m² in extent)** as indicated on the approved subdivision plan dated May 2026 V.2 with reference no. RK/15183/JL/GB.
- (i). The owner/developer be responsible for a development charge of R 18 686,93 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);
 - (ii). The owner/developer be responsible for the development charge of R17 631,80 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);
 - (iii). The owner/developer be responsible for the development charge of R10 097,58 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);
 - (iv). The owner/developer is responsible for the development charge of R13 578,05 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);
 - (v). The owner/developer is responsible for the development charge of R19 384,98 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);
 - (vi). 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;

5. 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) 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;
- (d) 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.
- (a) 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;

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
HI/O/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
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SUBDIVISION PLAN: ERF 171, RIEBEEK KASTEEL

