



CLEAN AUDITS SINCE 2010/11  
SKOON OUDITS SEDERT 2010/11



Munisipaliteit  
Municipality  
Umasipala

Ons gee gestalte aan 'n beter toekoms!  
We shape a better future!  
Sakha ikusasa elingcono!

Lêer verw/ 15/3/3-11/Erf\_5  
File ref: 15/3/6-11/Erf\_5  
15/3/13-11/Erf\_5

Navrae/Enquiries:  
Mr AJ Burger

29 November 2022

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**By Registered Mail**

Sir/Madam

**AMENDMENT OF CONDITIONS OF APPROVAL IN RESPECT OF AN EXISTING APPROVAL :  
REZONING AND SUBDIVISION OF ERF 5, RIEBEEK KASTEEL & AMENDMENT OF SUBDIVISION  
PLAN & EXEMPTION FOR THE REGISTRATION OF A RIGHT OF WAY SERVITUDE**

Your application with reference RK/11287/AC/IV, dated 26 October 2022, on behalf of the Henk Bruwer Family Trust, regarding the subject refers.

**A** By virtue of the authority delegated to the Senior Manager: Built Environment 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 the amendment of conditions of approval in respect of the existing approval regarding the rezoning and subdivision of erf 5 Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, as follows:

1. Conditions C1(a) and C1(b) be amended as follows:

**“...C1. TOWN PLANNING AND BUILDING CONTROL**

a) Erf 5 be rezoned from Agricultural Zone 1 to Subdivisional Area in order to accommodate the following as presented in the application:

- (i) Remainder: Agricultural Zone 1 (8,5334 ha in extent); and
- (ii) Portion A: Residential Zone 1 (6 340 m<sup>2</sup> in extent);

(b) Erf 5 be subdivided as follows and as presented in the application:

- (i) Remainder: 8,5334 ha in extent;
- (ii) Portion A: 6 340 m<sup>2</sup> in extent;

**B** By virtue of the authority delegated to the Senior Manager: Built Environment 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 the amendment of the approved subdivision plan, is approved in terms of Section 70 of the By-Law.

- C** The registration of a private right of way servitude on the remainder of erf 5 in favour of portion A (6m wide and 8m long – coverage of 47m<sup>2</sup>), complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

**Please note that all the other conditions of approval contained in the letter dated 19 November 2020 remains unchanged.**

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ds

Copy: Surveyor General, Private Bag X9028, Cape Town, 8000  
Director: Civil Engineering Services  
Director: Financial Services  
Building Control Officer

# SUBDIVISION AND REZONING OF ERF 5, RIEBEEK KASTEEL

Informal road (Main Street)

Existing pipeline and pump station servitude

Subdivision line

Remainder of Erf 5  
±8.5334ha

Portion A  
±6 340m<sup>2</sup>

Right of Way Servitude

Urban Edge

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

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

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

2022/11/29  
DATUM/DATE

*[Signature]*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

*Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).*


2022/11/29  
DATUM/DATE

*[Signature]*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Drawing Amended by:  
Izak Visser

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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PROFESSIONAL SURVEYORS  
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Tel: 022 - 4821845  
Fax: 022 - 4871661  
Email: leap@rumboll.co.za



|                        |                                      |
|------------------------|--------------------------------------|
| DATE:<br>October 2022  | AUTHORITY:<br>SWARTLAND MUNICIPALITY |
| REF:<br>RK/11287/AC/IV | SCALE: NTS                           |

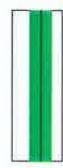
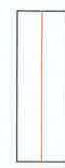


## SUBDIVISION:

|              |                      |
|--------------|----------------------|
| Portion A    | ±6 340m <sup>2</sup> |
| Remainder    | ±8.5334ha            |
| <b>Total</b> | <b>9.1674ha</b>      |

## PROPOSED ZONING:

Remainder: Agricultural zone 1  
Portion A: Residential zone 1

## LEGEND:

-  Erf 5
-  Subdivision line
-  Urban edge
-  Erf 5 Current zoning: Agricultural zone 1