



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: 15/3/6-8/Erf_12054
15/3/13-8/Erf_12054

Enquiries:
Mr AJ Burger

29 November 2022

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND EXEMPTION OF ERF 12054, MALMESBURY

Your application, with reference MAL/12721/ZN/MV, dated 13 September 2022, on behalf of Constantia Lintels CC, regarding the subject 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 subdivision of erf 12054, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 12054, Malmesbury (11,0695ha in extent), be subdivided into Portion A (2,1802ha in extent), and the Remainder (78,8857ha in extent);
- b) Access to portion A be obtained via a 10m wide right of way servitude over the remainder;
- c) Portion A consist of a split zoning of Agricultural zone 3 and Industrial zone 2 (2804m² in extent) as indicated on the subdivision plan;
- d) Development on portion A be restricted to outside the 1:50 year floodline;
- e) 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) Each subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) Each subdivided portion be provided with a conservancy tank with a minimum capacity of 8000l at building plan stage;

4. DEVELOPMENT CHARGES

- a) Development charges will be calculated at building plan stage when the gross leasable area of the building work is known;

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 be implemented within these 5 years and failing to do so will cause the approval to lapse.

- B. The registration of a 10m side right of way servitude on the remainder of erf 12054 in favour of portion A, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality;

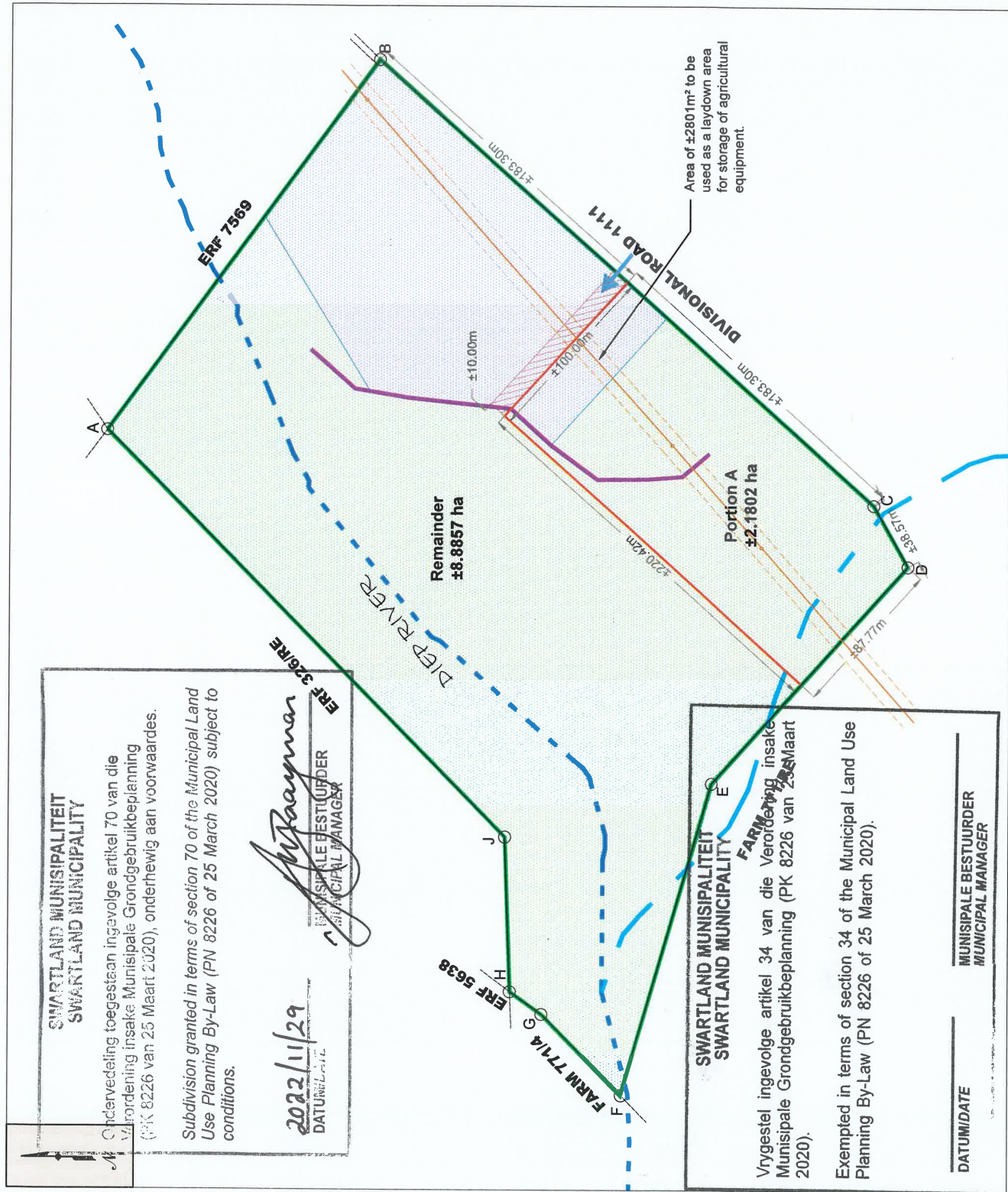
Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Financial Services
 Director: Civil Engineering Services
 Constantia Lintels BK, PO Box 358, Malmesbury, 7299
 Email: constantialintels@telkomsa.net

SUBDIVISION PLAN: ERF 12054, MALMESBURY



LEGEND:

- Subject property
- Proposed Subdivision Line
- Middle of Perennial river
- Middle of Non-perennial river
- 1:50 year flood line
- Existing access point
- Proposed 10m wide ROW servitude
- 6m setback from Power Line
- Industrial Zone 2
- Agricultural Zone 3

NOTES:

Zoning:
 Erf 12054
 Split zoning:
 - Industrial Zone 2 (2.4ha)
 - Agricultural Zone 3

Proposed Subdivision:

Portion A	±2.1802 ha
Remainder	±8.8857 ha
Farm RE/474	11.0695 ha

SWARTLAND MUNISIPALITEIT
 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.

2022/11/29
 DATUM
 J. Baayman
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

SWARTLAND MUNISIPALITEIT
 SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

DATUM/DATE
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

Drawing by:

Mendi Viljoen

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLD & VENNOTE
 TOWN PLANNERS
 PROFESSIONAL SURVEYORS
 16 RAINIER STREET, MALMESBURY
 Tel: 022-4821845
 Fax: 022-4871681
 Email: planning@rumbold.co.za

DATE: AUGUST 2022
 AUTHORITY: SWARTLAND MUNICIPALITY

REF:

MAU/12721/2MMV