



Lêer verw/ 15/3/12-11/Erf_2264,2263

Navrae/Enquiries:
Ms D N Stallenberg

18 September 2026

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

e-mail : planning6@rumboll.co.za

Sir

PROPOSED CONSOLIDATION OF ERVEN 2264 AND 2263, RIEBEEK KASTEEL

Your application with reference RK/15266/JL/GB dated 26 June 2026 on behalf of C M U Itten has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 9 September 2026 to approve application consolidation of erven 2263 and 2264, Riebeek Kasteel in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By Law (PG 8226 of 25 March 2020), subject to the following conditions:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) New property 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 consolidation;
 - (ii) The conditions of approval imposed in terms of section 76 of the By-Law; and
 - (iii) The approved consolidation plan;
- (a) The height restriction on erf 2263 be taken up in the title deed of the new consolidated erf;
- (b) The description of the right of way servitudes be amended in the title deeds of the relevant properties;
- (c) The servitude maintenance agreement dated November 2003, revision final_2, be updated with the new consolidated erf.

A2 WATER

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

A3 SEWERAGE

- (a) The consolidated erf be provided with a single sewerage connection;

B. GENERAL

- (a) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal.

- 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!

- (c) There be complied with the letter from Eskom with reference 24109-26, dated 17 July 2026;
- (d) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5 200,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed.

C. The application be supported for the following reasons:

- (a) The property does not consist of any physical restrictions which may impact negative on the consolidation.
- (b) The proposed erf size will not distract from the character of the larger surrounding erven.
- (c) Access to the consolidated erf is deemed sufficient.
- (d) Access and services availability is sufficient.
- (e) The application complies with principles of SPLUMA and LUPA.
- (f) The application complies with the minimum erf size of the SDF.
- (g) The existing land use rights are not affected by the consolidation.
- (h) The servitude maintenance agreement will be updated for the consolidated erf.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services

/ds

Copies : Surveyor General, sgdatawc@dlrrd.gov.za; Julian.Williamson@dlrrd.gov.za

Director: Civil Engineering Services

Director: Financial Services

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

C M U Itten, 18 Inselrain 3031 #Interkappelen, Switzerland. E-Mail : itten@comanis.ch

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.

2026/09/18

DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Erf RE/1328



Farm 661/6

LEGEND

KEY:

Erven 2264 & 2263

Consolidation Lines

Land Use Application Proposal:

Erf 2264, Riebeek Kasteel (2002 m²) is to be Consolidated with Erf 2263, Riebeek Kasteel (2417 m²), in order to create a single cadastral property (4419 m²).

TITLE:

CONSOLIDATION PLAN
ERVEN 2264 & 2263
RIEBEEK KASTEEL

PHYSICAL ADDRESS:

ERVEN 2264 & 2263, RIEBEEK KASTEEL, 7306

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RANNER STREET, MALMESBURY
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Email: planning@rumbold.co.za

DATE:
JUNE 2026

AUTHORITY:
SWARTLAND MUNICIPALITY

REFERENCE:
RKW/JJGB



SCALE:
1:1000

CK Rumboll and Partners

planning6@rumboll.co.za

Date: 2026/07/17

Enquiries:

WayleavesWesternOU@eskom.co.za

WAYLEAVE APPLICATION: Consolidation of the two erven into one. : Pieter Cruythoff
Street : Riebeek Kasteel

YOUR REF: 15/3/12 - 11/Erf 2263, 2264

ESKOM REF: 24109-26

THIS IS NOT AN APPROVAL TO START CONSTRUCTION

I hereby inform you that Eskom has no objection to the proposed work indicated on your drawing in principle. This approval is valid for **12 months** only, after which reapplication must be made if the work has not been completed.

1. Eskom services are affected by your proposed works and the following must be noted:

- a) Eskom has no objection to the proposed work and include a drawing indicating Eskom Overhead and underground services in close proximity.
- b) Please note that underground services indicated are only approximate and the onus is on the applicant to verify its location.
- c) There may be LV overhead services / connections not indicated on this drawing.
- d) The successful contractor must apply for the necessary agreement forms and additional cable information not indicated on included drawing, in order to start construction.

Application for Working Permit must be made to:

Customer Network Centre: Malmesbury

Clive Strauss

022 482 6252

StrausC@eskom.co.za

Include Eskom Wayleave as-built drawings and all documentation, when applying for Working Permit.

Should it be necessary to move, relocate or support any existing services for possible future needs, it will be at the developer's cost. Application for relocating services must be made to Customer Services on 08600 37566 or customerservices@eskom.co.za

2. Underground Services

The following conditions to be adhered to at all times:

- a) Works will be carried out as indicated on plans.
- b) No mechanical plant to be used within 3.0m of Eskom underground cables.
- c) All services to be verified on site.
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences.
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Nancy Piliso from the Land Development Office to be contacted at PilisoN@eskom.co.za, to arrange the capturing of such services.
- f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm.
- g) Where proposed services cross underground power cables the separation should be a minimum of **300mm** with protection between services and power cables. (Preferably a concrete slab)
- h) No manholes; catch- pits or any structure to be built on top of existing underground services.
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables.
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work.
- k) **No work can take place within the servitude of a 66kV Cable or 132kV Cable if indicated.** Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Nancy Piliso at PilisoN@eskom.co.za to arrange a site visit.

3. O.H. Line Services:

- a) The following building and tree restriction on either side of centre line of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11 / 22kV	9.0 m
66kV	11.0 m
132kV	15.5 m

- b) No construction work may be executed closer than **6 (SIX) metres** from any Eskom structure or structure-supporting mechanism.
- c) No work or no machinery nearer than the following distances from the conductors:

Voltage	Not closer than:
11 / 22kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- d) Natural ground level must be maintained within Eskom reserve areas and servitudes.
- e) That a minimum ground clearance of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11 / 22kV	6.3 m
66kV	6.9 m
132kV	7.5 m

- f) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer.
- g) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
 - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- h) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre).
- i) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee.
- j) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- k) Eskom shall at all times have unobstructed access to and egress from its services.
- l) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.
- m) Lungile Motsisi MotsisiL@ntcsa.co.za, Eskom: Transmission must be contacted on 011 800 5734 to comment on behalf of the 400 kV OVERHEAD POWERLINES. NO WORK WITHIN THIS SERVITUDE OR UNDERNEATH POWERLINES IS ALLOWED until comment from Eskom Transmission has been obtained.

4. **NOTE**

Wayleaves, Indemnity form (working permit) and all as-built drawings issued by Eskom to be kept on site at all times during construction period.

Yours faithfully

LAND DEVELOPMENT (BRACKENFELL)

