



File ref: 15/3/4-12/Erf_115
15/3/6-12/Erf_115

Enquiries:
Mr HL Olivier

20 June 2025

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

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION, REGISTRATION OF A SERVITUDE AND PERMANENT DEPARTURE ON ERF 115, RIEBEEK WEST

Your application, with reference RW/14273/MH dated 4 February 2025 as well as the amended subdivisional plan received 20 June 2025 on behalf of VRO Bleyaert and NMJ Diez, regarding the subject 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 subdivision of Erf 115, 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 115, Riebeeek West (7104m² in extent), be subdivided into Portion A (±2374m² in extent) and a Portion B (±4730m² in extent), in accordance with subdivision plan dated January 2025, presented in the application;
- (b) A 5m x 5m splay be provided on the c/o Kerk and Merindol Street. The splay be surveyed and transferred to Swartland Municipality for the cost of the owner/developer;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (d) The use of the building on the proposed Portion A be restricted to a dwelling as presented in the application;
- (e) 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 portion be provided with a separate water connection at clearance stage;

3. SEWERAGE

- (a) Each portion be provided with a separate conservancy tank with a minimum capacity of 8000 litres each at clearance stage;

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4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R35 984,65 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R33 952,20 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R19 443, 89 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R26 146,71 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R18 212,71 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter;

- 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 82145 of 25 March 2020), the application for departure of the development parameters applicable to Erf 115, Riebeek 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) The departure approved herewith entails accommodating the existing carport on the property boundary in lieu of the 5m side building line restriction applicable to the newly subdivided property;
- C.** The registration of a borehole and pipeline servitude over Portion B in favour of portions A, as indicated on the approved subdivision plan, is consistent with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is therefore exempted from approval from Swartland Municipality.

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

D. 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.

- (e) 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
 VRO Bleyaert & NMJ Diez, P O Box 689, Riebeeck West, 7306
 Mornay Herling planning5@rumboll.co.za; vincent.bleyart@gmail.com;

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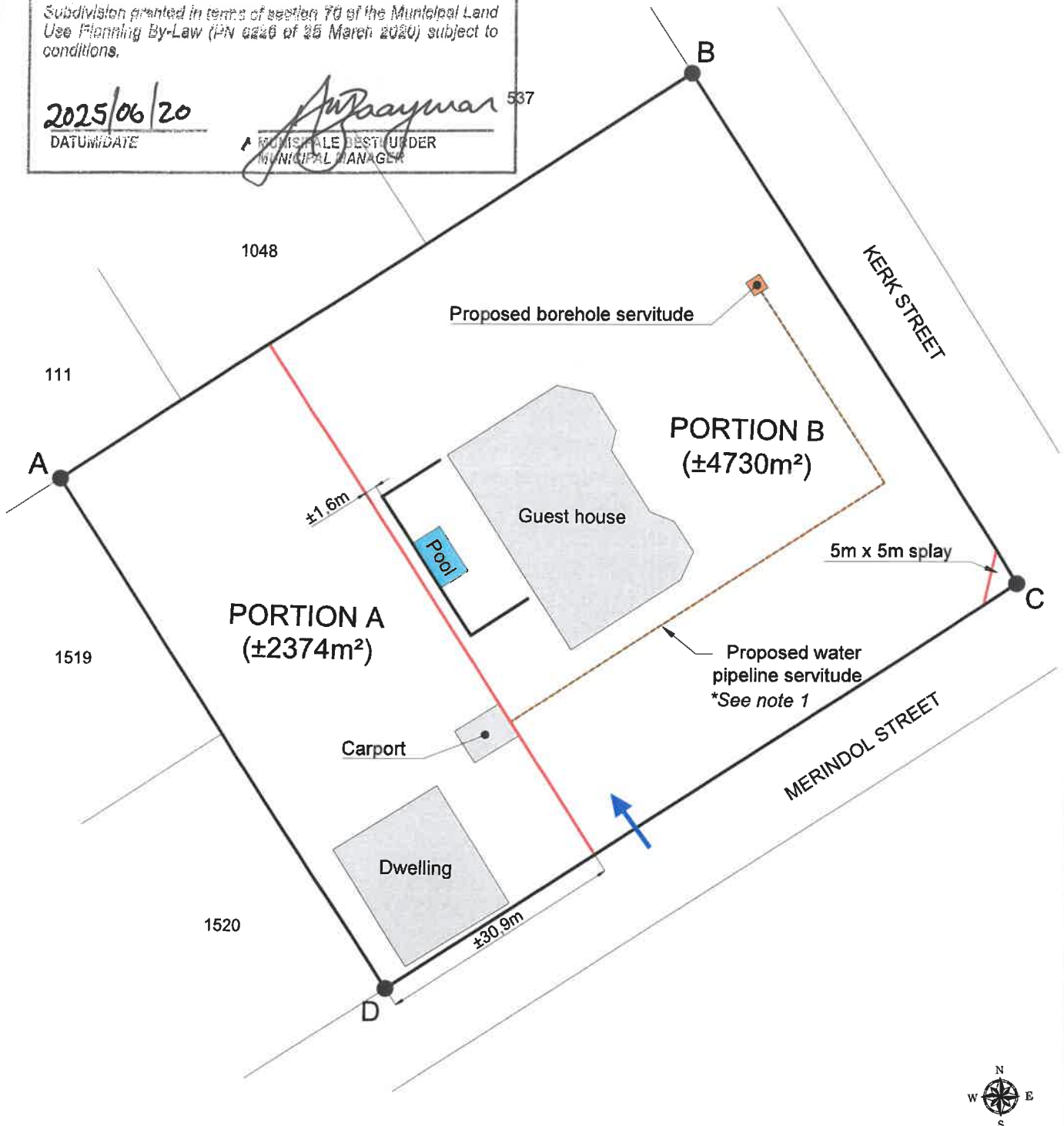
Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening Inasake Munisipale Grondgebruiksbeplanning
(PN 8223 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 8223 of 25 March 2020) subject to
conditions.

2025/06/20

DATUM/DATE

A. Bayman 537
MUNICIPAL DEPUTY
MUNICIPAL MANAGER



SUBDIVISION PLAN - REMAINDER ERF 115 RIEBEEK WEST

LEGEND:

- Proposed Subdivision
- Existing access

Overview of resultant land units

	Portion A	Portion B
Zoning	General Residential Zone 3	General Residential Zone 3
Land use	Dwelling	Guest house
Size	±2374m²	±4717m²

Physical address: Corner of Merindol Street & Kerk Street

Notes:

All areas and distances subject to final survey

CREATED BY



C.K. RUMBOLL & PARTNERS
TOWN PLANNERS
PROFFESIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY

DATE:
JUNE 2025

REFERENCE:
RW/14273/MH

LOCAL AUTHORITY:
SWARTLAND
MUNICIPALITY

*Note 1 - Approximate route of pipeline.
Subject to final survey