



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



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

File ref: 15/3/3-15/Farm_766/15,12567
15/3/6-15/Farm_766/15,12567
15/3/12-15/Farm_766/15,12567

Enquiries:
Mr HL Olivier

16 February 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION, CONSOLIDATION AND REGISTRATION OF A SERVITUDE ON PORTION 15 OF FARM OLYPHANTS FONTEIN NO 766, DIVISION

The application, with reference number MAL/12747/NJdK, dated 27 Oktober 2022, on behalf of Swartland Municipality, refers.

- A. 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 rezoning of portion 15 of farm Olyphants Fontein no 766, division Malmesbury, is hereby approved in terms of Section 70 of the By-Law.
- B. 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 subdivision of Portion 15 of farm Olyphants Fontein no 766, Malmesbury Registration Division, is hereby approved in terms of Section 70 of the By-Law.
- C. 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 consolidation of portion A (portion of portion 15 of Farm 766) and unregistered erf 13040 (portion of erf 12567, Malmesbury), is hereby approved in terms of Section 70 of the By-Law.
- D. 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 subdivision of the consolidated erf ($\pm 9838\text{m}^2$ in extent), is hereby approved in terms of Section 70 of the By-Law.
- E. 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 subdivision for the registration of a right of way servitude over erf 12567, Malmesbury, is hereby approved in terms of Section 70 of the By-Law.

The decisions mentioned in A – E above is subject to the following conditions.

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Portion 15 of farm no 766, Malmesbury Registration Division, be rezoned from Agricultural Zone 1 to Sub divisional Area Zone, in order to allow for the following land uses:
 - i) Agricultural zone 1 ($\pm 5,7058\text{ha}$ in extent);
 - ii) Authority Zone ($\pm 8518\text{m}^2$ in extent);
- (b) Portion 15 of farm Olyphants Fontein No. 766 be subdivided into a remainder ($\pm 5,7058\text{ha}$ in extent) and portion A ($\pm 8518\text{m}^2$ in extent);
- (c) The consolidated property results in $\pm 9838\text{m}^2$ in extent;
- (d) The Municipality be provided with a copy of the Surveyor General Approved Diagram of the consolidated property for record purposes;
- (e) The consolidated property ($\pm 9838\text{m}^2$ in extent), be subdivided into a portion A ($\pm 4919\text{m}^2$ in extent) and portion B ($\pm 4919\text{m}^2$ in extent);
- (f) The proposed servitude be registered respectively in favour of portions A and B;

2. GENERAL

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

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLOds

Copies: *Director: Civil Engineering Services*
 Director: Electrical Engineering Services
 Director: Financial Services
 Surveyor General, Private Bag X9028, Cape Town, 8000

PLAN OF SUBDIVISION: PORTION 15 OF FARM 766, MALMESBURY RD



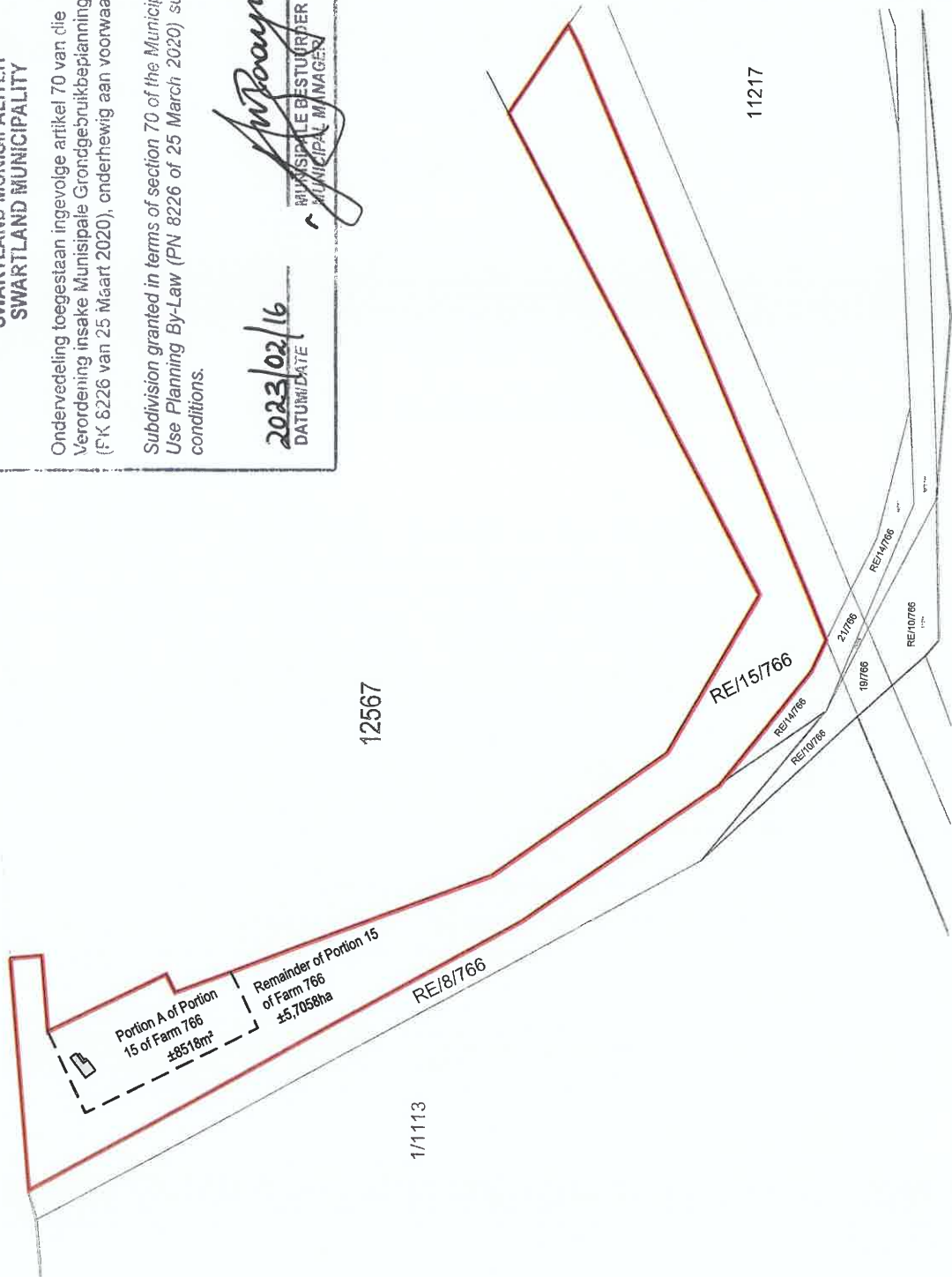
SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (FK 6226 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.

2023/02/16
DATUM/DATE

A. Bayman
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



- LEGEND:**
- Portion 15 of Farm 766
 - Subdivision Line
 - Zoning: Agricultural Zone 1
 - Eskom Substation

Drawing by: **NI de Kock**

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

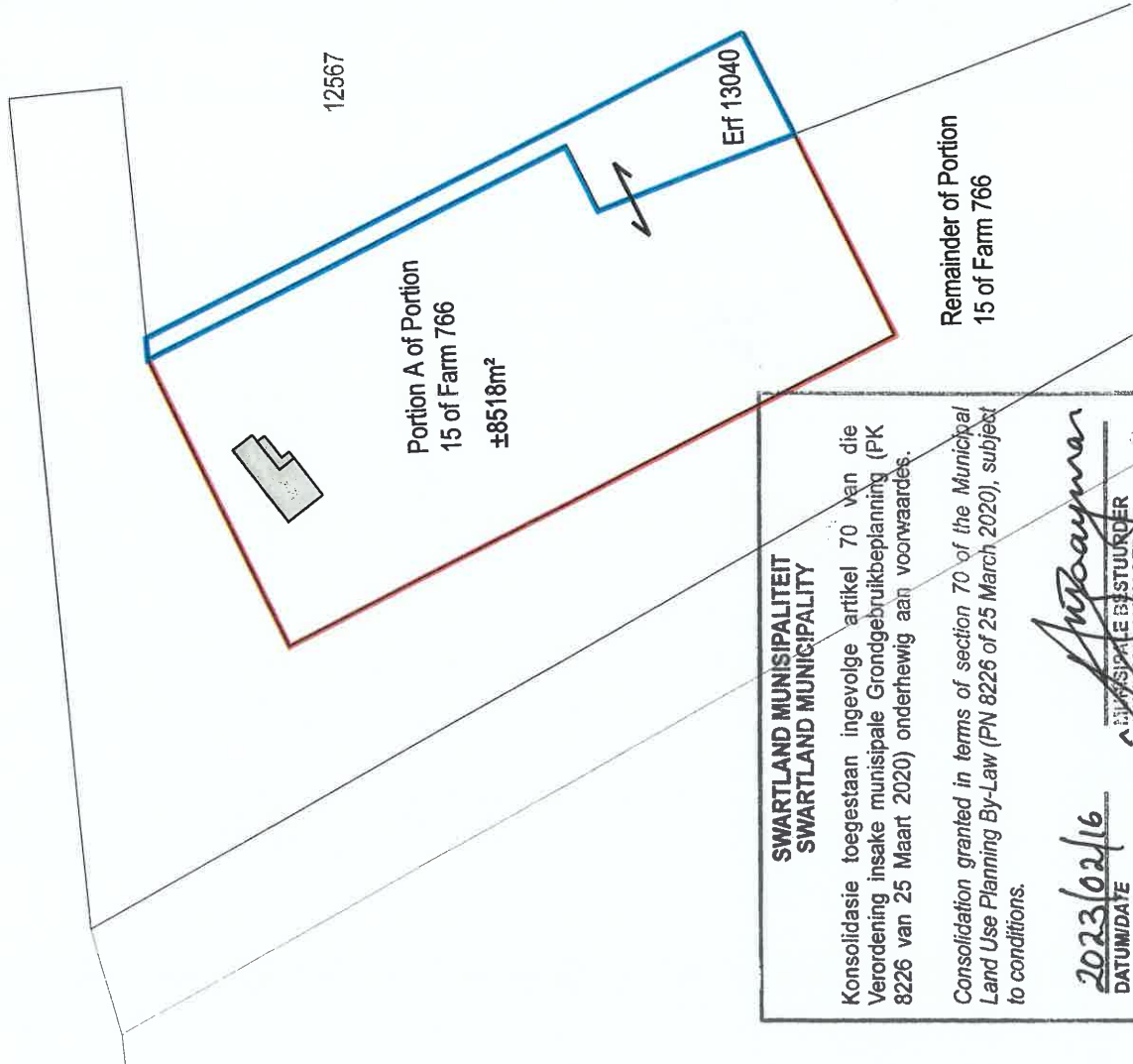
C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 PAMPER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: leop@rumboll.co.za

DATE: October 2022
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAL/12/47/NJKK
SCALE: NTS

PLAN OF CONSOLIDATION:

Portion of portion 15 of Farm 766 and Erf 13040, Malmesbury



LEGEND:

Subdivided Portion A of portion
15 of Farm 766

Erf 13040, Malmesbury

Consolidation

Current Zoning:

Portion A of Portion 15 of Farm 766 -
Agricultural Zone 1

Erf 13040 -
Authority Zone

Proposed Zoning:

Consolidated property - Authority Zone

Consolidation:

Portion A of Portion 15 of Farm 766: $\pm 8518\text{m}^2$
Erf 13040: $\pm 1320\text{m}^2$

Consolidated property:

$\pm 9838\text{m}^2$

Eskom Substation

Drawing by:

NJ de Kock

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DATE:
October 2022

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAU/22/7Ndk

SCALE: NTS

SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

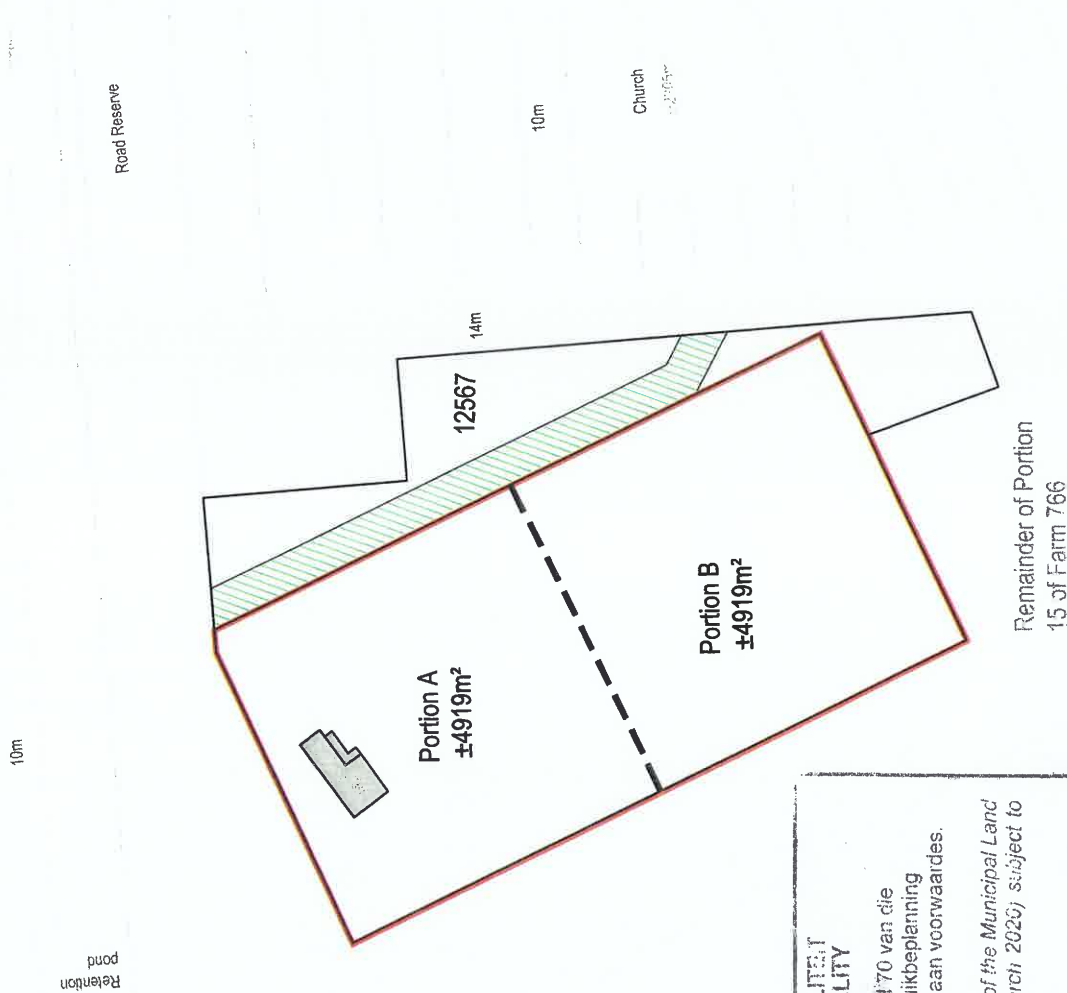
2023/02/16
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Antonyman

RIGHT OF WAY SERVITUDE:

Over Erf 12567, Malmesbury in favour of the newly proposed Portion A and Portion B



SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Ondervdeling 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.

2023/02/16
DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

[Signature]

Drawing by:

NJ de Kock

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SCALE:

NTS