



File ref: 15/3/3-11/Erf_894
15/3/6-11/Erf_894
15/3/13-11/Erf_894

Navrae/Enquiries:
Mr AJ Burger

23 October 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Attention: Roeben Pienaar planning9@rumboll.co.za

Sir/ Madam

PROPOSED REZONING, SUBDIVISION AND EXEMPTION ON ERF 894, RIEBEEK KASTEEL

Your application dated 8 October 2024, with reference RK/139/38/RP, as amended on 4 June 2025, on behalf of Arrowhead Prop Pty Ltd, 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 8227 of 25 March 2020), the application for rezoning of erf 894, Riebeek Kasteel, is hereby 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 8227 of 25 March 2020), the application for subdivision of erf 894, Riebeek Kasteel, is hereby approved in terms of Section 70 of the By-Law.

Point A & B are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 894 be rezoned from Agricultural zone 1 to Subdivisional area in order to make provision for the following land uses, namely: Residential zone 1 and Transport zone 2 (see the amended rezoning plan with reference RK/13938/RP, dated May 2025);
- (b) Erf 894 be subdivided into 10 portions as follows (see subdivision plan with reference RK/13938/RP, dated August 2025):
- Portion A (807m² in extent)
 - Portion B (1025m² in extent)
 - Portion C (1072m² in extent)
 - Portion D (1106m² in extent)
 - Portion E (1116m² in extent)
 - Portion F (1116m² in extent)
 - Portion G (1209m² in extent)
 - Portion H (1269m² in extent)
 - Portion I (1402m² in extent)
 - Portion J (1383m² in extent)
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (d) An Owners' Association be established for the development;
- (e) The constitution of an Owners' Association be approved by the Municipality before registration of the transfer of the first land unit and makes provision for—

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- (i) the owners association to formally represent the collective mutual interests of the area, suburb or neighbourhood set out in the constitution in accordance with the conditions of approval;
- (ii) control over and maintenance of buildings, services and 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—
 - (1) private open spaces;
 - (2) private roads; and
 - (3) land required for services provided by the owners' association;
- (vi) enforcement of conditions of approval or management plans;
- (vii) procedures to obtain the consent of the members of the owners' association to transfer an erf if the owners' association ceases to function; and
- (viii) the implementation and enforcement by the owners' association of the provisions of the constitution;
- (f) The constitution of the Owners' Association takes effect upon the registration of the transfer of ownership of the first land unit to a person other than the developer together with the transfer of the internal road to the Owners Association;

2. WATER

- (a) The development be provided with an internal water network with connections for each erf. The network connects to the existing sewerage network at a suitable location;
- (b) The developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension;
- (c) The design be submitted to the Director: Civil Engineering Services for approval after which the services be installed under the supervision of the engineer;
- (d) The internal water network not be taken over by the Municipality and only one bulk connection will be provided;

3. SEWERAGE

- (a) The development be provided with an internal sewerage network with connections for each erf. The network connects to the existing sewerage network at a suitable location;
- (b) The developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension;
- (c) The design be submitted to the Director: Civil Engineering Services for approval after which the services be installed under the supervision of the engineer;
- (d) The internal sewerage network not be taken over by the Municipality;

4. STREETS AND STORMWATER

- (a) The internal road be provided with a permanent surface;
- (b) The developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the internal road and stormwater system;
- (c) The design be submitted to the Director: Civil Engineering Services for approval after which it be installed under the supervision of the engineer;
- (d) Permission be obtained from the adjacent landowner where stormwater from the development is to be discharged;
- (e) The internal road and stormwater system not be taken over by the Municipality;

5. REFUSE REMOVAL

- (a) A solid waste storage area serving the entire development be provided at the erf boundary;
- (b) The area be accessible to the service truck and constructed in accordance with the requirements of the Director: Civil Engineering Services;

6. DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for a development charge of R122 789,77 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);

- b) The owner/developer be responsible for the development charge of R115 853,73 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 be responsible for the development charge of R66 347,60 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 R89 219,38 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);
- e) The owner/developer is responsible for the development charge of R85 859,36 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;

C. GENERAL

- (a) The development be provided with a single bulk connection on the development boundary and no individual connections will be provided by the Municipality within the development;
 - (b) The legal certificate which authorises transfer of the subdivided and consolidated portions, in terms of Section 38 of the By-Law, will not be issued unless all the relevant conditions have been complied with;
 - (c) Should it be determined necessary to expand or relocate any of the existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
 - (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 owner/developer has to comply with the letter from Department of Infrastructure with reference TPW/CFS/RP/LUD/REZ/SUB-02/88 (Application 2024-10-0132), dated 5 December 2024;
 - (f) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5-year validity period starts from the date of outcome of the decision against the appeal;
 - (g) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will 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.
- D. The registration of a 2m, 3m and 4m wide sewer line service servitude over erf 894 and erf 2817, Riebeek Kasteel complies with the requirements of Section 34(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8227 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.

Yours sincerely


MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copies:

Land Surveyor General Private Bag X9028, Cape Town, 8000

Director: Civil Engineering Services

Director: Financial Services

Building Control Officer

SUBDIVISION

REMAINDER

ERF 894, RIEBEEK KASTEEL

LEGEND

Proposed Servitudes

Existing Servitudes

The Property

New Portions

PORTION	EXTENT
A	±809m ²
B	±809m ²
C	±1070m ²
D	±1106m ²
E	±1121m ²
F	±1122m ²
G	±1197m ²
H	±1287m ²
I	±1601m ²
J	±1383m ²

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



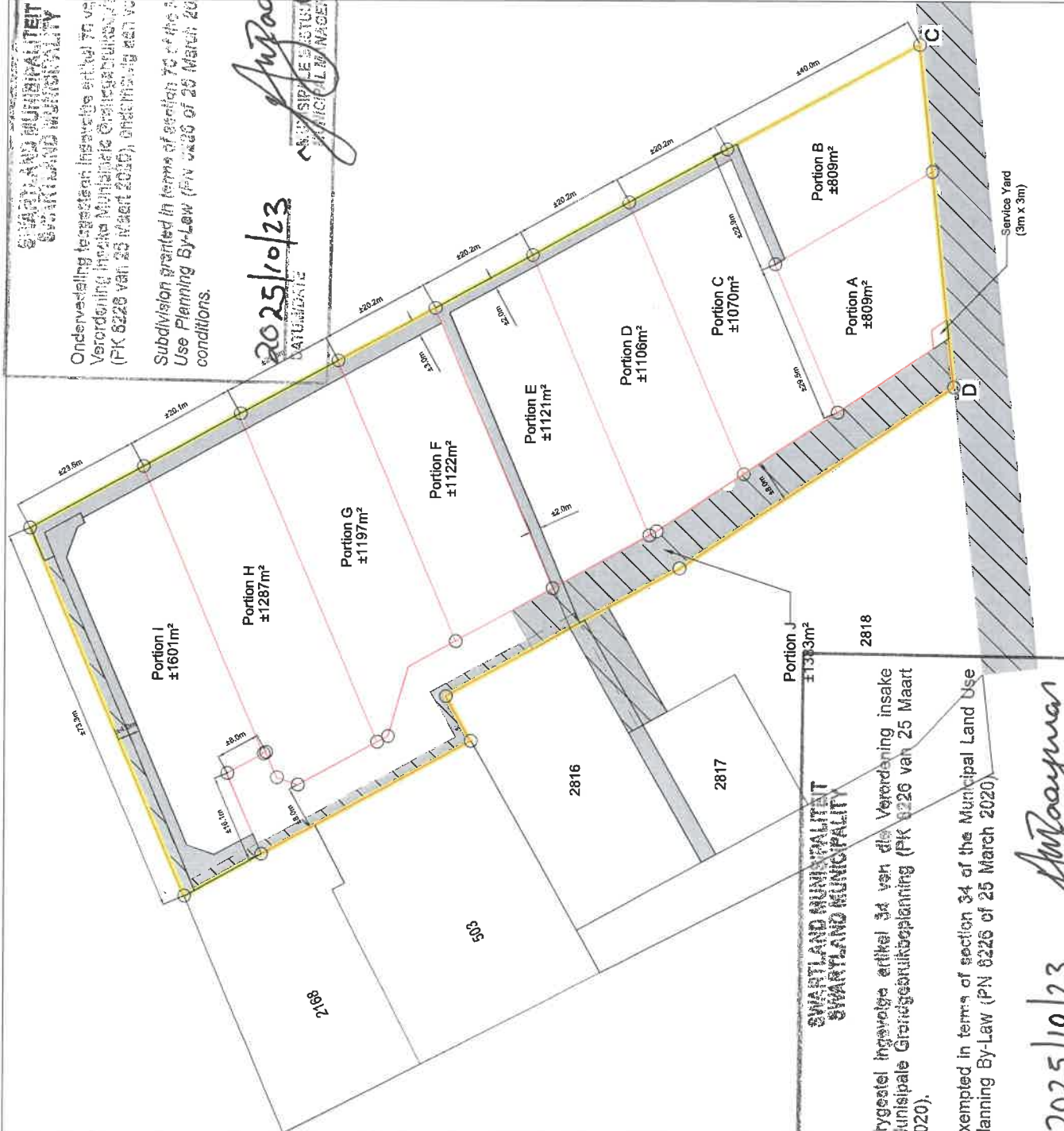
G.K. RUMBOLD & VENNOTE
TOWN PLANNERS
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16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
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DATE:
August 2025

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:

RK13938/RP



SUBDIVISION & EXEMPTIONS

2025/10/23
DATE
MUNICIPAL MANAGER

2816
2817
2818

SWARTLAND MUNICIPALITY
SWARTLAND MUNICIPALITY

Voorgesel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruiksbeplanning (PK 6226 van 25 Maart 2020).
Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 6226 of 25 March 2020).

REMAINDER
ERF 894, RIEBEEK KASTEEL

KEY / SLEUTEL:		
ZONING	NOTATION	COLOUR
Residential Zone 1: Low Density	Yellow	
Agricultural Zone 1: Agriculture	Green with thick black hatching	
Transport Zone 2: Roads	Light brown	

Note:

Application is made in terms of Section 25(2)(a) of the Swartland Municipality Land Use Planning By-Law for the Rezoning of Remainder Erf 894, Riebeek Kasteel, from Agricultural Zone 1 to Subdivisional Area.

23 OCT 2025
H. Brayner

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



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DATE:	AUTHORITY:
MAY 2025	SWARTLAND MUNICIPAL

REF: RK/13938/RP

