



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-8/Erf_6951

Enquiries:
A. de Jager

4 March 2022

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 6951, MALMESBURY

Your application, with reference MAL/12286/NJdK, dated 14 January 2022, on behalf of Crimson Noon Inv 261 CC, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 6951, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 6951, Malmesbury (9 273m² in extent), be subdivided into Portion A (2 000m² in extent) and the Remainder (7 273m² in extent);
- b) 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. WATER

- a) The subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- b) The subdivided portion be provided with a separate sewerage connection at clearance stage;

4. ROADS

- a) The subdivided portion and the remainder utilise the separate, existing access points from Schoonspruit Road, as presented in the application and that no additional access points will be provided;
- b) A minimum of 29 parking bays be provided on the Remainder, as presented in the application and that the parking bays be clearly marked and finished in a permanent surface being tar, concrete, paving or any other material previously approved by the Director: Civil Engineering Services;

5. ELECTRICITY

- a) The subdivided portion be provided with a separate electrical connection point and related costs be for the account of the owner/developer;
- b) Any costs incurred as a result of the relocation of electrical cables over the relevant erf, be for the account of the owner/developer;
- c) Any electrical interconnection be isolated and completely removed;
- d) ~~The electricity connection be joined to the existing low voltage network;~~

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

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**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- e) Additional to the abovementioned, the owner/developer will be responsible for the costs incurred for the installation of the electricity meter on the subdivided portion/activation of electricity to the erf. The Department: Electrical Services may be contacted for a quote relating to the connection of electricity to the subdivided portion;

6. 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 connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

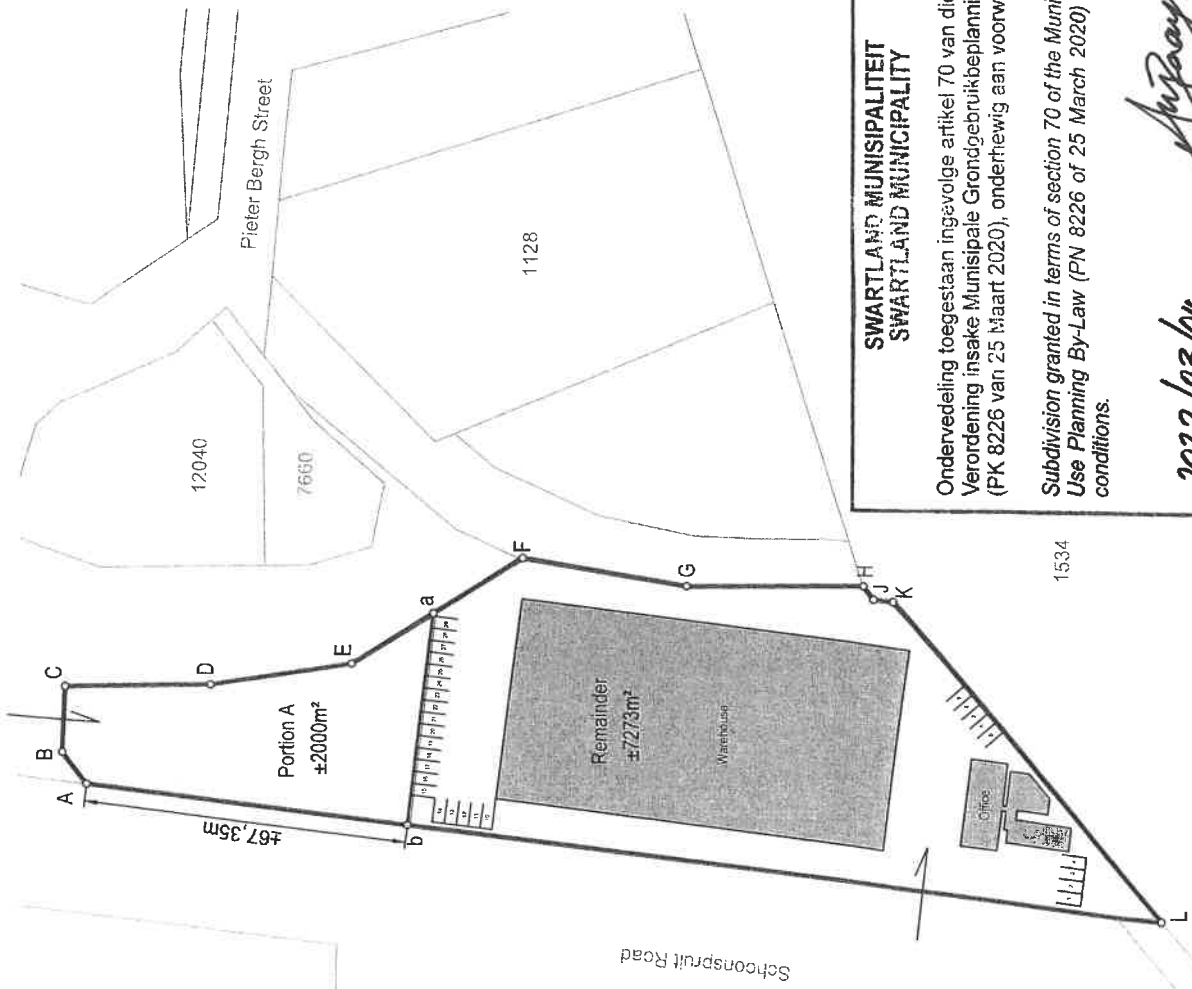
Yours sincerely


MUNICIPAL MANAGER
per Department Development Services

AdJ/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 G. Waterson, 147 Arum Road, Tabelview, Cape Town, 7439

PLAN OF SUBDIVISION: ERF 6951, MALMESBURY



NOTES:

- Figure A B C D E F G H J K L represents Erf 6951 Malmesbury which measures ±9273m². Erf 6951 is to be subdivided into:
- a) Portion A (±2000m²) represented by Figure A B C D E a b
- b) Remainder (±7273m²) represented by Figure b a F G H J K L

- Subdivision Line
- Erf 6951
- Existing building
- Access
- Warehouse: ±3400m²
- Office: ±270m²

Drawing by: Nl de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

C.K. RUMBOLL & VENNOTE
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DATE: November 2021
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAL/12285/NJKR
SCALE: NTS

**SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling 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.

2022/03/04
DATE

[Signature]
MUNICIPAL ENGINEER