



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_1967
15/3/13-8/Erf_1967

Enquiries:
Mr AJ Burger

30 November 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND EXEMPTION FOR THE REGISTRATION OF A SERVITUDE ON ERF 1967, MALMESBURY

Your application, with reference MAL/12681/MH, dated 18 August 2022, on behalf of W Sadie, 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 1967, 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 1967 (1 779m² in extent), be subdivided into Portion A (614m² in extent) and a Remainder (1165m² 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 subdivided portion be provided with a separate water connection. This condition is applicable at building plan stage for Portion A and subdivision stage for the Remainder;

3. SEWERAGE

- a) The subdivided portion be provided with a separate sewerage connection and 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 through the relocation of electrical cables over the subdivided portions, 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;

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) The owner/developer is responsible for a development charge of R7 623,35 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-147-9210);
- c) The owner/developer is responsible for the development charge of R3 631,57 per new portion towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R5 410,05 towards streets and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210).
- e) The owner/developer is responsible for the development charge of R4 358,90 towards electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/253-164-9210);
- f) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition 5.(a), which is payable in full. The discount is valid for the financial year 2022/2023 and may be revised thereafter;

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 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.
- B. The exemption for the registration of a services servitude in terms of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) is no longer required due to the amendment of the subdivision plan.

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
 Director: Electrical Engineering Services
 W Sadie, PO Box 158, Malmesbury, 7299
 Email: wilhelm@sgnkonsult.co.za

SUBDIVISION PLAN

ERF 1967 MALMESBURY

NOTES:

Figure ABCD represents Erf 1967, Malmesbury with an extent of 1779m²

Line abc represents the proposed subdivision line


LEGEND:

-  Existing buildings
-  Existing access points
-  Proposed subdivision

Zonings after subdivision	
Remainder Erf 1967	Residential Zone 1
Portion A	Residential Zone 1



All areas and distances subject to final survey

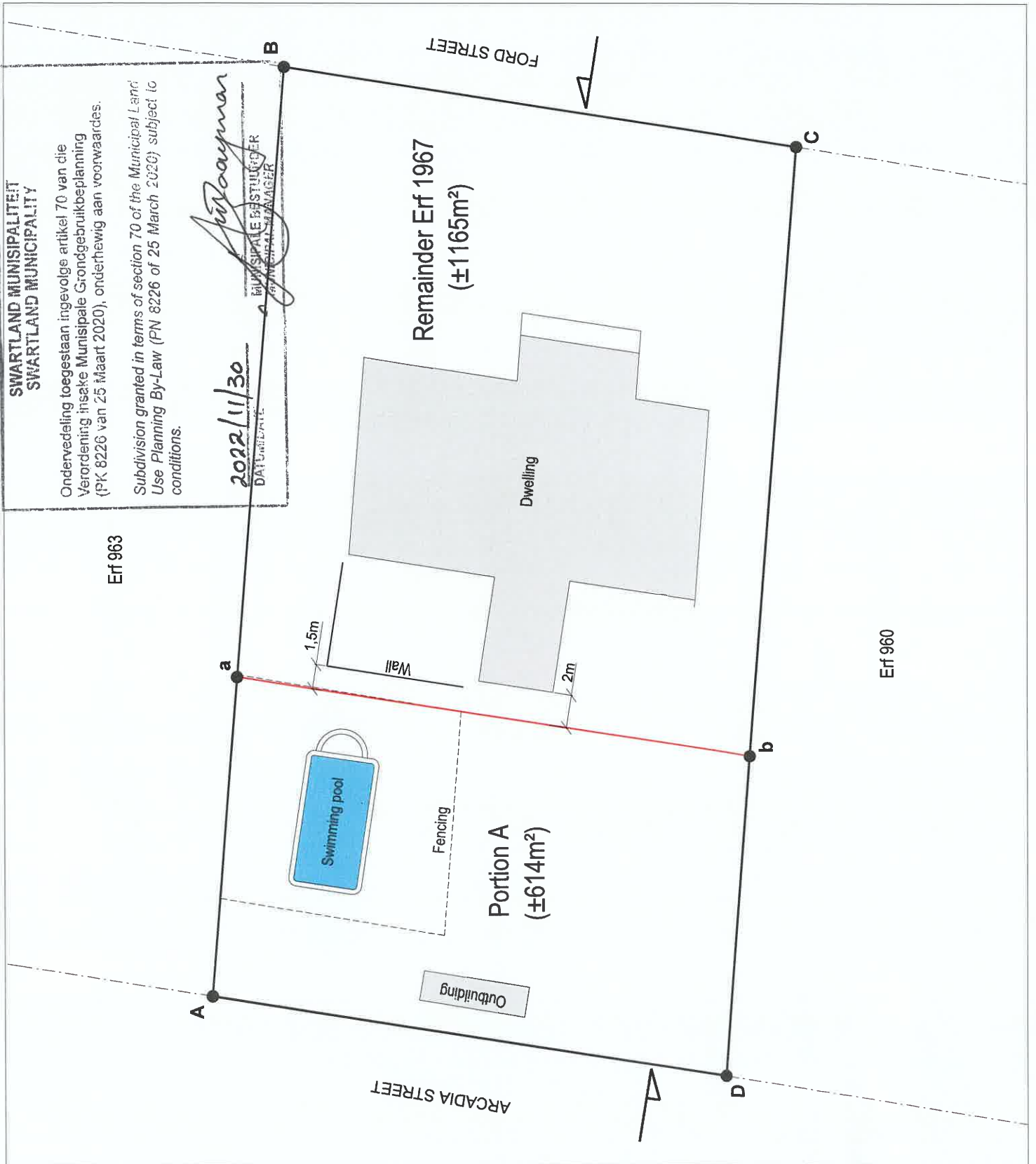


CK RUMBOLL & PARTNERS
 11 Ender Road Malmesbury
 T: 022 261 1845 E: info@ckrpa.co.za

REF: MAL/12681/MH

DATE: NOVEMBER 2022

revision 2



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.

2022/11/30

[Signature]
 MUNICIPAL BESTUURDER
 MUNICIPAL MANAGER

Erf 963

Erf 960