



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: 15/3/5-8/Erf_1599
15/3/6-8/Erf_1599

Enquiries:
Mr AJ Burger

30 May 2023

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

By Registered Mail

Sir / Madam

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND SUBDIVISION OF ERF 1599, MALMESBURY

Your application with reference MAL/13028/MH, dated 30 March 2023 on behalf of JA du Plessis, 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 the removal of restrictive conditions C(a) registered against Erf 1599, Malmesbury, as contained in Title Deed T29552/2007, is hereby approved in terms of section 70 of the By-Law.

The following process be followed:

- (a) The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the removal of the restrictive conditions;
 - (b) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - (i) Copy of the approval by Swartland Municipality;
 - (ii) Original title deed, and
 - (iii) Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
 - (c) A certified copy of the amended title deed be provided to Swartland Municipality for record purposes, prior to final consideration of building plans.
- 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 subdivision of Erf 1599, 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 1599 (1535m² in extent) be subdivided into a Remainder (874m² in extent) and Portion A (661m² in extent) as indicated on the approved subdivision plan;
- (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) The subdivided portion be provided with a separate water connection. This condition is applicable at subdivision stage for the remainder and at building plan stage for portion A;

3. SEWERAGE

- (a) The subdivided portion be provided with a separate sewerage connection at subdivision 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;

5. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk supply of regional water amounts to R7 623,35 (35 (R10890,50 x 0.7) per newly created portion and is for the account of the owner/developer at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);
- (b) The development charge towards bulk water reticulation amounts to R7 340,83 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- (c) The development charges towards sewerage amounts to R3 631,57 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- (d) The development charges towards roads and stormwater amounts to R5 410,05 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- (e) The development charges electricity amounts to R4 358,90 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 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 can 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 the development 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. However, should all the conditions of approval not be met before the 5 years, the approval period lapses.

Yours faithfully


MUNICIPAL MANAGER

per Department Development Services
A/B/ds

Copies:

Department: Financial Services

Department: Civil Engineering Services

Department: Electrical Engineering Services

Building Control Officer

JA du Plessis, 23 Lowrey Cole Street, Malmesbury, 7300

Email: jjpduplessis1@telkomsa.net

SUBDIVISION PLAN: ERF 1599, MALMESBURY

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening in sake Municipale 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.

1598

2023/05/30
DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

[Signature]

A

1.5m DMS and 1.57m title deed building lines

Portion A
±661m²

12421

±8.6m

±3.3m

1.5m DMS and 1.57m title deed building lines

Remainder Erf 1599
±874m²

1.5m DMS and 1.57m title deed building lines

±4m

B

BERGZICHT STREET

C

4m DMS building line
4.72m title deed building line

1.5m DMS and 1.57m title deed building lines

±19m

D

1.5m DMS and 1.57m title deed building lines

2m DMS building line
1.57m title deed building line

2m DMS building line
1.57m title deed building line

NOTES:

Figure A B C D represents Erf 1599
Malmesbury with an extent of
±1535m².

*DMS building line - Building lines in
accordance with the Swartland
Municipality Land Use Planning
By-Law Schedule - Development
Management Scheme, 2020

LEGEND

Existing building

Subdivision line

Existing access

Building lines

Zonings after subdivision

Portion A	Residential Zone 1
Remainder Erf 1599	Residential Zone 1

Drawing by:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 PAINIER STREET, MALMESBURY
Tel: 022 - 4821645
Fax: 022 - 4871661
Email: leap@rumbold.co.za



DATE: MARCH 2023
AUTHORITY: SWARTLAND MUNICIPALITY

REF: MAL/13027/MH
SCALE: NTS