



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-11/Erf_1979, 2102
15/3/12-11/Erf_1979, 2102

Enquiries:
Mr HL Olivier

7 February 2022

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Sir/ Madam

PROPOSED REZONING OF ERF 1979 AND CONSOLIDATION WITH ERF 2102, RIEBEEK KASTEEL

The application with reference RK/12248/CVDW/JL, dated 23 November 2021 on behalf of Ms Sara Jayne Bircher, refers.

- A.** By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the rezoning of erf 1979, Riebeek Kasteel from General Residential Zone 1 to General Residential zone 2 is hereby approved in terms of Section 70 of the By-Law.
- B.** By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of erven 1979 and 2102, Riebeek Kasteel is hereby approved in terms of Section 70 of the By-Law.

The decisions in A and B above are subject to the conditions that:

1. TOWN PLANNING & BUILDING CONTROL

- (a) The rezoning is subject to the properties being consolidated as presented in the application;
(b) Building plans in order to enlarge the existing dwelling be submitted to the SM BE for consideration and approval.

2. WATER

- (a) The consolidated property be provided with a single water connection;

3. SEWERAGE

- (a) The consolidated property be provided with a single sewer connection;

4. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-law, valid for a period of 5 years. Compliance with all conditions of approval take place before the occupation certificate for the building will be

~~issued. If the owner/developer does not comply, the approval will lapse.~~ *Kindly address all correspondence to:*

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

The Municipal Manager
Private Bag X52
Malmesbury 7299

The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies : *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Sara Jayne Bircher, 20 Clifton Close, PARKLANDS, 7441
 Sara.bircher@rmb.co.za






Consolidation Plan Before

Erven 1979 & 2102

Riebeek Kasteel

Before Consolidation	Area
Erf 1979	476m ²
Erf 2102	591m ²
After Consolidation	Area
Erf 2102	1067m ²

Legend

-  Erven 1979 & 2102, Riebeek Kasteel
-  Consolidation
-  Building line
-  General Residential Zone 1
-  General Residential Zone 2

Proposed Zoning: General Residential Zone 2

North 

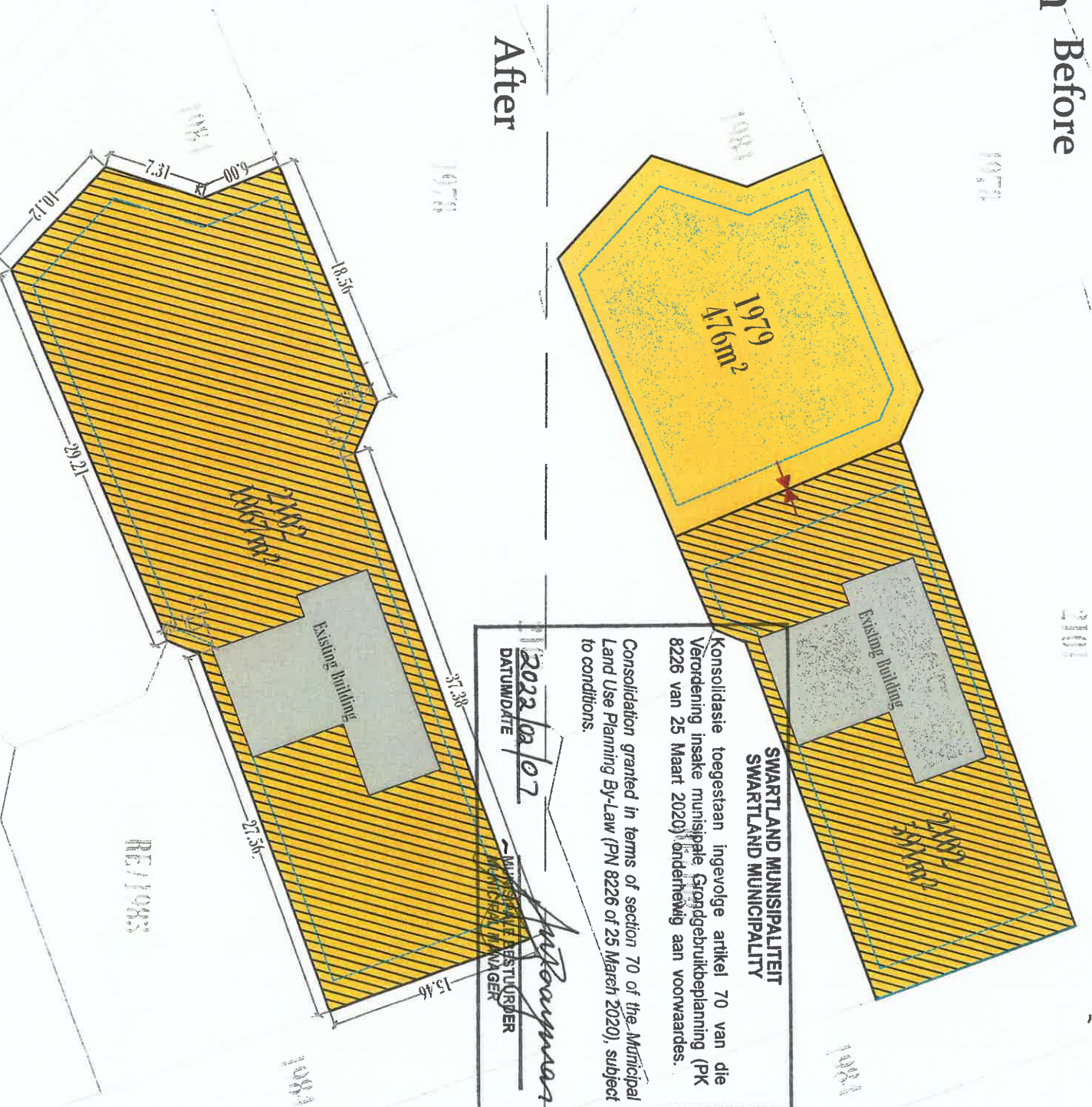
CK Rumboll & Partners
Town Planners & Land Surveyors
022 482 1845
Info@rumboll.co.za

REF: RK/12248/CVDW/JL

Date: November 2021

All areas and distance are subjected to surveying

After



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

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

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

2022/02/07
MUNICIPAL MANAGER

[Signature]

RE/1983