



File Ref: 15/3/4-12/Erf_63, 507
15/3/6-12/Erf_63, 507
15/3/12-12/Erf_63, 507

Enquiries:
Mr AJ Burger

6 February 2026

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

PROPOSED DEPARTURE, SUBDIVISION AND CONSOLIDATION OF ERVEN 63 & 507, RIEBEEK WEST

Your application with reference RW/14950/RP dated 4 December 2025, on behalf of G. Meyer and K. Meyer, 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 the subdivision of Erf 63, Riebeek West, is 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 subdivision of Erf 507, Riebeek West, is approved in terms of Section 70 of the By-Law;
- 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 the consolidation of a portion of Erf 63, Riebeek West, with a portion of Erf 507, Riebeek West, is approved in terms of Section 70 of the By-Law;
- D. 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 subdivision of the Remainder of Erf 507, Riebeek West, to allow for a right-of-way servitude, is approved in terms of Section 70 of the By-Law;

Points A. B. C. and D. are subject to the following conditions, that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 63 (603m² in extent) be subdivided into Portion A (576m² in extent) and the Remainder (32m² in extent) in accordance with Subdivision Plan RW/Erf 63/RP, dated November 2025, as presented in the application;

- b) Erf 507 (1 428m² in extent) be subdivided into Portion B (78m² in extent) and the Remainder (1350m² in extent) in accordance with Subdivision Plan RW/14950/RP, dated November 2025, as presented in the application;
- c) Portion A of Erf 63 (576m² in extent) be consolidated with Portion B of Erf 507 (78m² in extent) to create a new erf of 654m² in extent, in accordance with Consolidation Plan RW/14950/RP, dated November 2025, as presented in the application;
- d) A 6m wide right-of-way servitude be registered over the Remainder of Erf 507, in favour of the newly created consolidated erf, in accordance with the combined plan RW/14950/RP, dated November 2025, as presented in the application;
- e) The owner/developer submits the subdivision and consolidation plans to the Surveyor General for approval, including proof of the following:
 - i) The approval letter for the subdivision and consolidation, containing the conditions of approval;
 - ii) The approved subdivision and consolidation plans;
- f) The legal certificate which authorises transfer of the subdivided and consolidated portions in terms of Section 38 of By-Law will not be issued unless all the relevant conditions have been complied with;
- g) The Remainder of Erf 63 be surveyed and transferred to the Swartland Municipality and that the costs involved be for the account of the owner/developer;

2. WATER

- a) Each subdivided portion be provided with a separate connection. This condition is applicable at building plan stage;

3. SEWERAGE

- a) Each subdivided portion be provided with a separate connection. This condition is applicable at clearance stage;

E. 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 from the development parameters on the newly consolidated erf, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The departure authorises the encroachment of the 1,5m north-eastern side building line, by the existing outbuilding, reduced to 1,18m, on the newly consolidated erf, in accordance with Departure Plan RW/14950/RP, dated November 2025, presented in the application;
- b) The departure is restricted to the dimensions and current position of the outbuilding;

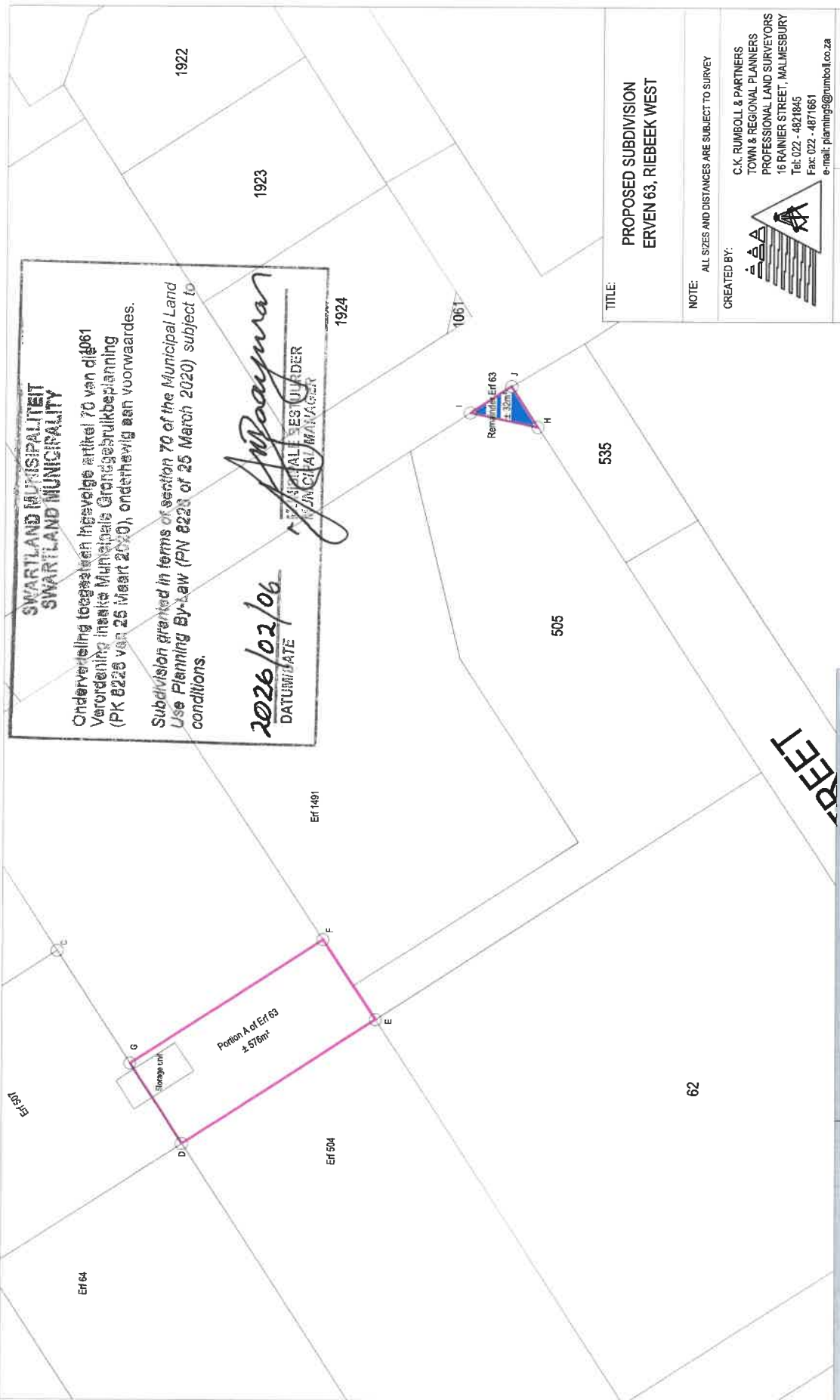
4. GENERAL

- a) Any existing services which connect the remainder and subdivided portion be moved or disconnected to ensure that each erf's pipe work is situated on the separate erven;
- b) Should the extension of any exiting services be deemed necessary to provide the subdivided portion with service connections, it will be for the cost of the applicant/owner/developer.
- d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented before transfer can take place and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.
- e) The applicant/objector be informed of the right to appeal against the decision of the Municipality, 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 decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


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

Copies : *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 Building Control Officer
 K. & G. Meyer, 507 Smuts Street, Riebeeck West, 7306
 karenmeyer@absamail.co.za



SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Ondervreëling toegestaan ingevolge artikel 70 van die 1961 Verordening inrekte Municipals Grondgebruikbeplanning (PK 8226 van 25 Maart 2000), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8223 of 25 March 2020) subject to conditions.

2026/02/06
DATE

[Signature]
MUNICIPAL ENGINEER

TITLE:	PROPOSED SUBDIVISION ERVEN 63, RIEBEEK WEST
NOTE:	ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY
CREATED BY:	C.K. RUMBOLL & PARTNERS TOWN & REGIONAL PLANNERS PROFESSIONAL LAND SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 e-mail: planning@rumboll.co.za
DATE:	NOVEMBER 2025
SCALE:	N. T. S
REF:	RWErf 63/RP

LEGEND:	Application is hereby made for the:
Remainder of Erf 63	• Subdivision of Erf 63, Riebeeck West in terms of Section 25(2)(d) of the Swartland Municipality Land Use Planning By-Law into two portions, namely:
Portion A of ERF 63	• Portion A of Erf 63, Riebeeck West as represented by Figure DGFE, measuring ±576m², &
	• Remainder Erf 63, Riebeeck West as represented by Figure LH, measuring ±32m²

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedelling toegestaan ingevolge artikel 70 van die
Verordening in sake van die 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.

2026/02/06

DATUM/DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

[Signature]

SMUTS STREET

DENNEHOF STREET

Erf 65

Erf 64

Erf 63

Existing access

Remainder Erf 507
($\pm 1350m^2$)

Portion B of Erf 507
($\pm 78m^2$)

TITLE:

PROPOSED SUBDIVISION
ERF 507, RIEBEEK WEST

NOTE:

ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

CREATED BY:



C.K. RUMBOLD & PARTNERS
TOWN & REGIONAL PLANNERS
PROFESSIONAL LAND SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
e-mail: planning@rumbold.co.za

DATE:

NOVEMBER 2025

SCALE:

N. T. S.

REF:

RW/4950/RP



Application is hereby made for the:

- Subdivision of Erf 507, Riebeeck West in terms of Section 25(2)(d) of the Swartland Municipality Land Use Planning By-Law into two portions, namely:
 - Portion B of Erf 507, Riebeeck West as represented by Figure abGD, measuring $\pm 78m^2$; &
 - Remainder Erf 507, Riebeeck West as represented by Figure ABCGba, measuring $\pm 1350m^2$.

LEGEND:

- ERF 507
- Portion B of Erf 507
- Subdivision

Erf 64

Portion B of Erf 507
($\pm 78\text{m}^2$)



Portion A of Erf 63
 $\pm 576\text{m}^2$

1.5m Building line

1.5m Building line

Erf 504

F

E

LEGEND:

Portion A of Erf 63

Portion B of Erf 507

Proposed Development

Consolidation

Application is hereby made for the:

- Consolidation of Portion A of Erf 63, Riebeeck West ($\pm 578\text{m}^2$) and Portion B of Erf 507, Riebeeck West ($\pm 78\text{m}^2$) in terms of Section 25(2)(g) of the Swardland Municipality Land Use Planning By-Law, in order to create:

Consolidated Erf as represented by Figure abFE, measuring $\pm 654\text{m}^2$

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening Insaake 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.

2026/02/06
DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

[Signature]

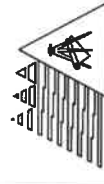
TITLE:

PROPOSED CONSOLIDATION
PORTIONS OF
ERVEN 63 AND 507, RIEBEEK WEST

NOTE:

ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

CREATED BY:



C.K. RUMBOLL & PARTNERS
TOWN & REGIONAL PLANNERS
PROFESSIONAL LAND SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
e-mail: planning@rumboll.co.za

DATE:

NOVEMBER 2025

SCALE:

N. T. S

REF:

RW/4950/RP

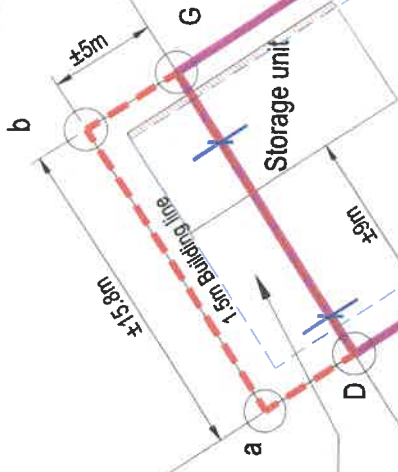
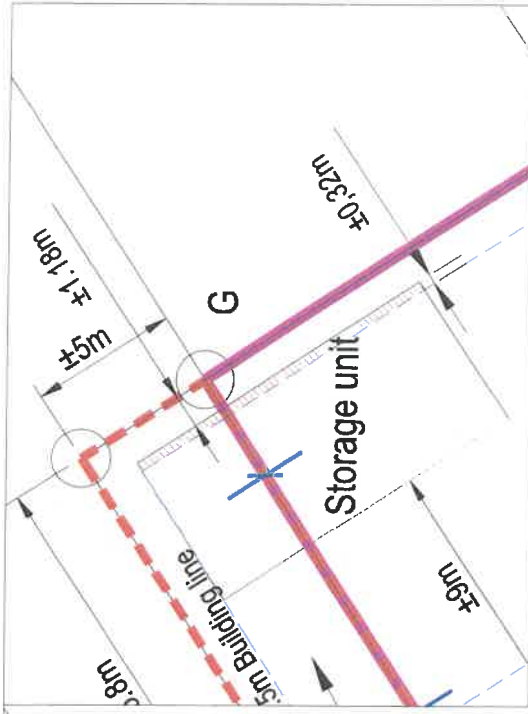


Erf 64

Portion B of Erf 507
(±78m²)

Portion A of Erf 63
±576m²

Erf 504



1.5m Building line

1.5m Building line

F

- LEGEND:**
- Portion A of Erf 63
 - Portion B of Erf 507
 - Proposed Development
 - Consolidation

Application is hereby made for the:

- Departure from the 1.5m northeastern side building line to ±1.18m in order to accommodate the existing building on the Consolidated Erf, in terms of Section 25(2)(b) of the Swartland Municipality Land Use Planning By-Law

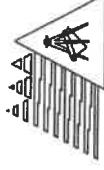
Munisipaleit Swartland Municipality
06 FEB 2026
[Signature]

TITLE:
PROPOSED DEPARTURE

CONSOLIDATED ERF

NOTE: ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

CREATED BY:
C.K. RUMBOLD & PARTNERS
TOWN & REGIONAL PLANNERS
PROFESSIONAL LAND SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
e-mail: planning@rumbold.co.za



DATE:
NOVEMBER 2025

SCALE:
N.T.S

REF:
RW/14950/RP

