



File Ref: 15/3/6-11/Erf_2834



Enquiries:
Mr HL Olivier

10 March 2026

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

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 2834, RIEBEEK KASTEEL

Your application, with reference RK/14829/MV/KS dated 2 October 2025 on behalf of Klein Goedhart Estate CC, 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 2834, Riebeek 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 2834, Riebeek Kasteel (3916m² in extent), be subdivided into Portion A (±1147m² in extent), Portion B (±594m² in extent) and a Remainder (±2175m² in extent), in accordance with subdivision plan RK/14829/MV/KS dated September 2025, presented in the application;
- (b) 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;
- (c) Building plans be submitted to the Senior Manager Development Management for any existing buildings on the property, without building plan approval, by no later than 31 May 2026

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 sewerage connection at clearance stage;

4. DEVELOPMENT CHARGES

- (a) In terms of portion A (>1000m²) the following development charges are applicable:
 - (i). The owner/developer be responsible for a development charge of R38 323, 75 toward 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);

- (ii). The owner/developer be responsible for the development charge of R36 159, 45 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);
 - (iii). The owner/developer be responsible for the development charge of R20 708, 05 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);
 - (iv). The owner/developer is responsible for the development charge of R27 846, 10 towards the wastewater 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);
 - (v). The owner/developer is responsible for the development charge of R19 984, 70 towards roads, 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);
 - (vi). 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 can be revised thereafter;
- (b) In terms of portion B (>350m²) the following development charges are applicable:
- (i). The owner/developer be responsible for a development charge of R18 395, 40 toward 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);
 - (ii). The owner/developer be responsible for the development charge of R17 355, 90 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);
 - (iii). The owner/developer be responsible for the development charge of R12 650, 00 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);
 - (iv). The owner/developer is responsible for the development charge of R17 011, 25 towards the wastewater 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);
 - (v). The owner/developer is responsible for the development charge of R16 968, 25 towards roads, 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);
 - (vi). 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 can be revised thereafter;

5. ELECTRICITY

- (a) In conjunction with ESKOM(the electrical network provided for Riebeek Kasteel), the existing electrical distribution box situated on erf 2833, Riebeek Kasteel be relocated at the expense of the owner / developer. This condition is applicable at clearance stage;
- (b) Each subdivided portion be provided with a separate electrical connection point and related costs be for the account of the owner/developer;
- (c) Any costs incurred as a result of the relocation of electrical cables over the relevant erf as well as Erf 2833, be for the account of the owner/developer;
- (d) Any electrical interconnection between the portions be isolated and completely removed;
- (e) The electricity supply to the portions be connected as directed by ESKOM as the electrical network provided for Riebeek Kasteel;

6. 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.
- (f) 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
HLO/ds

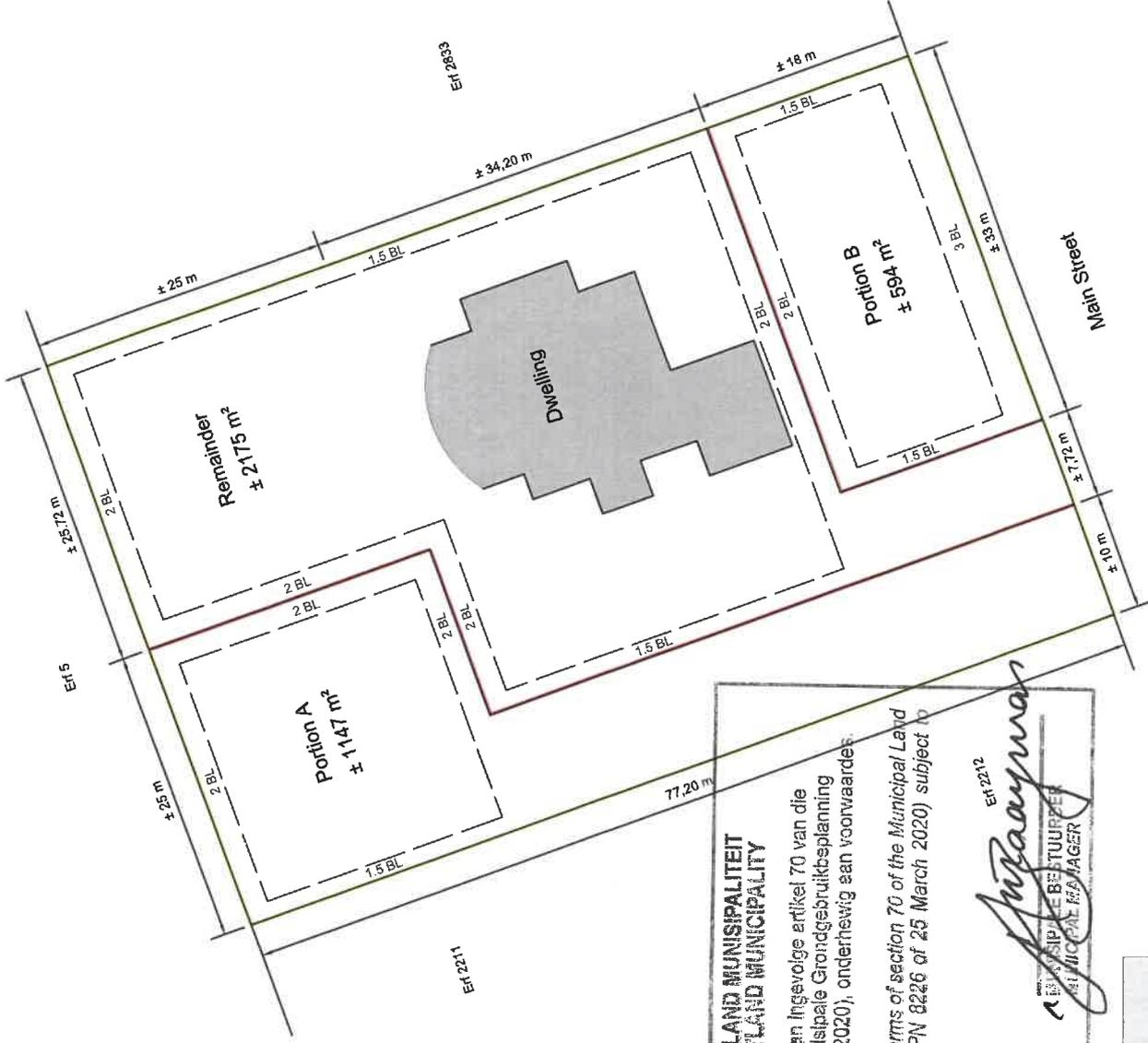
Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 Klein Goedhart Estate CC, 61 Main Road, RIEBEEK KASTEEL, 7307
 planning1@rumboll.co.za
 addy52@yahoo.com

LEGEND

- KEY:**
- Zoning: Residential Zone 1
 - Subject Property: [Yellow box]
 - Subdivision Lines: [Red dashed line]
 - Building Lines: [Black dashed line]
 - Existing Dwelling: [Grey shaded area]

Proposed Portion A : ± 1147 m²
 Proposed Portion B : ± 594 m²
 Remainder : ± 2175 m²

TITLE:	SUBDIVISION PLAN ERF 2834 RIEBEEK KASTEEL
PHYSICAL ADDRESS:	ERF 2834, MAIN ROAD, RIEBEEKKASTEEL, 7900
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
	C.A. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RANIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning7@rumboll.co.za
DATE:	SEPTEMBER 2025
REFERENCE:	PK/14829M/MS
AUTHORITY:	SWARTLAND MUNICIPALITY
	



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan Ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Mars 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.

2026/03/10
 DATUM/DATE


 ERF 2212
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

