



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/6-1/Erf 137

Enquiries:
Mr AJ Burger

26 May 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND CONSOLIDATION OF ERVEN 11233, 11234, 11235 AND 11236, MALMESBURY AS WELL AS EXEMPTION FOR THE REGISTRATION OF A RIGHT OF WAY SERVITUDE OVER THE CONSOLIDATED ERVEN

Your application, with reference MAL/12908/NG/EB, dated 21 November 2022, amended on 19 April 2023, on behalf of Fourie & Naude Pty Ltd, 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 subdivision of Erven 11234 and 11235, Malmesbury, is hereby 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 the subdivided portions, is hereby approved in terms of Section 70 of the By-Law.

Points A & B are subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 11234 (25,1268ha in extent) be subdivided into Portion A (13,8258ha in extent) and Portion B (11,3091ha in extent);
- (b) Erf 11235 (24,8834ha in extent) be subdivided into Portion A (3,0895ha in extent) and Portion B (21,7034ha in extent);
- (c) Portion A (13,8258ha in extent) of erf 11234 be consolidated with erf 11233, creating an erf measuring 37,6936ha in extent;
- (d) Portion B (11,3091ha in extent) of erf 11234 be consolidated with Portion B (21,7034ha in extent) of erf 11235, creating an erf measuring 23,0125ha in extent;
- (e) Portion A (3,0895ha in extent) of erf 11235, be consolidated with Erf 11236 creating an erf measuring 20,8279ha in extent;
- (f) 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) No municipal drinking water can be provided;

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. SEWERAGE

- (a) Sewerage service can only be provided for by means of a vacuum truck;

4. 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, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivisions and consolidations will be permanent and the approval period will not be applicable anymore.
- C. The registration of a 4m wide right-of-way servitude over the consolidated portions in favour of each other in order to create access (Renosterbos Drive) from Klipfontein Drive, 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 Surveyor General approved diagram for record keeping purposes.

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
 FOURIE & NAUDE PTY LTD, POSBUS 263, MALMESBURY, 7299

BEFORE SUBDIVISION		
Area	Zoning	Land Use
Erf 11234	25 1286 ha	Agricultural Zoning 1
Erf 11235	24 8834 ha	Agricultural Zoning 1

AFTER SUBDIVISION		
Property	Extent	
Erf 11233		25 1286 ha
Portion A	± 13 8258 ha	
Portion B	± 11 3091 ha	
Erf 11235		24 8834 ha
Portion A	± 3 0895 ha	
Portion B	± 21 7034 ha	

NOTES:

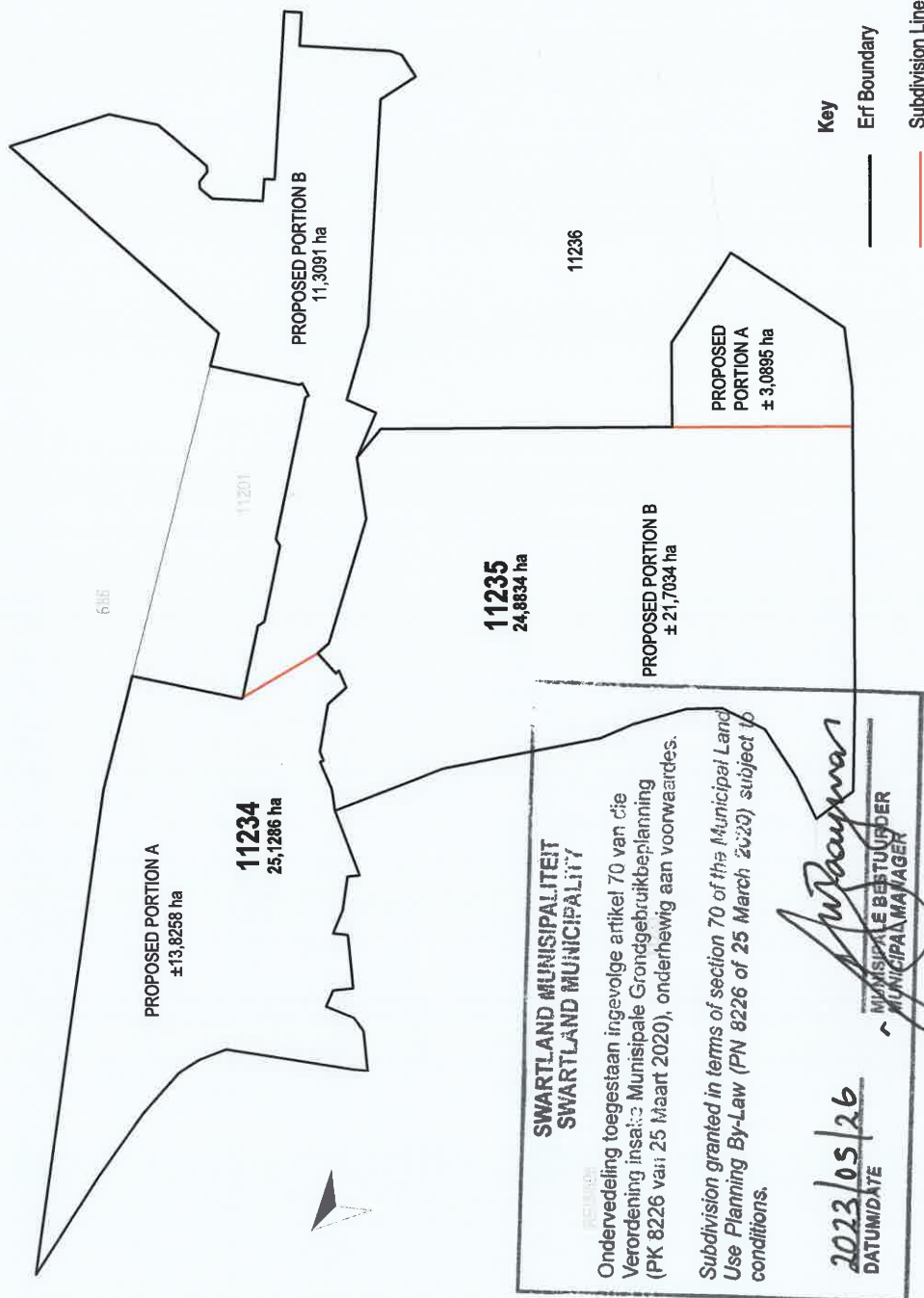
This diagram illustrates the subdivision of:

Erf 11234 (25 1286 ha in extent) into:

Two new portions: Portion A measuring at ± 13 8258 ha and Portion B measuring at ± 11 3091 ha.

Erf 11235 (24 8834 ha in extent) into

Two new portions: Portion A measuring at ± 3 0895 ha and Portion B measuring at ± 21 7034 ha.



2 SUBDIVISION PLAN: PROPOSED SUBDIVISION OF ERVEN ~~11232, 11233, 11234, 11235~~ ~~11236~~, MALMESBURY

CK RUMBOLL & PARTNERS
16 Rainier Street
Malmesbury
022 482 1845
planning3@rumboll.co.za

PROPOSED SUBDIVISION:
ERF 11234 AND 11235,
MALMESBURY

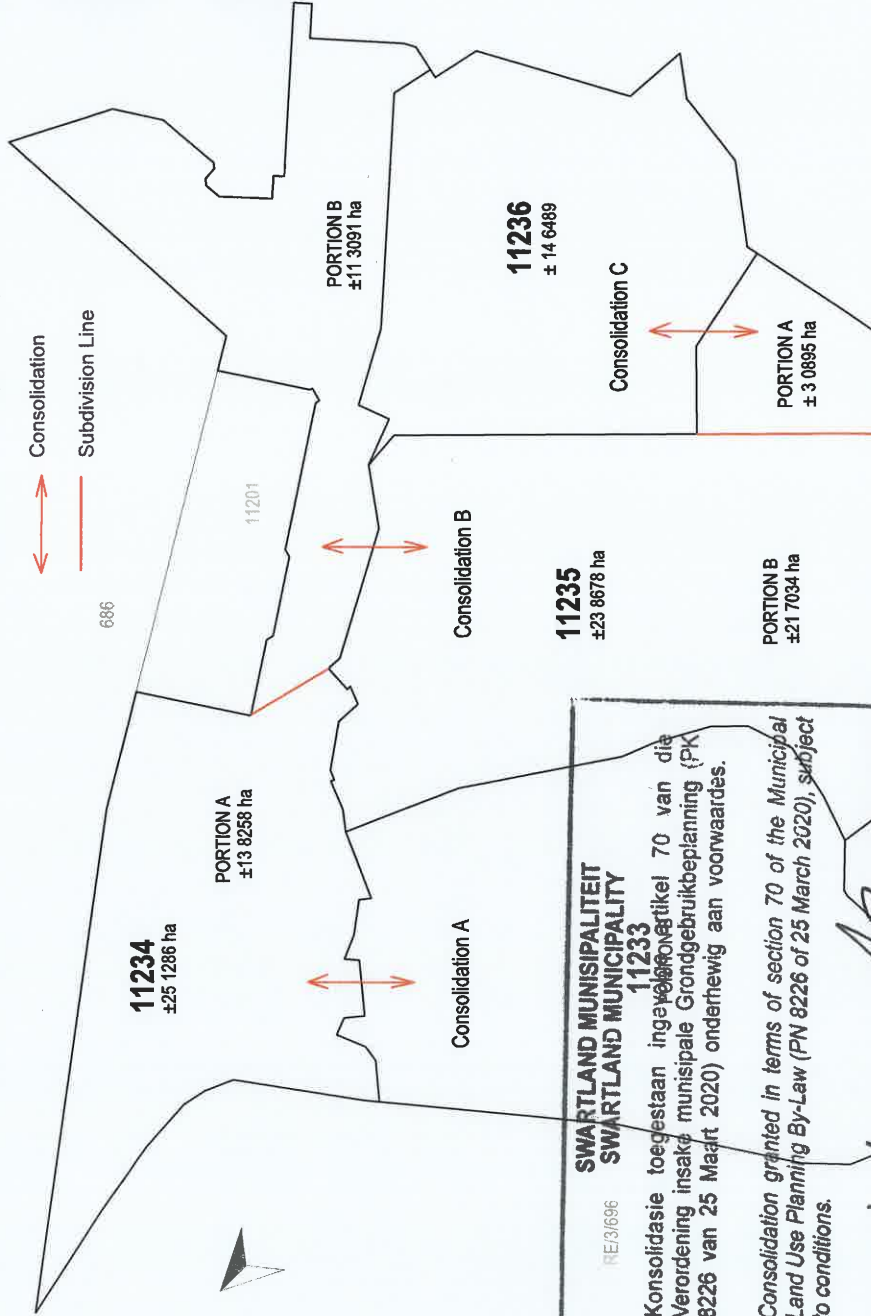
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REF
12908

Date
November 2022

KEY

- Property Boundary
- Consolidation
- Subdivision Line



PROPERTY	EXTENT
Portion A of Erf 11234	±13 8258 ha
Erf 11233	±23 8678 ha
Total of new Erf	±37 6936 ha
Portion B of Erf 11234	±11 3091 ha
Portion B of Erf 11235	±21 7034 ha
Total of new Erf	± 33 0125 ha
Portion A of Erf 11235	±3 0895 ha
Erf 11236	±14 6489 ha
Total of new Erf	±17 7384 ha

NOTES:

This diagram illustrates:

Consolidation A = Newly created Portion A (a portion of Erf 11234) measuring at ± 13 8258 ha and Erf 11233 measuring at ± 23 8678. Into 1 Erf measuring at 37 6936 ha.

Consolidation B = Newly created Portion B (a portion of Erf 11234) measuring at ±11 3091 ha and newly created Portion B (a portion of Erf 11235) measuring at 21 7034 ha. Into 1 portion measuring at ± 23 0125 ha

and

Consolidation C = Newly created Portion A (a portion of Erf 11235) measuring at ± 3 0895 ha and Erf 11236 ± 14 6489 ha) into 1 Erf measuring at ± 208 279 ha.

CK RUMBOLL & PARTNERS

16 Rainier Street
Malmesbury

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planning3@rumboll.co.za



PROPOSED CONSOLIDATION:
ERF 11233, 11234, 11235 & 11236
MALMESBURY

PAPER SIZE: A4

REF: #12908

Date: NOVEMBER 2022

SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

RE/3/696

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.

2023/05/26
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

CONSOLIDATION PLAN: ~~PROPOSED SUBDIVISION~~ OF ERVEN 11233, 11234, 11235 AND 11236, MALMESBURY