



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



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul dromes kan uiteef

File ref: 15/3/5-8/Erf 1557
15/3/6-8/Erf 1557
15/3/10-8/Erf 1557
15/3/13-8/Erf 1557

Enquiries:
A. de Jager

21 August 2024

CK Rumboll and Partners
P.O. Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir/Madam

**AMENDMENT OF CONDITIONS OF APPROVAL: REMOVAL OF RESTRICTIVE CONDITIONS,
SUBDIVISION, CONSENT USE AND EXEMPTION ON ERF 1557, MALMESBURY**

Your application, with reference MAL/11859/NJdK, dated 21 May 2024, on behalf of C.H. Heyns, refers.

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 amendment of the conditions pertaining to an existing approval on Erf 1557, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition B.1.a) contained in the approval letter with reference 15/3/5-8/Erf 1557, dated 20 August 2021, that reads as follows:

"...Erf 1557, Malmesbury (1 691m² in extent) be subdivided into Portion A (656m² in extent) and the Remainder (1035m² in extent), as presented in the application..."

be amended to read as follows:

"...Erf 1557, Malmesbury (1 691m² in extent) be subdivided into Portion A (720m² in extent) and the Remainder (971m² in extent), as presented in the application..."

- b) The remaining conditions contained in approval letter 15/3/5-8/Erf 1557, dated 20 August 2021, continue to be applicable;

2. GENERAL

- a) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- b) Please note that, in terms of section 33.(4) of the By-Law, the approval of the amended subdivision plan does not extend the validity period of approval 15/3/5-8/Erf 1557, dated 20 August 2021;
- c) The original approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be complied with by 21 August 2026, without which the approval will lapse. Should all the conditions of approval be met, the land use will be permanent and the approval period will no longer be applicable.

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: *Copies: Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 Building Control Officer
 C.H. Heyns, 117 Arcadia Street, Malmesbury, 7300
 heynsradie@gmail.com

SUBDIVISION OF ERF 1557, MALMESBURY

SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

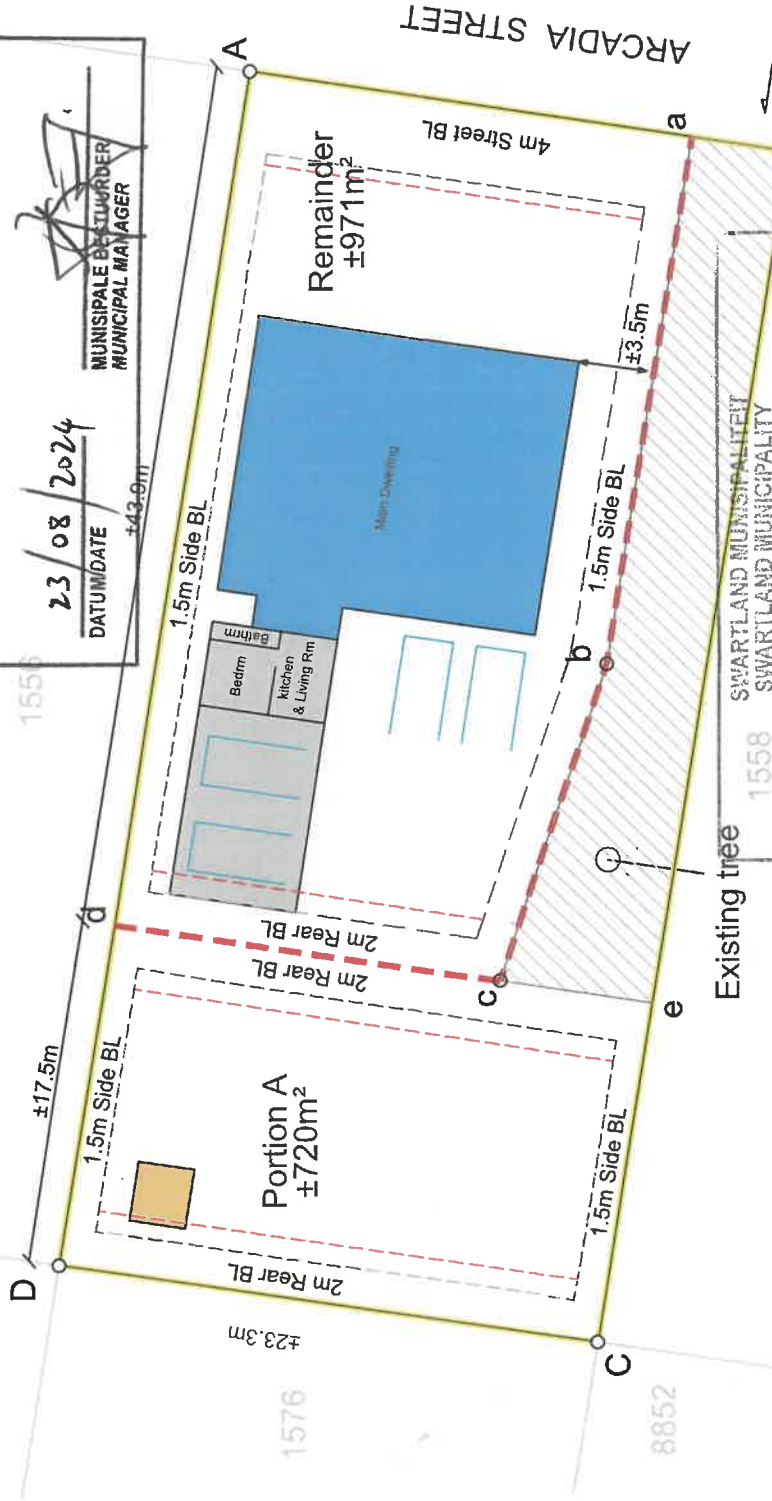
Vrygestel ingevolge artikel 34 van die Verordening insake
Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart
2020).

Exempted in terms of section 34 of the Municipal Land Use
Planning By-Law (PN 8226 of 25 March 2020).

23/08/2024

DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



NOTES:

1. Figure A B C D represents Erf 1557, Malmesbury measuring 1691m²

2. Figure a b c e B represents a right of way servitude in favour of the Remainder.

LEGEND:

Existing Buildings

Building lines

Subdivision line

Access point

Proposed double dwelling
±90m²

Pigeon cage

RoW Servitude

Restrictive building lines

3. Zoning: Residential Zone 1



CK RUMBOLL &
PARTNERS

11 Thorne Street, Malmesbury
T: 053 621 185 E: info@ckrumboll.co.za

SUBDIVISION OF ERF 1557
MALMESBURY

REF: MAL/11859/NJdK

Date: 24/02/2021

Existing tree

SWARTLAND MUNISIPALITEIT
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.

23/08/2024

DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER