



CONSECUTIVE CLEAN AUDITS



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

File ref: 15/3/6-8/Erf 12378

Enquiries:
A. de Jager

30 June 2021

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 12378, MALMESBURY

Your application, with reference MAL/11904/MH, dated 7 April 2021, on behalf of the Swartland Municipality, regarding the subject refers.

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 subdivision of Erf 12378, 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 12378, Malmesbury (5 266m² in extent) be subdivided into Portion A (2 435m² in extent) and the Remainder (2 831m² in extent);
- b) The owner/developer submits the subdivision plan to the Surveyor General for approval, including proof of the following:
 - i) The approval letter for the subdivision, containing the conditions of approval;
 - ii) The approved subdivision plan;
- c) 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 new portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) The new portion be provided with a separate sewerage connection at building plan stage;

4. ELECTRICITY

- a) Notice be provided to the Department: Electrical Services at clearance stage, in order to finalise the electrical connection departmentally;

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

5. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years and failing to do so will cause the approval to lapse.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services

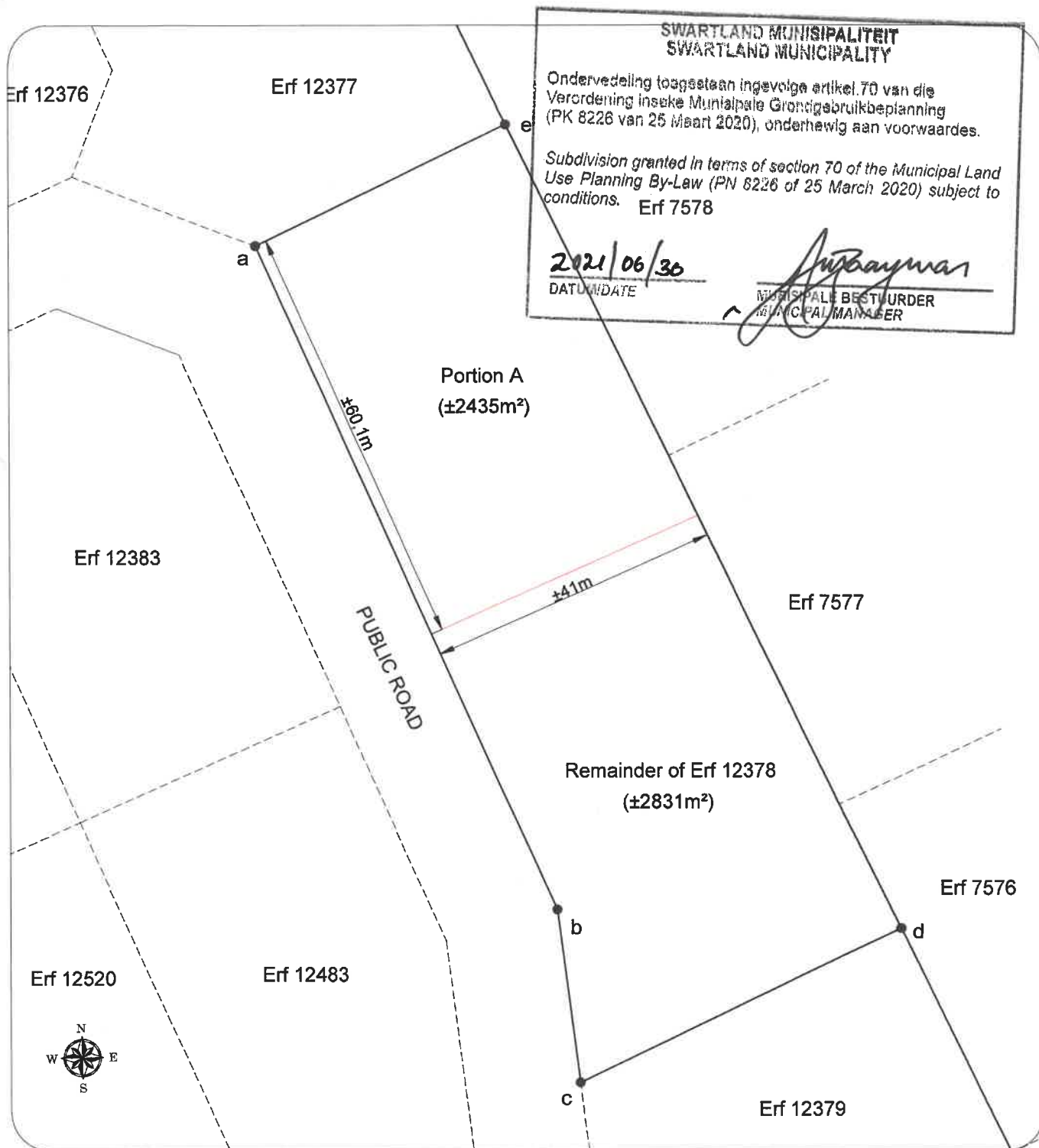
AdJ/ds

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

Director: Electrical Services

Director: Civil Engineering Services

Director: Financial Services



Subdivision Plan - Erf 12378 Malmesbury

Description of application:	Resultant land units after subdivision		PHYSICAL ADDRESS:
Application for Subdivision of Erf 12378 Malmesbury (Fig. abcde), with extent of 5266m², into a Remainder and one Portion.		Remainder	Portion A
	Zoning	Industrial Zone 2	Industrial Zone 2
	Current use	Vacant	Vacant
	Size	±2831m²	±2435m²
LEGEND: Property boundaries Subdivision			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 - 4871661 Email: planning1@rumboll.co.za
			DATE: MARCH 2021 AUTHORITY: SWARTLAND MUNICIPALITY
			REF: MAL/11904/MH