



Kantoor van die Munisipale Bestuurder
7 Augustus 2025

Die Lede van die Munisipale Beplanningstribunaal, te wete –

Interne lede:

Munisipale Bestuurder, mnr J J Scholtz (voorsitter)
Direkteur: Korporatiewe Dienste, me M S Terblanche
Direkteur: Ontwikkelingsdienste, me J S Krieger

Tegniese Adviseur:

Snr Bestuurder: Ontwikkelingsbestuur, mnr A M Zaayman

Eksterne lede:

Me C Havenga

Kennis geskied hiermee ingevolge paragraaf 85 van die Swartland Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning dat 'n vergadering van die Munisipale Beplanningstribunaal **VIRTUEEL** gehou sal word op **WOENSDAG, 13 AUGUSTUS 2025** om **16:00**.

SAKELYS / AGENDA

1. **OPENING / OPENING**
2. **VERLOF TOT AFWESIGHEID / APOLOGIES**
3. **VERKLARING VAN BELANGE / DECLARATION OF INTERESTS**
4. **NOTULE / MINUTES**
 - 4.1 **NOTULE VAN 'N MUNISIPALE BEPLANNINGSTRIBUNAALVERGADERING GEHOU OP 11 JUNIE 2025 / MINUTES OF A MUNICIPAL PLANNING TRIBUNAL MEETING HELD 11 JUNE 2025**..... bl 1-8
5. **SAKE VOORTSPRUITEND UIT NOTULE VAN 'N VERGADERING VAN DIE MUNISIPALE BEPLANNINGSTRIBUNAAL GEHOU OP 11 JUNE 2025 / MATTERS ARISING FROM THE MINUTES OF A MUNICIPAL PLANNING TRIBUNAL HELD ON 11 JUNE 2025**

Geen/None
6. **SAKE VIR OORWEGING / NUWE SAKE / MATTERS FOR CONSIDERATION / NEW MATTERS**
 - 6.1 **VOORGESTELDE ONDERVERDELING EN AFWYKING OP ERF 1801, RIEBEEK-WES / PROPOSED SUBDIVISION AND DEPARTURE ON ERF 1801, RIEBEEK WEST (15/3/4-12, 15/3/6-12)**..... bl 9-49

(get) J J SCHOLTZ
VOORSITTER



**MINUTES OF A MUNICIPAL PLANNING TRIBUNAL MEETING HELD IN THE COMMITTEE ROOM:
CORPORATE SERVICES ON WEDNESDAY, 11 JUNE 2025 AT 14:00**

PRESENT

Internal members:

Municipal Manager, Mr J J Scholtz (chairperson)
Director: Protection Services, Mr P A C Humphreys

External members:

Ms C Havenga
Mr C Rabie

Other officials:

Director: Development Services, Ms J S Krieger
Senior Manager: Development Management, Mr A M Zaayman
Senior Town and Regional Planner, Mr A J Burger
Town and Regional Planner and GIS, Mr H Olivier
Town and Regional Planner, Ms A de Jager
Manager: Secretariat and Record Services (secretary)

1. OPENING

The chairperson opened the meeting and welcomed members.

2. APOLOGY

The apology of the Director: Corporate Services be noted.

3. DECLARATION OF INTEREST

RESOLVED that cognisance be taken that no declarations of interest were received.

4. MINUTES

4.1 MINUTES OF A MUNICIPAL PLANNING TRIBUNAL MEETING HELD ON 14 MAY 2025

RESOLUTION

That the minutes of a Municipal Planning Tribunal Meeting held on 14 May 2025 are approved and signed by the chairperson.

5. MATTERS ARISING FROM MINUTES

None.

6. MATTERS FOR CONSIDERATION

6.1 PROPOSED CONSENT USE ON ERF 1623, YZERFONTEIN (15/3/10-14 – ERF 1623) (WARD 5)

The author, Mr A J Burger, confirmed that the application is for a consent use on Erf 1623, Yzerfontein to erect a double dwelling.

Mr Burger/...

6.1/...

Mr Burger confirmed that the development proposal complies with all the zoning parameters, that the subject property will be used to its full potential, that the second dwelling will contribute toward densification and the optimal use of existing infrastructure.

RESOLUTION

A. The application for a consent use on erf 1623, Yzerfontein be approved in terms of Section 70 of the By-law, subject to the following conditions:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a double dwelling house, as presented in the application;
- (b) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;

A2 WATER

- (a) A single water connection be provided and that no additional connections will be provided;

A3 SEWERAGE

- (a) The property be provided with a conservancy tank of minimum 8 000 litre capacity and that the tank be accessible to the municipal service truck via the street, to the satisfaction of the Director: Civil Engineering Services;

A4 DEVELOPMENT CHARGES

- (a) The development charge towards the supply of regional bulk water amounts to R11 514,95 and is payable by the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards water reticulation amounts to R1 045,35 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The development charge towards waste water treatment amounts to R12 722,45 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-183-9210);
- (d) The development charge towards sewerage amounts to R5 242,85 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/240-184-9210);
- (e) The development charge towards streets amounts to R7 200,15 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (f) The development charge towards electricity amounts to R11 762,00 and is payable by the owner/developer at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/253-164-9210)
- (g) 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 can be revised thereafter;

B. GENERAL

- (a) 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;
- (b) 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

6.1/B(b)...

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.

C. The application be supported for the following reasons:

- (a) The proposed double dwelling is consistent with local, provincial and national legislation in support of densification.
- (b) The application area is situated within an area with a residential character where densification is supported by the SDF.
- (c) Erf 1623 has no physical restrictions which impacts negatively on the application.
- (d) The impact of the development proposal on the surrounding area is deemed minimal and not considered to be detrimental to the rights of surrounding land owners.
- (e) The double dwelling will appear as one, harmonious architectural unit, similar to a large, single dwelling, and therefore the character of the area will not be negatively impacted.
- (f) The development proposal complies with all the zoning parameters applicable to the property.

6.2 PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND CONSENT USE ON ERF 63, YZERFONTEIN (15/3/5-14, 15/3/10-14 – Erf 63) (WARD 5)

The author, Ms A de Jager, explained that the restrictive title deed condition determines that not more than one dwelling, together with the necessary outbuildings and appurtenances are allowed on Erf 63, Yzerfontein.

An application was received for the removal of the restrictive title deed conditions and consent use on Erf 63, Yzerfontein to establish a double dwelling on the property.

The development proposal complies with all the zoning parameters, that the subject property will be used to its full potential, that the second dwelling will contribute toward densification and the optimal use of existing infrastructure.

RESOLUTION

- A. The application for the removal of a restrictive condition from Title Deed T8622/2020 of Erf 63, Yzerfontein, be approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- B. The application for consent use on Erf 63, Yzerfontein, be approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- C. Approval A. and B. be subject to the following conditions:

C1 TOWN PLANNING AND BUILDING CONTROL

- (a) Condition B.I.(3) in Title Deed T8622/2020, that reads as follows:

“...That not more than one dwelling, together with the necessary outbuildings and appurtenances be erected on the erf. ...”

be removed from the title deed in its entirety;

- (b) The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the removal of the restrictive conditions;
- (c) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - (i) Copy of the approval by Swartland Municipality;
 - (ii) Original Title Deed, and
 - (iii) Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;

- (d) The consent use authorises a double dwelling, as presented in the application;

6.2/C1...

- (e) The parking bays in front of the dwelling be clearly marked and the surface, including the sidewalk, be finished in a permanent, dust free material such as concrete, tar or paving or any other such material previously approved by the Director: Civil Engineering Services;
- (f) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

C2 WATER

- (a) The property be provided with a single water connection and that no additional connections be provided;

C3 SEWERAGE

- (a) The double dwelling be provided with a conservancy tank with the minimum capacity of 8 000 litre, to be installed on the property in a location that is accessible to the municipal vacuum truck, to the satisfaction of the Director: Civil Engineering Services;

C4 DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for the development charge of R11 514,95 towards the supply of regional bulk water at building plan stage. The amount is due 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 R1 045,35 towards bulk water reticulation at building plan stage. The amount is due 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 R5 242,85 towards sewerage at building plan stage. The amount is due 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 R12 722,45 towards waste water treatment building plan 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 R7 200,15 towards roads at building plan stage. The amount is due to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (f) The owner/developer is responsible for the development charge of R11 762,00 towards electricity at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/253-164-9210);
- (g) 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;

D. GENERAL

- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (b) Should it in future be determined necessary to extend or upgrade any engineering service in order to provide the development with services, it will be for the account of the owner/developer;
- (c) 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. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate be issued 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;
- (d)/...

6.2/D...

- (d) The applicant/objector 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 decision. 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.

E. The application be supported for the following reasons:

- (a) The design of the double dwelling is consistent with the definition contained in the By-Law, as it appears as a single architectural unit;
- (b) The proposed double dwelling adheres to all the development parameters of Residential Zone 1 and does not impact on the rights of the abutting land owners;
- (c) The proposal will enable the owner of the property to develop the property in response to the market and personal preference. They will also be able to more efficiently utilise the property, possibly gaining financially through rental income or sale of the second unit;
- (d) The social benefits to amending the condition is foreseen to be substantial, as it will result in the creation of an additional residential opportunity in a well-located area, without detracting from the visual or residential appeal of the area;
- (e) While the proposal promotes densification, the visual impact of the double dwelling is similar to that of a large single residence. The character of the neighbourhood thus remains unaffected as a low-density residential area, consistent with the spatial proposals of the SDF;
- (f) The subject of the condition proposed for removal, is governed by more than one legislative tool. The development will thus not be able to continue unchecked, even after the condition has been removed;
- (g) The development will result in the better utilisation of the property in terms of modern town development and align with various policies which require more efficient use of land and contextually appropriate densification;
- (h) A double dwelling is accommodated as a consent use under Residential Zone 1 of the By-Law;
- (i) The development proposal supports the optimal utilisation of the property;
- (j) The double dwelling may support the tourism industry in Yzerfontein, as well as the local economy;
- (k) The double dwelling will provide in a need for a larger variety of housing opportunities to the wider population;
- (l) The concerns of the neighbouring and affected property owners are sufficiently addressed in the conditions of approval.

6.3 APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS ON ERF 2537, YZERFONTEIN (15/3/5-14 – ERF 2537) (WARD 5)

Mr H Olivier, as author, gave the background to the establishment of the Beaches Restaurant on Erf 2537, Yzerfontein which is in operation for more than 26 years.

Mr Olivier confirmed that with previous approvals for building work on Erf 2537, Yzerfontein the title deed of the property was not consulted and the Municipality only became aware of the illegal building work within the 6.3 m title deed building line restriction area with the submission of a building plan for alterations in 2024. It was communicated with the owner that the removal of the restrictive title conditions must first be approved before the Municipality could consider the building plan.

RESOLUTION

- A. The application for the removal of restrictive condition II.C.6(a)3. of Title Deed T15012/2013 of erf 2537, Yzerfontein be approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020).

A1/...

A1 TOWN PLANNING AND BUILDING CONTROL

(a) Condition II.C.6(a)3. in Title Deed T15012/2013 , that reads as follows:

“...II.C(a)3. Dat geen geboue opgerig mag word binne 6,30 meter van enige straat wat aan die erf grens, of binne 6,30 meter van enige oop plek waar dit aan die erf grens aan die seefront...”

be removed from the Title Deed in its totality;

- (b) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the removal of the restrictive conditions;
- (c) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - (i) Copy of the approval by Swartland Municipality;
 - (ii) Original Title Deed, and
 - (iii) Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
- (d) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes.

B. GENERAL

- (a) 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;
- (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/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 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;

C. The application be supported for the following reasons:

- (a) Erf 2537 is zoned Business Zone 2 with a consent use for a restaurant, which permits the current use;
- (b) The restaurant has been in legal operation for over 26 years, with building plans approved in 1998 and 2010;
- (c) The deck in question is a refurbishment of an existing, previously approved structure, not a new addition;
- (d) Past municipal approvals did not enforce the title deed restriction, creating a legitimate expectation for continued use;
- (e) The deck was refurbished due to structural instability, as confirmed by the engineering report;
- (f) The work was done to ensure public safety, not to expand or intensify the use of the property. The specific portion may be argued to accommodate less patrons due to the new seating arrangement;
- (g) The removal of the restriction does not increase the building footprint beyond what is already permitted under zoning. Any additions / extensions will be considered in terms of the applicable regulations and processes as required in terms of the applicable legislation;
- (h) Noise, odour, and traffic concerns are regulated under separate municipal by-laws and are not directly tied to the building line restriction;

6.3/C...

- (i) The restaurant in its unique setting is a key contributor to local tourism and employment in Yzerfontein. Removing the restriction supports the economic viability of a long-standing business and enhances the town's appeal as a tourist destination;
- (j) The removal affects only one development parameter (the street building line) and does not eliminate other rights or protections for surrounding owners. All other development controls, such as height, coverage, and parking remain enforceable;
- (k) The additional evaluation criteria for the removal of restrictions were also taken into consideration.

**(SIGNED) J J SCHOLTZ
CHAIRPERSON**



4 August 2025

15/3/4-12/Erf 1801
15/3/6-12/Erf 1801

WYK: 5

ITEM 6.1 OF THE AGENDA FOR THE MUNICIPAL PLANNING TRIBUNAL THAT WILL TAKE PLACE ON WEDNESDAY, 13 AUGUST 2025

LAND USE PLANNING REPORT PROPOSED SUBDIVISION AND DEPARTURE ON ERF 1801, RIEBEEK WEST					
Reference number	15/3/4-12/Erf 1801 15/3/6-12/Erf 1801	Submission date	17 March 2025	Date finalised	4 August 2025

PART A: APPLICATION DESCRIPTION					
<p>The application for subdivision of erf 1801, Riebeeek West in terms of section 25(2)(d) of Swarthland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that erf 1801 (1003 m² in extent) be subdivided in a remainder (501,5 m² in extent) and por-tion A (501,5 m² in extent).</p> <p>An application for the departure of development parameters on the remainder and portion A, in terms of section 25(2)(b) of Swarthland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), has been received. The departure entails the following:</p> <ul style="list-style-type: none"> • Departure on the remainder of the 1,5m side building line (northern boundary) to 0m. • Departure on portion A of the 1,5 building line (southern boundary) to 0m. <p>The applicant is C.K. Rumboll and Partners and the property owner is the Stofdek Development Group (Pty) Ltd.</p>					

PART B: PROPERTY DETAILS					
Property description (in accordance with Title Deed)	ERF 1801 RIEBEEK WEST, In the Swarthland Municipality, Division Malmesbury, Province of the Western Cape				
Physical address	Pietmond Street 5		Town	Riebeeek West	
Current zoning	Residential Zone 1	Extent (m ² /ha)	1003m ²	Are there existing buildings on the property?	Y N
Applicable zoning scheme	Swarthland Municipality: Municipal Land Use Planning By-Law (PK 8226, dated 25 March 2020)				
Current land use	Vacant land			Title Deed number & date	T77694/2024
Any restrictive title conditions applicable	Y	N	If Yes, list condition number(s)		
Any third party conditions applicable?	Y	N	If Yes, specify		
Any unauthorised land use/building work	Y	N	If Yes, explain		

PART C: LIST OF APPLICATIONS (TICK APPLICABLE)					
Rezoning		Permanent departure	✓	Temporary departure	
				Subdivision	✓

Extension of the validity period of an approval		Approval of an overlay zone		Consolidation		Removal, suspension or amendment of restrictive conditions	
Permissions in terms of the zoning scheme		Amendment, deletion or imposition of conditions in respect of existing approval		Amendment or cancellation of an approved subdivision plan		Permission in terms of a condition of approval	
Determination of zoning		Closure of public place		Consent use		Occasional use	
Disestablish a home owner's association		Rectify failure by home owner's association to meet its obligations		Permission for the reconstruction of an existing building that constitutes a non-conforming use			

PART D: BACKGROUND

Erf 1801, Riebeeck West is zoned Residential zone 1 and is currently vacant.

It is the intension of the owner/developer to erect a semi-detached dwelling on erf 1801. The erf will be cadastrally subdivided in order to accommodate a dwelling unit on each separate erf.



PART E: PRE-APPLICATION CONSULTATION (ATTACH MINUTES)

Has pre-application consultation been undertaken?	Y	N	If yes, provide a brief summary of the outcomes below.
---	---	---	--

PART F: SUMMARY OF APPLICANT'S MOTIVATION

Desirability from a planning viewpoint is described as the degree of acceptability of the development of land for a particular purpose. The subdivision proposal is viewed as desirable for the reasons as set out below:

1. It is argued that the proposal holds some positive socio-economic impacts in that i) additional residential opportunity will be provided and ii) may attract a wider income group which will reflect positively on the neighbourhood.
2. The proposal is considered contextually appropriate and compatible with the surrounding land uses.
3. It is not foreseen that the proposal will have a significant impact on external municipal engineering services.
4. It is not foreseen that the proposal will have a negative impact on heritage resources.
5. It is not foreseen that the proposal will have a negative impact on the biophysical environment as the property is located within a developed area.
6. All portions will have sufficient access to public streets. Additional traffic generation is considered to be low. All portions are large enough to provide on-site parking as per the requirements of the Development Management Scheme.
7. Further to the above, the resultant land units can be developed without requiring any departures from the development parameters of the current zoning.
8. The proposal is deemed to be consistent with the Swartland MSDF.

Further to the above the proposed building line departure can be supported, based on the following:

1. Erf 1801 Riebeek West is zoned Residential Zone 1, and the proposal does not entail a change in zoning. The development proposal complies with all other development parameters of the current zoning.
2. The proposed departure complies with the provisions of Section 12.2.1(c) of the Development Management Scheme.
3. The proposed building line relaxation has no adverse impact on surrounding properties, as only the future occupiers of the resultant land units may be affected. However, this impact is negligible, as prospective buyers will be fully aware of the existing encroachment prior to purchasing the properties.

PART G: SUMMARY OF PUBLIC PARTICIPATION

Was public participation undertaken in accordance with section 55- 59 of the Swartland Municipal: By-law on Municipal Land Use Planning?	Y	N
--	----------	---

The application was advertised by sending registered mail to the surrounding/affected parties on 27 March 2025. A total of 13 registered notices were issued to affected parties as well as a notice to Eskom. The same notices were also sent via e-mail. The public participation process closed on 29 April 2025 for affected parties and on 29 May 2025 for Eskom.

A total of 4 objections were received which was send to the applicant for comments on 2 May 2025. The comments from the applicant on the objections was received on 29 May 2025.

Total valid comments	4	Total comments and petitions refused	0
Valid petition(s)	Y N	If yes, number of signatures	
Community organisation(s) response	Y N	Ward councillor response	Y N
		The application was forwarded to the councillor, but no comments were forthcoming.	
Total letters of support	0		

PART H: COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Department	Date		Recomm./Not recomm.
Department: Civil		<p>1. Water Elke onderverdeelde gedeelte voorsien word van 'n aparte wateraansluiting. Hierdie voorwaarde is op bouplanstadium van toepassing.</p> <p>2. Riolering</p>	✓

Engineering Services	25 March 2025	<p>Elke onderverdeelde gedeelte voorsien word van 'n aparte rioolaansluiting. Hierdie voorwaarde is op onderverdelingstadium van toepassing.</p> <p>3. Algemeen</p> <p>Enige bestaande dienste wat die restant en onderverdeelde gedeelte aan mekaar koppel, verskuif en/of ontkoppel word sodat elke erf se pypwerk op afsonderlike erwe geleë is. Indien enige uitbreiding van die bestaande dienste nodig sou wees om die onderverdeelde gedeelte van diensteaansluitings te kan voorsien, dit vir die koste van die eienaar/aansoeker sal wees.</p> <p>4. Ontwikkelingsbydraes Die vaste ontwikkelingsbydraes as volg gemaak word:</p> <table border="1" data-bbox="483 622 1273 750"> <tr> <td>Sewer</td> <td>R4 591,95</td> </tr> <tr> <td>WWTW</td> <td>R6 177,80</td> </tr> <tr> <td>Roads</td> <td>R13 476,85</td> </tr> </table>	Sewer	R4 591,95	WWTW	R6 177,80	Roads	R13 476,85	
Sewer	R4 591,95								
WWTW	R6 177,80								
Roads	R13 476,85								
Eskom	12 May 2025	See attachment marked Annexure K.							

PART I: COMMENTS RECEIVED DURING PUBLIC PARTICIPATION		SUMMARY OF APPLICANT'S REPLY TO COMMENTS	MUNICIPAL COMMENTS ON THE OBJECTIONS
Nick Bedeker	<p>1. Ons keur die voorgestelde wysiging af. Dit gaan 'n negatiewe effek he op die lewe wat ons tans in Riebeek Wes het en juis teen die plattelandse atmosfeer waarvoor ons hiernatoe verhuis het inwerk.</p>	<p>1. Hierdie kantoor neem kennis.</p>	<p>1. Noted. The decision making is the responsibility of the MPT</p>
Andrew MacFarlane	<p>2. Our concern is simply that there's not enough room on our road for two potential families on one plot.</p> <p>Another factor we're considering is that the village's power cable runs on our road, and Eskom occasionally works on our street. The large number of bakkies and trucks needed to perform the work can make it tricky to leave the property. We'd (wife and I) prefer one family to reside at the current vacant address, which has ample off-street parking.</p> <p>Also, we back our neighbours' statements, of:</p> <p>i. We think that there has been an evasion of intent of the zoning scheme, as the first time that Stofdek Development Group Pty approached us, neighbours with their form requesting permission for a single storey duplex, there was no indication on this document that they intended to subdivide the erf. (Refer to '241230 - PERMISSION FORM' attachment).</p> <p>ii. Section .1. I .4(b)(vi) of the zoning scheme states that the municipality can refuse subdivision, but allow Sectional Title (Refer to 'Double Dwelling Rules' attachment).</p> <p>iii. One can certainly argue that a subdivision will result in an erf which</p>	<p>2. The objections/comments are noted. The following key points are emphasised:</p> <p>i. The resultant land units are still large enough to provide on-site parking as per the requirements of the Development Management Scheme, hence addressing the traffic related concerns.</p> <p>ii. It is the right of a land owner to apply for the subdivision of his/her property in any area/zone where the spatial planning makes provision for such.</p> <p>iii. This application will result in land units of approximately 501m² in extent, which is still considered to be low density residential development. Additionally, the proposed subdivision complies with the minimum erf size requirement of 500m² applicable to Residential Zone 1 properties in Riebeek West. Furthermore, it is important to note that the proposal does not involve a change in zoning, hence the use of the resultant land units will remain for residential purposes in keeping with the character of the area. For these reasons, the proposed subdivision is not expected to detract from the character or sense of place of the neighbourhood. On the contrary, it promotes contextually appropriate densification.</p> <p>iv. While the concern about precedent is noted, it is important to recognise that each land use application is assessed on its own individual merits, taking into account the context, zoning, and spatial planning policies.</p>	<p>2. Pietmond Street is a municipal street with sufficient width to accommodate existing and potential additional traffic created by the additional erf. Furthermore, provision has been made on-site for 4 on-site parking bays (2 inside the double garage and 2 in front of the garage) which complies with the requirements of the Planning By-law.</p> <p>The adhoc works of Eskom in Pietmond Street cannot be considered as a factor influencing the application and is noted.</p> <p>i. The owner/developer did consult with surrounding/affected owners for consent for a double dwelling which is a consent use under the Residential zone 1 zoning. The option allows for single title (both units to be rented as two separate dwelling houses) or sectional title (shared title - one erf consisting of two owners).</p> <p>It appears that the owner/developer had a change of intend of how they want to develop the property as they now are applying for the erf to be subdivided creating two dwelling units of two separate erven – single title properties. This type of housing stock appears to be generally more in demand in the housing market.</p> <p>ii. That is correct. In this case the application is for the subdivision of the property.</p> <p>iii. The placement, scale and massing of the proposed buildings on the remainder and newly created erf reflects that of a single architectural unit, consisting of two dwelling units. The proposed buildings in the context of the mother erf complies with all zoning</p>

	<p>is out of keeping with other properties in the area.</p> <p>iv. If this subdivision gets the go-ahead, it'll set a precedent of what can happen on the other two vacant plots in our Close and others in West.</p> <p>This type of densification development is incompatible with the rural quality and character that we currently enjoy in this village, and is irreversible if it goes ahead.</p>		<p>parameters of the Residential zone 1 zoning. Taking into consideration the physical impact of the proposed buildings on the surrounding erven in Pietmond Street, it creates the impact of a large dwelling which is in keeping with the character of the street.</p> <p>iv. The minimum erf size for single residential erven in Riebeeck West is 500m². Very few erven are large enough or consist of the development proposal to be developed as in this case.</p> <p>The proposed development is deemed compatible with the rural quality and character of Pietmond Street.</p>
<p>Mr & Mrs Barrett-Lenz</p>	<p>3. We are generally not opposed to development in Riebeeck West, though we have concerns about how the Developer initially approached the neighbours for permission regarding a proposed double dwelling on this erf; as well as the implications of approving a subdivision in this Close, and the wider village. Our concerns and the grounds for our objections are included as follows:</p> <p>3.1 Evasion of intent of the zoning scheme: We propose that there has been an evasion of intent of the zoning scheme, as the first time that the Developer (Stofdek Development Group Pty Ltd) approached the neighbours requesting permission for a single-storey duplex, there was no indication on this document of their intention to subdivide the erf. (Refer to attached '241230 - PERMISSION FORM (Stofdek)').</p> <p>3.2 We object to a subdivision on the following grounds:</p> <p>i. Additional pressure on existing services infrastructure: It is a proven</p>	<p>3. Refer the comment.</p> <p><u>Regarding concerns of additional pressure on existing services infrastructure:</u></p> <p>As with any land development process, the application is subject to confirmation of adequate services capacity by the relevant municipal department. If upgrades are required, these will be at the expense of the owner. Importantly, the subdivision proposal supports the efficient use of existing infrastructure and municipal services.</p>	<p>3. Noted.</p> <p>3.1 See the comments at point 2(i).</p> <p>3.2 (i) The Department of Civil Engineering Services confirmed that sufficient services capacity exists to accommodate the newly created erf.</p> <p>(ii) The remainder and newly created erf may be ±500m² in relation to the other erven in Pietmond Street which are ±890m² to ±1150m² in extent, but the visual impact and the physical impact will be that of one large dwelling which remains in keeping with rural quality and character of the street.</p> <p>(iii) Six of the ten properties in Pietmond Street consist of similar development potential as what is currently proposed on erf 1801. It remains each owner's prerogative to develop his/her property to its maximum potential. The comment from the objector is noted.</p> <p>(iv) Pietmond Street is a municipal street with sufficient capacity to accommodate the anticipated traffic. Furthermore there are sufficient on-site parking provided which ensures that on-street parking is not necessary.</p> <p>(v) There are specific criteria which must be considered for the subdivision of a single residential erf. Few erven consist of this development potential. It remains the prerogative of</p>

	<p>fact that the existing sewerage and water infrastructure of our area operates at full or over capacity, therefore the densification of the existing zoned properties will inevitably burden this situation further.</p> <p>ii. Incompatibility with the existing character and rural charm of the village: A subdivision will result in an erf which is out of keeping with other erven in the area. The existing character and rural charm of the village comprising its larger properties, is the very reason why many residents choose Riebeek West as their home, including us. The subdivision and resulting densification of the built fabric is incompatible with the rural quality and unique character that we enjoy in this village, and is irreversible if approved.</p> <p>iii. Insensitivity to the special character of a place for financial gain, by agents and developers: There is a noticeable trend of agents and developers that have no connection to a place, moving in and looking for potential opportunities for property sales and investments, at the expense of the sense of place. Little regard is shown for the long term implications of the development imposed on the existing residents. They then move on to the next place and repeat the process. The residents are the ones to 'lose' the village as they know it, being left with the consequences of the agents and developers' greed.</p> <p>iv. Increased activity and traffic in our Close: We as neighbours are</p>		<p>the relevant owner to develop his/her property as they seem fit.</p> <p>The application is an example of densification which is supported on provincial and municipal spheres. Unfortunately, densification needs to take place which will lead to the changing of the urban fabric of the town.</p> <p>3.3 The municipality can only consider that application in its current format. Speculation of other land use application options are noted.</p>
--	--	--	--

	<p>opposed to the increase inactivity and traffic with additional vehicles trying to find off-street parking, which would be over and above what was originally zoned for the erven of this Close.</p> <p>v. A precedent is set for future development: If a subdivision is approved here, it would set a precedent for future development of the vacant plots in our Close, and others in our village, permanently changing the urban fabric of this village.</p> <p>3.3 Double dwelling rules: Given the future implications of granting a subdivision on this erf, such as the further development of these two erven, it is in the best interests of the existing neighbours of the Close and of Riebeek West that the approval of a double dwelling is in accordance with the 'Double Dwelling Rules'. If a double dwelling is approved on this erf, then we request that the Municipality refuses the application for subdivision, but allows Sectional Title for this development as per Section 1.1.4(b)(vi) of the zoning scheme (Refer to attached 'Double Dwelling Rules').</p>		
Darrin Green	<p>4. I am writing to formally object to the proposed subdivision and departure from development parameters on Erf 1801 in Riebeek West. As a resident of Riebeek West, I believe that the proposed densification is both unreasonable and unsustainable for the rural town setting that defines our community.</p>	<p>4. Refer the comments 2 and 3.</p>	<p>4. The proposed subdivision and development proposal of the remainder and newly created portion complies with the spatial planning principles of densification, optimal use of existing infrastructure and compliance with the minimum erf size of 500m².</p> <p>The development proposal reflects that of a large house on the mother erf which remains to comply with the zoning parameters of the surrounding erven. The results is in the keeping with the rural quality and character of the street and Riebeek West as a whole.</p>

	<p>Riebeeck West is characterized by its spacious plot sizes, which are at least double the size of the proposed subdivisions. This unique feature is integral to the rural charm and lifestyle that our town offers. High-density developments are more suited to urban townhouse settings and are incongruent with the aesthetic and cultural essence of a small rural town. People choose to live or move to Riebeeck West to escape the congestion and density associated with city life, seeking instead a peaceful and spacious environment. The proposed relaxation of the building line exacerbates this even further and is in no way agreed to.</p> <p>Furthermore, the proposed subdivision will exacerbate the already strained municipal infrastructure, including water, sewage, electricity, and refuse collection. Our town's infrastructure is not designed to support high-density developments, and the increased pressure will lead to worsening service delivery issues.</p> <p>Aesthetically, the proposed densification would be an eyesore, detracting from the visual appeal and heritage of Riebeeck West. The preservation of our town's rural character is essential to maintaining its appeal and quality of life for residents.</p> <p>In light of these concerns, I urge the planning department to reconsider the proposed subdivision and</p>		<p>The building line departure is required to achieve the visual effect of one large dwelling.</p> <p>The Department Civil Engineering Services confirmed that sufficient municipality services exists to accommodate the newly created erf.</p> <p>It is noted that the proposed development is a low-density development and not a high-density development as made out by the objector.</p>
--	--	--	--

	<p>departure from development parameters on Erf 1801. It is crucial that any development in Riebeeck West is in keeping with the town's rural nature and does not compromise its infrastructure and aesthetic appeal.</p>		
--	---	--	--

PART J: MUNICIPAL PLANNING EVALUATION

1. Type of application and procedures followed in processing the application

The application for subdivision of erf 1801, Riebeek West in terms of section 25(2)(d) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received. It is proposed that erf 1801 (1003 m² in extent) be subdivided in a remainder (501,5 m² in extent) and portion A (501,5 m² in extent).

An application for the departure of development parameters on the remainder and portion A, in terms of section 25(2)(b) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), has been received. The departure entails the following:

- Departure on the remainder of the 1,5m side building line (northern boundary) to 0m.
- Departure on portion A of the 1,5 building line (southern boundary) to 0m.

The application was advertised by sending registered mail to the surrounding/affected parties on 27 March 2025. A total of 13 registered notices were issued to affected parties as well as a notice to Eskom. The same notices were also sent via e-mail. The public participation process closed on 29 April 2025 for affected parties and on 29 May 2025 for Eskom.

A total of 4 objections were received which was sent to the applicant for comments on 2 May 2025. The comments from the applicant on the objections was received on 29 May 2025.

The applicant is C.K. Rumboll and Partners and the property owner is Stofdek Development Group (Pty) Ltd.

2. Legislation and policy frameworks

2.1 Matters referred to in Section 42 of SPLUMA and Principles referred to in Chapter VI of LUPA

- Spatial Justice:** The proposed subdivision complies with the minimum erf size of 500m² as prescribed in the SDF, and also promotes the principle of densification and optimal use of existing services. The subdivision is therefore consistent with the principle of spatial justice by creating more residential opportunities within the urban edge of Riebeek West.
- Spatial Sustainability:** The proposed subdivision supports development that promotes spatial compactness and resource savings and protects the environment. The proposal limits urban creep by optimizing the utilization of existing land within the urban periphery.
- Efficiency:** Existing services are deemed sufficient in order to provide the newly created erven with services connections. The proposed development thus promotes the optimal use of existing services within this area.
- Spatial Resilience:** The densification of this large erf into smaller erven which remains in character with erven in the surrounding area showcases the tendency of this area to densify.
- Good Administration:** The application was communicated to the affected landowners through registered mail. The application was also circulated to the relevant municipal departments and Eskom for comments. Consideration was given to all correspondence received and the application was dealt with in a timeous manner. It is therefore argued that the principles of good administration were complied with by the Municipality.

It is subsequently clear that the development proposal is consistent with spatial planning principles referred to in LUPA and SPLUMA.

2.3 Swartland Spatial Development Framework (SDF, 2025)

The prescribed minimum erf sizes is 500m². The proposed erf sizes complies with the minimum erf size. The subdivision also promotes densification as well as the optimal use of existing infrastructure.

2.4 Schedule 2 of the By-Law: Zoning Scheme Provisions

The proposed building line relaxation has no adverse impact on surrounding properties, as only the future occupiers of the resultant land units may be affected. However, this impact is negligible, as prospective buyers will be fully aware of the existing encroachment prior to purchasing the properties.

The building line departure will result in a street scape of one large semi-detached building which are in keeping with character of the street.

The departure is supported.

3. Desirability of the proposed utilisation

Erf 1801, Riebeek West is zoned Residential zone 1 and is vacant.

Erf 1801 slopes from west to east. This physical restriction will not impact negatively on the application.

The proposed erf sizes complies with the minimum erf size of 500m² as prescribed by the SDF.

The zoning of the erf is not affected by the subdivision and implies that the newly created erven have the same development potential as the mother erf. The possible impact of the land use of the property on adjoining erven remains the same.

The placement, scale and massing of the proposed buildings on the remainder and newly created erf reflects that of a single architectural unit, consisting of two dwelling units. The proposed buildings in the context of the mother erf complies with all zoning parameters of the Residential zone 1 zoning. Taking into consideration the physical impact of the proposed buildings on the surrounding erven in Pietmond Street, it creates the street scape of a large dwelling which is in keeping with the character of the street.

Pietmond Street is a municipal street with sufficient capacity to accommodate the anticipated traffic. Furthermore, there are sufficient on-site parking provided which ensures that on-street parking is not necessary.

It is highly unlikely that property values will be affected negatively. As a matter of fact the property values have increased.

There are not title deed restrictions which impacts on the application.

4. Impact on municipal engineering services

Existing services are deemed sufficient in order to provide the newly created erven with services connections.

5. Comments of organs of state

See the comments from Eskom attached as "Annexure K".

6. Response by applicant

See Annexure H.

PART K: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

N/A

N/A

N/A

N/A

PART L: RECOMMENDATION WITH CONDITIONS

A. The application for the subdivision of Erf 1801, Riebeek West, be approved 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:

1. 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;

2. WATER

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

3. SEWERAGE

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

4. 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);
- 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:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Departure on the remainder of the 1,5m side building line (northern boundary) to 0m.
- b) Departure on portion A of the 1,5 building line (southern boundary) to 0m.

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.

PART M: REASONS FOR RECOMMENDATION

- 1. The proposed subdivision supports LUPA and SPLUMA.
- 2. The proposed development effectively caters for future residential needs in new housing opportunities.
- 3. The optimal use of services leads to more affordable infrastructure provision.
- 4. The proposed subdivision will limit urban sprawl within the Riebeeck West area.
- 5. The development is consistent with the Swartland SDF by promoting residential integration.
- 6. The development also supports the SDF by promoting densification within the existing urban area.
- 7. The zoning of the property will remain unchanged.
- 8. The proposal will not have an adverse impact on the character of the area.
- 9. There are no physical restrictions on the property that will negatively affect the proposed use.
- 10. The development also promotes compactness within existing urban areas.

11. The departure of the building lines have no impact on the surrounding owners.

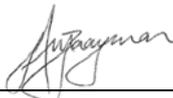
PART N: ANNEXURES

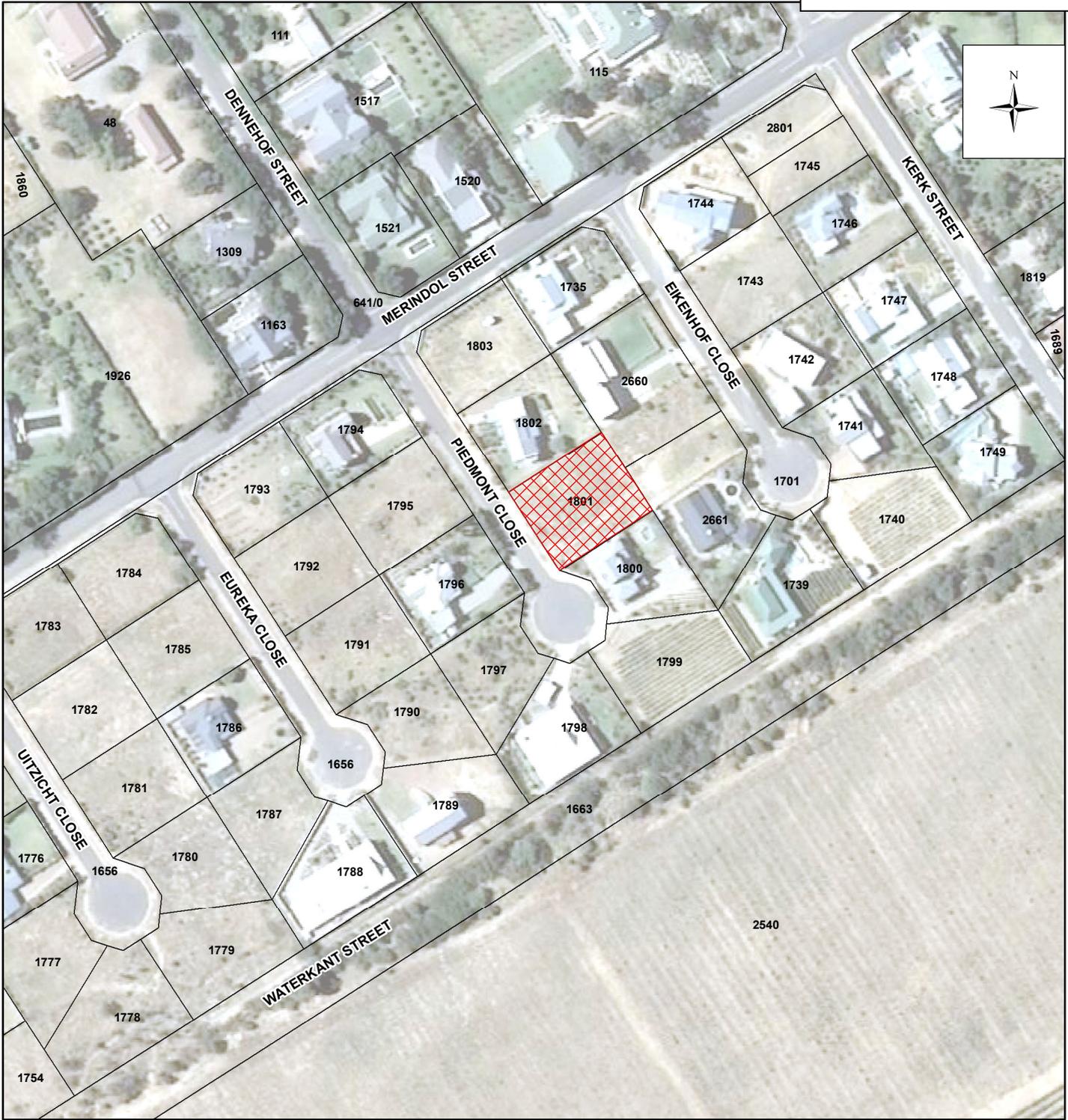
Annexure A Locality Plan
 Annexure B Proposed Subdivision plan
 Annexure C Proposed Building plan
 Annexure D Plan indicating the public participation
 Annexure E Plan indicating the position of the objectors
 Annexure F Objection from Darring Green
 Annexure G Objection from Tasmien & Sasha Barret-lenz
 Annexure H Objection from Andrew & Lesley Macfarlene
 Annexure I Objection from Nick Bedeker
 Annexure J Comments from the applicant on the objections
 Annexure K Comments from Eskom

PART O: APPLICANT DETAILS

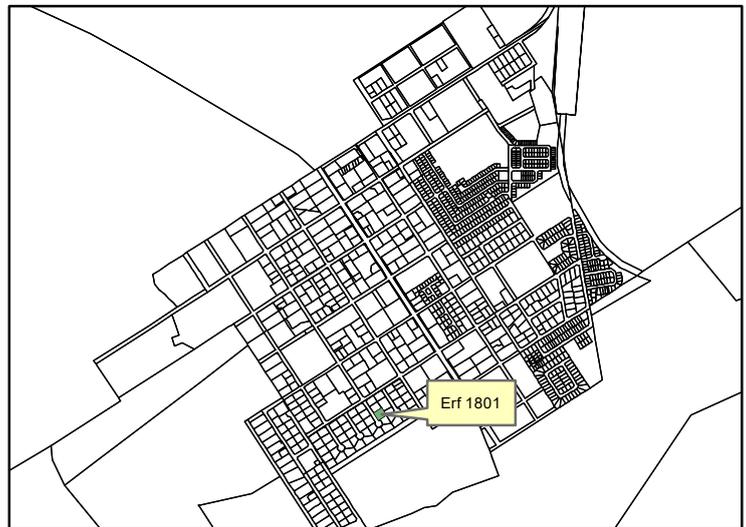
First name(s)	C.K. Rumboll and Partners			
Registered owner(s)	Stofdek Development Group (Pty) Ltd	Is the applicant authorised to submit this application:	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N

PART P: SIGNATURES

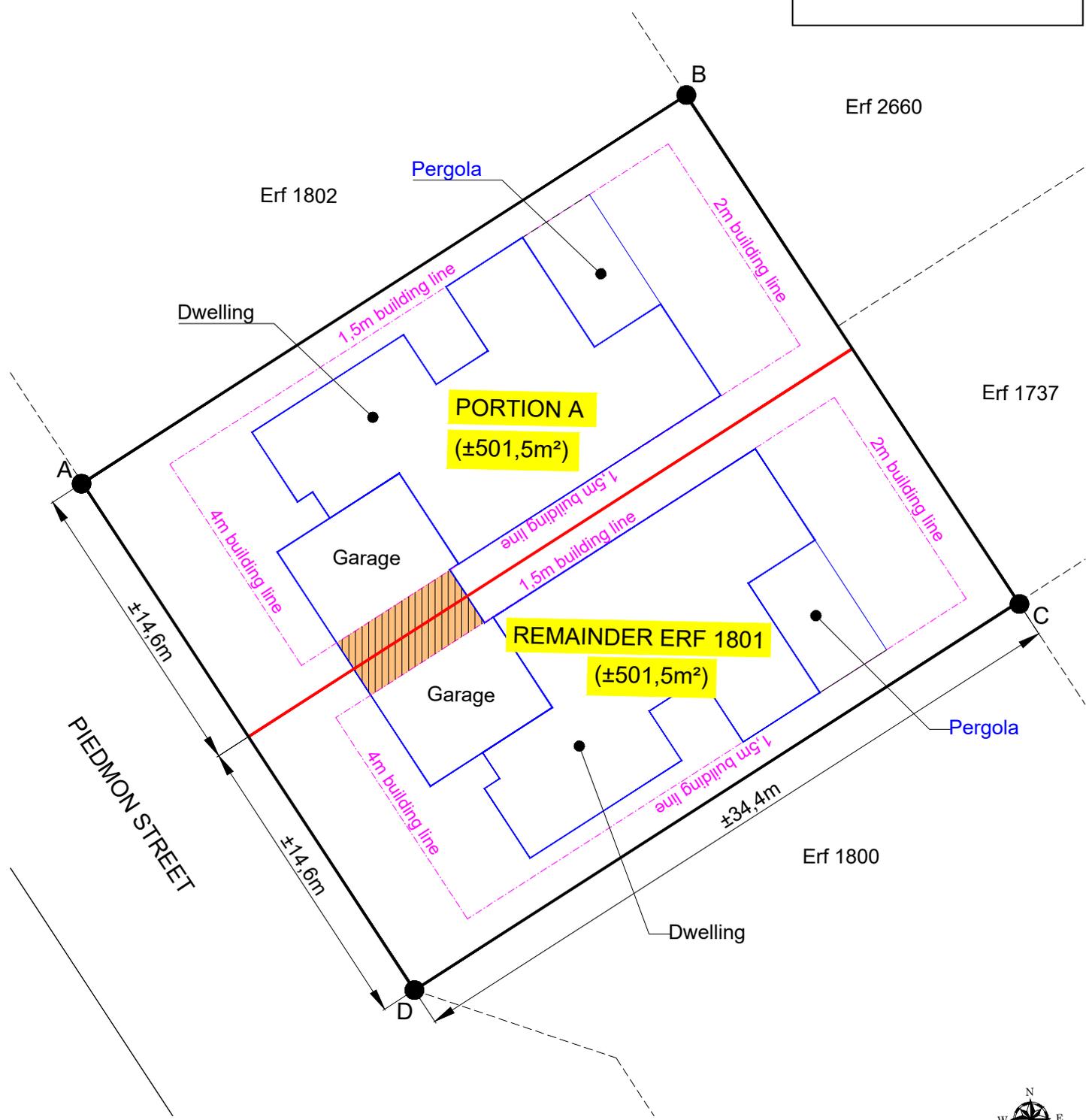
Author details: AJ Burger Chief Town & Regional Planner SACPLAN: B/8429/2020			Date: 4 August 2025	
Recommendation: Alwyn Zaayman Senior Manager: Development Management SACPLAN: B/8001/2001	Recommended	<input checked="" type="checkbox"/>	Not recommended	<input type="checkbox"/>
			Date: 5 August 2025	



Proposed subdivision and departure
Erf 1801, Riebeeck West
Locality plan
Scale: N/A



ANNEXURE B



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, Riebeeck West

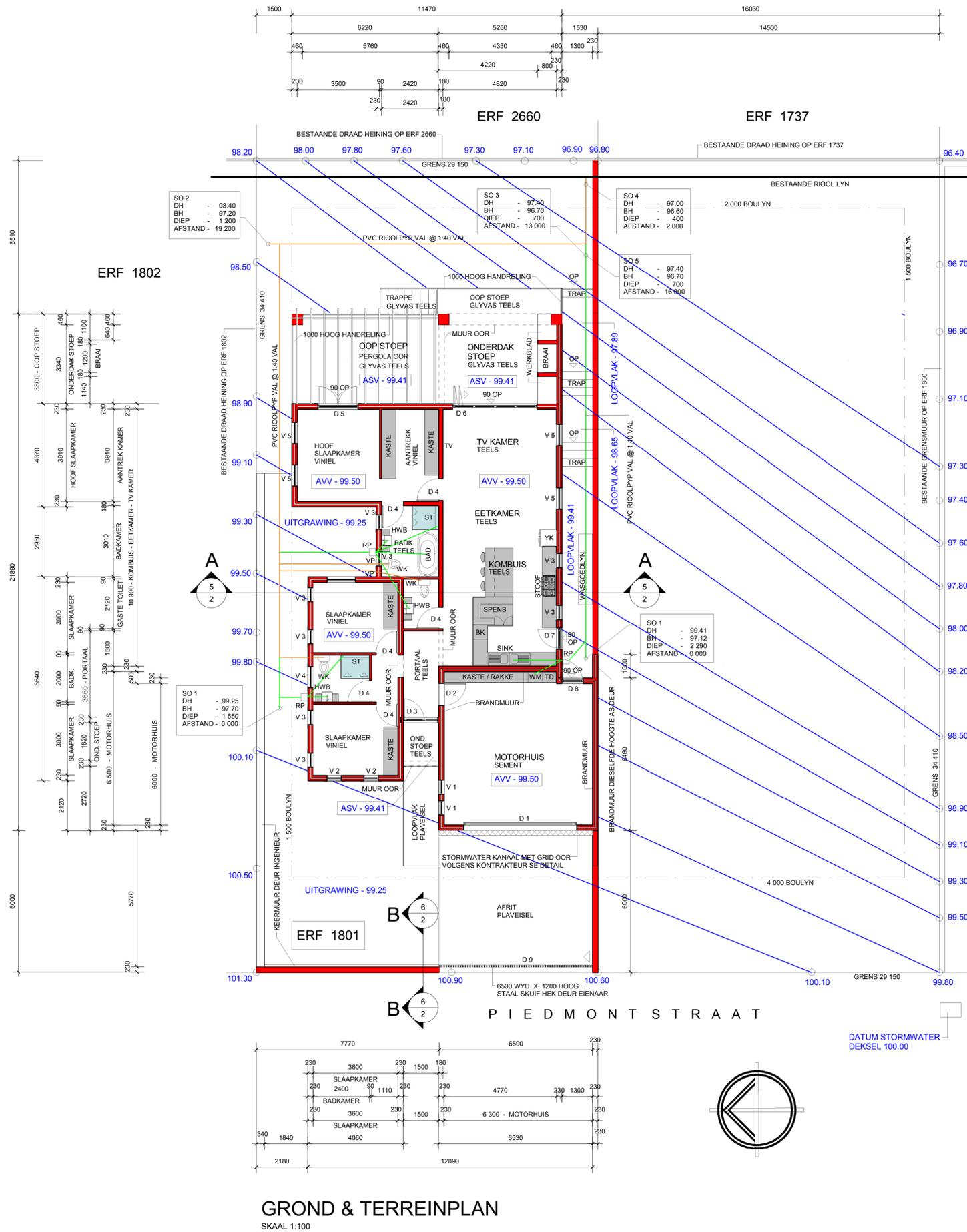
Notes:
All areas and distances subject to final survey

CREATED BY

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

DATE: FEBRUARY 2025	LOCAL AUTHORITY: SWARTLAND MUNICIPALITY
REFERENCE: RW/14293/MH	

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



DAKKONSTRUKSIE

Standaard:
 Double Roman Charcoal kleur dak teels op 38 x 38 SA Den daklatte oor woning @ maksimum 320 s/s op voorafvervaardigde SA Den dakkappe @ maksimum 750 s/s op 76 x 50 SA Den muurplaat. Helling 25°. 300 wyd toe sy oorhang - 200 wyd kop oorhang. 405 Sisalation onder daklatte. Kappe aan muur bevestig deur middel van 38 x 1.6 dik staal hoepelyster, om kapbene vasgespyker, en minstens 600 diep in muur vasgebou. (Alle hout graad 5)

Beton dak:

Torch on waterdigting deur spesialis voorsien en geïnstalleer op 200 dik voorafvervaardigde gewapende beton blad volgens ingenieur se detail en spesifikasies. Blad met val van 1:100 na uitloop volgens kontrakteur.

GEUTE EN FASSIE

Charcoal kleur 125 x 85 x 0.6 Domestic Ogee naatlose op terrein gevormde epoksie aluminium geute met Ø 110 en 80 x 0.6 naatlose op terrein gevormde epoksie aluminium afvoertipe - kleur van afvoertipe om te pas by kleur van buitewand - tot in 300 x 300 stormwater opvangputte. 225 x 12 Everite Nutek fassie regom geveer met twee lae wit akril PVA voor installasie. Fassie en afvoertipe moet selfde kleur as buitewand wees. Stormwater afvoer na syferput volgens eienaar se vereistes.

LATEIE

Twee 110 x 70 voorafvervaardigde beton lateie oor alle openinge in 230 wyd mure. Een 90 x 70 voorafvervaardigde beton lateie oor alle openinge in 90 wyd mure. Stut lateie vir minstens 14 dae na installasie. Lateie moet 'n minimum van 150mm oorhang hê aan beide kante van openinge kleiner as 1500mm en 300mm vir openinge wyer as 1500mm. Openinge wyer as 3000 tot maksimum 3500 moet voorsien word van twee 5.6 staal bewapening vir minstens 5 steenlae vanaf lateie. Enige wydte van meer as 3500 moet beton balk volgens Ingenieur se detail wees. Kontroleer met eienaar tydens oprigting.

PLAFON

30 dik Isoboard plafon teen 38 x 50 SA Den latte @ maksimum 600 s/s met 100 Isoboard kroonlyns. Verf afwerking op plafon en kroonlyns.
 Beton dak
 Skim / Verf afwerking op onderkant van beton blad.

MURE

Gebou met Imperial sement maxi stene. Pleister en verf binne en buite - motorhuis saksmeer en verf binne. Butterfly staal muurbinte @ 2.5m² in 230 mure. 50 wyd gply in 230 mure word met beton gevul vanaf fondasie tot vloervlak met vogweermembraan 45° skuins na buite afgewerk. 10 wyd oopvoeg dreineringsgate @ 1000 s/s een steenlaag laer as vloervlak en oor vensters en deure. Gegalvaniseerde staal draadbewapening elke derde steenlaag vanaf vloer tot bo in 110 en 230 wyd mure en elke laag vir minstens vier lae oor alle openinge.

Binnepleistermengsel - 1 : 8 - Sement : Sand.
 Buitepleister /mortelmengsel - 1 : 6 - Sement : Sand.

VLOER

25 dik sement vlaklaag op 75 dik beton blad op 250 mikron vogweermembraan op sandvulling in lae van maksimum 100 dik goed vasgestamp. Voorsien Kode 193 staal maasbewapening in senter van vloer. 75 x 22 SA Den vloerlyns met verf afwerking behalwe in motorhuis, kombuis, en badkamers

BETONMENGSELS

Fondasie - 1 : 5 : 5 - Sement : Sand : Klip. 10 - 12 MPA na 28 dae.
 Vloere - 1 : 4 : 4 - Sement : Sand : Klip. 15 - 18 MPA na 28 dae.

Gewapende beton volgens ingenieur se spesifikasie

VENSTERS Charcole powder coat aluminium

V1	-	PT 66	-	Skoonglas.	-	x2
V2	-	PTT 618	-	Skoonglas.	-	x2
V3	-	PT 612	-	Skoonglas/Riffelglas.	-	x8
V4	-	PT 99	-	Riffelglas.	-	x1
V5	-	PTT 915	-	Skoonglas.	-	x4
V6	-	PTT 1215	-	Skoonglas.	-	x1

Alle glas laer as 500 bo vloervlak en groter as 1m² moet veiligheidsglas wees. Gordynkappe deur eienaar.

LOW E GLAS met n U-value van minder as 5.20 en SHGC minder as .49

V2 - Wes	-	x2
V3 - Noord	-	x6
V4 - Noord	-	x1
V5 - Noord	-	x1
V6 - Oos	-	x1

DEURE Charcole powder coat aluminium - Winster met vernis afwerking

- D1 4800 wyd x 2150 hoog charcole powder coat aluminium seksionele oorhoofse motorhuis deur met afstandbeheerde deuropmaker.
- D2 EBCTBL0 Halfuur vuurvaste deur in 230 staal skoon met verf afwerking. Selftoegaan meganisme.
- D3 1000 wyd x 2100 hoog glas bo en onder in deur gekoppel aan P 521 met veiligheids riffelglas.
- D4 EBCTBL0 holkern deur in 90 x 45/813 kosyn sonder drupel met verf afwerking.
- D5 1700 wyd x 2100 hoog aluminium dubbel deur met skoon veiligheidsglas bo en onder - Skoonglas
- D6 3600 wyd x 2100 hoog aluminium voudeur - Skoonglas
- D7 1000 wyd x 2100 hoog bo en onder aluminium deur - glas bo en onder - Skoonglas
- D8 1000 wyd x 2100 hoog soliede aluminium deur.
- D9 65000 wyd x 1200 hoog staal skuif hek deur eienaar.

Alle glas laer as 500 bo vloervlak en groter as 1m² moet veiligheidsglas wees.

D5 moet LOW E GLAS wees met n U-value van minder as 5.20 en SHGC minder as .49

ALGEMEEN

1. Kaste en rakke volgens eienaar en kaskontrakteur se detail en spesifikasies.
2. Boukontrakteur moet kontoere op terrein kontroleer voor kwotasies gegee word en voor bouwerk begin.
3. Boukontrakteur moet chemiese toilet en bouershut op terrein oprig voor bouwerk begin.
4. Kontrakteurs moet alle ekstras gedurende bouperiode op skrif aan eienaar voorleë vir ondertekening deur beide partye. Betsaling aan einde van projek.
5. Terrein moet skoon van alle bourommel agtergelaat word.
6. Trappe, opritte en handrelings moet voldoen aan alle dele van Deel M van SANS 10400:2011 Nasionale Bouregulasies.

Kontrakteurs moet hulself vergewis van die inhoud hiervan voor kwotasies gegee word.
 Alle bouwerk moet aan SANS 10400:2011 Nasionale Bouregulasies, Bergrivier Munisipaliteit skema regulasies voldoen.

Kontrakteurs moet hulself vergewis van die inhoud hiervan voor kwotasies gegee word.
 222 x 44 PAR op 222 x 44 PAR meranti balke met verf afwerking vir pergolia.

9. Alle afwerkings, kleure en materiale moet met eienaar gekontroleer word voor kwotasie.
11. 200 x 100 Autumn Klei plaveistene op 50 dik goed gekompakteerde skoon sandlaag op sub basis vulling op grondvlak soos aangetoon op grondplan - kontroleer met eienaar.

12. Buite Oppervlak		
Grondvloer:		
Woning	-	137.68 m ²
Motorhuis	-	46.28 m ²
Onderdak stoep	-	22.72 m ²
Totaal	-	206.68 m ²
Grensmure	-	7.77 meter
Oop stoepe	-	29.46 m ²

13. Dekking		
Woning	-	206.68 m ²
Erf oppervlak	-	480.00 m ²
Dekking gebruik	-	43.38 %

14. SANS 10400-XA: 2011 Punt 4.4.4.1 bevenstering berekening: SIEN AANGEHEG

KOPIEREG WORD VOORBEHOU.

GESKREWE MATES GENIET VOORKEUR BO GESKAALDE MATES.

KONTROLEER ALLE MATES EN HOOGTES OP TERREIN VOOR WERK BEGIN.

ANTON DE KLERK

PROFESIONELE SENIOR ARGITEKSTEGNOLOOG EN BOUKONSULTANT

Anton Tiaan 082 493 5415
 082 392 2246

Moorreesstraat 9 Tel: 022 433 3303
 2245 Faks: 086 657 1009
 Moorreesburg
 7310

E-Pos: antondk@telkomsa.net

GRONDPLAN - TERREINPLAN SPESIFIKASIE

NUWE WONING STOFDEK DEVELOPMENT GROUP PTY LTD
 ERF 1801
 PIEDMONT STRAAT 5
 RIEBEEK WES

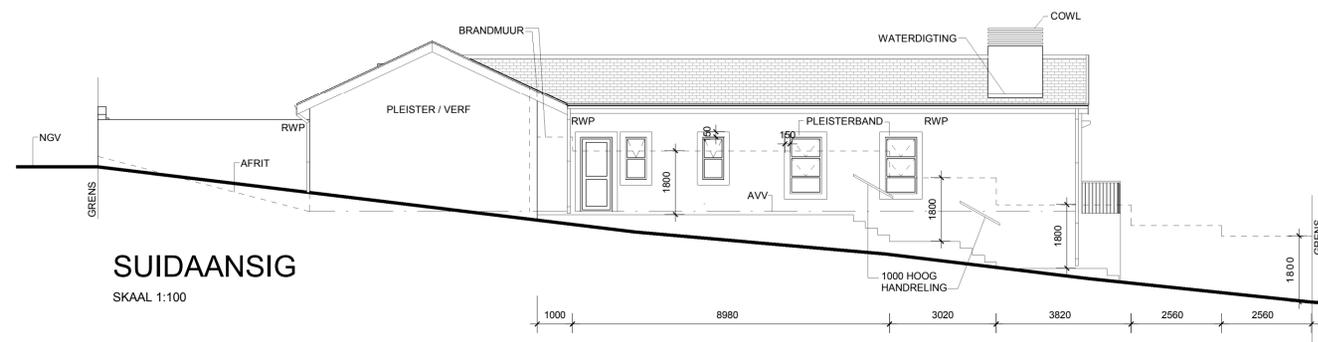
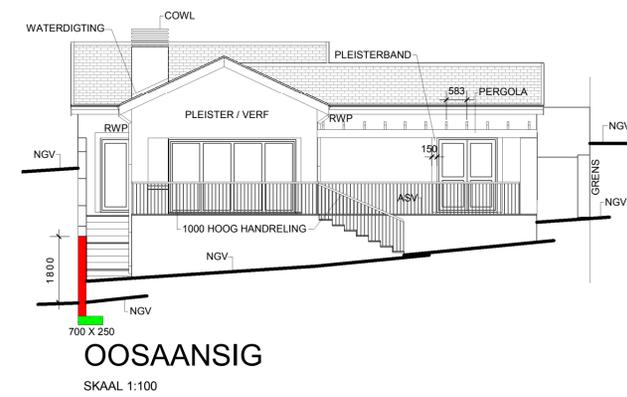
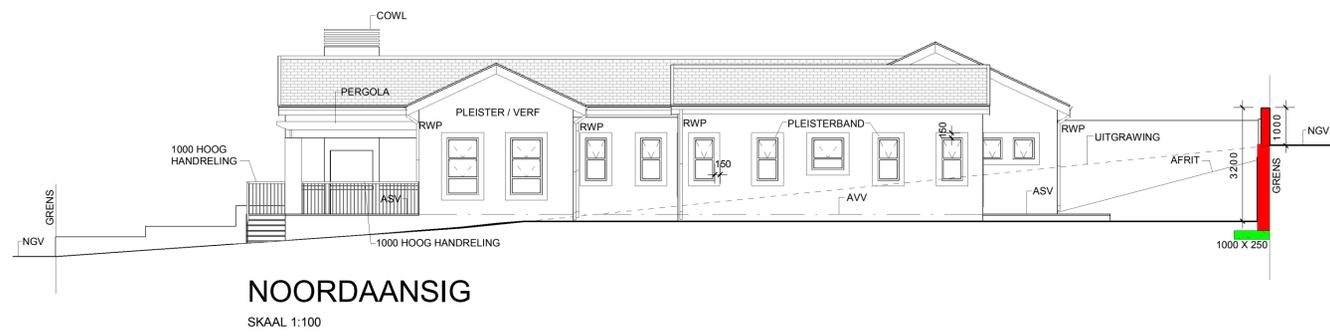
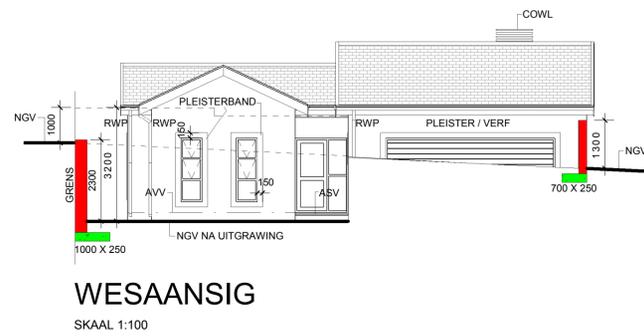
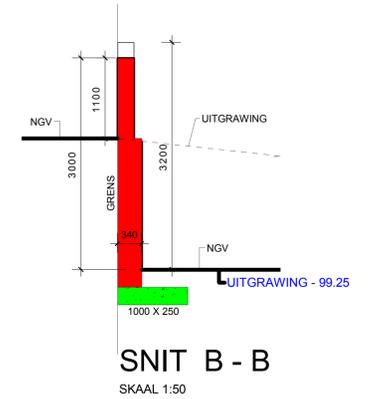
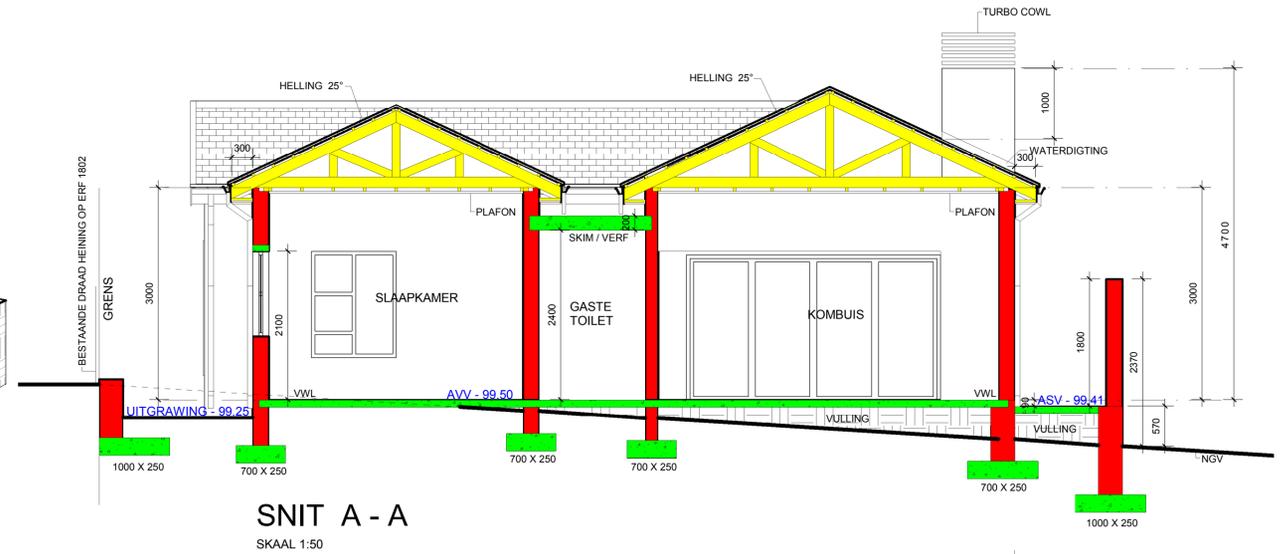
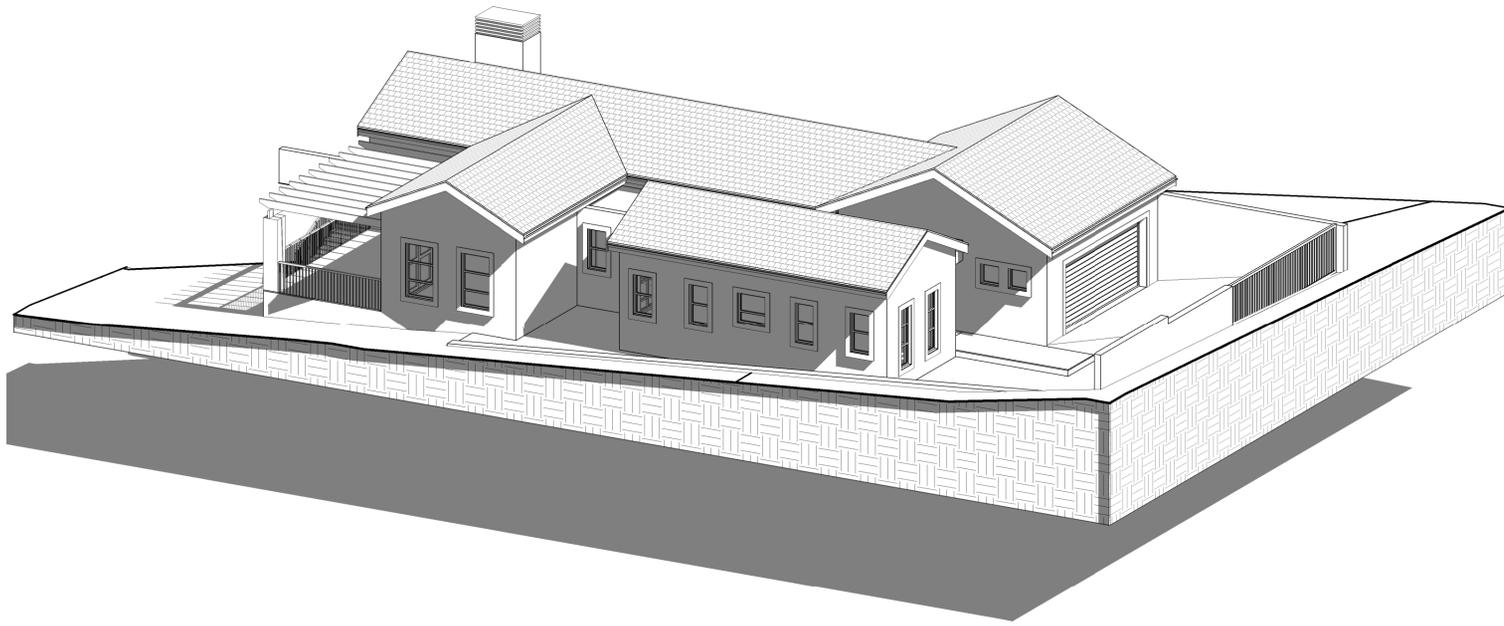
EIENAAR HANDTEKENING

GETEKEN TIAAN DE KLERK 27 - 01 - 2025

NAGESIEN ANTON DE KLERK

VEL 1 VAN 3 SKAAL - GETOON

TEKENING NOMMER -- 2501 3261



KOPIEREG WORD VOORBEHOU.
GESKREWE MATES GENIET VOORKEUR BO GESKAALDE MATES.
KONTROLEER ALLE MATES EN HOOGTES OP TERREIN VOOR WERK BEGIN.

ANTON DE KLERK
PROFESIONELE SENIOR
ARGITEKSTEGNOLOOG
EN BOUKONSULTANT

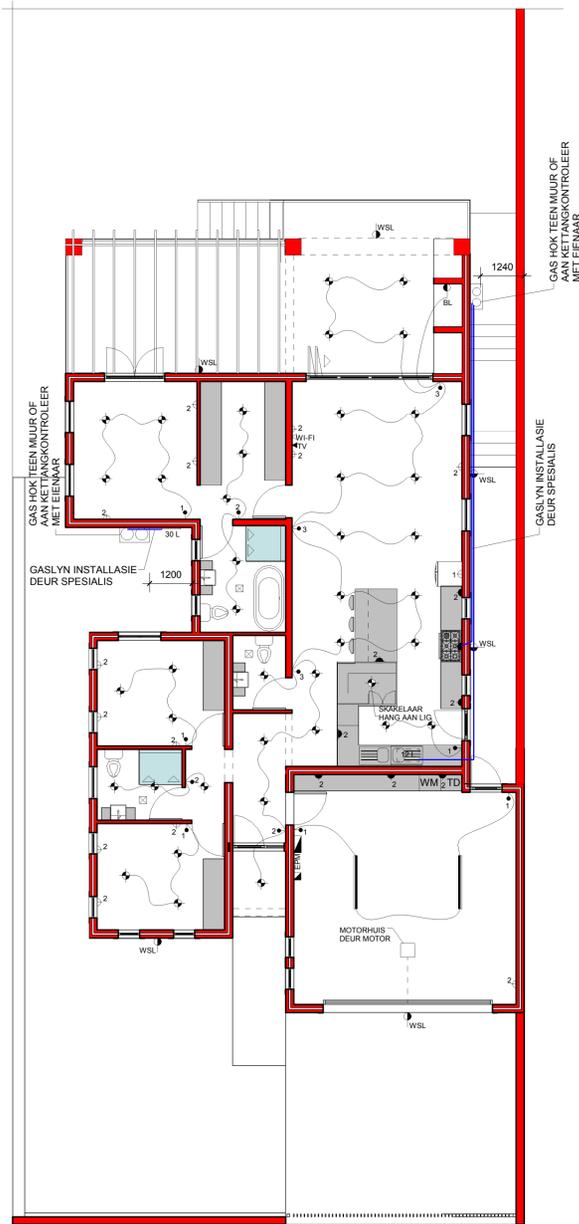
Anton 082 493 5415
Tiaan 082 392 2246

Moorreesstraat 9 Tel: 022 433 3303
2245 Faks: 086 657 1009
Moorreesburg
7310
E-Pos: antondk@telkomsa.net

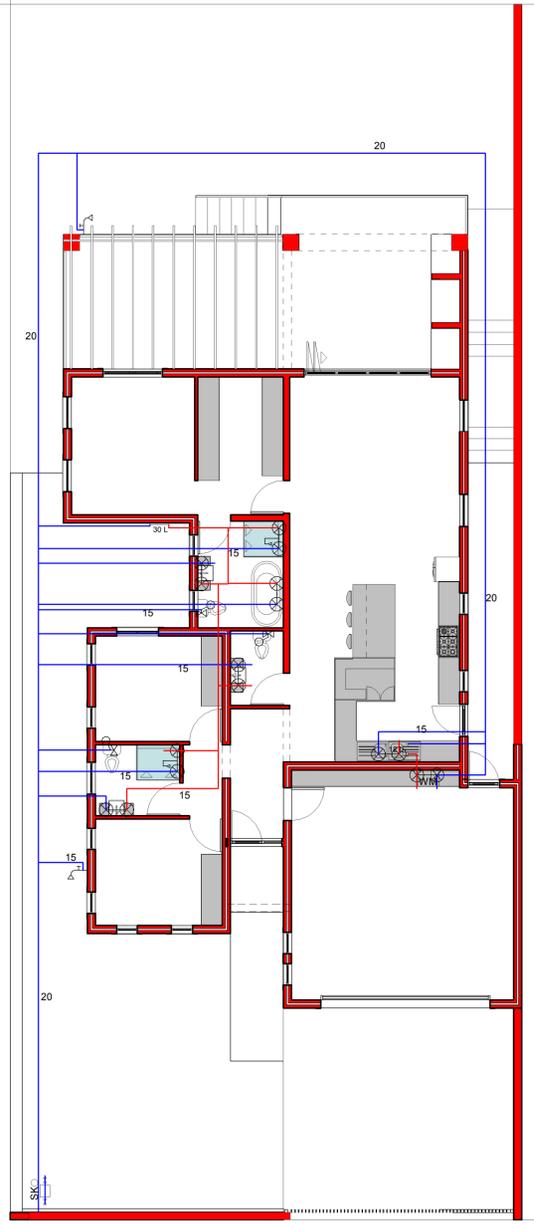
SNITTE - AANSIGTE

NUWE WONING
STOFDEK DEVELOPMENT
GROUP PTY LTD
ERF 1801
PIEDMONT STRAAT 5
RIEBEEK WES

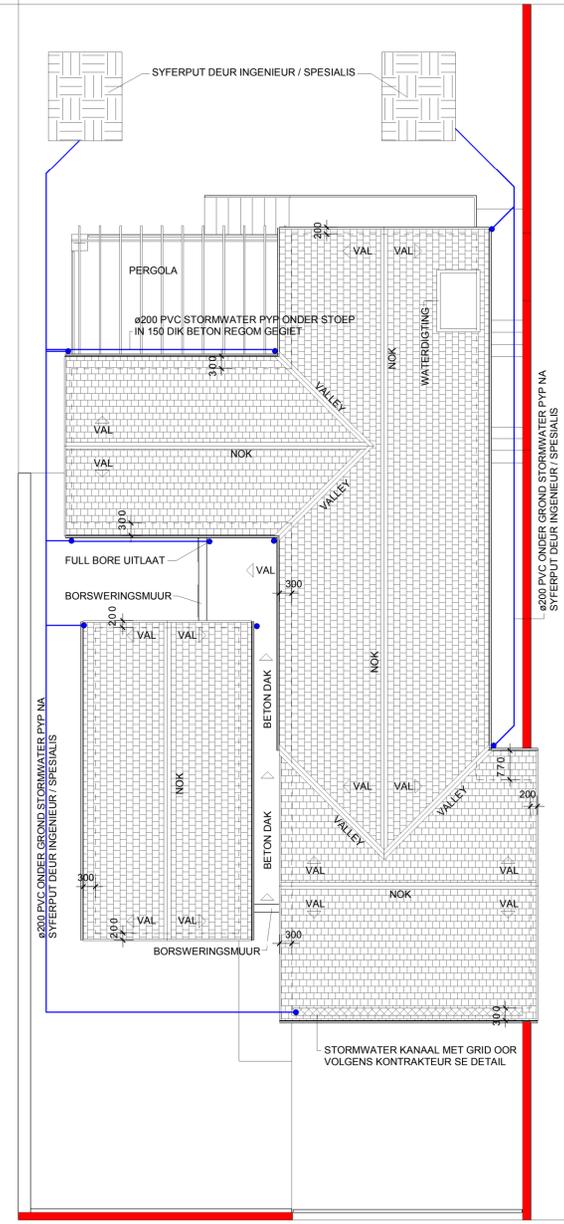
EIENAAR HANDTEKENING	
GETEKEN TIAAN DE KLERK	27 - 01 - 2025
NAGESIEN ANTON DE KLERK	
VEL 2 VAN 3	SKAAL - GETOON
TEKENING NOMMER	-- 2501 3261



ELEKTRISITEITSPLAN
SKAAL 1:100



WATERUITLEG
SKAAL 1:100



DAKPLAN / STORMWATERUITLEG
SKAAL 1:100

EPM	PREPAID METER
[Symbol]	VERDEELBORD
[Symbol]	15 AMP SSO - DUBBEL MUURPROP 300mm AVV
[Symbol]	15 AMP SSO - DUBBEL MUURPROP 1200mm AVV
[Symbol]	STOOF/HOB
[Symbol]	WATERDIGTE SENSOR LED SPREILIG
[Symbol]	BRAAILIG
[Symbol]	PLAFONLIG
[Symbol]	1500 LED BUISLIG
[Symbol]	TV LUGDRAAD
[Symbol]	WIFI-ROUTER
[Symbol]	SUIGWAAIER IN PLAFON VERSINK GEKOPPEL AAN LIG SKAKELAAR
[Symbol]	1 PUNT LIGSKAKELAAR - 1200mm AVV
[Symbol]	2 PUNT LIGSKAKELAAR - 1200mm AVV
[Symbol]	3 PUNT LIGSKAKELAAR - 1200mm AVV
[Symbol]	12-30 LITER GAS GEYSER

ELEKTRISITEITS KODES

[Symbol]	STORT - VAS
[Symbol]	MENCKRAAN TWEE HANDKONTROLES - KOUD/WARM
[Symbol]	DRYF KLEP
[Symbol]	STOP KRAAN
[Symbol]	EENRIGTING KLEP
[Symbol]	SONPANEEL / HITTEPOMP
[Symbol]	VACUME RELIEF SAFETY VALVE
[Symbol]	TEMPRATUUR EN DRUK VEILIGHEIDS KLEP
[Symbol]	KOUWATER TOEVOER - 15 / 20 MM
[Symbol]	WARMWATER TOEVOER - 15 MM
[Symbol]	STOPKRAAN / WATERMETER
[Symbol]	150 LITER WARMWATERSLINDER
[Symbol]	BUIE KRAAN
[Symbol]	20 MM STYGPYP
[Symbol]	20 MM DAALPYP

WATERUITLEG KODES



KOPIEREG WORD VOORBEHOU.
GESKREWE MATES GENIET VOORKEUR BO GESKAALDE MATES.
KONTROLEER ALLE MATES EN HOOGTES OP TERREIN VOOR WERK BEGIN.

ANTON DE KLERK
PROFESIONELE SENIOR ARGITEKSTEGNOLOOG EN BOUKONSULTANT

Anton 082 493 5415
Tiaan 082 392 2246

Moorreesstraat 9 Tel: 022 433 3303
2245 Faks: 086 657 1009
Moorreesburg
7310
E-Pos: antondk@telkomsa.net

ELEKTRISITEITPLAN - DAKPLAN WATERUITLEG - STORMWATER UITLEG

NUWE WONING STOFDEK DEVELOPMENT GROUP PTY LTD
ERF 1801
PIEDMONT STRAAT 5
RIEBEEK WES

EIENAAR
HANDTEKENING

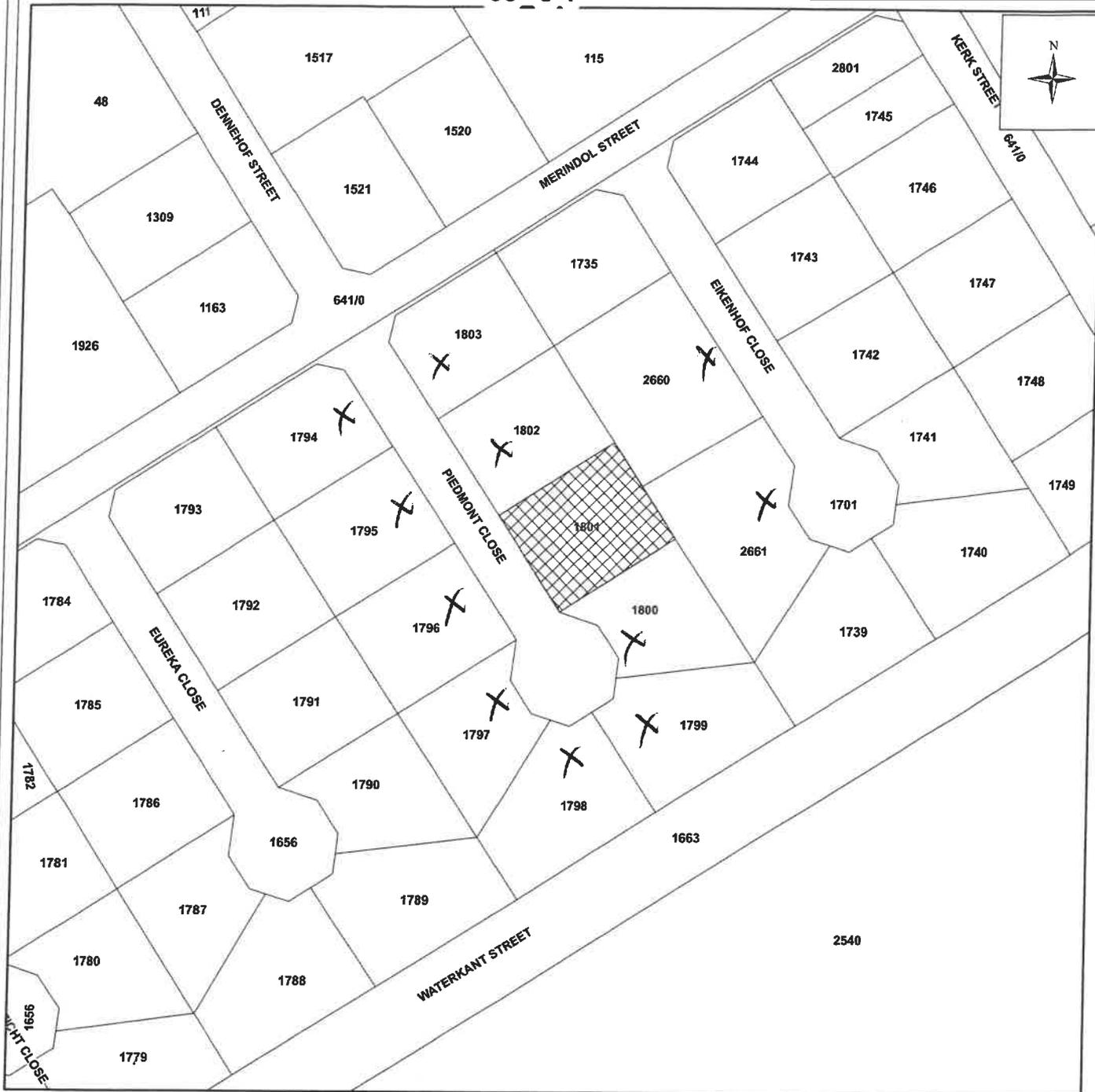
GETEKEN
TIAAN DE KLERK 27 - 01 - 2025

NAGESIEN
ANTON DE KLERK

VEL 3 VAN 3 SKAAL - GETOON
TEKENING NOMMER -- 2501 3261

ANNEXURE D

Liggingsplan

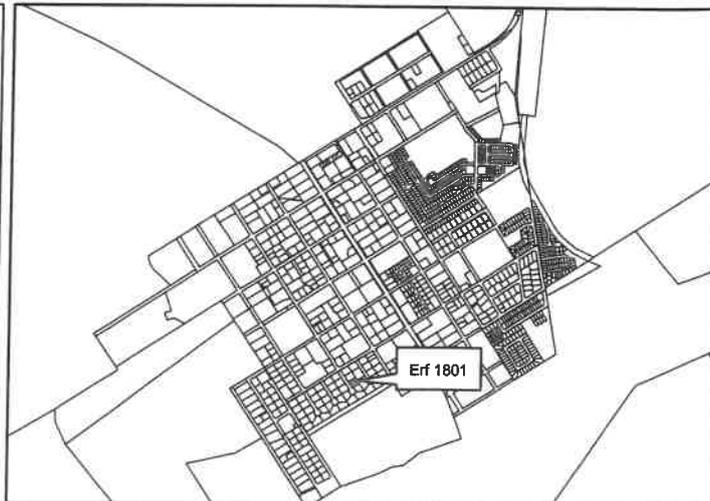


Voorgestelde onderverdeling en afwyking

Erf 1801, Riebeeck Wes

Publieke deelname

Skaal: NVT



The Municipal Manager
Private Bag X52
Malmesbury
7299

Darrin Green
8 Eikenhof Close
Riebeek West
7306

29 April 2025

Dear Sir/Madam,

Re: Objection to Proposed Subdivision and Departure from Development Parameters on Erf 1801, Riebeek West

I am writing to formally object to the proposed subdivision and departure from development parameters on Erf 1801 in Riebeek West. As a resident of Riebeek West, I believe that the proposed densification is both unreasonable and unsustainable for the rural town setting that defines our community.

Riebeek West is characterized by its spacious plot sizes, which are at least double the size of the proposed subdivisions. This unique feature is integral to the rural charm and lifestyle that our town offers. High-density developments are more suited to urban townhouse settings and are incongruent with the aesthetic and cultural essence of a small rural town. People choose to live or move to Riebeek West to escape the congestion and density associated with city life, seeking instead a peaceful and spacious environment. The proposed relaxation of the building line exacerbates this even further and is in no way agreed to.

Furthermore, the proposed subdivision will exacerbate the already strained municipal infrastructure, including water, sewage, electricity, and refuse collection. Our town's infrastructure is not designed to support high-density developments, and the increased pressure will lead to worsening service delivery issues.

Aesthetically, the proposed densification would be an eyesore, detracting from the visual appeal and heritage of Riebeek West. The preservation of our town's rural character is essential to maintaining its appeal and quality of life for residents.

In light of these concerns, I urge the planning department to reconsider the proposed subdivision and departure from development parameters on Erf 1801. It is crucial that any development in Riebeek West is in keeping with the town's rural nature and does not compromise its infrastructure and aesthetic appeal.

Thank you for considering my objection.

Yours sincerely,



DB Green

Mr & Mrs Barrett-Lenz
10 Piedmond Close
Riebeek West
7306
(ERF 1798)

Municipal Manager
Private Bag X52
Malmesbury
7299

29th April 2025

Dear Sir/Madam

RE: LETTER OF OBJECTION TO PROPOSED SUBDIVISION AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 1801, RIEBEEK WEST:

We are generally not opposed to development in Riebeek West, though we have concerns about how the Developer initially approached the neighbours for permission regarding a proposed double dwelling on this erf; as well as the implications of approving a subdivision in this Close, and the wider village. Our concerns and the grounds for our objections are included as follows:

1. **Evasion of intent of the zoning scheme:**

We propose that there has been an evasion of intent of the zoning scheme, as the first time that the Developer (Stofdek Development Group Pty Ltd) approached the neighbours requesting permission for a single-storey duplex, there was no indication on this document of their intention to subdivide the erf. (Refer to attached '241230 - PERMISSION FORM (Stofdek)').

2. **We object to a subdivision on the following grounds:**

2.1. **Additional pressure on existing services infrastructure:**

It is a proven fact that the existing sewerage and water infrastructure of our area operates at full or over capacity, therefore the densification of the existing zoned properties will inevitably burden this situation further.

2.2. **Incompatibility with the existing character and rural charm of the village:**

A subdivision will result in an erf which is out of keeping with other erven in the area. The existing character and rural charm of the village comprising its larger properties, is the very reason why many residents choose Riebeek West as their home, including us. The subdivision and resulting densification of the built fabric is incompatible with the rural quality and unique character that we enjoy in this village, and is irreversible if approved.

2.3. **Insensitivity to the special character of a place for financial gain, by agents and developers:**

There is a noticeable trend of agents and developers that have no connection to a place, moving in and looking for potential opportunities for property sales and investments, at the expense of the sense of place. Little regard is shown for the long term implications of the development imposed on the existing residents. They then move on to the next place and repeat the process. The residents are the ones to 'lose' the village as they know it, being left with the consequences of the agents and developers' greed.

2.4. **Increased activity and traffic in our Close:**

We as neighbours are opposed to the increase in activity and traffic with additional vehicles trying to find off-street parking, which would be over and above what was originally zoned for the erven of this Close.

2.5. **A precedent is set for future development:**

If a subdivision is approved here, it would set a precedent for future development of the vacant plots in our Close, and others in our village, permanently changing the urban fabric of this village.

3. **Double dwelling rules:**

Given the future implications of granting a subdivision on this erf, such as the further development of these two erven, it is in the best interests of the existing neighbours of the Close and of Riebeek West that the approval of a double dwelling is in accordance with the 'Double Dwelling Rules'. If a double dwelling is approved on this erf, then we request that the Municipality refuses the application for subdivision, but allows Sectional Title for this development as per Section 1.1.4(b)(vi) of the zoning scheme (**Refer to attached 'Double Dwelling Rules'**).

We trust that the Swartland Municipality will consider our points of concern and objection, since the proposed subdivision would have permanent implications for the future of Riebeek West's sense of place.

Yours sincerely

Mr & Mrs Barrett-Lenz

provided that a vehicle used by an occupant exclusively for personal purposes shall not be regarded as a commercial vehicle;

- (j) the hours of operation shall not extend beyond the hours of 07h30 to 17h30; and
- (k) any new structure, or alteration to the existing dwelling or outbuilding, shall conform to the residential character of the area concerned.

1.1.4 Second dwelling unit, double dwelling

- (a) A second dwelling unit, of which the floor area does not exceed 60m², shall be regarded as an additional use right and not as a consent use;
- (b) In granting its consent for a second dwelling unit or double dwelling, the municipality may impose, but is not limited to, the following conditions:
 - (i) Total floor space of a second dwelling unit shall not exceed 120m², while the total floor space of a dwelling unit in a double dwelling is not subject to this restriction;
 - (ii) A second dwelling unit shall be constructed in an architectural style, with external materials, finishes and colours, compatible to the main dwelling;
 - (iii) second dwelling unit shall not exceed one storey in height;
 - (iv) (both dwelling units in a double dwelling shall be designed to give the appearance of a single large dwelling, and both units may have a ground storey or one unit may be on the ground storey and one on the storey above;
 - (v) the municipality may stipulate minimum subdivision sizes and maximum density ratios for specified areas, as a requirement in granting consent for a second dwelling unit or double dwelling;
 - (vi) the dwelling units in a double dwelling may be separately alienated in terms of the Sectional Titles Act;
 - (vii) a second dwelling unit or a dwelling unit in a double dwelling shall not be deemed as sufficient reason for the municipality to approve subdivision of the land unit containing a second dwelling or double dwelling;

From: Andrew Macfarlane <andrew.thomas.macfarlane@gmail.com>
Sent: Tuesday, April 22, 2025 1:08 PM
To: Nabrashka Van Nelson <PlanIntern1@swartland.org.za>; scan <scan@swartland.org.za>
Subject: Objection TO Subdivision of Erf 1801, Piedmond Close, Riebeek West

Hello Nebraska,

We're the Macfarlanes who live at 09 Piedmond Close, Riebeek West.
Currently, both my wife and I (owners of ERF 1799) are objecting to the subdivision of Erf 1801.

Our concern is simply that there's not enough room on our road for two potential families on one plot. Another factor we're considering is that the village's power cable runs on our road, and Eskom occasionally works on our street. The large number of bakkies and trucks needed to perform the work can make it tricky to leave the property.

We'd (wife and I) prefer one family to reside at the current vacant address, which has ample off-street parking.

—

Also, we back our neighbours' statements, of:

- 1.) We think that there has been an evasion of intent of the zoning scheme, as the first time that Stofdek Development Group Pty approached us, neighbours with their form requesting permission for a single-storey duplex, there was no indication on this document that they intended to subdivide the erf. (**Refer to '241230 - PERMISSION FORM' attachment**).
- 2.) Section 1.1.4(b)(vi) of the zoning scheme states that the municipality can refuse subdivision, but allow Sectional Title (**Refer to 'Double Dwelling Rules' attachment**).
- 3.) One can certainly argue that a subdivision will result in an erf which is out of keeping with other properties in the area.
- 4.) If this subdivision gets the go-ahead, it'll set a precedent of what can happen on the other two vacant plots in our Close and others in West.

This type of densification development is incompatible with the rural quality and character that we currently enjoy in this village, and is irreversible if it goes ahead.

—

Also, would like a confirmation of receiving our objection. A simple confirmation of one word will do.

Regards,
Andrew and Lesley Macfarlane

From: Nick Bedeker <nick_bedeker@hotmail.com>

Sent: Friday, March 28, 2025 5:29 PM

To: Nabrashka Van Nelson <PlanIntern1@swartland.org.za>

Subject: Re: Voorgestelde onderverdeling en afwyking van ontwikkelingsparameters op erf 1801, Riebeek Wes

Goeie middag,

Ons keur die voorgestelde wysiging af. Dit gaan 'n negatiewe effek he op die lewe wat ons tans in Riebeek Wes het en juis teen die plattelandse atmosfeer waarvoor ons hiernatoe verhuis het inwerk.

Groete.

Nick Bedeker

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

DATE: 29 May 2025

OUR REF: RW/14293/MH

PER E-MAIL: StellenbergD@swartland.org.za

PORTAL SUBMISSION

RESPONSE TO OBJECTIONS & COMMENTS:

APPLICATION FOR PROPOSED SUBDIVISION AND PERMANENT DEPARTURE IN ACCORDANCE WITH THE SWARTLAND MUNICIPALITY LAND USE PLANNING BY-LAW (2020) IN RESPECT OF ERF 1801 RIEBEEK WEST

With reference to the below correspondence:

- a) Your letter dated 2 May 2025

The table below presents a summary of the comments and objections submitted during the public participation commenting period, alongside the responses provided by CK Rumboll and Partners on behalf of the registered owner of Erf 1801 Riebeek West, Stofdek Development Group Pty Ltd. The following parties submitted comments and objections:

1. Nick Bedeker
2. Andrew Macfarlane
3. Mr and Mrs Barrett-Lenz
4. Darrin Green

Our response has been provided in the same language in which each objection/comment was received.

Objector	Objection/Comments	Response on objections
1) Nick Bedeker	a) Ons keur die voorgestelde wysiging af. Dit gaan 'n negatiewe effek he op die lewe wat ons tans in Riebeek Wes het en juis teen die plattelandse atmosfeer waarvoor ons hiernatoe verhuis het inwerk.	a) Hierdie kantoor neem kennis.
2) Andrew Macfarlane	<p>b) Our concern is simply that there's not enough room on our road for two potential families on one plot. Another factor we're considering is that the village's power cable runs on our road, and Eskom occasionally works on our street. The large number of bakkies and trucks needed to perform the work can make it tricky to leave the property. We'd (wife and I) prefer one family to reside at the current vacant address, which has ample off-street parking.</p> <p>Also, we back our neighbours' statements, of:</p> <p>1.) We think that there has been an evasion of intent of the zoning scheme, as the first time that Stofdek Development Group Pty approached us, neighbours with their form requesting permission for a single-storey duplex, there was no indication on this document that they intended to subdivide the erf. (Refer to '241230 - PERMISSION FORM' attachment).</p> <p>2.) Section .1.1.4(b)(vi) of the zoning scheme states that the municipality can refuse subdivision, but allow Sectional Title (Refer to 'Double Dwelling Rules'</p>	<p>b) The objections/comments are noted. <u>The following key points are emphasised:</u></p> <ul style="list-style-type: none"> i. The resultant land units are still large enough to provide on-site parking as per the requirements of the Development Management Scheme, hence addressing the traffic related concerns. ii. It is the right of a land owner to apply for the subdivision of his/her property in any area/zone where the spatial planning makes provision for such. iii. This application will result in land units of approximately 501m² in extent, which is still considered to be low density residential development. Additionally, the proposed subdivision complies with the minimum erf size requirement of 500m² applicable to Residential Zone 1 properties in Riebeek West. Furthermore, it is important to note that the proposal does not involve a change in zoning, hence the use of the resultant land units will remain for residential purposes in keeping with the character of the area. For these reasons, the proposed subdivision is not expected to detract from the character or sense of place of the neighbourhood. On

	<p>attachment).</p> <p>3.) One can certainly argue that a subdivision will result in an erf which is out of keeping with other properties in the area.</p> <p>4.) If this subdivision gets the go-ahead, it'll set a precedent of what can happen on the other two vacant plots in our Close and others in West.</p> <p>This type of densification development is incompatible with the rural quality and character that we currently enjoy in this village, and is irreversible if it goes ahead.</p>	<p>the contrary, it promotes contextually appropriate densification.</p> <p>iv. While the concern about precedent is noted, it is important to recognise that each land use application is assessed on its own individual merits, taking into account the context, zoning, and spatial planning policies.</p>
<p>3) Mr and Mrs Barrett-Lenz</p>	<p>a) We are generally not opposed to development in Riebeek West, though we have concerns about how the Developer initially approached the neighbours for permission regarding a proposed double dwelling on this erf; as well as the implications of approving a subdivision in this Close, and the wider village. Our concerns and the grounds for our objections are included as follows:</p> <p>1. Evasion of intent of the zoning scheme: We propose that there has been an evasion of intent of the zoning scheme, as the first time that the Developer (Stofdek Development Group Pty Ltd) approached the neighbours requesting permission for a single-storey duplex, there was no indication on</p>	<p>a) Refer the comment 2(a).</p> <p><u>Regarding concerns of additional pressure on existing services infrastructure:</u> As with any land development process, the application is subject to confirmation of adequate services capacity by the relevant municipal department. If upgrades are required, these will be at the expense of the owner. Importantly, the subdivision proposal supports the efficient use of existing infrastructure and municipal services.</p>

this document of their intention to subdivide the erf. (Refer to attached '241230 - PERMISSION FORM (Stofdek)').

2. We object to a subdivision on the following grounds:

2.1. Additional pressure on existing services infrastructure:

It is a proven fact that the existing sewerage and water infrastructure of our area operates at full or over capacity, therefore the densification of the existing zoned properties will inevitably burden this situation further.

2.2. Incompatibility with the existing character and rural charm of the village:

A subdivision will result in an erf which is out of keeping with other erven in the area. The existing character and rural charm of the village comprising its larger properties, is the very reason why many residents choose Riebeek West as their home, including us. The subdivision and resulting densification of the built fabric is incompatible with the rural quality and unique character that we enjoy in this village, and is irreversible if approved.

2.3. Insensitivity to the special character of a place for financial gain, by agents and developers:

There is a noticeable trend of agents and developers that have no connection to a place, moving in and looking for potential opportunities for property sales and investments, at the expense of the sense of place. Little regard is shown for the long term implications of the development imposed on the existing residents. They then move on to the next place and repeat the process. The residents are the ones to 'lose' the village as they know it, being left with the consequences of the agents and developers' greed.

2.4. Increased activity and traffic in our Close:

We as neighbours are opposed to the increase in activity and traffic with additional vehicles trying to find off-street parking, which would be over and above what was originally zoned for the erven of this Close.

2.5. A precedent is set for future development:

If a subdivision is approved here, it would set a precedent for future development of the vacant plots in our Close, and others in our village, permanently changing the urban fabric of this village.

	<p>3. Double dwelling rules:</p> <p>Given the future implications of granting a subdivision on this erf, such as the further development of these two erven, it is in the best interests of the existing neighbours of the Close and of Riebeek West that the approval of a double dwelling is in accordance with the 'Double Dwelling Rules'. If a double dwelling is approved on this erf, then we request that the Municipality refuses the application for subdivision, but allows Sectional Title for this development as per Section 1.1.4(b)(vi) of the zoning scheme (Refer to attached 'Double Dwelling Rules').</p>	
<p>4) Darrin Green</p>	<p>a) I am writing to formally object to the proposed subdivision and departure from development parameters on Erf 1801 in Riebeek West. As a resident of Riebeek West, I believe that the proposed densification is both unreasonable and unsustainable for the rural town setting that defines our community.</p> <p>Riebeek West is characterized by its spacious plot sizes, which are at least double the size of the proposed subdivisions. This unique feature is integral to the rural charm and lifestyle that our town offers. High-density developments are more suited to urban townhouse settings and are incongruent with the aesthetic and cultural essence of a small rural town.</p>	<p>a) Refer the comments 2(a) and 3(a).</p>

People choose to live or move to Riebeek West to escape the congestion and density associated with city life, seeking instead a peaceful and spacious environment. The proposed relaxation of the building line exacerbates this even further and is in no way agreed to.

Furthermore, the proposed subdivision will exacerbate the already strained municipal infrastructure, including water, sewage, electricity, and refuse collection. Our town's infrastructure is not designed to support high-density developments, and the increased pressure will lead to worsening service delivery issues.

Aesthetically, the proposed densification would be an eyesore, detracting from the visual appeal and heritage of Riebeek West. The preservation of our town's rural character is essential to maintaining its appeal and quality of life for residents.

In light of these concerns, I urge the planning department to reconsider the proposed subdivision and departure from development parameters on Erf 1801. It is crucial that any development in Riebeek West is in keeping with the town's rural nature and does not compromise its infrastructure and aesthetic appeal.

We trust that the above will be duly considered during the assessment of this application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M Herling', with a stylized flourish at the end.

Mornay Herling

FOR CK RUMBOLL AND PARTNERS



CK Rumboll and Partners

planning5@rumboll.co.za

Date: 2025/05/12

Enquiries:

WayleavesWesternOU@eskom.co.za

WAYLEAVE APPLICATION: Subdivision into two portions and departure from one side building line to 0m. : 5 Piedmont Street : Riebeeck West

YOUR REF: 15/3/10 -11/Erf 1727

ESKOM REF: 19007-25

THIS IS NOT AN APPROVAL TO START CONSTRUCTION

I hereby inform you that Eskom has no objection to the proposed work indicated on your drawing in principle. This approval is valid for **12 months** only, after which reapplication must be made if the work has not been completed.

1. **Eskom services are affected by your proposed works and the following must be noted:.**

- a) Eskom has no objection to the proposed work and include a drawing indicating Eskom Overhead and underground services in close proximity.
- b) Please note that underground services indicated are only approximate and the onus is on the applicant to verify its location.
- c) There may be LV overhead services / connections not indicated on this drawing.
- d) The successful contractor must apply for the necessary agreement forms and additional cable information not indicated on included drawing, in order to start construction.

Application for Working Permit must be made to:

Customer Network Centre: Malmesbury

Clive Strauss

022 482 6252

StrausC@eskom.co.za

Include Eskom Wayleave as-built drawings and all documentation, when applying for Working Permit.

Should it be necessary to move, relocate or support any existing services for possible future needs, it will be at the developer's cost. Application for relocating services must be made to Customer Services on 08600 37566 or customerservices@eskom.co.za

2. Underground Services

The following conditions to be adhered to at all times:

- a) Works will be carried out as indicated on plans.
- b) No mechanical plant to be used within 3.0m of Eskom underground cables.
- c) All services to be verified on site.
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences.
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Nancy Piliso from the Land Development Office to be contacted at PilisoN@eskom.co.za, to arrange the capturing of such services.
- f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm.
- g) Where proposed services cross underground power cables the separation should be a minimum of **300mm** with protection between services and power cables. (Preferably a concrete slab)
- h) No manholes; catch- pits or any structure to be built on top of existing underground services.
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables.
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work.
- k) **No work can take place within the servitude of a 66kV Cable or 132kV Cable if indicated.** Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Nancy Piliso at PilisoN@eskom.co.za to arrange a site visit.

3. O.H. Line Services:

- a) The following building and tree restriction on either side of centre line of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11 / 22kV	9.0 m
66kV	11.0 m
132kV	15.5 m

- b) No construction work may be executed closer than **6 (SIX) metres** from any Eskom structure or structure-supporting mechanism.
- c) No work or no machinery nearer than the following distances from the conductors:

Voltage	Not closer than:
11 / 22kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- d) Natural ground level must be maintained within Eskom reserve areas and servitudes.
- e) That a minimum ground clearance of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11 / 22kV	6.3 m
66kV	6.9 m
132kV	7.5 m

- f) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer.
- g) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
 - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- h) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre).
- i) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee.
- j) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- k) Eskom shall at all times have unobstructed access to and egress from its services.
- l) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.
- m) Lungile Motsisi MotsisiL@ntcsa.co.za. Eskom: Transmission must be contacted on 011 800 5734 to comment on behalf of the 400 kV OVERHEAD POWERLINES. NO WORK WITHIN THIS SERVITUDE OR UNDERNEATH POWERLINES IS ALLOWED until comment from Eskom Transmission has been obtained.

4. NOTE

Wayleaves, Indemnity form (working permit) and all as-built drawings issued by Eskom to be kept on site at all times during construction period.

Yours faithfully

LAND DEVELOPMENT (BRACKENFELL)

