



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!  
We shape a better future!  
Sibumba ikamva elingcono!*

File ref: 15/3/6-8/Erf\_3713  
15/3/4-8/Erf\_3713  
15/3/13-8/Erf\_3713

Enquiries:  
Mr AJ Burger

13 June 2022

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

**Per Registered Post**

Dear Sir/Madam

## **PROPOSED SUBDIVISION, EXEMPTION AND DEPARTURE ON ERF 3713, MALMESBURY**

Your application, with reference MAL/12383/MH, dated 25 April 2022, on behalf of Die Trustees Indertyd van die Enem Kritzinger Familietrust, regarding the subject refers.

**A** 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 3713, 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 3713, Malmesbury (1041m<sup>2</sup> in extent) be subdivided into Portion A (478m<sup>2</sup> in extent) and the Remainder (563m<sup>2</sup> in extent);
- b) A building plan (fire plan) be submitted to the Senior Manager: Built Environment for consideration and approval;
- c) A total of 5 on-site parking bays be provided on the remainder of erf 3713 and a total of 6 on-site parking bays (which includes the 3 parking bays at lower level on the remainder) be provided on portion A;
- d) 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) Each subdivided portion be provided with a separate water connection at clearance stage;

### **3. SEWERAGE**

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

### **4. 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 through the relocation of electrical cables over the subdivided portions, 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**

*Kindly address all correspondence to:*

**The Municipal Manager  
Private Bag X52  
Malmesbury 7299**

**Moorreesburg Tel: 022 433 2246**

**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;
- B** 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 departure of development parameters on Erf 3713, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) Departure of the required 27 on-site parking bays on the remainder of erf 3713 to 5 on-site parking bays.
  
- C** The proposed right of way servitude on the remainder of erf 3713, Malmesbury for on-site parking purposes in favour portion A, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.

Please provide Swartland Municipality with approved Surveyor General diagrams.

**D 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) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must 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  
AJB/ds

*Copies: Surveyor General, Private Bag X9028, Cape Town, 8000  
Director: Civil Engineering Services  
Director: Electrical Engineering Services  
Director: Financial Services  
Building Control Officer  
Die Trustees intertyd van die Enem Kritzinger Familietrust, Hugenotestraat 22, Malmesbury,  
7300.*








# SUBDIVISION PLAN

## ERF 3713 MALMESBURY

### NOTES:

Figure ABCD represents Erf 3713, Malmesbury with an extent of 1041m<sup>2</sup>  
 Line ab represents the proposed subdivision line

### LEGEND:

-  Existing buildings
-  Existing on-site parking bays
-  On-street parking bays
-  Existing accesses
-  Boundary wall
-  Proposed subdivision
-  Proposed servitude

Zonings after subdivision	
Remainder of Erf 3713	Business Zone 1
Portion A	Business Zone 1

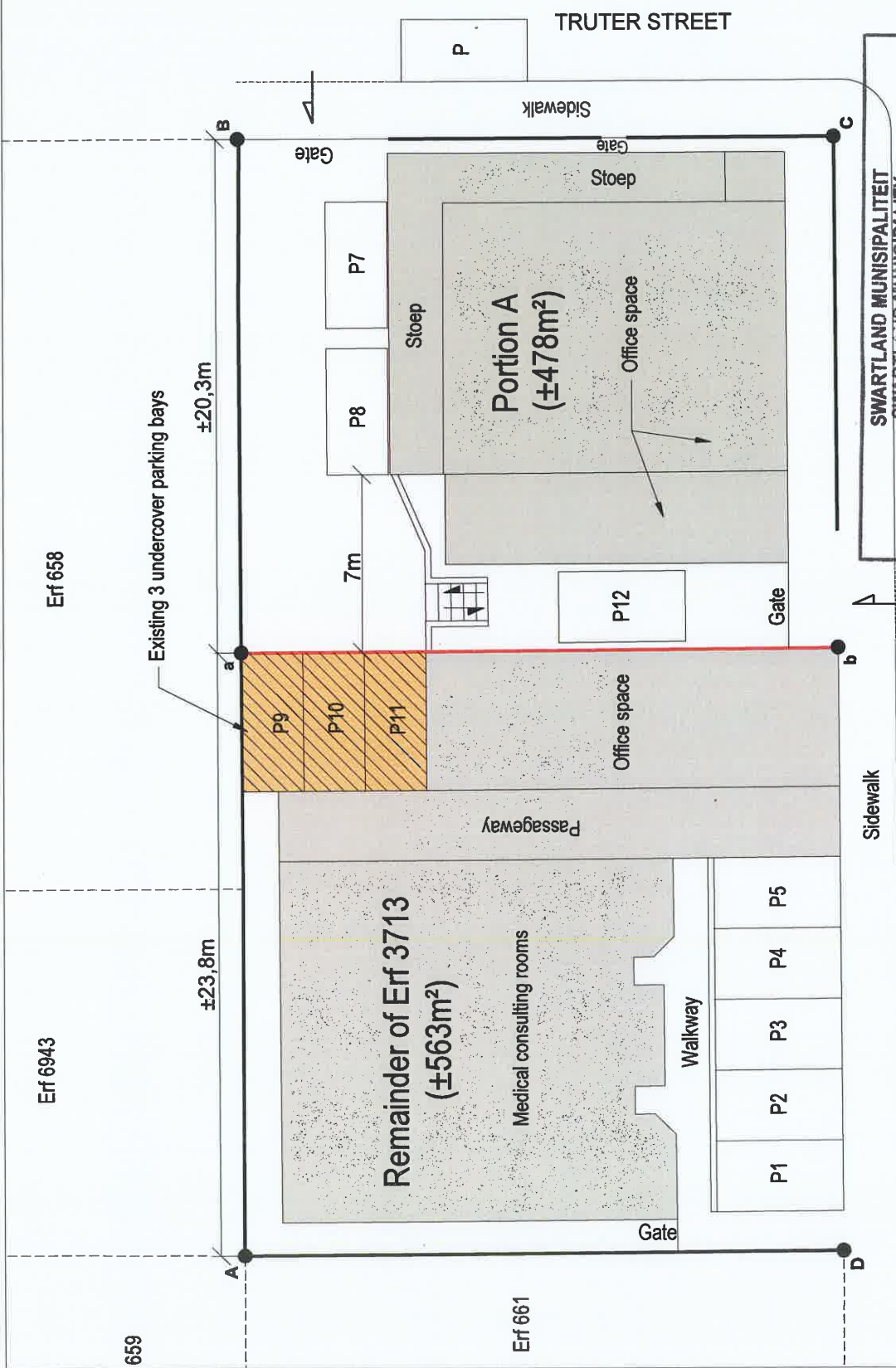


All areas and distances subject to final survey



REF: MAL/12383/MH

DATE: APRIL 2022



**SWARTLAND MUNISIPALITEIT**  
 SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondegebruikbeplanning (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.

2022/06/13  
 DATUM/DATE

*[Signature]*  
 MUNISIPALE BESTUURDER  
 MUNICIPAL MANAGER