



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/3-12/Erf_23,32,36,138,1845-1850,642/08
15/3/4-12/Erf_23,32,36,138,1845-1850,642/08
15/3/6-12/Erf_23,32,36,138,1845-1850,642/08
15/3/12-12/Erf_23,32,36,138,1845-1850,642/08
15/3/7-12/Erf_23,32,36,138,1845-1850,642/08
15/3/10-12/Erf_23,32,36,138,1845-1850,642/08
15/3/13-12/Erf_23,32,36,138,1845-1850,642/08

Enquiries:
Mr AJ Burger

1 June 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL : REZONING, SUBDIVISION, CONSOLIDATION, CLOSURE OF A PUBLIC PLACE, CONSENT USE, DEPARTURE AND REGISTRATION OF SERVITUDES ON ERVEN 23, 32, 36, 138, 1845 TO 1850, RIEBEEK WES AND PORTION 8 OF FARM 642, DIVISION MALMESBURY

Your application, with reference RW/11011/JL, dated 22 February 2023 with an addendum dated 15 May 2023, on behalf of D F Malan Beleggings Trust, 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 amendment of conditions of approval K, 1(k), 1(k)(vi), 2.3, 2.4, 3.3, 4.3, 8(i) and 8(j) regarding the rezoning, subdivision, consolidation, closure of a public place, consent use, departure and registration of servitudes on erven 23, 32, 36, 138, 1845 to 1850, Riebeek West and Portion 8 of farm no 642, Division Malmesbury is approved in terms of Section 70 of the By-Law, to read as follows:

- “ ...
1. *K. By virtue of the authority delegated to the Senior Manager: Built Environment 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 portion A of farm 642/8, Division Malmesbury with portions A to E of erf 23, portions A of erf 138, erf 32, erf 36 and erven 1845 – 1850, portion of closed public road and portion of public road to be closed (portions of Industry, Buitenkant, Dennehof and unnamed Remainder streets (consolidated erf of 15,2405ha in extent), Riebeek West, is hereby approved in terms of section 70 of the By-Law.*
 2. **1(k)(vi) All common properties mentioned in condition (v) above be transferred to the owners association in accordance with the Engineering Services Contract;**
 3. **2.3 External water supply: Swartland system**

Master Plan item SRwWB.1 (250mm water pipe) be installed with the development of Phase 1 in order to supply the proposed development with water.

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

The developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the installation of Master Plan item SMW.B5. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer.

4. 2.4 Fixed Development Charges

Fixed development charges to be finalized together with the Engineering Services Contract. Development charges will be payable in accordance with the Engineering Services Contract.

5. 3.3 Fixed Development Charges

Fixed development charges to be finalized together with the Engineering Services Contract. Development charges will be payable in accordance with the Engineering Services Contract.

6. 4.3 Fixed Development Charges

Fixed development charges to be finalized together with the Engineering Services Contract. Development charges will be payable in accordance with the Engineering Services Contract

7. 8(i) The closed streets, in accordance with section 36(5) of the By-Law, vest with **the applicant**;

8. 8(j) The private open spaces, which include but not limited to erf 2651 (retention dam), erf 2652 (private open space), erf 2542 (internal street), erf 2638 (remainder erf 2546), erf 2649 (remainder erf 2387), erf 2619 (remainder erf 2545), erf 2597 (remainder erf 2544), erf 2572 (remainder erf 2543) and the service areas (sections and/or exclusive use areas), in accordance with section 76(2)(c) of the By-Law, be transferred by **the applicant** to the **owners association**;

...

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 amendment of the subdivision plan and phasing plan regarding the rezoning, subdivision, consolidation, closure of a public place, consent use, departure and registration of servitudes on erven 23, 32, 36, 138, 1845 to 1850, Riebeek West and Portion 8 of farm no 642, Division Malmesbury is approved in terms of Section 70 of the By-Law, in order to accommodate an amended services servitude.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Financial Services
Director: Civil Engineering Services
DF Malan Trust, PO Box 23, Riebeek West, 7306
Email: info@allesverloren.co.za

TITLE: PHASING PLAN 9	
ALLESVERLOREN, RIEBEEK WEST	
PHYSICAL ADDRESS	#
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: C.K. RUMBOLD & VENOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 18 RAINTER STREET, MALESBURY P.O. BOX 427186 PRETORIA 00142 Email: zand@rumbold.co.za	
DATE: AUGUST 2022	AUTHORITY: SWARTLAND MUNICIPALITY
REF: RW/1011/ZN/9	

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.

2023/06/01
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

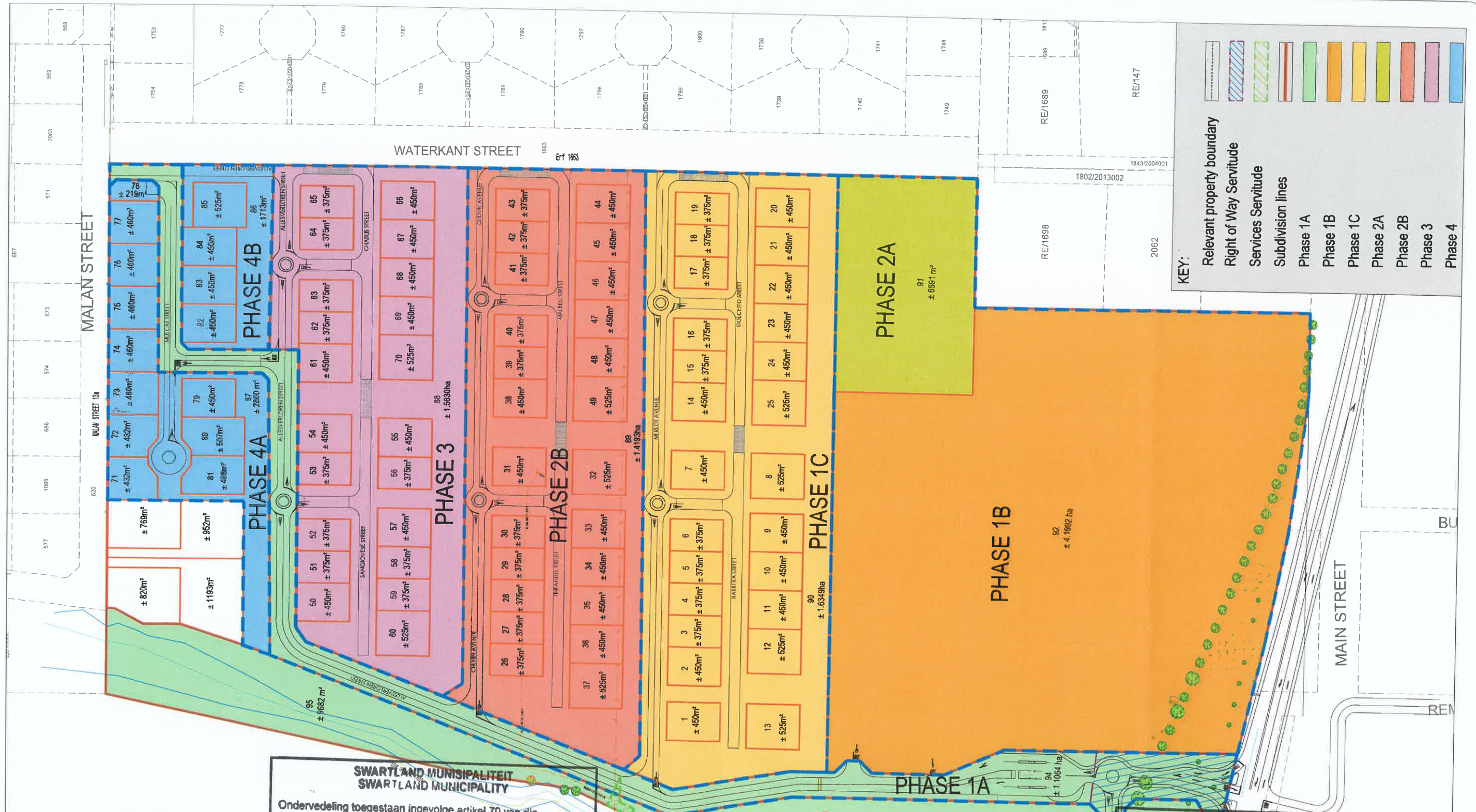
SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

2023/06/01
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



TITLE: INTERNAL SUBDIVISION PLAN 9 ALLESVERLOREN, RIEBEEK WEST	
PHYSICAL ADDRESS	#
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: C.A. RABOLD & VENOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 15 PARKER STREET, WILMERSBURG 1610 Tel: 021-487 1881 Fax: 021-487 1881 Email: carabold@rabold.co.za	
AUTHORITY: SWARTLAND MUNICIPALITY	DATE: AUGUST 2022

**SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY**

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REF: 1011/ZN 9
2023/06/01
DATUM/DATE

Amoyman
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

**SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY**

Vrygestel ingevolge artikel 34 van die Verordening insake Municipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

2023/06/01
DATUM/DATE

Amoyman
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



KEY:

- Relevant property boundary
- Right of Way Servitude
- Services Servitude
- Subdivision lines