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File ref: 15/3/3-11/Erf_1494
15/3/6-11/Erf_1494
15/3/13-11/Erf_1494

Enquiries:
Mr AJ Burger

29 November 2023

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

AMENDMENT OF CONDITIONS OF APPROVAL AND SUBDIVISION PLAN: REZONING, SUBDIVISION AND EXEMPTION ON ERF 1494, RIEBEEK KASTEEL

Your application, with reference number RK/13044/JdK, dated 26 October 2023, on behalf of the Remhoogte Kasteel 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 regarding to the rezoning, subdivision and exemption on erf 1494, 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) Condition A.1(a) contained in approval letter dated 11 September 2023, that reads as follows:

"...(a) Provision be made for the following zoning categories:

- i. Residential zone 1(±1866m²)*
- ii. Business zone 1 (±1050m²)*
- iii. Transport zone 2 (±406m²);..."*

be amended to read as follows:

"...(a) Provision be made for the following zoning categories:

- i. Residential zone 1(±1904m²)*
- ii. Business zone 1 (±1012m²)*
- iii. Transport zone 2 (±406m²)*

- b) Condition B.1(a) & (b) contained in approval letter dated 11 September 2023, that reads as follows:

"...(a) Erf 1494 (3322m² in extent), be subdivided as follows:

- i. Portion 1 of 525m² in extent (Business Zone 1);*
- ii. Portion 2 of 525m² in extent (Business Zone 1);*
- iii. Portion 3 of 607m² in extent (Residential Zone 1);*

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

- iv. Portion 4 of 1259m² in extent (Residential Zone 1);
- v. Remainder of 406m² in extent (Transport Zone 2);

(b) A 4m wide right of way servitude be registered over portion 4 in favour of portion 3 as presented in the application;..."

be amended to read as follows:

"...(a) Erf 1494 (3322m² in extent), be subdivided as follows:

- i. Portion 1 of 506m² in extent (Business Zone 1);
- ii. Portion 2 of 506m² in extent (Business Zone 1);
- iii. Portion 3 of 576m² in extent (Residential Zone 1);
- iv. Portion 4 of 1328m² in extent (Residential Zone 1);
- v. Remainder of 406m² in extent (Transport Zone 2);

(b) A 5m wide right of way servitude be registered over portion 4 in favour of portion 3 as presented in the application;..."

- c) Condition C contained in approval letter dated 11 September 2023, that reads as follows:

"...C. The proposed registration of a 5m wide right of way servitude over portion 4 in favour of portion 3 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;..."

- d) Other conditions of the approval letter dated 11 September 2023 remains unchanged;

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 subdivision plan on erf 1494, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law.

C GENERAL

- a) The approval does not exempt the owner/developer from adherence to any other legal procedures, applications and/or approvals related to the intended land use;
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from the date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal.

All conditions of approval be implemented before the new activities commence 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
AJB/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Department: Financial Services (Attention: Michael Nolan)
Department: Civil Engineering Services
Building Control Officer
Remhoogte Kasteel Trust, PO Box 49, Riebeek Kasteel, 7307
Email: remhoogte49@gmail.com

SWARTLAND MUNICIPALITY
SWARTLAND MUNICIPALITY

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

2023/11/29
DATUM/DATE

~~MUNICIPALE BESTUURDER~~
~~MUNICIPAL MANAGER~~

2023/11/29
DATE

~~MUNICIPAL RESTURDER
MUNICIPAL MANAGER~~

SWARTLAND MUNICIPALITY

Onderverdeling toegestaan Ingevolge artikel 70 van die Verordening insake Municipale 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.

NOTES:

Figure A B C D E F G H represents Erf 1494 Riebeeck Kasteel which measures 3322m². Erf 1494 is to be subdivided into:

- a) Portion 1 ($\pm 506\text{m}^2$) represented by Figure A a j h

CHURCH STREET

Portion 1
+506m2

Portion 2
+506m²

Portion 3
+576m²

1

$\pm 28.64 \mu\text{m}$

1482

1483

1484

Remainder

Street

MAREE STREET

BOOYEMSEN STREET

Erf boundary

Subdivision Line

±5m Right of way servitude

Proposed zoning:

Portion 1 - Business Zone 1

Portion 2 - Business Zone 1

Portion 3 - Residential Zone 1
Portion 4 - Residential Zone 1

Remainder - Transport Zone 2 (road)

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

BOOYSEN STREET

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DATE:	AUTHORITY:
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SWARTLAND MUNICIPALITY

REF:

REF: RK/13044/N.IHK

SCALE: NTS