



File ref: 15/3/5-12/Erf_858

Enquiries:
Mr AJ Burger

22 June 2026

Planscape
13 Church Street
MOORREESBURG
7310

By registered mail

Email: Martin Langenhoven planscape@telkomsa.net

Dear Sir/Madam

PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS ON ERF 858, RIEBEEK WEST

Your application with reference 415~858~Rwes, dated February 2026, on behalf of Libertas Plaas 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 removal of restrictive conditions on erf 858, Riebeek West, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING

a) Conditions I.B.1, I.B.3 and I.B.4 in Title Deed T58897/2018 that read as follows:

"...I.B.1 That the erf be used for residential purposes only. No shop or hotel and no commercial or industrial business of any kind shall be carried on thereon

I.B.3 That no more than one building, together with the necessary outbuildings and appurtenances. Be erected on the erf and that not more than one half the area of the erf be built upon

I.B.4 That no building be erected within 6,30 metres from any street line which forms a boundary of the erf..."

be removed from the Deed completely.

- b) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the removal of the restrictive condition;
- c) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
- Copy of the approval by Swartland Municipality;
 - Original Title Deed, and
 - Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
- d) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes.

B GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable
- b) The applicant/objector be informed of the right to appeal against the decision of the Authorized Official in terms of Section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. An appeal is to comply with Section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: joubert@linu.co.za