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File ref: 15/3/3-12/Erf\_23,32,36,138,1845-1850,642/08  
15/3/4-12/Erf\_23,32,36,138,1845-1850,642/08  
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15/3/12-12/Erf\_23,32,36,138,1845-1850,642/08  
15/3/7-12/Erf\_23,32,36,138,1845-1850,642/08  
15/3/10-12/Erf\_23,32,36,138,1845-1850,642/08  
15/3/13-12/Erf\_23,32,36,138,1845-1850,642/08

Navrae/Enquiries:  
Mr AJ Burger

7 July 2025

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

By registered mail

Sir/Madam

**PROPOSED AMENDMENT OF THE SUBDIVISION PLAN & AMENDMENT AND REMOVAL OF CONDITIONS OF APPROVAL & REGISTRATION OF A SERVITUDE :  
PROPOSED REZONING, SUBDIVISION, CONSOLIDATION, CLOSURE OF A PUBLIC PLACE, CONSENT USE, DEPARTURE AND REGISTRATION OF SERVITUDES ON ERVEN 23, 32, 36, 138, 1845 TO 1850, RIEBEEK WES AND PORTION 8 OF FARM 642, DIVISION MALMESBURY (ERVEN NOW KNOWN AS ERF 2540, RIEBEEK WEST)**

Your application with reference RW/11011/MC, dated 18 November 2024 on behalf of D F Malan Beleggings Trust regarding the subject refers.

The approval to be read in conjunction with even numbered reference dated 6 December 2022.

- 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 the **amendment and removal of conditions of approval** regarding the rezoning, subdivision, consolidation, closure of a public place, consent use, departure and registration of servitudes on erven 23, 32, 36, 138, 1845 to 1850, Riebeek West and Portion 8 of farm 642, Division Malmesbury, 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 the **amendment of the subdivision plan and phasing plan** regarding the rezoning, subdivision, consolidation, closure of a public place, consent use, departure and registration of servitudes on erven 23, 32, 36, 138, 1845 to 1850, Riebeek West and Portion 8 of farm 642, Division Malmesbury, is hereby approved in terms of section 70 of the By-Law.

The following street names are approved as part of the subdivision plan (Street Name and Numbering Plan 14, Reference RW/1101/MC 14, dated 3 July 2025:

- Shirazslot/Close
- Tintastraat/Street
- Tourigastraat/Street
- Cheninstraat/Street
- Pontacslot/ Close
- Chardonnaystraat/Street
- Muscadelstraat/Street
- Souzastraat/Street

- C. 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 for the registration of a right of way servitude** on portion 97 of erf 2540, Riebeeck West, is hereby approved in terms of section 70 of the By-Law.

**Points A to C are subject to the following conditions:**

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) Condition 1(d) be removed;  
b) Condition 1(e) be amended as follows:

*1(e) The consolidated erf be subdivided as follows:*

- i. 93 Residential zone 1 erven
- ii. 2 Business zone 2 erven
- iii. 7 Open Space zone 2 erven
- iv. 6 Transport zone 2 erven

*(Subdivision Plan 14 Allesverloren, Riebeeck West – Ref: RW/11011/MC\_14, dated 8 November 2024)*

- c) Condition 1(f) be removed;  
d) Condition 1(g) be amended as follows:

*1(g) The Subdivisional area zone makes provision for the following land uses as indicated on the Zoning Plan 14, Reference RW/11011/MC\_14, dated 8 November 2024, namely:*

- i. Residential zone 1 (erven 1 – 93)
- ii. Business zone 2 (erven 94 – 95)
- iii. Open Space zone 2 (erven 102 – 108)
- iv. Transport zone 2 (erven 96 – 101)

- e) Condition 1(h) be removed;  
f) Condition 1(i) be amended as follows:

*1(i) The development be phased as follows:*

- i. Phase 1 – 31 Residential Zone 1 erven; 3 Open Space Zone 2 erven; and 1 Transport Zone 2 erf with a gatehouse; and 2 retention dams;
- ii. Phase 2A – 1 Business Zone 2 erf with a restaurant, shop, and tasting facility;
- iii. Phase 2B – 1 Business Zone 2 erf with shops;

- iv. Phase 3 – 17 Residential Zone 1 erven; 1 Open Space Zone 2 erf; and 1 Transport Zone 2 erf;
- v. Phase 4 – 20 Residential Zone 1 erven; 1 Open Space Zone 2 erf; and 1 Transport Zone 2 erf;
- vi. Phase 5 – 21 Residential Zone 1 erven; 1 Open Space Zone 2 erf; and 2 Transport Zone 2 erven;
- vii. Phase 6 – 4 Residential Zone 1 erven; 1 Open Space Zone 2 erf; and 1 Transport Zone 2 erf;

(Phasing plan 14 Allesverloren, Riebeek West – Ref: RW/11011/MC\_13, dated 8 November 2024)

- g) Condition 1(q) be removed;
- h) Condition 1(t) be amended as follows:

*1(t) Application be made at Swartland Municipality for business licences for the restaurant, tasting facility and shops;*

- i) Condition 1(u) be amended as follows:

*1(u) Application be made at the West Coast District Municipality for a certificate of compliance for the restaurant as well as for the tasting facility respectively;*

- j) 4. STREETS

#### 4.2 Access

Condition 4.2 be amended as follows:

*The existing farm access at km 4.53 of MR227 be used for the development according to the approval of the Department of Public Works and Transport letter dated 14 March 2025 with reference TPW/CFS/RP/LUD/REZ/SUB-26/261 (Application number: 2024-12-0076).*

*The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the access. The design be submitted to the Director: Civil Engineering Services and the Department of Public Works and Transport for approval after which the construction work be carried out under the supervision of the engineer.*

- k) 6. PEDESTRIAN AND PUBLIC TRANSPORT

Condition 6. be amended as follows:

*A designated public transport stop/turning area be constructed on-site near the business premises (shops) according to the recommendation in the transport impact study STUR0265 of Sturgeon Consulting Engineers;*

- l) SOLID WASTE

Condition 7. be amended as follows:

*Solid waste that is removed by private contractors from the development be transported to the Highlands Refuse Removal Site and cannot be dumped at the Riebeek West transfer station.*

- m) GENERAL

Condition 8(b) be amended as follows:

*8(b) The owner/developer complies with the Environmental Authorisation of the Department of Environmental Affairs and Development Planning with reference 16/3/3/5/F5/21/2020/25 dated 9 June 2025;*

n) Condition 8(c) be amended as follows:

*8(c) The recommendations of the Revised Traffic Impact Assessment of Sturgeon Consulting with reference August 2024, with project number STUR0265 be implemented.*

o) Condition 8(d) be amended as follows:

*8(d) A full landscaping plan be submitted to the Senior Manager: Development Management for consideration and approval and for implementation per relevant phase.;*

p) Condition 8(e) be amended as follows:

*The owner/developer complies with the requirements of the Department of Transport and Public Works as stated in the letter dated 14 March 2025 with reference TPW/CFS/RP/LUD/REZ/SUB-26/261 (Application number: 2024-12-0076);*

q) Condition 8(f) be amended as follows:

*The owner/developer complies with the requirements from Eskom as stated in the letter dated 22 May 2025 with reference 17359-24.*

Yours faithfully



**MUNICIPAL MANAGER**

via Department Development Services

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

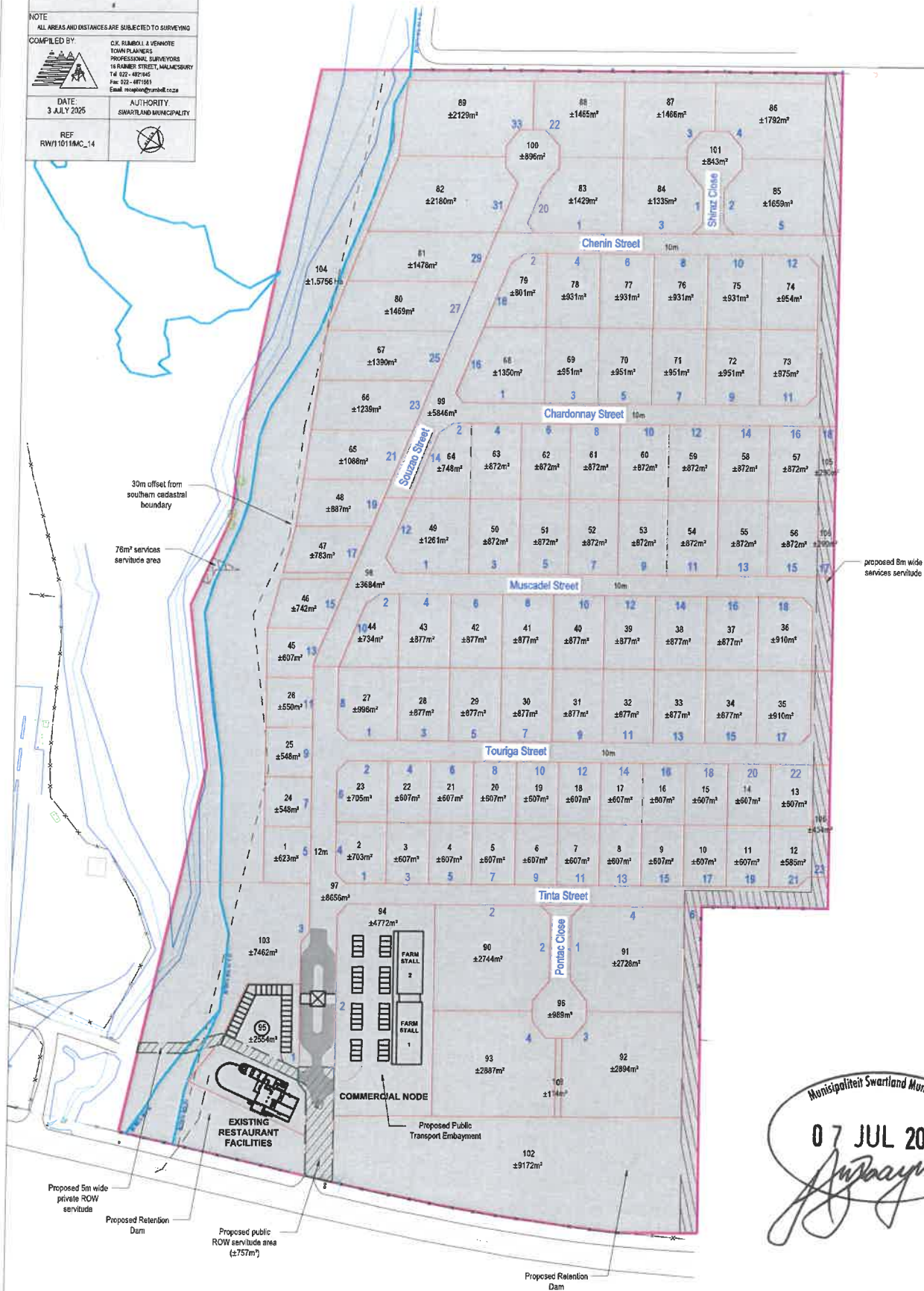
Director: Financial Services

Director: Civil Engineering Services

DF Malan Trust, PO Box 23, Riebeeck West, 7306

Email: [info@allesverloren.co.za](mailto:info@allesverloren.co.za)

TITLE	
STREET NAME AND NUMBERING PLAN, 14	
ALLESVERLOREN, RIEBEEK WEST	
PHYSICAL ADDRESS	
NOTE	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY:	C.K. RAMBOL & VENNOTE
	TOWN PLANNERS
	PROFESSIONAL SURVEYORS
	16 RAIBER STREET, MALMESBURY
	TEL 022 - 4821645
	FAX 022 - 4871581
	Email: info@rambol.co.za
DATE:	AUTHORITY:
3 JULY 2025	SWARTLAND MUNICIPALITY
REF:	
RW/1/1011MC_14	



KEY:

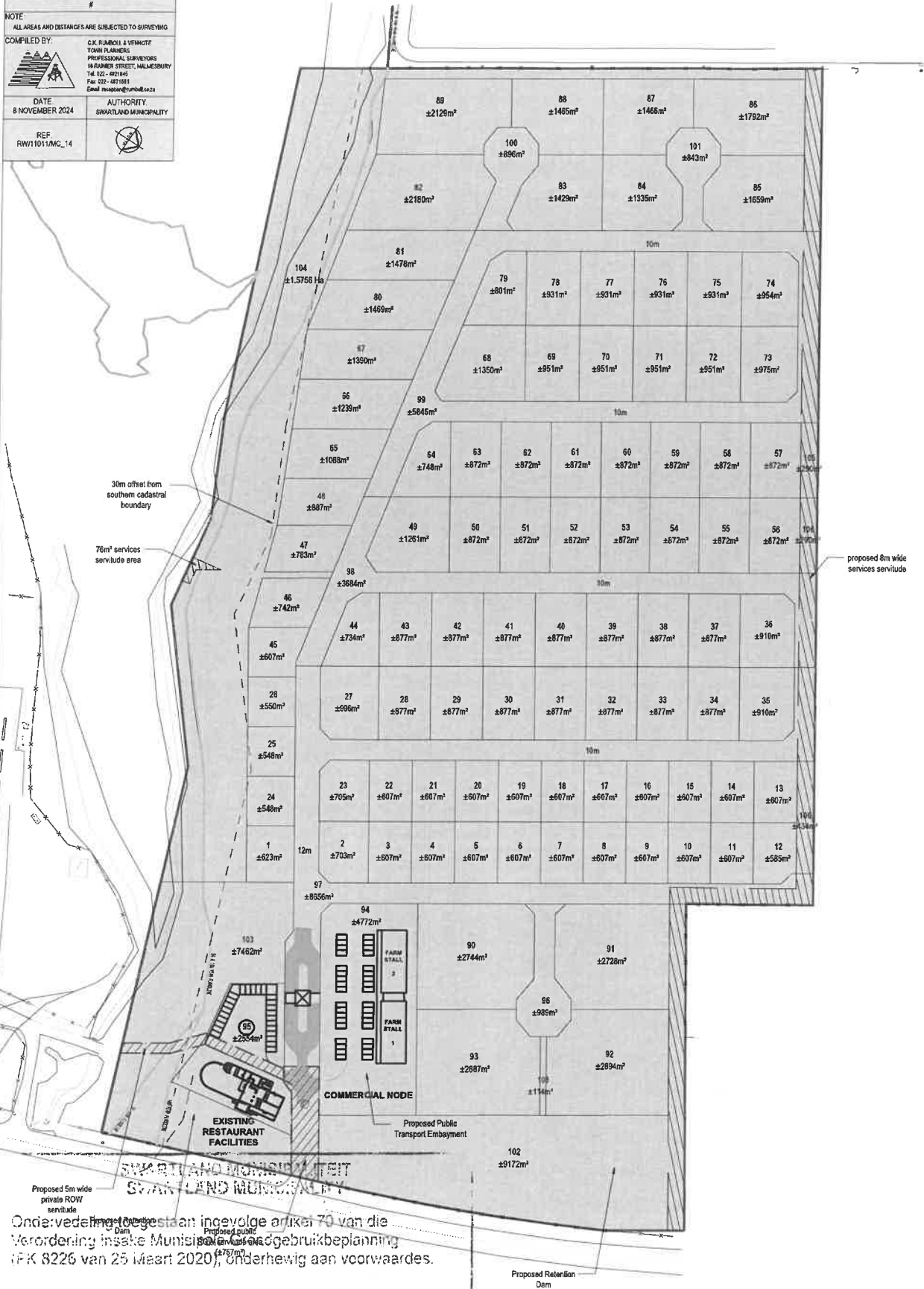
- Relevant property boundary
- Subdivision lines
- Services Servitudes
- Right of Way Servitudes

Municipaliteit Swartland Municipality

07 JUL 2025

*[Signature]*

TITLE	
SUBDIVISION PLAN 14	
ALLESVERLOREN, RIEBEEK WEST	
PHYSICAL ADDRESS	
#	
NOTE	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY:	C.K. RUMBOU & VENMATE
	TOWN PLANNERS
	PROFESSIONAL SURVEYORS
	18 PARK STREET, HALLSBURY
	TEL: 022-4821845
	FAX: 022-4821851
	Email: rumbo@ymail.co.za
DATE	AUTHORITY
8 NOVEMBER 2024	SWARTLAND MUNICIPALITY
REF.	
RW11011AG_14	



Onde: verdeling bestaan ingevolge artikel 70 van die Verordening insake Munisipale Landgebruikbeplanning (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.

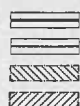
2025/07/07

DATE: DATE

MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER

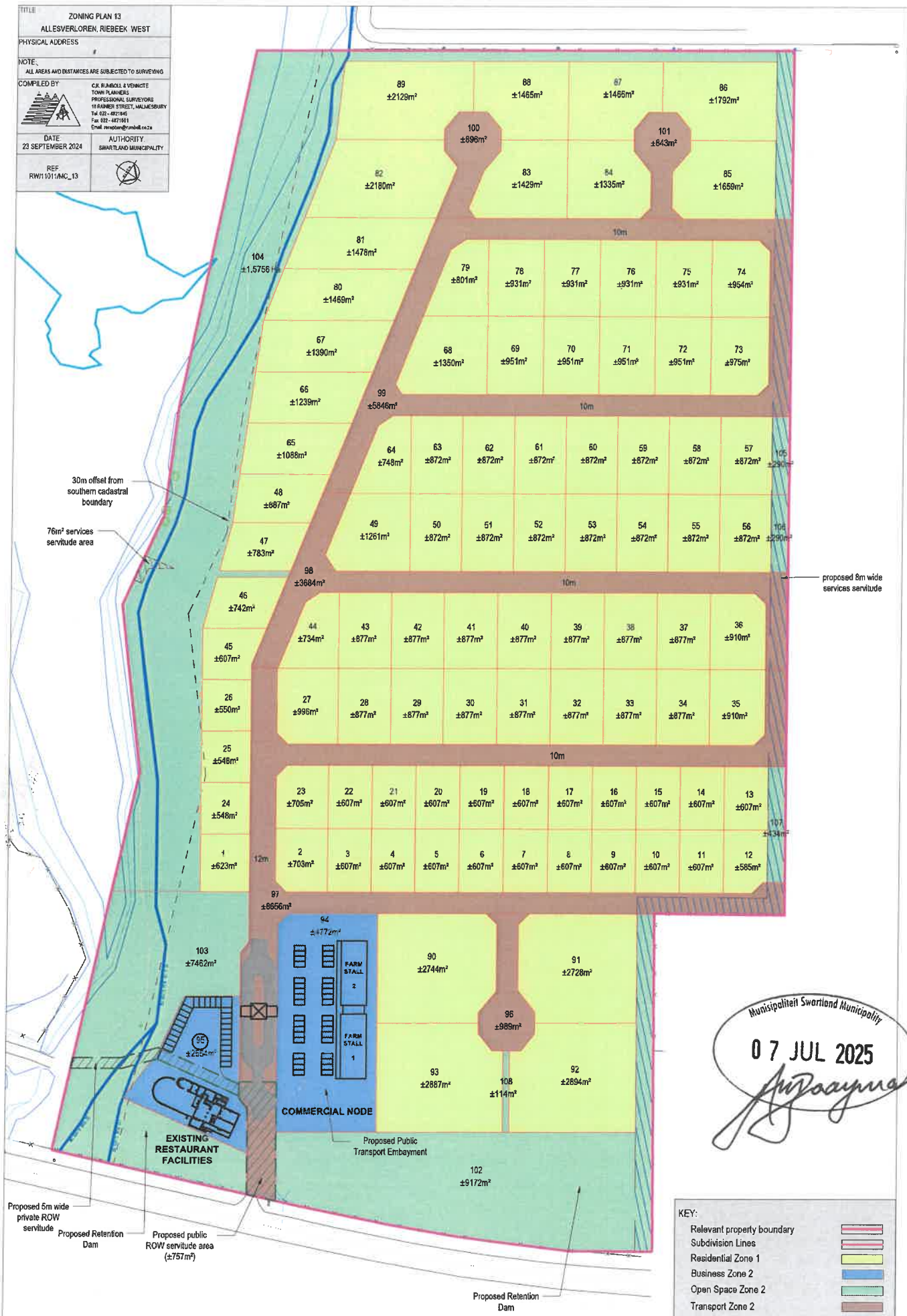
KEY:

- Relevant property boundary
- Subdivision lines
- Services Servitudes
- Right of Way Servitudes

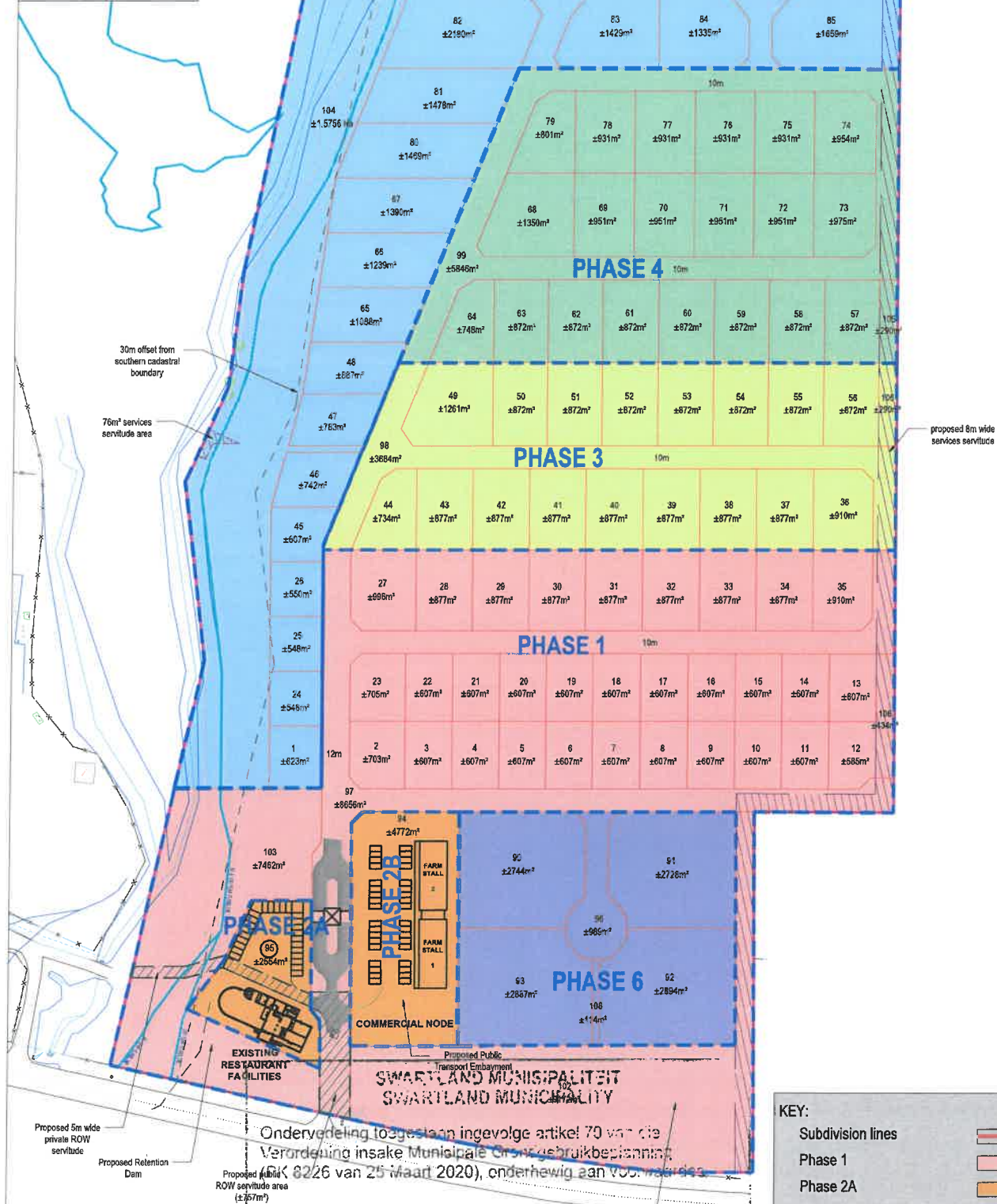




TITLE	
ZONING PLAN 13	
ALLESVERLOREN, RIEBEEK WEST	
PHYSICAL ADDRESS	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY	C.K. RUMBOLD & VENHOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 11 BARNER STREET, MALLSBOURNE TEL 022-4821945 Fax 022-4821981 Email: info@ckrumbold.co.za
DATE	AUTHORITY
23 SEPTEMBER 2024	SWARTLAND MUNICIPALITY
REF	
RW11011AC_13	



TITLE: PHASING PLAN 14	
ALLESVERLOREN, RIEBEEK WEST	
PHYSICAL ADDRESS	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
COMPILED BY:	C.K. RUMBOLD & VERNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAMMER STREET, JAMESBURG Tel: 022-821845 Fax: 022-821841 Email: rumbold@rumbold.co.za
DATE: 8 NOVEMBER 2024	AUTHORITY: SWARTLAND MUNICIPALITY
REF: RW11101MAC_14	



Ondervinding toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruikbestemming (PN 8226 van 25 Maart 2020), onderhewig aan VOS-waardes.

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

2025/07/07  
DATUM/DATE

MUNICIPALE BESTUURDER  
MUNICIPAL MANAGER

#### KEY:

- Subdivision lines
- Phase 1
- Phase 2A
- Phase 2B
- Phase 3
- Phase 4
- Phase 5
- Phase 6