



File ref: 15/3/6-12/Erf_151

Enquiries:
Mr HL Olivier

16 July 2026

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

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 151, RIEBEEK WEST

Your application, with reference RW/15040/MH dated 3 March 2026 received on the 14th of April 2026 on behalf of the Riebeeek Valley Garden Centre 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 151 Riebeeek West, 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 151 Riebeeek West (5728m² in extent), be subdivided into Portion A (±1022m² in extent) and a Remainder (±4706m² in extent), in accordance with subdivision plan RW/15040/MH dated March 2026, 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; not later than 31 August 2026;
- (d) The road reserve also known as unregistered Erf 644 (259m² in extent) be transferred to the municipality for the cost of the owner/developer. This be done simultaneously with the registration of the newly created portion;

2. WATER

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

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8000 litres, which is accessible for the service truck from the street at clearance stage;

4. DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for a development charge of R40 623,75 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The owner/developer be responsible for the development charge of R38 328,35 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);
- (c) The owner/developer be responsible for the development charge of R21 950,05 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);
- (d) The owner/developer is responsible for the development charge of R29 517,05 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);
- (e) The owner/developer is responsible for the development charge of R17 795,00 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);
- (f) 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;

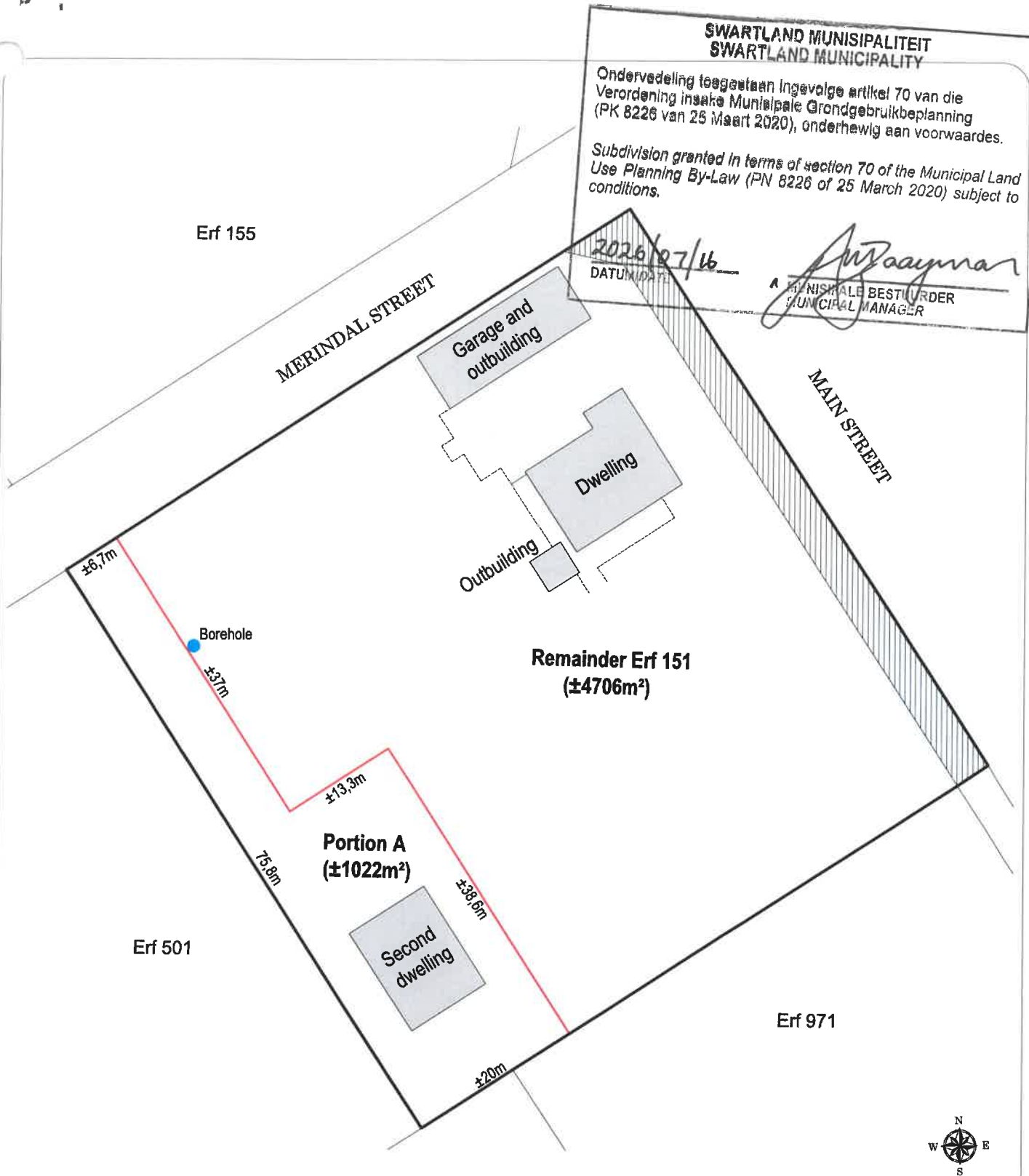
5. GENERAL

- (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
HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 Riebeek Valley Garden Centre CC, 44 Voortrekker Street, Riebeek West, 7306
 planning5@rumboll.co.za
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SUBDIVISION PLAN - REMAINDER OF ERF 151 RIEBEEK WEST

Description of application:		Overview of resultant portions		Physical address: C/o of Merindal Street & Main Street	
Application for Subdivision of Remainder of Erf 151 Riebeeck West		Portion A	Remainder Erf 151	Note: All areas and distances subject to final survey CREATED BY C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFFESIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY	
	Zoning	Residential Zone I	Residential Zone I		
	Extent	±1022m²	±4706m²		
LEGEND:				DATE: MARCH 2026	
 Proposed Subdivision				REFERENCE: RW/15040/MH	
 Existing buildings				AUTHORITY: SWARTLAND MUNICIPALITY	
 Unregistered Erf 644 (portion of Erf 151) Riebeeck West 259m² in extent (SG No. 4145/1978)					