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File ref: 15/3/6-11/Erf 2793, 116
15/3/12-11/Erf 2793, 116

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17 February 2025

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To whom it may concern

PROPOSED SUBDIVISION AND CONSOLIDATION OF ERF 2793 AND ERF 116, RIEBEEK KASTEEL

Your application, with reference number RK2793, dated 22 October 2024, on behalf of E. and R. Willemse, 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 subdivision of Erf 2793, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law;
- 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 consolidation of the new portion of Erf 2793 with Erf 116, Riebeek Kasteel, is approved in terms of Section 70 of the By-Law;

Decisions A. and B. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 2793 (1010m² in extent) be subdivided into Portion A (257m² in extent) and the Remainder (753m² in extent), in accordance with the subdivision and consolidation plan dated 2 October 2024, as presented in the application;
- b) The newly created Portion A (257m² in extent) be consolidated with Erf 116(792m² in extent), in order to create a new land unit of 1 049m² in extent, in accordance with the subdivision and consolidation plan dated 2 October 2024, as presented in the application;
- c) The owners/developers submit the subdivision and consolidation plans to the Surveyor General for approval, including proof of the following:
- The approval letter for the subdivision and consolidation, containing the conditions of approval;
 - The approved subdivision and consolidation plans;

2. GENERAL

- 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!

- a) Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers;
- b) The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- e) All conditions of approval be implemented at subdivision stage, before clearance be issued 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
A.J./ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
Department: Civil Engineering Services
Building Control Officer
R. and E. Willemse, 52 Main Street, Riebeeck Kasteel, 7307
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A.J.K. Zuidam, 47 Emma Lane, MS Putten, 3881, Netherlands
anikazuidam@outlook.com

Antony
MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

Elf boundary: 25.85m

Building

Erf 1953

Erf 2134

Ert boundary: 25.04m

Erf 2166

Proposal

- 1) Subdivision of Erf 2793, into Portion A, indicated as figure EFGH, of 257m² and Remainder of 753m²
- 2) Consolidation of Portion A with Erf 116 to form 1,051m², indicated as figure ABCDEF

on Street

Powerbox III

Existing wall

Erf boundary: 56.7m

Existing wall

Erl boundary: 29.14m

ce

Existing fence

11:25.0m

GH 25.0m

Gate

Gate

Date: 2 October 2024

Scale 1:250 on A3

System: WG19

Note: Any areas and dimensions are provisional and will be finalised during subdivision survey

Proposed subdivision of Erf 2793 and consolidation with Erf 116, Riebeeck Kasteel

FRIEDLAENDER, BURGER & VOLKMAN

Professional Land Surveyors Sectional Title Consultants Mapping Consultants
Professionele Landmeters Deeltitel Konsultante Kartering Konsultante

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