



15/3/4-12/Erf_98
15/3/6-12/Erf_98



Enquiries:
Mr HL Olivier

29 June 2026

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE OF ERF 98, RIEBEEK WEST

Your application, with reference RW/15013/MV/KS dated 9 March 2026 as well as the amended subdivision plan received 28 May 2026 on behalf of the Off the Grid Trust, regarding the subject refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 98, Riebeeek West, is hereby approved in terms of Section 70 of the By-Law:
- B. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for departure of the development parameters in respect of the remainder of erf 98, Riebeeek West as well as proposed portion A, is hereby approved in terms of Section 70 of the By-Law:

Decisions A. & B. above are subject to the conditions that

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 98, Riebeeek West (1834m² in extent), be subdivided into Portion A (±644m² in extent) and a Remainder (±1190m² in extent), in accordance with the amended subdivision plan RW/15013/JL/GB dated May 2026, presented in the application;
- (b) The departures hereby approved be restricted to accommodating the subdivision line on the northern façade of the existing outbuilding (studio), the existing storeroom situated on the remainder and accommodating an existing carport 0,5m from the northern boundary of the remainder in lieu of the 1,5m building line restriction;
- (c) The existing windows remain 0,4m from the property boundary in lieu of the 1m requirement;
- (d) The necessary measures be implemented in order to ensure compliance with the National Building regulations in respect of fire safety to the satisfaction of the Senior Manager Development Management;
- (e) Building plans be submitted to the Senior Manager Development Management for any existing buildings on the property, without building plan approval as well as for the conversion of the existing outbuilding (studio) on portion A into a dwelling house;
- (f) A general plan or diagram be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - i. The municipality's decision to approve the subdivision;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved subdivision plan;
- (g) At least two on-site parking bays shall be provided and maintained on each resultant erf, in accordance with the revised parking proposal submitted by CK Rumboll and Partners dated 28 May 2026.

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

Copies: Surveyor General
Director: Civil Engineering Services
Director: Financial Services

*Building Control Officer
Off the Grid Trust, PO Box 491, Riebeek West, 7306
jolandie@rumboll.co.za; nickyterblanche@yahoo.co.uk;*

SWARTLAND MUNICIPALITY
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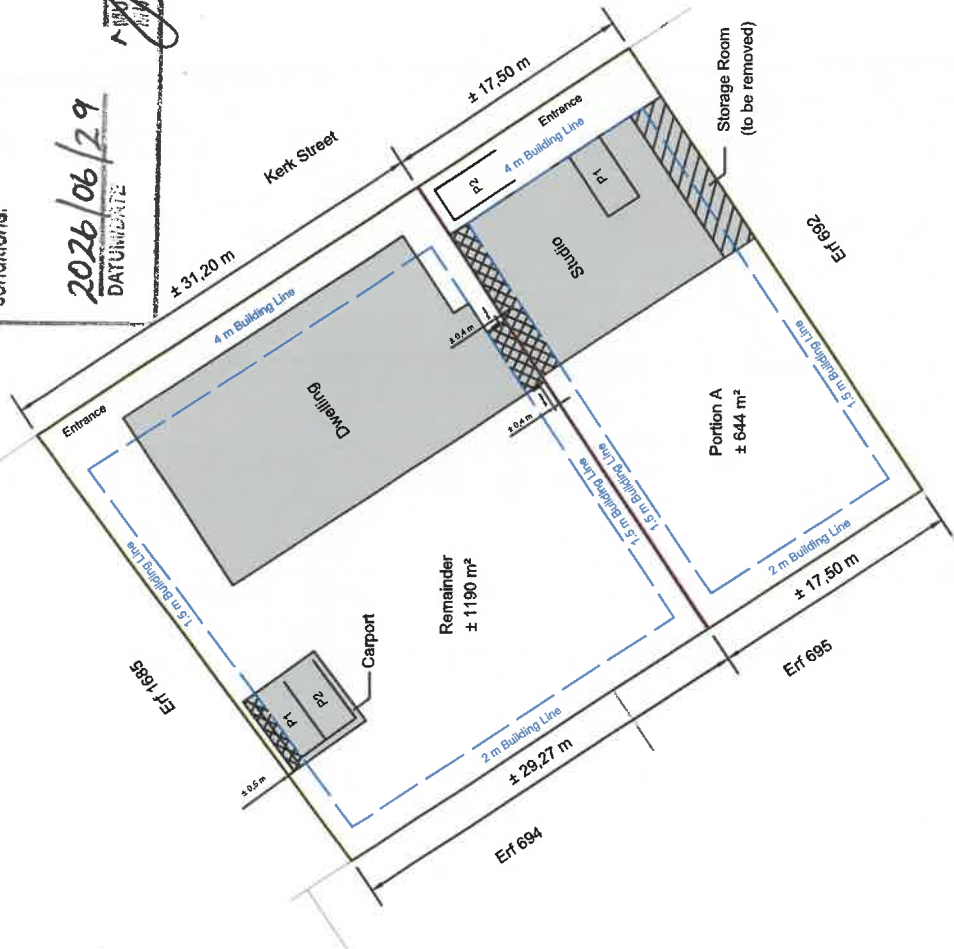
Ondervinding toegestaan ingevolge artikel 70 van die
Verordening Inasake Munisipale Grondgebruiksbeplanning
(PK 8220 van 25 Maart 2020), onderhawig aan voorwaarde.

Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 8220 of 25 March 2020) subject to
conditions.

2026/06/29

DATUM

MUNICIPAL MANAGER



LEGEND

KEY:

Zoning Residential Zone 1

Erf RE/98, Riebeeck West

Subdivision Line

Building Lines

Existing Structures

Building Line Encroachments

Structure to be Removed

TITLE:

SUBDIVISION PLAN

ERF RE/98

RIEBEEK WEST

PHYSICAL ADDRESS:

ERF RE/98, RIEBEEK WEST, 7306

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



DATE:

MAY 2026

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

RW/15013/JUGB



SCALE:

1:2000