



File ref: 15/3/6-11/Erf 137, 138
15/3/12-11/Erf 137, 138

Enquiries:
A. de Jager

13 April 2026

CK Rumboll & Partners
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MALMESBURY
7299

e-mail: planning9@rumboll.co.za

dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 138 AND CONSOLIDATION WITH ERF 137, RIEBEEK KASTEEL

Your application, with reference number RK/14750/RP, dated 21 January 2026, as amended on 28 January 2026, on behalf of E. and R. Willemse & Swartland Municipality, 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 138, Riebeek Kasteel, 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 consolidation of the new portion A of Erf 138 with Erf 137, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law;

Decisions A. and B. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 138 (1,1023ha in extent) be subdivided into Portion A (115m² in extent) and the Remainder (1 0908m² in extent), in accordance with Subdivision Plan RK/14750/RP plan dated November 2025, as presented in the application;
- b) The newly created Portion A (115m² in extent) be consolidated with Erf 137 (1 784m² in extent), in order to create a new land unit of 1 899m² in extent, in accordance with Consolidation Plan MAL/14750/RP, dated September 2025, as presented in the application;
- c) The owners/developers submit 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;

2. 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;

- 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) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- d) 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;
- e) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal 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
Add/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
Department: Civil Engineering Services
Building Control Officer
J. & C.S. Zandvliet, christina.zandvliet@gmail.com

PROPOSED SUBDIVISION



LEGEND:

RE/ Erf 138, Riebeeck Kasteel
 Portion A

Application is hereby made in terms of Section 15(2)(c) of the Swartland Municipality Land Use Planning By-Law for the Subdivision of Erf 138, Riebeeck Kasteel into two portions, namely:
 1. Portion A, measuring approximately 115m², as represented by Figure aCDB; &
 2. Remainder Erf 138, Riebeeck Kasteel, measuring approximately measuring ±10 908m², as represented by Figure ABaBEF

Remainder Erf 138 (±10908m²)

Main Street

Royal Street

Skool Street

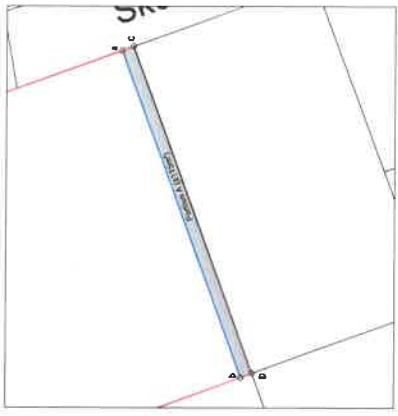
SWARTLAND MUNISIPALITEIT
 SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale 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.

2026/04/13
 DATUM

A. Raayman
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER



Drawing: SUBDIVISION - ERF 138, RIEBEEK KASTEEL

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLL & VEINNOTE
 TOWN PLANNERS
 PROFESSIONAL SURVEYORS
 Tel: 022 - 4821845
 Fax: 022 - 4871061
 Email: planning@rumboll.co.za

DATE: NOVEMBER 2025

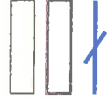
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAU/14750RP

Subdivision of Remainder Erf 138, Riebeeck Kasteel

PROPOSED CONSOLIDATION

LEGEND:
 RE / 137
 Portion A
 Consolidation



Skool Street

A B

Portion A (±15m²)

**Erf 137
 (±1784m²)**

F E D

**SWARTLAND MUNISIPALITEIT
 SWARTLAND MUNICIPALITY**

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondebruikbeplanning (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.

2026/04/13
 DATUM/DATE

[Signature]
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

Application is hereby made in terms of Section 25(2)(e) of the Swardland Municipality Land Use Planning By-Law for the consolidation of Portion A of Erf 138, Riebeeck Kasteel with Erf 137, Riebeeck Kasteel in order to create Consolidated Erf represented by Figure ACDF, measuring approximately 1899m².



Drawing: SUBMISSION - ERF 137, RIEBEEK KASTEEL	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
C.A. RUMBOLD & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning@rumbold.co.za	
DATE: SEPTEMBER 2025	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/14750/RP	

CONSOLIDATION OF PORTION A OF 138 & ERF 137, RIEBEEK KASTEEL