



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 drome kan uitleef!

File ref: 15/3/6-8/Erf_444,1951
15/3/12-8/Erf_444,1951

Enquiries:
Mr AJ Burger

23 May 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 444 AND CONSOLIDATION WITH ERF 1951, MALMESBURY

Your application, with reference MAL/13710/JL/GB, dated 14 March 2024, on behalf of Miko Family Trust, regarding the subject 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 the subdivision of erf 444, Malmesbury, is 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 consolidation of portion A of erf 444 with erf 1951, Malmesbury, is approved in terms of Section 70 of the By-Law.

A & B are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- Erf 444 (738m² in extent) be subdivided into a remainder (405m² in extent) and portion A (333m² in extent);
- Portion A be consolidated with erf 1951 to form a consolidated land unit of 1355m² in extent;
- Existing boundary walls and fences on the remainder of erf 444 be moved to the new cadastral boundaries of the erf. For this, building plans need to be submitted to the Senior Manager: Development Management for consideration and approval;
- 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. SEWERAGE

- The remainder of erf 444 be provided with a separate sewerage connection at clearance stage;

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

3. STREETS AND STORMWATER

- a) The obstructions which prohibits access to the remainder of erf 444 be removed at clearance stage;

4. GENERAL

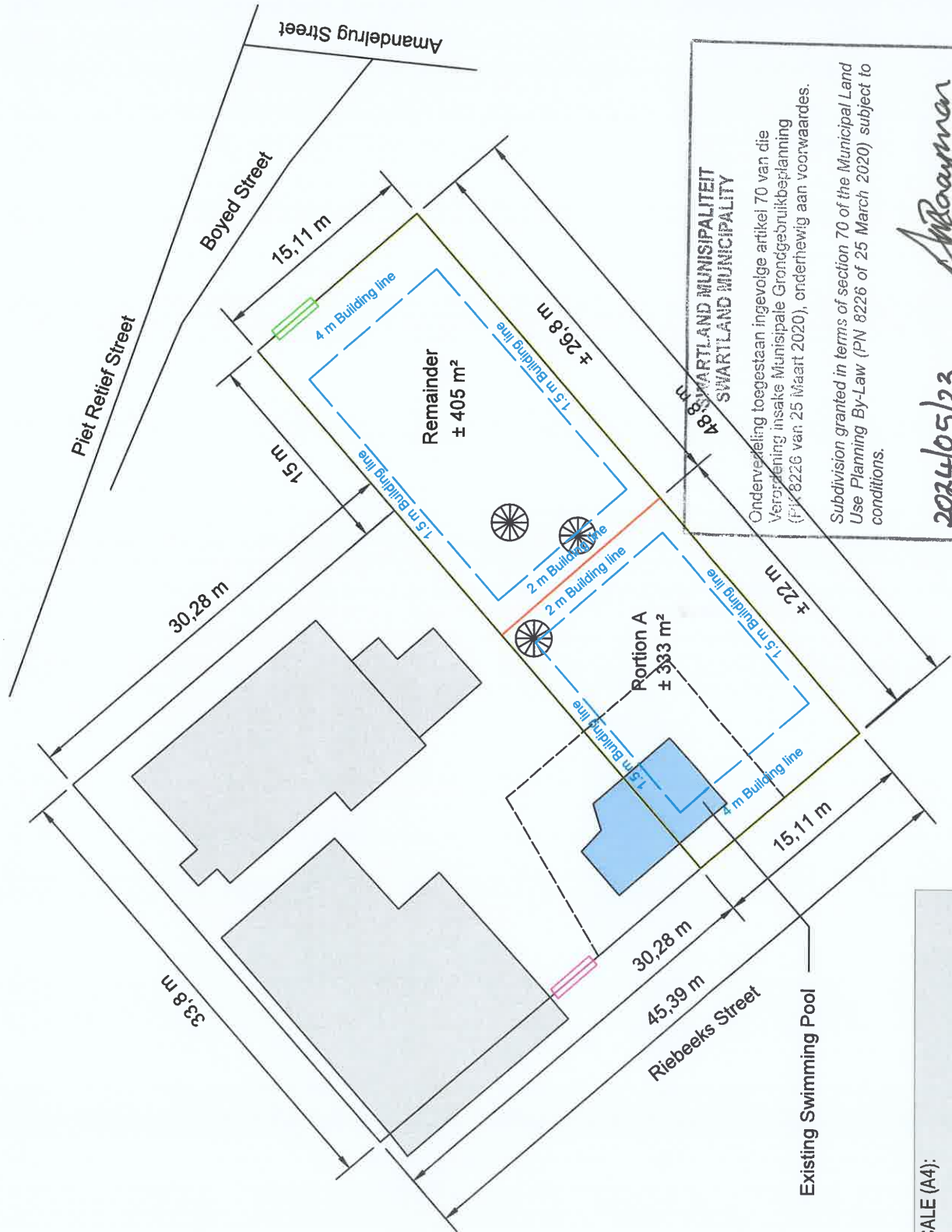
- a) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- b) All conditions of approval be implemented and the erf registered in the Deeds Office and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely

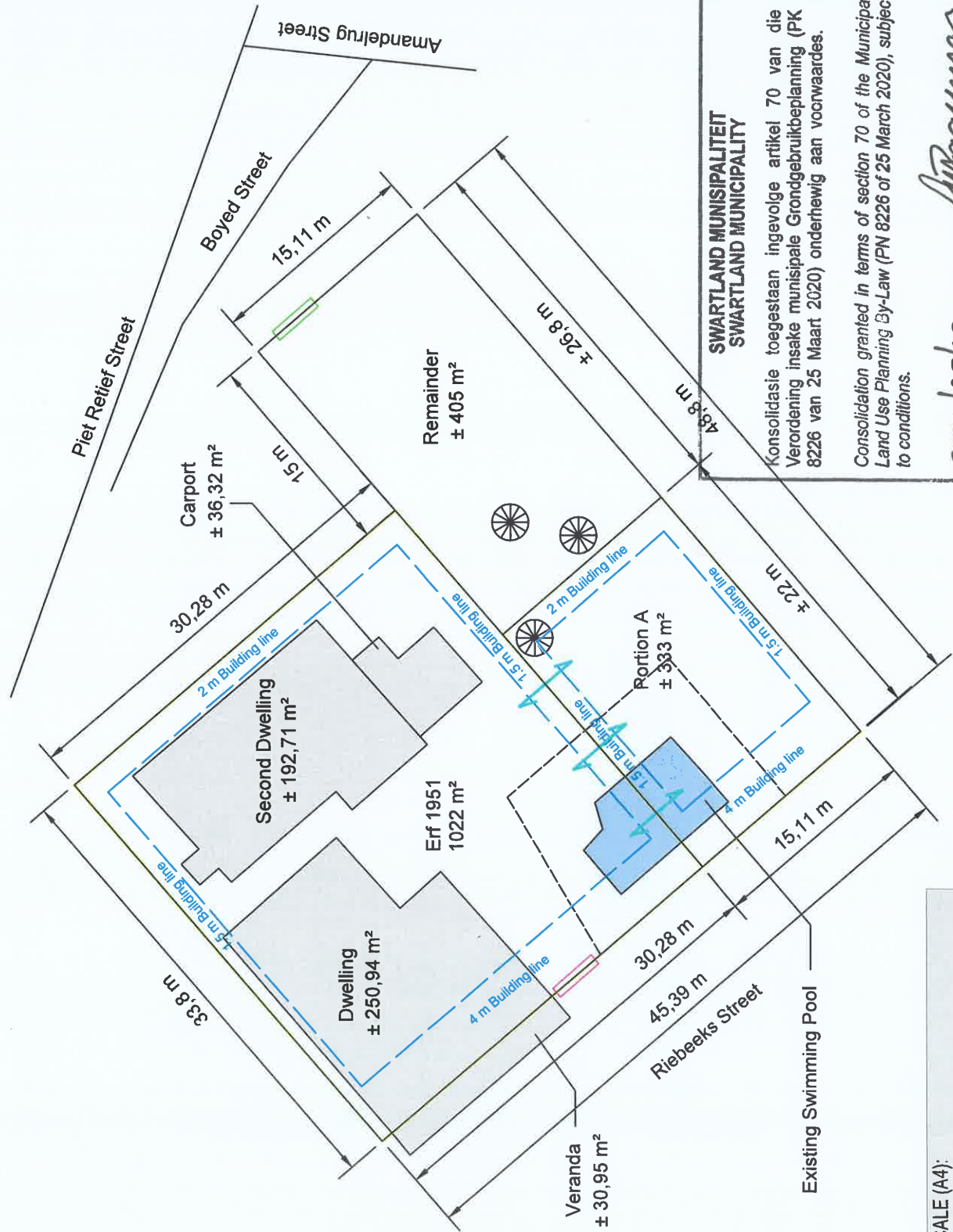

MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 JJ & M Beukes, Riebeeckstraat 7, Malmesbury, 7300
 Email: mbeukes@telkomsa.net & beukeswerke@gmail.com

LEGEND	
KEY:	Residential Zone 1
Zoning	
Subject Property	
Building Lines	
Subdivision Line	
Proposed Property Access	
Existing Swimming Pool	
Fence	
Trees	
Existing Structures	
Erf 1951 Access	
TITLE: SUBDIVISION PLAN ERF 444 MALMESBURY	
PHYSICAL ADDRESS: RIEBEEK STREET, MALMESBURY, 7300	
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
 G.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning2@rumboll.co.za	
DATE: MARCH 2024	AUTHORITY: SWARTLAND MUNICIPALITY
REFERENCE: MAL/13710/JUL08	



LEGEND	
KEY:	Residential Zone 1
Zoning	
Subject Property	
Building Lines	
Consolidation Line	
Existing Structures	
Erf 1951 Access	
Trees	
Existing Swimming Pool	
Fence	
Proposed Property Access	
TITLE:	
CONSOLIDATION PLAN ERF 1951 AND ERF 444 (REMAINDER) MALMESBURY	
PHYSICAL ADDRESS: RIEBEEK STREET, MALMESBURY, 7300	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
 C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821045 Fax: 022 - 4871661 Email: planning2@rumboll.co.za	
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REFERENCE: MAU/13710/JGB	



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.

2024/05/23
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

SCALE (A4):



Meters