



File ref: 15/3/6-11/Erf_202

Enquiries:
A. de Jager

1 November 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 202, RIEBEEK KASTEEL

Your application, with reference RK/13987/NJdK, dated 6 September 2024, on behalf of W.A. Steenkamp, regarding the subject 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 subdivision of Erf 202, 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 202, Riebeek Kasteel (3 871m² in extent), be subdivided into Portion A (1421m² in extent) and the Remainder (2450m² in extent);
- b) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;

2. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5 year period, the subdivision will be permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 W.A. Steenkamp, 25 Fontein Street, Riebeek Kasteel, 7306



SWARTLAND BUNCELLI
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Ondervinding toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikspaaning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 77 of the Municipal Land Use Planning By-Law (PN 3226 of 25 March 2000) subject to conditions.

2024/11/01
DATUM/DATE

MUNICIPAL BESTUUR DER
MUNICIPAL MANAGER

NOTES:

Erf 202 Riebeek Kasteel
measures $\pm 3871 \text{ m}^2$. Erf 202 is
to be subdivided into:

- a) Portion A ($\pm 1421\text{m}^2$)
b) Remainder ($\pm 2450\text{m}^2$)

Subdivision line:

Existing buildings:

Zoning: Residential Zone 1

Drawing by: NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
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DATE:	AUTHORITY:
August 2024	SWARTLAND MUNICIPALITY

REF:
RK13987/NJdK

SCALE: NTS