



File ref: 15/3/3-6/Erf_42,2022,47,7,3
15/3/12-11/Erf_42,2022,47,7,3
15/3/13-11/Erf_42,2022,47,7,3

Enquiries:
Mr AJ Burger
14 February 2025

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 3, RIEBEEK KASTEEL AND CONSOLIDATION WITH ERF 2022, RIEBEEK KASTEEL AS WELL AS EXEMPTION FOR THE SUBDIVISION AND CONSOLIDATION OF ERVEN 42, 47 AND 7, RIEBEEK KASTEEL

Your application, with reference RK/9969/JL/GB, dated 16 January 2025, on behalf of the Helderberg Trust and Remhoogte Kasteel Trust, regarding the subject 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 82145 of 25 March 2020), the application for subdivision of Erf 3, 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 3, be subdivided into Portion A (4430m² in extent) and a Remainder (8949m² in extent), as presented in the application;
- 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 82145 of 25 March 2020), the application for the consolidation of portion A with erf 2022, Riebeek Kasteel, is hereby approved in terms of Section 70 of the By-Law.
- C. The subdivision and consolidation of erven 2022, 7, 42, 47, Riebeek Kasteel complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality. The subdivisions and consolidations entail the following:
1. Subdivision of erf 2022 into portion 1 (8930m² in extent), Portion 2 (7133m² in extent) and a remainder (69,6545ha in extent);
 2. Subdivision of erf 7 into portion 3 (1224m² in extent) and a remainder (1171m² in extent);
 3. Subdivision of erf 42 into portion 4 (3701m² in extent) and a remainder (84,9978ha in extent);
 4. Consolidation of portion 1 (8930m² in extent), portion 2 (7133m² in extent), portion 3 (1224m² in extent) and erf 47 (3052m² in extent) with erf 42 (84,9978ha in extent);
 5. Consolidation of portion 4 (3701m² in extent) and the remainder of erf 7 (1171m² in extent) with erf 2022 (69,6545ha in extent).

- 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!

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

D. GENERAL

1. 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. The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.
3. 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
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 admin@helderbergtrust.co.za
 remhoogte49@gmail.com

LEGEND

- 2 Subdivisions of Erf 2022 & Consolidation with Erf 42 (Portions 1 and 2)
- 1 Subdivision of Erf 7 & Consolidation with Erf 42 (Portion 3)
- 1 Subdivision of Erf 42 & Consolidation with Erf 2022 (Portion 4)
- Subdivision of Erf 3 & Consolidation with Erf 2022 (Portion A)

Erf 47 to be Consolidated with Erf 42

Erf RE/7 to be Consolidated with Erf 2022

- Concerned Property Boundaries
Erfen 2022, 42, 47 and 7 Riebeek Kasteel
- Proposed Subdivisions
- Proposed Consolidations

Subdivision Plan

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening Inaakte Munisipale Grondgebruikbeplanning
(PK 8228 van 28 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.

2025/02/14
DATUM DATE

Amoyman
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

RE/ErF 42
± 84.9978 Ha

Portion 1
± 8930 m²

Erf 47
± 3062 m²

Portion 3
± 1224 m²

Portion 2
± 7133 m²

RE/ErF 7
± 1171 m²

Portion 4
± 3701 m²

RE/ErF 2022
± 69.6545 Ha

Portion A
± 4430 m²

Remainder of Erf 3
± 8849 m²

CREATED BY



C.K. RUMBOLL & PARTNERS
TOWN PLANNERS
PROFESSIONAL SURVEYORS
15 RAINIER STREET, MALMESBURY

Reference: RK/9969/JL/GB

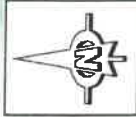
Date: February 2025

LEGEND

- 2 Subdivisions of Erf 2022 & Consolidation with Erf 42
(Portions 1 and 2)
- 1 Subdivision of Erf 7 & Consolidation with Erf 42
(Portion 3)
- 1 Subdivision of Erf 42 & Consolidation with Erf 2022
(Portion 4)
- Subdivision of Erf 3 & Consolidation with Erf 2022
(Portion A)
- Erf 47 to be Consolidated with Erf 42
- Erf RE/7 to be Consolidated with Erf 2022

- Concerned Property Boundaries
Erven 2022, 42, 47 and 7 Riebeek Kasteel
- Proposed Subdivisions
- Proposed Consolidations

Consolidation Plan



SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

RE/Erff 42 Consolidation granted in terms of section 70 of the Municipal Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2025/02/14

DATUM/DATE

Portion 1
± 8930 m²

Erf 47
± 3052 m²

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

A. Rayman

Portion 3
± 1224 m²

Portion 2
± 7133 m²

RE/Erff 7
± 1171 m²

Portion 4
± 3701 m²

Portion A
± 4430 m²

RE/Erff 2022
± 69.6545 Ha

Reference: RK/9969/JL/GB
Date: February 2025

CREATED BY

C.K. RUMBOLL & PARTNERS
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY

