



Lêer verw/ 15/3/6-12/Erf_1510
15/3/8-12/Erf_1510

Navrae/Enquiries:
Ms D N Stellenberg

12 May 2026

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By Hand

Sir/Madam

PROPOSED SUBDIVISION ON ERF 1510, RIEBEEK WES

Your application dated 23 January 2026 with reference RW/14994/NJdK on behalf of Adele De Wet has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 6 May 2026 to approve application for the subdivision of Erf 1510, Riebeeck West in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020):
- B. The application for the registration of right of way servitudes is approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020):
- C. Both decisions mentioned in A. and B. above be subject to the conditions that:

C1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 1510, Riebeeck West (2426m² in extent) be subdivided into Portion A (±815m² in extent), Portion B (±805m²) and a Remainder (±806m² in extent) as presented in the application;
- (b) A reciprocal right of way servitude (3m wide each) be registered on Portion A in favour of Portion B as well as on Portion B in favour of Portion A, as presented in the application;

C2 WATER

- (a) Each subdivided portion be provided with a separate water connection. The water meter installation be positioned at the erf boundary with Kerk Street. This condition is applicable at building plan stage;

C3 SEWERAGE

- (a) Measures be implemented, to the satisfaction of the Director: Civil Engineering Services, to ensure the practical removal of sewerage from the subdivided properties. This condition is the responsibility of the owner/developer and is therefore applicable at clearance stage;

C4 DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R15 726, 36 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 R14 969,86 towards bulk water distribution, 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);

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- (c) The owner/developer is responsible for the development charge of R8 572, 39 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 R11 528,35 towards 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);
- (e) The owner/developer is responsible for the development charge of R15 899,67 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);
- (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 can be revised thereafter

D. GENERAL

- (a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law not be issued unless all the relevant conditions have been complied with;
- (b) Any existing services connecting the remainder and/or new portions be disconnected, and relocated, for each erf to have a separate connection and pipe work;
- (c) Should it be deemed necessary to extend the existing services network to provide the subdivided portions with service connections, it 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 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5-year approval period lapses, the subdivision will be permanent, and the approval period will not be applicable anymore.
- (e) Appeals against the Tribunal decision 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 received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

E. The application be supported for the following reasons:

- (a) Due administrative process has been followed and the application is properly presented before the Swartland Municipal Planning Tribunal for decision-making.
- (b) The proposal supports spatial sustainability, spatial justice, efficiency, and good administration as outlined in SPLUMA Section 42 and LUPA Chapter VI, all of which were considered during assessment.
- (c) The proposal is consistent with the spatial proposals of the Municipal SDF, 2025.
- (d) The proposal is consistent with the minimum erf size determined by the SDF, namely 500m².
- (e) The development promotes densification in an urban area, consistent with national, provincial, and local legislation and policy.
- (f) The subdivision promotes efficient utilisation of serviced urban land and supports incremental residential opportunities consistent with the adopted MSDF objectives.
- (g) Approval of this subdivision does not set a precedent for undesired densification in the area. Each land use application must be assessed on its own merits in terms of zoning, infrastructure capacity, environmental constraints, and conformity with adopted spatial policy.
- (h) The subdivision introduces only two additional dwelling opportunities, resulting in a modest and acceptable increase in local traffic volumes consistent with residential streets.
- (i) On-site parking requirements remain enforceable through the development management scheme at building plan stage.
- (j) The Department: Civil Engineering Services confirmed that water, sewer, and access can be provided to the newly created portions subject to the installation of separate connections and compliance with the engineering conditions imposed.
- (k) Development charges have been levied, ensuring that the development contributes proportionately to infrastructure provision and long-term service sustainability.
- (l) Future building form, height, siting, and coverage will remain regulated through the applicable development management scheme and assessed at building plan stage, ensuring that development on each erf does not detract from privacy, visual amenity, or the area's character.

- (m) The concerns raised do not constitute sufficient grounds for refusal given the subdivision's compliance with statutory requirements, spatial policy, land use rights, engineering capacity, and development management controls.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

Copies : *Surveyor General, Private Bag X9028, Cape Town, 8000*

Director: Civil Engineering Services

Director: Financial Services

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