



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/5-8/Erf_8854
15/3/4-8/Erf_8854

Enquiries:
Me A. de Jager

20 Januarie 2021

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

By Registered Mail

Dear Sir/Madam

PROPOSED DEPARTURE AND REMOVAL OF RESTRICTIVE CONDITIONS ON ERF 8854, MALMESBURY

Your application, with reference MAL/11671/AC/NJdK, dated 13 October 2020, on behalf of G. Louw, 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 the removal of restrictive conditions from Title Deed T118590/2003, registered against Erf 8854, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition C.(b) that reads as follows:

"...Hierdie erf mag slegs vir bewoningsdoeleindes gebruik word..."

be removed from Title Deed T118590/2003;

- b) Condition C.(c) that reads as follows:

"...Net een woning, tesame met die nodige buitegeboue, mag op die erf opgerig word..."

be removed from Title Deed T118590/2003;

- c) Condition C.(d) that reads as follows:

"...Op nie meer as een helfte van die oppervlakte van hierdie erf mag gebou word nie..."

be removed from Title Deed T118590/2003;

- d) Condition C.(e) that reads as follows:

"...geen gebou of struktuur of enige gedeelte daarvan, behalwe, grensmure en heinings mag binne 4,72 meter van die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie, ook nie binne 3,15 meter van die agtergrens of 1,57 meter van die sygrens van 'n aangrensende erf nie, met dien verstande dat 'n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word, mits sodanige buitegebou nie 'n hoogte van 3,05 meter te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die

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**

Yzerfontein Tel: 022 451 2366

Darling Tel: 022 492 2237

ankerplaat en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie..."

be removed from Title Deed T118590/2003;

- e) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the removal of the restrictive conditions;
- f) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - Copy of the approval by Swartland Municipality;
 - Original Title Deed, and
 - Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
- g) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes;

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 building line departure on Erf 8854, Malmesbury, is approved in terms of Section 70 of the By-Law, as follow:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The departure authorises the relaxation of the 1,5m southern side building line to 0m for the portion of the garage that encroaches on said building line;
- b) The departure also authorises the relaxation of the 2m western rear building line to 1,77m for the portion of the garage that encroaches on said building line.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AdJ/ds

Copies: *Department: Financial Services*
 Building Control Officer
 G. Louw, Fordstraat 57, Malmesbury, 7300