



Lêer verw/ 15/3/4-12/Erf_1801
File ref: 15/3/6-12/Erf_1801

Navrae/Enquiries:
Ms D N Stallenberg

20 August 2025

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 1801, RIEBEEK WEST

Your application with reference RW/14293/MH dated 18 February 2025 on behalf of Stofdek Development Group (Pty) Ltd. has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 13 August 2025 to approve the application for the subdivision of Erf 1801, Riebeeek West, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the following conditions:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 1801 (1003m² in extent), be subdivided into a remainder (501,5m² in extent) and portion A (501,5m² in extent) as presented in the application;
- (b) 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;

A2 WATER

- (a) Each subdivided portion be provided with a separate connection and meter. The condition is applicable at building plan stage;

A3 SEWERAGE

- (a) Each subdivided portion be provided with a separate connection. The condition is applicable at subdivision stage;

A4 DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for the development charge of R4 591,95 per newly created 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);
- (b) The owner/developer is responsible for the development charge of R6 177,80 per newly created erf 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);

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- (c) The owner/developer is responsible for the development charge of R13 476,85 per newly created erf towards roads and storm water, 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);
 - (d) 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.
- B. The application for the departure of development parameters on the remainder Erf 1801, be approved in terms of Section 70 of the By-law, as follows:
- B1 TOWN PLANNING AND BUILDING CONTROL**
- (a) Departure on the remainder of the 1,5 m side building line (northern boundary) to 0 m;
 - (b) Departure on portion A of the 1,5 building line (southern boundary) to 0 m.
- C. **GENERAL**
- (a) The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
 - (b) 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;
 - (c) All conditions of approval be implemented before the new land uses come into operation 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 applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal 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 the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed.
- D. That the application be supported for the following reasons:
- (a) The proposed subdivision supports LUPA and SPLUMA and adhered to minimum erf sizes requirement;
 - (b) The proposed development effectively caters for future residential needs in new housing opportunities;
 - (c) The optimal use of services leads to more affordable infrastructure provision;
 - (d) The proposed subdivision will limit urban sprawl within the Riebeeck West area;
 - (e) The development is consistent with the Swartland SDF by promoting residential integration;
 - (f) The development also supports the SDF by promoting densification within the existing urban area;
 - (g) The zoning of the property will remain unchanged;
 - (h) The proposal will not have an adverse impact on the character of the area;
 - (i) There are no physical restrictions on the property that will negatively affect the proposed use;
 - (j) The development also promotes compactness within existing urban areas;
 - (k) The departure of the building lines have no impact on the surrounding owners.

MUNICIPAL MANAGER
via Department Development Services

 $/ds$

Copies : The Surveyor General, Private Bag X, Cape Town, 8000

Building Control Officer

Director : Infrastructure and Civil Engineering Services

Director : Financial Services

Stofdek Development Group (Pty). Ltd, 17 Binnekant Street, Vrykyk, Paarl, 7646.

E-mail: info@zuiderkruis.co.za

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

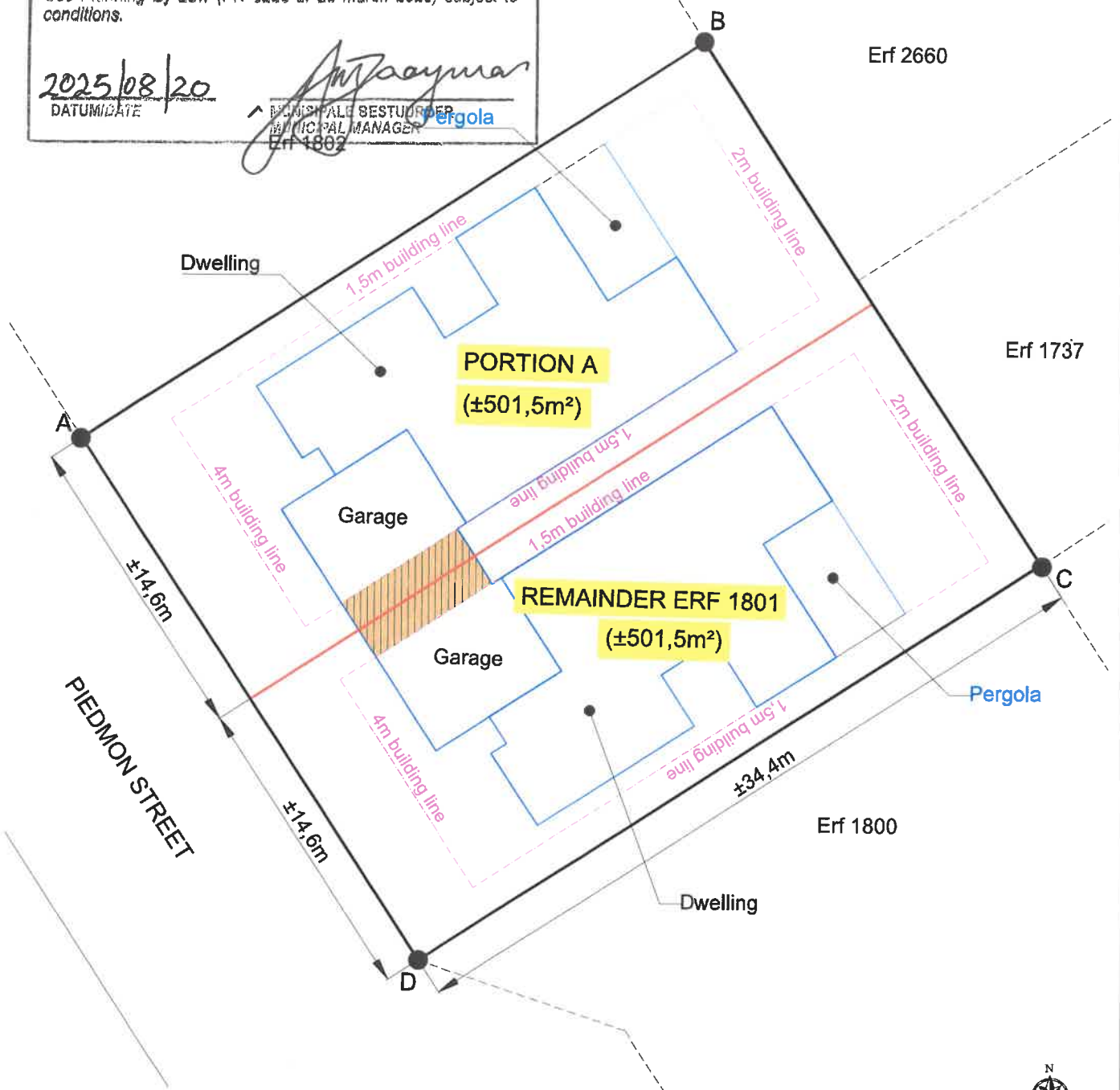
Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

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

2025/08/20
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER
Erf 1801

ANNEXURE E



SUBDIVISION PLAN - ERF 1801 RIEBEEK WEST

LEGEND:

- Proposed Subdivision
- Proposed buildings
- Proposed encroachments

Overview of resultant land units		
	Portion A	Remainder Erf 1801
Zoning	Residential Zone 1	Residential Zone 1
Land use	Vacant	Vacant
Size	±501,5m²	±501,5m²

Physical address: 5 Piedmon Street, Riebeek West

Notes:

All areas and distances subject to final survey

CREATED BY



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

*Figure ABCD represents Erf 1801 Riebeek West in extent 1003m²

DATE:
FEBRUARY 2025

REFERENCE:
RW/14293/MH

LOCAL AUTHORITY:
SWARTLAND
MUNICIPALITY