



File ref: 15/3/3-12/Erf 660
15/3/6-12/Erf 660

Enquiries:
A. de Jager

16 March 2026

CK Rumboll & Partners
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MALMESBURY
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Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 660, RIEBEEK WEST

Your application, with reference number RW/14169/HDT and dated 26 February 2025, on behalf of A.J. Beukes, 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 rezoning of Erf 660, Riebeeek West, from Residential Zone 1 to Subdivisional Area, 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 subdivision of Erf 660, Riebeeek West, is approved in terms of Section 70 of the By-Law;

Decisions A. and B. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 660, Riebeeek West be rezoned from Residential Zone 1 to Subdivisional Area, in order to accommodate the following zonings:
- General Residential Zone 2: Town Housing (2 352m² in extent); and
 - Transport Zone 2: Roads (500m² in extent);
- in accordance with Rezoning Plan RW/14169/HDT, dated January 2025, as presented in the application;
- b) Erf 660, Riebeeek Kasteel (2 856m² in extent), be subdivided as follows:
- Portion A: 224m² in extent (General Residential Zone 2);
 - Portion B: 223m² in extent (General Residential Zone 2);
 - Portion C: 223m² in extent (General Residential Zone 2);
 - Portion D: 223m² in extent (General Residential Zone 2);
 - Portion E: 283m² in extent (General Residential Zone 2);
 - Portion F: 283m² in extent (General Residential Zone 2);
 - Portion G: 223m² in extent (General Residential Zone 2);
 - Portion H: 223m² in extent (General Residential Zone 2);
 - Portion J: 223m² in extent (General Residential Zone 2);
 - Portion K: 224m² in extent (General Residential Zone 2);
 - Portion L: 484m² in extent (Transport Zone 2);
 - Portion M: 8m² in extent (Transport Zone 2);
 - Portion N: 8m² in extent (Transport Zone 2);

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in accordance with Subdivision Plan RW/14169/HDT, dated January 2025, as presented in the application;

- c) The owner/developer submits the subdivision plan to the Surveyor General for approval, including proof of the following:
 - i) The approval letter for the subdivision, containing the conditions of approval;
 - ii) The approved subdivision plan;
- d) The owner/developer be responsible for the establishment of a home owners' association (HOA), before the registration of the transfer of ownership of the first land unit to a person other than the owner/developer;
- e) The HOA compiles a constitution in terms of section 39 of the By-Law and that the constitution be submitted to the Senior Manager: Development Management, for consideration and approval, before the registration of the transfer of ownership of the first land unit to a person other than the owner/developer;
- f) The constitution makes provision for:
 - i. the owners association to formally represent the collective mutual interests of the area, suburb or neighborhood set out in the constitution in accordance with the conditions of approval;
 - ii. control over and maintenance of buildings, services or amenities arising from the subdivision;
 - iii. the regulation of at least one annual meeting with its members;
 - iv. control over the design guidelines of the buildings and erven arising from the subdivision;
 - v. the ownership by the owners' association of all common property arising from the subdivision, including—
 - private open spaces;
 - private roads; and
 - land required for services provided by the owners' association;
- g) enforcement of conditions of approval or management plans;
- h) procedures to obtain the consent of the members of the owners' association to transfer an erf if the owners' association ceases to function; and
- i) the implementation and enforcement by the owners' association of the provisions of the constitution;

2. WATER

- a) The development be provided with a single water connection;
- b) The development be provided with an internal water reticulation network that provides a connection to each subdivided portion;
- c) The water reticulation network, including the connection to the municipal water network, be designed by an engineer, appropriately registered in terms of the provisions of Act 46 of 2000;
- d) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction be carried out under the supervision of the registered engineer;

3. SEWERAGE

- e) The development be provided with a single sewerage connection;
- f) The development be provided with an internal sewerage reticulation network that provides a connection to each subdivided portion;
- g) The sewer distribution network, including the connection to the municipal sewerage network, be designed by an engineer, appropriately registered in terms of the provisions of Act 46 of 2000;
- h) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction be carried out under the supervision of the registered engineer;
- i) The existing sewerage pipe crossing the erf be exposed, the position surveyed and the pipe be protected by a 2m wide services servitude;
- j) The Swartland Municipality will not take ownership of the internal sewerage network;
- k) The conditions are applicable at clearance stage;

4. STREETS AND STORMWATER

- a) The internal road of the development be constructed to a permanent surface standard, to the satisfaction of the Director: Civil Engineering Services;
- b) Stormwater from the development be conveyed to the nearest suitable municipal collection point, without overloading existing systems;
- c) The internal road and stormwater system be designed by an engineer appropriately registered in terms of the provisions of Act 46 of 2000;

- d) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction be carried out under the supervision of the engineer;
- e) Should the access to the development be gated, the gate be positioned at least 5m away from the street boundary and that the gate swings towards the inside the property;
- f) The Municipality will not take ownership of the internal road and stormwater system;

5. SOLID WASTE MANAGEMENT

- a) The development be provided with a dedicated and secured structure for the storage of solid waste;
- b) The structure be accessible to the service truck from Sending Street;

6. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R145 630 80 (R14 563,00 per new erf) 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 R137 404,50 (R13 740,45 per new erf) 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 R105 797,73 (R10 579,77 per new erf) 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 R142 269,02 (R14 226,90 per new erf) 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 R125 931,06 (R12 593,10 per new erf) 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 may be revised thereafter;

7. GENERAL

- a) Cognisance be taken of the conditions and restrictions imposed by Eskom in their letter with reference number 18179-25, dated 7 April 2025;
- b) Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owner/developer;
- c) The approval does not exempt the owner/developer from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- d) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- e) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before transfer can take place and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable;
- f) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order 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

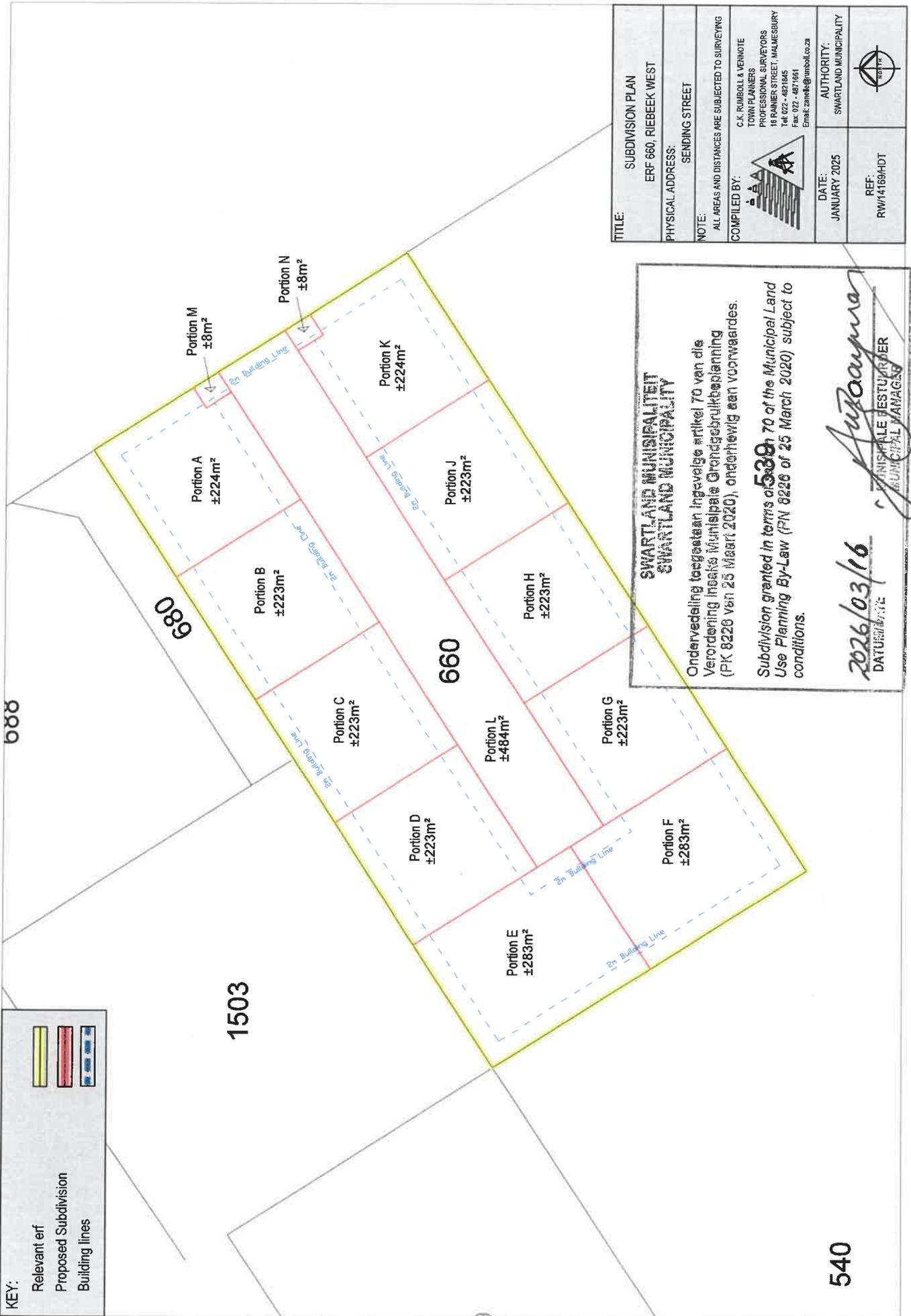


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Surveyor General, Private Bag X9028, Cape Town, 8000
 A.J. Beukes, 18 Flamek Street, Panorama, Malmesbury, 7299
 ajbeukes@gmail.com

KEY:

- Relevant erf
- Proposed Subdivision
- Building lines



TITLE:	SUBDIVISION PLAN ERF 660, RIEBEEK WEST
PHYSICAL ADDRESS:	SENDING STREET
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 18 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871664 Email: zanele@umboll.co.za
DATE:	JANUARY 2025
REF:	RWW/14169/HDT
AUTHORITY:	SWARTLAND MUNICIPALITY

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling tegevoelinge ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbespreking (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of **538** 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2026/03/16
DATUM: 2026

Zanele
MUNICIPAL ENGINEER
MUNICIPAL MANAGER