



CONSECUTIVE CLEAN AUDITS



*Ons gee gestalte aan 'n beter toekoms!
We shape a beter future!
Sibumba ikamva elingcono!*

File ref: 15/3/5-8/Erf_3094
15/3/6-8/Erf_3094

Enquiries:
Mr HL Olivier

4 June 2021

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

By Registered Mail

Sir / Madam

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS & SUBDIVISION ON ERF 3094, MALMESBURY

Your application with reference MAL/11885/ZN/MV dated 30 March 2021 on behalf of the GE & MB Cupido, 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the removal of restrictive conditions C1 registered against Erf 3094, Malmesbury, as contained in Title Deed T34479/2020, is approved in terms of section 70 of the By-Law:

The approval is subject to the following process:

- (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 Swarthland Municipality;
 - (ii) Original title deed, and
 - (iii) Copy of the notice which was placed by Swarthland Municipality in the Provincial Gazette;
 - (c) A copy of the amended title deed be provided to Swarthland Municipality for record purposes, prior to final consideration of building plans;
 - (d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years. All conditions of approval must be complied with before clearance be given and failing to do so will result in the approval expiring.
- B. By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swarthland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of erf 3094, Malmesbury is hereby approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 3094 (1293m² in extent) be subdivided into Portion A (±620m² in extent) and a Remainder (±673m²), as presented in the application;
- (b) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the Swarthland Municipal Land Use Planning By-law (PG 8226 of 25 March 2020), will not be issued unless all the relevant conditions have been complied with;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

**Tel: 022 487 9400
Faks/Fax: 022 487 9440**

Epos/Email: swarthlandmun@swarthland.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

2. WATER

- (a) Each subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate water connection at building plan stage;

4. ELECTRICITY

- (a) Each subdivided portion be provided with a separate electrical connection to the cost of the owner/developer;

5. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for development charges towards regional bulk supply of water at R7 623,35 (R10 890,50 x 0.7 for Single Res High density). This development charge is payable to Swartland Municipality at building plan stage. This amount is payable to vote number 9/249-176-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (b) The fixed development charge towards water be made to this municipality to the amount of R7 340,83 at building plan stage. This amount is payable to vote number 9/249-174-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (c) The fixed development charge sewerage be made to this municipality to the amount of R3 631,57 at building plan stage. This amount is payable to vote number 9/240-184-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (d) The fixed development charge towards streets and stormwater be made to this municipality to the amount of R 5 410,05 at building plan stage. This amount is payable to vote number 9/247-144-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (e) The fixed development charge towards electricity be made to this municipality to the amount of R 4 358,90 at building plan stage. This amount is payable to vote number 9/253-164-9210 and is valid for the financial year of 2020/2021 and may be revised thereafter;
- (f) The Council's resolution dated May 2020 makes provision for a 40% rebate applicable on the development charges of Swartland Municipality. This rebate is valid for the 2020/2021 financial year and may be revised thereafter. The rebate is not applicable to point 5(a);

Yours faithfully


MUNICIPAL MANAGER

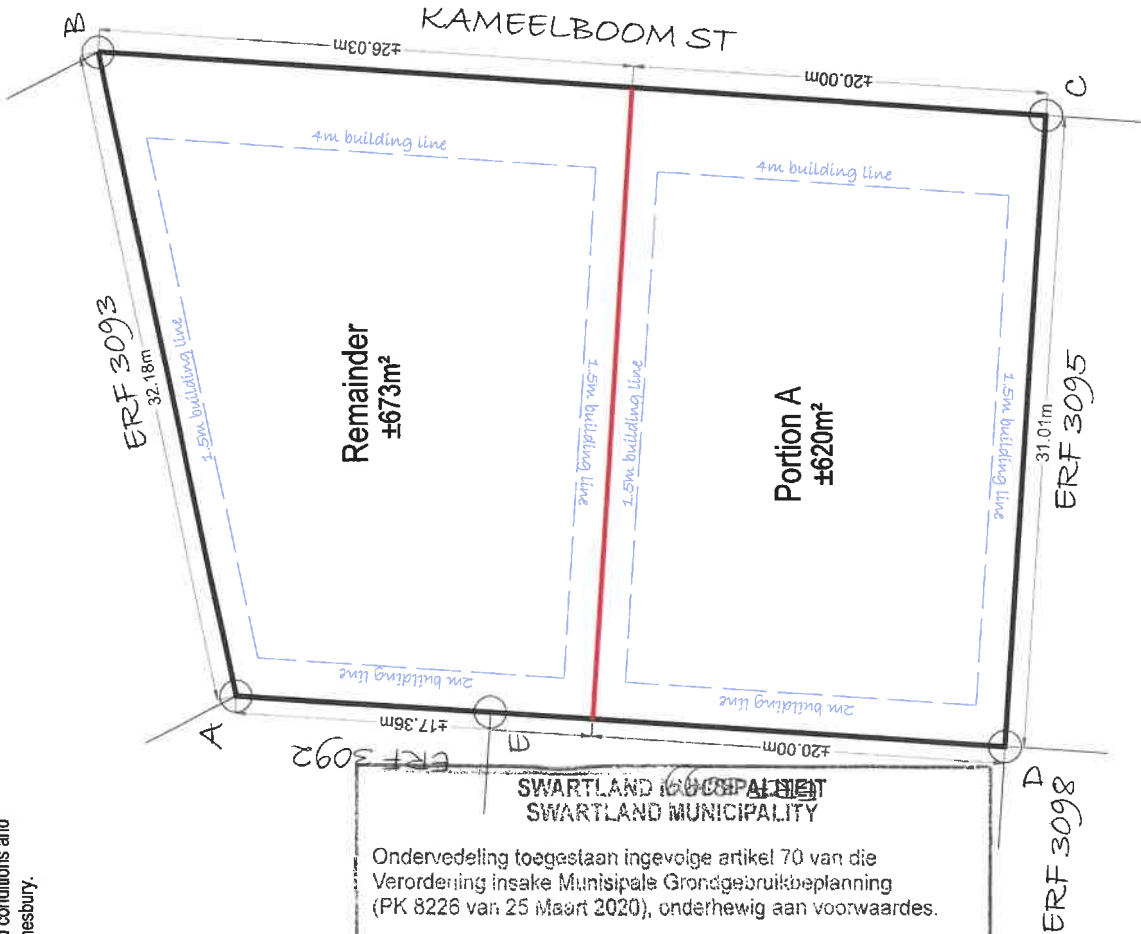
per Department Development Services

HLO/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 G Cupido, 12 Suikerbos Street, MALMESBURY, 7300

APPLICATION IS MADE FOR THE:

Removal of Restrictive Title Deed conditions and the subdivision of Erf 3094, Malmesbury.



SWARTLAND MUNICIPALITY
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (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.

2021/06/04

DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

SCALE: 0 2 4 6 10 15m

PAPER SIZE: A4

KEY:
Subject property
Proposed subdivision line

NOTES:

Figure ABCDE represents Erf 3094, Malmesbury, with an extent of 1293m².

ZONING I.T.O. THE ZONING SCHEME:

Current: Residential Zone 1
Proposed: Residential Zone 1

PROPOSED SUBDIVISION

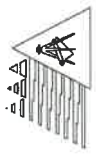
Portion A ±620m²
Remainder ±673m²
Erf 3094 1293m²

TITLE: SUBDIVISION PLAN
ERF 3094, MALMESBURY

PHYSICAL ADDRESS:
6 KAMEELBOOM STREET, MALMESBURY, 7289

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:



DATE: MARCH 2021

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
MAL/11885ZNMV



Drawing done by Marthi Viljoen - Planner: G.K. Rumbold & Partners