



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 421

Enquiries:
A. de Jager

12 July 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 421, MALMESBURY

Your application, with reference 13134/MAL/JL/EM, dated 12 May 2023, on behalf of Rood Street Investments Pty Ltd, regarding the subject refers.

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 subdivision of Erf 421, 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 421, Malmesbury (1 036m² in extent), be subdivided into Portion A (414m² in extent), and the Remainder (622m² in extent);
- b) 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 new subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) Each new subdivided portion be provided with a separate sewerage connection at clearance stage;

4. ELECTRICITY

- a) The subdivided portion be provided with a separate electrical connection point and related costs be for the account of the owner/developer;
- b) Any costs incurred as a result of the relocation of electrical cables over the relevant erf, be for the account of the owner/developer;
- c) Any electrical interconnection be isolated and completely removed;
- d) The electricity connection be joined to the existing low voltage network;
- e) Additional to the abovementioned, the owner/developer will be responsible for the costs incurred for the installation of the electricity meter on the subdivided portion/activation of electricity to the erf. The Department: Electrical Services may be contacted for a quote relating to the connection of electricity to the subdivided portion;

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. DEVELOPMENT CHARGES

- a) Development contributions for Portion A will be calculated at building plan stage, once the development proposal is finalised;

6. GENERAL

- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) 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 years lapse, the subdivision will be permanent and the approval period will not be applicable anymore.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 Rood Street Investments Pty Ltd, 10 Biccard Street, Malmesbury, 7300
 Email: arno@route2fruit.co.za

TITLE:

ERF 421, MALMESBURY
SUBDIVISION PLAN

SHEET 1 OF 1

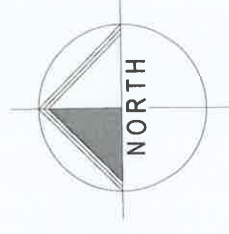
NOTES:

Property Zoning: Business Zone 1

Total property area: ±1036m²
Portion A: ±414m²
Remainder: ±622m²
Existing Office: ±193m²
Garage (Portion A): ±28m²
Proposed Subdivision : ±21.16m

KEY:

Relevant boundary
Building Line
Proposed Subdivision Line
Existing Structures



Drawing by:

Ethene Melan

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
C.K. RUMBOLL & YENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
Tel: 022 - 4821945
Fax: 022 - 4871661
Email: planning@rumboll.co.za



DATE:
MAY 2023

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:

13134/MALJUEM

ROOD STREET

422

MARK STREET

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Municipale Grondgebruikbeslanning
(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.

2023/07/12

DATUM/DATE

MUNICIPALIE BESTUURDER
MUNICIPAL MANAGER

Ex. Store

Ex. Bay

Ex. Bay

Ex. Bay

Ex. Bay

Ex. Bay

Remainder
±622m²

Portion A
±414m²

Ex. Garage

Ex. Office

Entrance/Exit Gate

BICCARD STREET

4323