



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-8/Erf 2719
15/3/6-8/Erf 2719
15/3/7-8/Erf 2719

Enquiries:
A. de Jager

9 September 2021

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

By registered mail

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION AND ROAD CLOSURE OF ERF 2719, MALMESBURY

Your application with reference number MAL/11939/MH, dated 7 May 2021, on behalf of the Swartland Municipality, 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 8227 of 25 March 2020), the application for road closure on Erf 2719, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) A portion (432m² in extent) of Varing Street (a portion of Erf 2719) be permanently closed;
- b) A copy of the approval be provided to the Surveyor General for endorsement 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 8227 of 25 March 2020), the application for rezoning of Erf 2719, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) A portion (2437m² in extent) of Erf 2719 (1,5444ha in extent) be rezoned from Industrial zone 1 (2005m² in extent) and Transport Zone 2 (432m² in extent) to Community zone 3, as presented in the application.

- C. 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 8227 of 25 March 2020), the application for the subdivision of Erf 2719, 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 2719 (1,5444ha in extent), be subdivided as follows:
 - i) Portion A of 800m² in extent;
 - ii) Portion B of 800m² in extent;
 - iii) Portion C of 837m² in extent; and
 - iv) Remainder of 13001m² in extent;
- b) 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) The water reticulation network be extended in order to provide the subdivided portions with water services;
- b) Every subdivided portion be provided with a separate water connection, at building plan stage;

3. SEWERAGE

- a) The sewerage network be extended in order to provide the subdivided portions with sewerage services;
- b) Every subdivided portion be provided with a separate sewerage connection, at clearance stage;

4. STREETS

- a) Varing Street be upgraded to a permanent surface standard, to the satisfaction of the Director: Engineering Services;

5. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years.

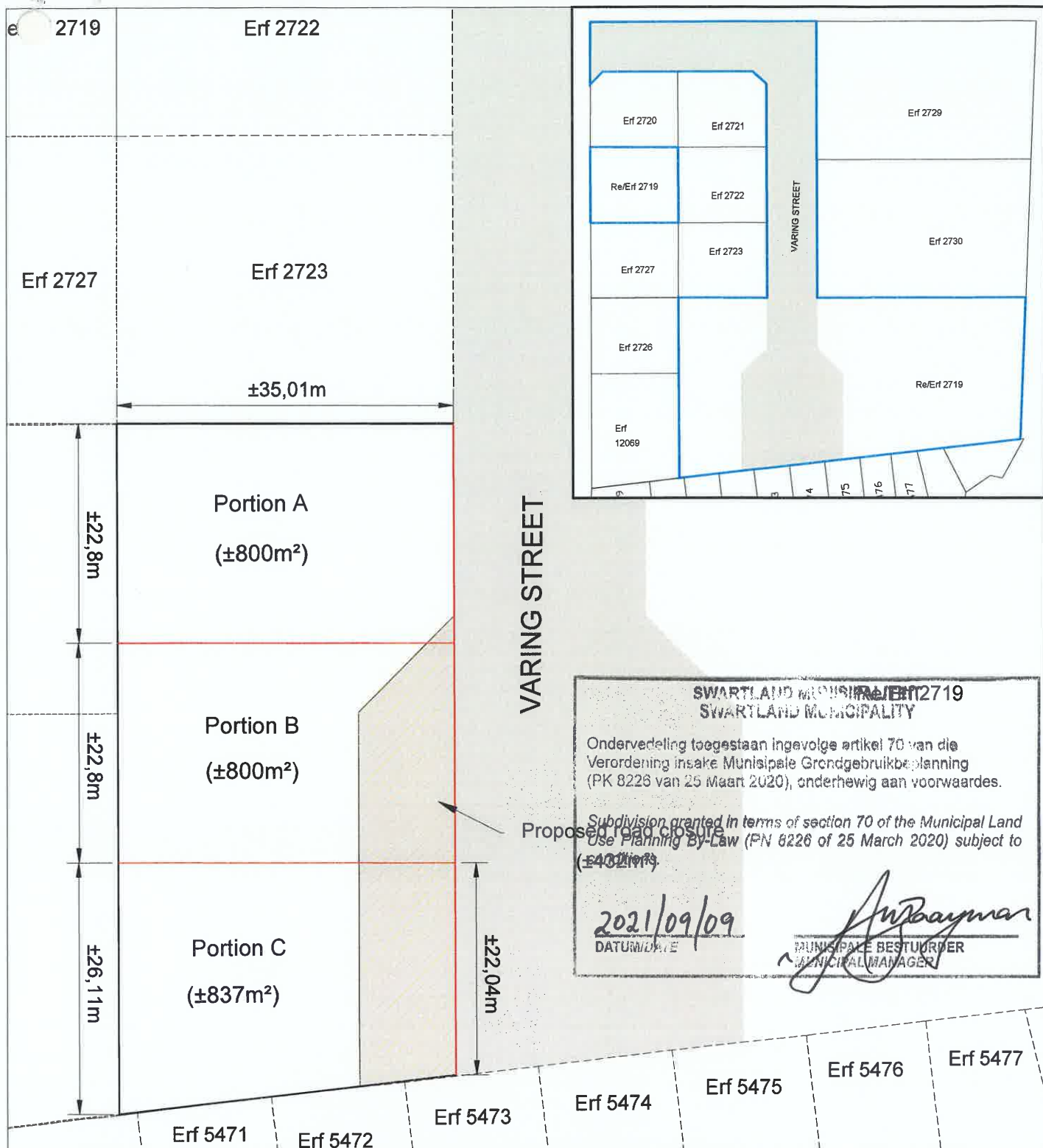
Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
AdjJds

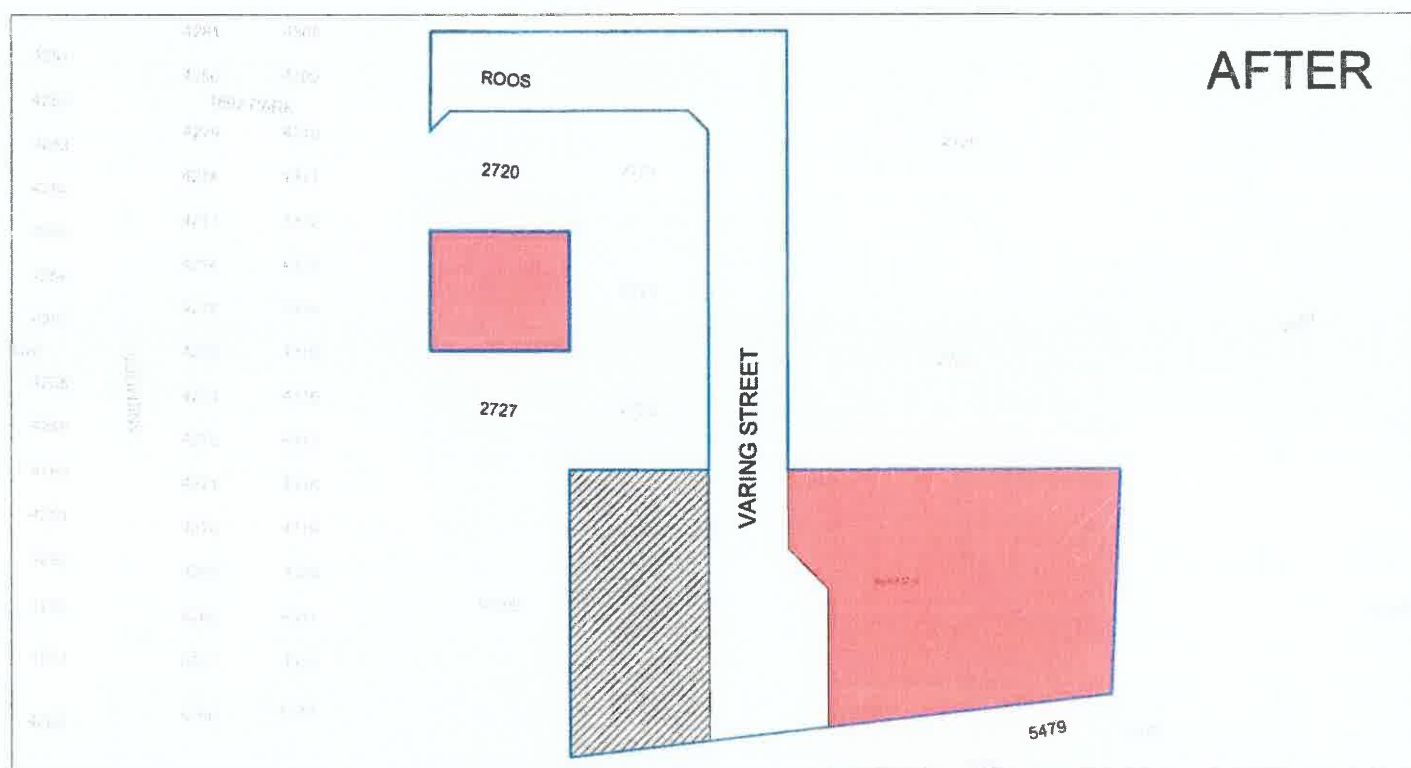
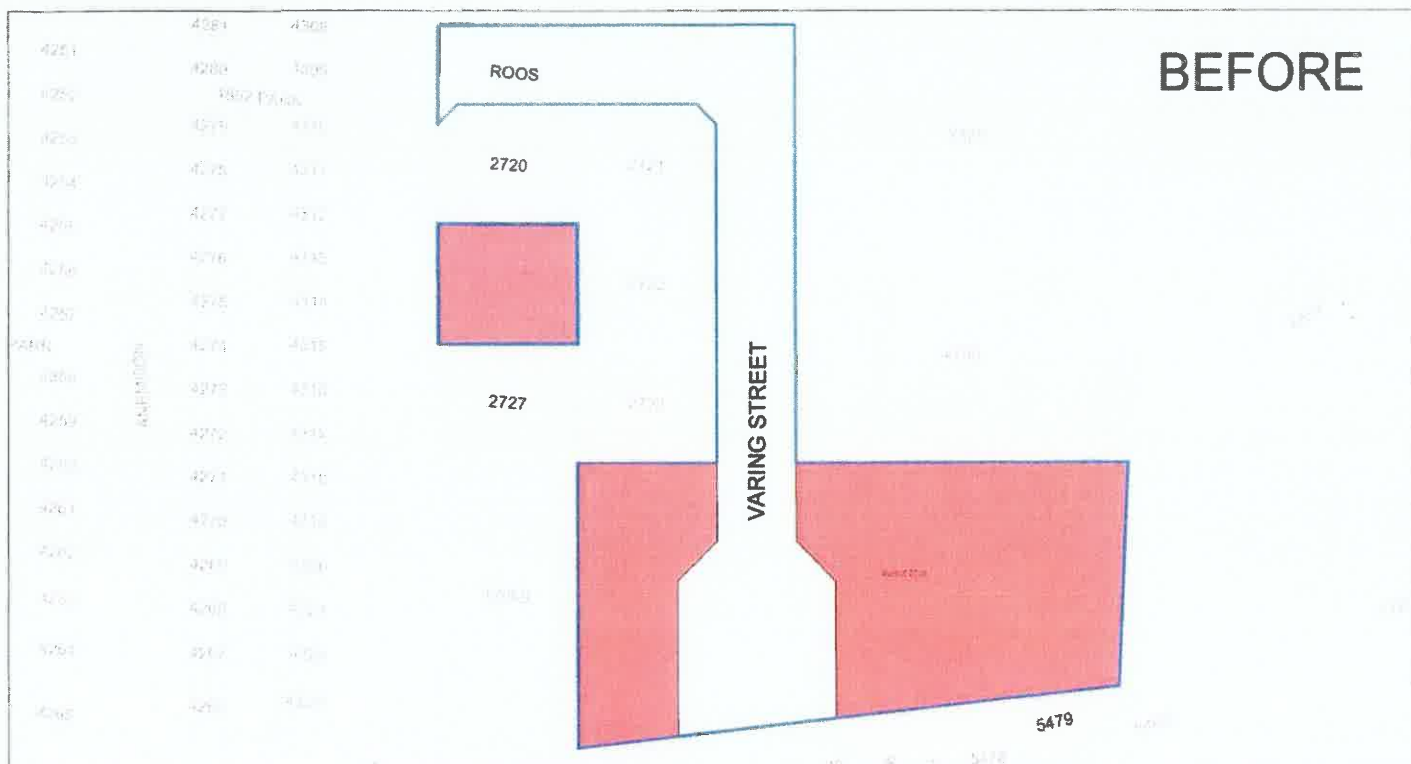
Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Director: Corporate Services
 Building Control Officer
 Surveyor General, Private Bag X9028, Cape Town, 8000



SWARTLAND MUNICIPALITY
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.
 2021/09/09
 DATUM/DATE
 MUNICIPAL BESTUURDER
 MUNICIPAL MANAGER

Subdivision Plan - Remainder of Erf 2719 Malmesbury

Description of application:	Resultant land units after subdivision					PHYSICAL ADDRESS:
Road Closure, Rezoning and Subdivision of Remainder of Erf 2719 Malmesbury, with extent of 1.5444 ha, to create three (3) new land units.		Remainder	Portion A	Portion B	Portion C	NOTES:
LEGEND:	Zoning	TZ2 and IZ1	CZ3	CZ3	CZ3	All areas and distances subject to final survey
Remainder of Erf 2719	Current use	Public road and vacant	Vacant	Vacant	Vacant	COMPILED BY:
Partial closure of Varing Street ($\pm 432\text{m}^2$)	Size	$\pm 1.3\text{ Ha}$	$\pm 800\text{m}^2$	$\pm 800\text{m}^2$	$\pm 837\text{m}^2$	C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning1@rumboll.co.za
Subdivision	TZ2 - Transport Zone 2 zoning CZ3 - Community Zone 3 zoning					DATE: JUNE 2021
						REF: MAL/11939/MH
						AUTHORITY: SWARTLAND MUNICIPALITY







Rezoning Plan - Remainder of Erf 2719 Malmesbury

Description of application:

Road Closure, Rezoning and Subdivision of Remainder of Erf 2719 Malmesbury, with extent of 1.5444 ha, to create three (3) new land units



LEGEND:

-  Property boundaries
-  Transport Zone 2 (TZ2)
-  Industrial Zone 1 (IZ1)
-  Community Zone 3 (CZ3)

PHYSICAL ADDRESS:

NOTES:

All areas and distances subject to final survey

COMPILED BY:



C K RUMBOLL & PARTNERS
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871501
Email: planning1@rumboll.co.za

DATE:
MAY 2021

AUTHORITY:
SWARTLAND
MUNICIPALITY

REF:
MAL/11939/MH