



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



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File ref: 15/3/6-8/Erf 11233

Enquiries:
A. de Jager

29 November 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED REGISTRATION OF A SERVITUDE TO ACCOMMODATE A RETENTION DAM ON ERF 11233, MALMESBURY

Your application, with reference MAL/12627/ZN/GT, dated 24 August 2022, on behalf of Fourie and Naude (Pty) Ltd., 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 the registration of a servitude on erf 11233, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval authorises that a servitude area (4 723m² in extent) be registered on Erf 11233, Malmesbury in order to accommodate a storm water retention dam in favour of De Zwartland Werf Owners' Association;
- b) The owner/developer submits the subdivision plan to the Surveyor General for approval, including proof of the following:
 - i) The approval letter for the subdivision and servitude, containing the conditions of approval;
 - ii) The approved subdivision plan and servitude area;
- 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. STORMWATER

- a) The stormwater retention facility not be adopted by the Municipality and that the maintenance thereof be the responsibility of the De Zwartland Werf Owners' Association and as such be included in the constitution;
- b) The stormwater retention facility be provided with safe drainage routes in the event of a 1:50 year storm and that the existing systems not be overloaded;

3. GENERAL

- a) 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.

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
 Fourie and Naude (Pty) Ltd., P.O. Box 263, Malmesbury, 7299