



Lêer verw/ 15/3/6-12/Erf_1795

Navrae/Enquiries:
Ms D N Stallenberg

20 February 2026

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED SUBDIVISION ON ERF 1795, RIEBEEK WES

Your application dated 22 October 2025 with reference RW/14839/MV on behalf of Klaus Pipek has reference.

A. The Municipal Planning Tribunal has resolved at a meeting held on 11 February 2026 to approve application for subdivision of Erf 1795, Riebeeck 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 conditions that:

A1 TOWN PLANNING AND BUILDING CONTROL

(a) Erf 1795, Riebeeck West (1013m² in extent) be subdivided into portion A (513m² in extent) and Remainder (500m² in extent) as presented in the application;

A2 WATER

(a) Each subdivided portion be provided with a separate water connection and meter at building plan stage;

A3 SEWERAGE

(a) Each subdivided portion be provided with a separate sewer connection at subdivision stage;

A5 DEVELOPMENT CHARGES

(a) The owner/developer is responsible for the development charge of R2 525,57 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 R3397,79 towards 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 R6 064,58 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/247-188-9210);

(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;

C. GENERAL

(a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law not be issued unless all the relevant conditions have been complied with;

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- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (b) Any existing services connecting the remainder and/or new portions be disconnected, and relocated, for each erf to have a separate connection and pipe work;
- (c) Should it be deemed necessary to extend the existing services network to provide the subdivided portions with service connections, it will be for the cost of the owner/developer;
- (d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5-year approval period lapses, the subdivision will be permanent, and the approval period will not be applicable anymore.
- (e) Appeals against the Tribunal decision be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

C. The application be supported for the following reasons:

- (a) Due administrative process has been followed and the application is properly presented before the Swartland Municipal Planning Tribunal for decision-making;
- (b) The proposal supports spatial sustainability, spatial justice, efficiency, and good administration as outlined in SPLUMA Section 42 and LUPA Chapter VI, all of which were considered during assessment;
- (c) The proposal is consistent with the spatial proposals of the Municipal SDF, 2025;
- (d) The proposal is consistent with the minimum erf size determined by the SDF, namely 500m²;
- (e) The development promotes densification in an urban area, consistent with national, provincial, and local legislation and policy;
- (f) The subdivision promotes efficient utilisation of serviced urban land and supports incremental residential opportunities consistent with the adopted MSDF objectives;
- (g) The subdivision complies precisely with adopted minimum erf sizes and MSDF guidelines and does not grant or imply future rights for additional dwellings or higher-density forms of development. Any such proposals would require separate applications, circulation and public participation;
- (h) Approval of this subdivision does not set a precedent for undesired densification in the area. Each land use application must be assessed on its own merits in terms of zoning, infrastructure capacity, environmental constraints and conformity with adopted spatial policy;
- (i) The subdivision introduces only one additional dwelling opportunity, resulting in a modest and acceptable increase in local traffic volumes consistent with a low-order residential street;
- (j) On-site parking requirements remain enforceable through the development management scheme at building plan stage, ensuring that the cul-de-sac's turning circle and access remain unobstructed;
- (k) The Department: Civil Engineering Services confirmed that water, sewer and road services can be provided to both erven subject to the installation of separate connections and compliance with the engineering conditions imposed;
- (l) Development charges for sewer, wastewater treatment works and roads have been levied, ensuring that the development contributes proportionately to infrastructure provision and long-term service sustainability;
- (m) Future building form, height, siting and coverage will remain regulated through the applicable development management scheme and assessed at building plan stage, ensuring that

development on each erf does not detract from privacy, visual amenity, streetscape or the area's character;

- (n) The concerns raised do not constitute sufficient grounds for refusal given the subdivision's compliance with statutory requirements, spatial policy, land use rights, engineering capacity, and development management controls.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

Copies : Surveyor General, Private Bag X9028, Cape Town, 8000

Director: Civil Engineering Services

Director: Financial Services

The Manager, Eskom, P O Box 222, Brackenfell, 7560

Klaus Pipek, PO Box 293, Riebeeck Wes, 7306

