



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-8/Erf_967
15/3/3-8/Erf_967
15/3/4-8/Erf_967

Enquiries:
Mr AJ Burger

24 June 2022

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

By Registered Post

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION, DEPARTURE FROM DEVELOPMENT PARAMETERS AND EXEMPTION ON ERF 967, MALMESBURY

Your application, with reference MAL/12471/ZN/MV, dated 26 April 2022, on behalf of EJ Stelluto, 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 the rezoning of Erf 967, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the condition that:

1. TOWN PLANNING AND BUILDING CONTROL

a) Erf 967 be rezoned from Community zone 3 to Subdivisional area in order to make provision for the following land uses, namely: Residential zone 1 (400m² in extent) and Community zone 3 (865m² in extent).

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 subdivision of Erf 967, 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 967, Malmesbury (1265m² in extent), be subdivided into a remainder (400m² in extent) and portion A (865m² in extent), as presented in the application;
- b) A right-of-way servitude be registered on the remainder in favour of portion A;
- c) 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) The subdivided portions be provided with a separate water connection at subdivision stage;

3. SEWERAGE

a) The subdivided portions be provided with a separate sewerage connection at subdivision stage;

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**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

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;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R6 534,30 (R10 890,50 x 0.6 for Single Res) per newly created erf, towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 per newly created erf, towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R3 631,57 per newly created erf, towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210).
- d) The owner/developer is responsible for the development charge of R5 410,05 per newly created erf, towards roads and stormwater, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R4 358,90 per newly created erf, towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- f) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter.

C 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 the departure of development parameters of Erf 967, Malmesbury, is approved in terms of Section 70 of the By-Law, as follows:

- 1. Departure from the 5m side building line (western boundary) to 2,37m with regard to portion A;
- 2. Departure from the 5m rear building line (southern boundary) to 3,5m with regard to portion A;
- 3. Departure from the 3m street building line (western boundary) to 0,45m with regard to the remainder;
- 4. Departure from the required 7 on-site parking bays to 6 on-site parking bays with regard to portion A (Community Zone 3 erf).

D The proposed private right-of-way servitude on the remainder of erf 967 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.

E 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 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 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
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 EJ Stelluto, Langstraat 33, Malmesbury, 7300
 Email: bellastel@yahoo.com

SUBDIVISION PLAN: ERF 967, MALMESBURY

- KEY:**
- Subject property
 - Proposed Sundivision line
 - Existing cadastral boundaries
 - Building lines
 - Proposed 5m wide right of way servituda

ZONING I.T.O. THE ZONING SCHEME:
 Current: Community Zone 3
 Proposed: Portion A - Community Zone 3
 Remainder - Residential Zone 1

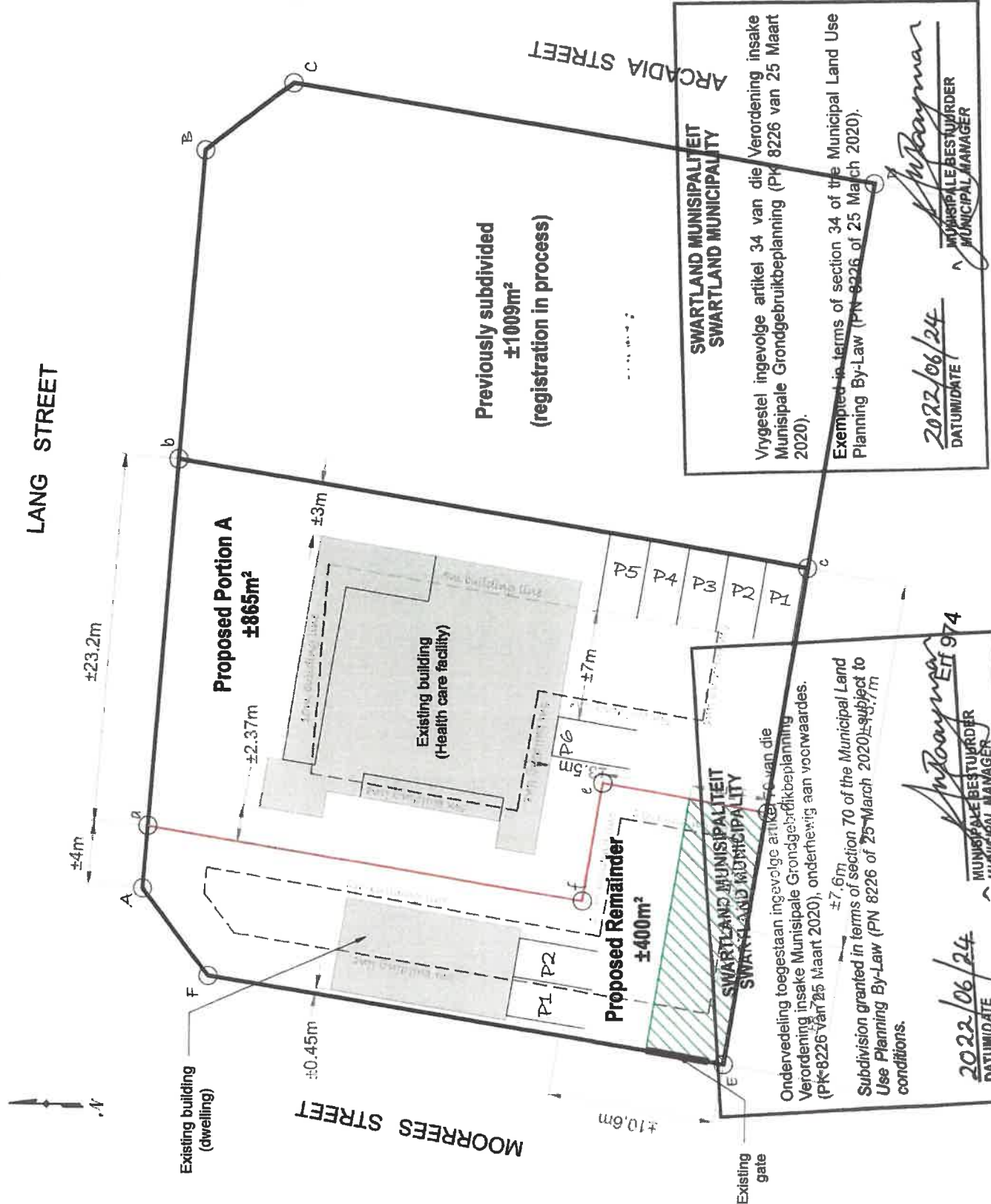
NOTES:

Figure ABCDEF represents Erf 967, Malmesbury, with an extent of 2274m².

Erf 967 is to be subdivided into:

- a) Remainder (±400m²) represented by Figure AafedEF.
- b) Portion A (±865m²) represented by Figure abcdef.

Figure bBCDc represents the previously subdivided portion measuring ±1009m² in extent. (Registration is in process)



Swartland Municipality
 Drawing by: March Viljoen
 ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
 C.K. RUMBOLD & VERRIOTE
 TOWN PLANNERS
 PROFESSIONAL SURVEYORS
 Tel: 022-4621845
 Fax: 022-4671851
 Email: planning@rumbold.co.za
 AUTHORITY: SWARTLAND MUNICIPALITY
 DATE: APRIL 2022
 REF: MAL/1207/22/NAV

**SWARTLAND MUNISIPALITEIT
 SWARTLAND MUNICIPALITY**

Vrygestel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PN 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).

2022/06/24
 DATUM/DATE

[Signature]
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

**SWARTLAND MUNISIPALITEIT
 SWARTLAND MUNICIPALITY**

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PN 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.

2022/06/24
 DATUM/DATE

[Signature]
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER