



File ref: 15/3/6-11/Erf\_13,2248,1428  
15/3/12-11/Erf\_13,2248,1428

Enquiries:  
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6 March 2026

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Sir/Madam

## **APPLICATION FOR THE PHASING OF THE SUBDIVISION AND CONSOLIDATION OF ERF 13, ERF 2248 & ERF 1428, RIEBEEK KASTEEL**

Your application, with reference number RK/14816/MV, dated 18 February 2026, on behalf of Swartland Municipality, refers.

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 phasing of the subdivision and consolidation of Erf 13, Erf 2248 and Erf 1428 Riebeeek Kasteel, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

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

- a) The phasing be applicable to the land use approval referenced 15/3/6-11/Erf\_13, 2248, 1428, dated 27 October 2025, for the subdivision and consolidation of Erf 13, Erf 2248 and Erf 1428, be executed as follows:
  - i. Phase 1: Consolidated Property 1 (10,5728 ha in extent), comprised of Portion A of Erf 13, consolidated with Erf 1428, in accordance with Phasing Plan RK14816/MV, dated February 2026, presented in the application;
  - ii. Phase 2: Consolidated Property 2 (79,8248 ha in extent), comprised of Portion B of Erf 13, consolidated with Erf 2248, in accordance with Phasing Plan RK14816/MV, dated February 2026, presented in the application;
- b) New property diagrams be submitted to the Surveyor General, including proof to the satisfaction for the Surveyor General of:
  - i. The municipality's decision to approve the phasing with the subdivision and consolidations;
  - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
  - iii. The approved subdivision plans;

### **2. GENERAL**

1. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
2. The legal certificate which authorises transfer of the new land portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;

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**PHASING PLAN:  
SUBDIVISION AND CONSOLIDATION OF  
ERVEN 13, 2248, AND 1428, RIEBEEK-KASTEEL**

- Legend**
- Cadastre
  - Subject Properties
  - Proposed Subdivision Lines
  - Proposed Consolidations
  - Phase 1
  - Phase 2

Ref Nr: RK/14816/MV

Date: FEBRUARY 2026

Local Authority: SWARTLAND MUNICIPALITY

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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