



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/4-8/Erf 9488, 9489
15/3/12-8/Erf 9488, 9489

Enquiries:
A. de Jager

13 June 2022

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

Per Registered Post

Dear Sir/Madam

**PROPOSED CONSOLIDATION AND DEPARTURE ON ERF 9488 AND ERF 9489,
MALMESBURY**

Your application with reference number MAL/12431/GT_ZN, dated 30 March 2022, on behalf of J.L. du Plooy, 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 consolidation of Erf 9488 and Erf 9489, 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 9488 (681m² in extent) be consolidated with Erf 9489 (649m² in extent) in order to create a new erf of 1 330² in extent;
- b) A land survey diagram of the consolidation be submitted to the Surveyor General for consideration and approval;

2. WATER

- a) The consolidated property be provided with a single water connection;

3. SEWERAGE

- a) The consolidated property be provided with a single sewerage connection;

- 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 the newly consolidated erf (Erf 9488 and Erf 9489) Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 3m eastern side building line be departed from and reduced to 0m for the portion of the existing dwelling that was previously approved over the original building line;

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

GENERAL

The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Addys

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

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.

2022/06/13
DATE

MUNICIPAL ENGINEER
MUNICIPAL ENGINEER

[Signature]

10026

9490

9489

9488

9487

Avon Mills Road

KEY:

- Erft 9488 & 9489 boundary
- Consolidation
- Approved Dwelling
- Area encroaching side building line

SITE PLAN
OF

Consolidation & Side building line departure

NOTES:

Area encroaching side building line: 221.5m²

Land Use	Current area	Zoning
Erft 9488	Vacant	Residential 1
Erft 9489	Dwelling	Residential 1
Area Erft	Dwelling	Residential 1

TITLE: SITE PLAN OF CONSOLIDATION & PERMANENT DEPARTURE
ERF 9488 & 9489, Malmesbury

PHYSICAL ADDRESS:
11 Avon Mills Rd, Mount Royal Estate, Malmesbury

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:

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DATE:
APRIL 2022

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAU/2431/GT-ZN



