



File ref: 15/3/3-11/Erf 2055

Enquiries:
A. de Jager

14 August 2026

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Via e-mail: planning2@rumboll.co.za

Dear Sir/Madam

PROPOSED REZONING OF ERF 2055, RIEBEEK KASTEEL

Your application, with reference number RK/14768/NJdK and dated 23 September 2025, on behalf of te Bester Kocsis Family Trust, 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 rezoning of Erf 2055, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 2055, Riebeek Kasteel be rezoned from Industrial Zone 1 to Industrial Zone 2, in accordance with Rezoning Plan RK/14768/NJdK dated September 2025, presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. WATER

- a) The existing water connection be utilised and that no additional connections be provided;

3. SEWERAGE

- a) The existing sewerage connection be utilised and that no additional connections be provided;
- b) Written confirmation from the consulting engineers, as well as the necessary plans and sketches, verifying that only household sewerage will be disposed of in the municipal sewerage system, be submitted to the Director: Engineering Services, for consideration and approval, at building plan stage;
- c) Written confirmation from the consulting engineers, along with the necessary plans and sketches, verifying the implementation of the water collection, storage, treatment and re-use of water, in accordance with the Engineering Report 2462/3.5-01, dated 26 June 2026, be submitted to the Director: Engineering Services, for consideration and approval, at building plan stage;

4. GENERAL

- a) Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers;

- b) 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;
- c) 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;
- d) All conditions of approval be implemented at occupation stage 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
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