



File ref: 15/3/6-12/Erf 618

Enquiries:
Mr HL Olivier

26 November 2025

Active Planning Solutions
Oakhill Farm
@17 Bottelary Road
BRACKENFELL
7561

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 618, RIEBEEK WEST

Your application, with reference RW_618/Sub/APSv1 dated 5 August 2025 on behalf of Mr. Q van Rooyen, 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 618, 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) Erf 618, Riebeek West (1231m² in extent), be subdivided into Portion 1 (501m² in extent) and a Remainder (730m² in extent), in accordance with subdivision plan dated August 2025, presented in the application;
- (b) The existing outbuilding on portion 1 be converted into a dwelling;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (d) 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 subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 4 495,35 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 R4 337,80 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 R5 194,55 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 R6 987, 40 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 R15 298, 45 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;

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.
- (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;

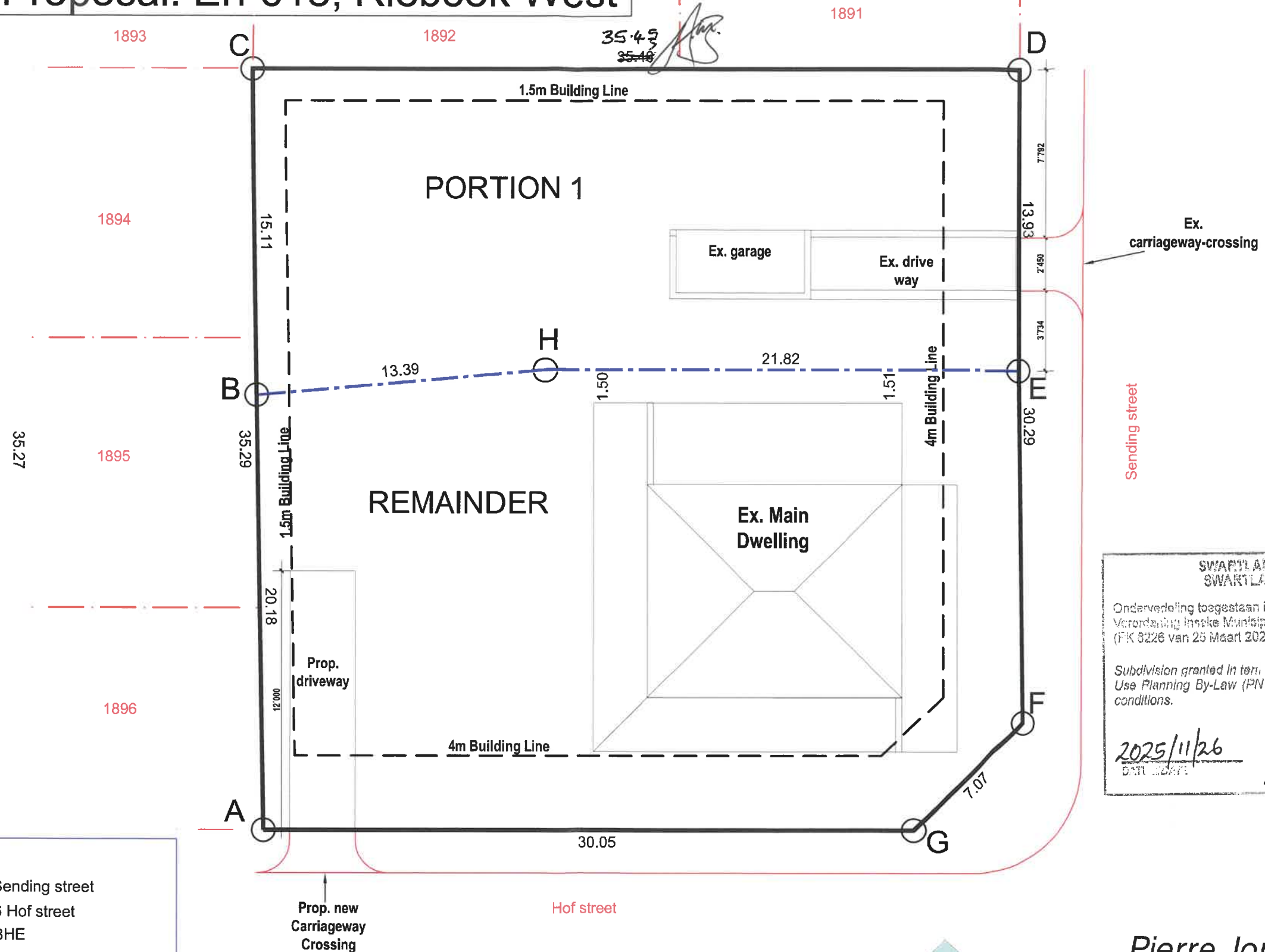
Yours sincerely


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
 Q van Rooyen, 10 Etosha Crescent, SANTON, 2196
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Subdivision Proposal: Erf 618, Riebeek West



**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (FK 5226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 5226 of 25 March 2020) subject to conditions.

2025/11/26
DATE

[Signature]
OFFICIAL DECISION
MUNICIPAL ENGINEER

Key:

Portion 1 (BCDEH) : $\pm 501\text{m}^2$ / 30 Sending street

Remainder (ABHEFG) : $\pm 730\text{m}^2$ / 6 Hof street

--- Line of subdivision BHE

Zoning:

RESIDENTIAL ZONE 1: Low density (R1)



DATE: NOVEMBER 2025

REF NO. RW_618/Sub/APSv2

SCALE 1:200



Pierre Jordaan

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