



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



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/6-11/Erf 134

Enquiries:
A. de Jager

23 November 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 134, RIEBEEK KASTEEL

Your application, with reference RK/13444/RP, dated 7 November 2023, on behalf of the Panorama R K Beleggings Trust, 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 134, 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 134, Riebeek Kasteel (898m² in extent), be subdivided into Portion A/Erf 2218 (887m² in extent) and the Remainder (11m² in extent);
- b) The remainder be surveyed and transferred to the municipality for the cost of the owner/developer;
- c) 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) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) 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 subdivisions can vest 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.

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

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
 Building Control Officer
 Panorama R K Beleggings Trust, PO Box 8, Môrester, Riebeek Kasteel, 7307
 lila@vloktrust.co.za*

MAIN STREET

Erf 2218

SKOOL STREET

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling 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.

2023/11/23

DATUM/DATE 310

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

2269

2088

2089

1432

441

2271

2270

2090

2091

RE/1502

2092

2093

RE/135

137

2095

2094

1270

136

PIET RETIEF STREET

E
F
G

Remainder Erf 134

Drawn by

Roeben Pienaar

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLL & VENNDOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
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Email: planning3@rumboll.co.za

NOTES:

Proposed subdivision of Erf 134, Riebeeck Kasteel, represented by figure A B C D E F G into two portions, namely:

- Erf 2218, Riebeeck Kasteel, measuring $\pm 887\text{m}^2$ as represented by Figure A B C D;
- and
- Remainder Erf 134, measuring $\pm 11\text{m}^2$ as represented by Figure E F G

SUBDIVISION PLAN:
ERF 134,
RIEBEEK KASTEEL

DATE:

October 2023

AUTHORITY:

Swartland Municipality

REF:
RF/13444/RP

SCALE

0 5 10 15m