



CLEAN AUDITS SINCE 2010/11



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Sibumba ikamva elingcono!*

File ref: 15/3/13-8/Erf_11203

Enquiries:
Mr AJ Burger

15 June 2022

Integrated Development Solutions
6 Collings Road
OOSTERSEE
7500

Per Registered Post

Dear Sir/Madam

PROPOSED EXEMPTION FOR THE AMENDMENT OF THE SUBDIVISION PLAN ON ERF 11203, MALMESBURY

Your application, with reference number CP22-11203-10, dated 3 June 2022, on behalf of De Swartland Werf Pty Ltd, refers.

The proposed amendment of the subdivision plan on Erf 11203, Malmesbury in order to make provision for an additional right-of-way servitude and services servitude, 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.

Yours sincerely

MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*

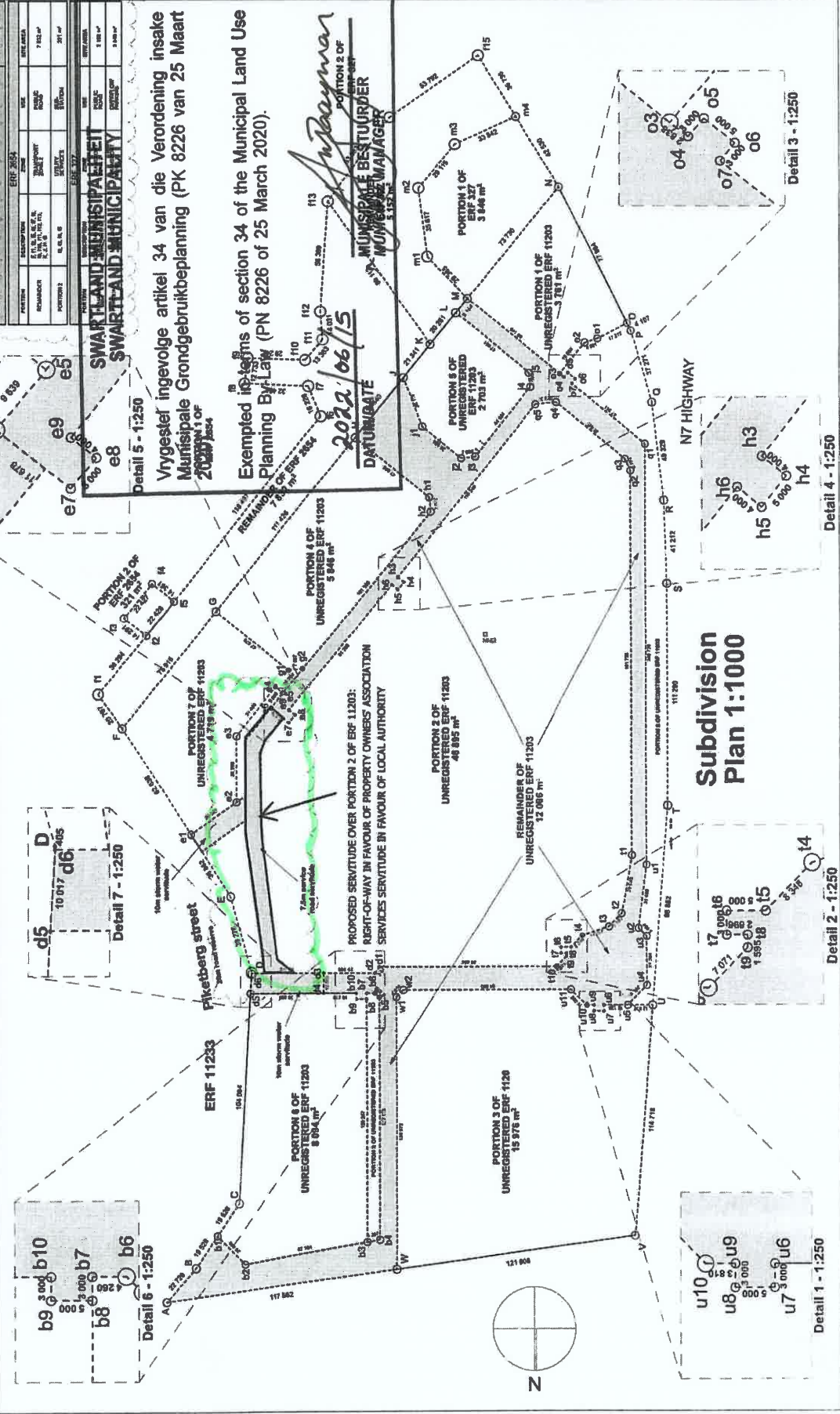
Category	Code	Area (m²)	Value	Rate	Amount	Notes
ROADS	1	15 000	3 150	0,21	3 150	Public Road
	2	3 150	630	0,20	630	Private Road
RETAIL CENTRE	3.1	48 000	16 800	0,35	16 800	General Retail
	3.2	10 000	3 500	0,35	3 500	Special Retail
	3.3	10 000	3 500	0,35	3 500	Special Retail
HOSPITAL	4.1	15 000	6 000	0,40	6 000	General Hospital
	4.2	6 000	2 400	0,40	2 400	Special Hospital
SHOWROOM	5.1	2 000	800	0,40	800	General Showroom
	5.2	2 000	800	0,40	800	Special Showroom
OFFICES	6.1	10 000	4 000	0,40	4 000	General Office
	6.2	10 000	4 000	0,40	4 000	Special Office
TOTAL		117 800	33 170		33 170	

New Table 3: Subdivision of Erven 227 and 2654

PORTION	AREA in m²	NEW ERP NR	USE
REM OF 327	5 203		Public street
2 OF 327	3 920		Potential land exchange
REM 2654	7 824	12077	Reservoir (Municipal)
1 OF 2654	94 737		Public street (7,6%)
2 OF 2654	321	12978	Show grounds (9,2%)
			Utility services (0,3%)

SUB-DIVISION KEY

DESCRIPTION	USE	ERP 1203	AREA
Public street	Public street		11 000 m²
Potential land exchange	Potential land exchange		
Reservoir (Municipal)	Reservoir (Municipal)		
Public street (7,6%)	Public street (7,6%)		
Show grounds (9,2%)	Show grounds (9,2%)		
Utility services (0,3%)	Utility services (0,3%)		



Developer: De Swartland Wied (Pty) Ltd

Date: _____

Architect: _____

Date: _____

Town planner: _____

Integrated Development Solutions

Date: _____

Transport Engineer: ITS

Date: _____

Civil Engineer: CONSULTING ENGINEERS

Date: _____

Structural Engineer: DEPHIN

Date: _____

Mechanical and Electrical Engineer: TRICOIN

Date: _____

Landscape Architect: ADÈLE TURNER

Date: _____

Proposed: NEW SHOPPING CENTRE & HOSPITAL

Sub-Division Plan

FOR APPROVAL

Project No: 1102

Sheet No: 12