



File ref: 15/3/6-8/Erf_3694

Enquiries:
A. de Jager

1 November 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 3694, MALMESBURY

Your application, with reference MAL/13988/NJdK, dated 3 September 2024, on behalf of Swartland Municipality, regarding the subject refers.

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 subdivision of Erf 3694, 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 3694, Malmesbury (1 217m² in extent), be subdivided into six portions, as follows:
 - i. Portion 1: 269m² in extent;
 - ii. Portion 2: 170m² in extent;
 - iii. Portion 3: 170m² in extent;
 - iv. Portion 4: 170m² in extent;
 - v. Portion 5: 170m² in extent;
 - vi. Portion 6: 268m² in extent;
- b) in accordance with Subdivision Plan MAL/13988/NJdK, dated August 2024, presented in the application;
- c) A services servitude of 4 meters wide and 62 meters long (248m² in extent) be registered along the northern property border of Erf 3694;
- d) The registered servitude remain intact after subdivision and be registered in the title deed of each new portions;
- e) A SANS 10400 compliant fire wall be constructed between each of the units sharing an internal wall, at clearance stage;
- f) Building plans for the construction of the fire walls be submitted to the Senior Manager: Development Management, for consideration and approval;

2. CIVIL ENGINEERING SERVICES

- a) The domestic plumbing (water and sewerage) system is currently shared between the semi-detached dwellings. A report be compiled, detailing the work involved to separate/disconnect the plumbing services, in order to prepare a cost estimate for budgeting purposes;
- b) Following the subdivision, each subdivided portion to connect separately with the municipal water and sewerage systems;

3. ELECTRICAL SERVICES

- a) The electric meter box is currently located on the erf. Upon subdivision, the meter box be moved to the sidewalk and six connection cables be installed, one to each residence;
- b) The cost of the work to be completed is estimated at approximately R200 000,00 for the six plots;

4. GENERAL

- a) 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;
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from the date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal.
- c) All conditions of approval be implemented before the new subdivisions can vest and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
Adj/ds

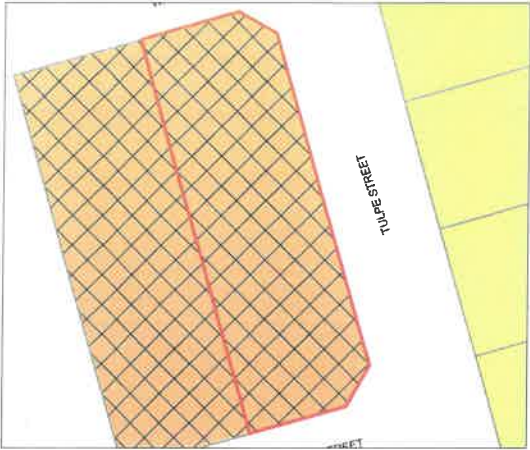
Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 terblanchem@swartland.org.za

SUBDIVISION AND SERVITUDE ON ERF 3694, MALMESBURY

Zoning: General residential Zone 3

SUBDIVISION:
Portion 1: ±269m²
Portion 2: ±170m²
Portion 3: ±170m²
Portion 4: ±170m²
Portion 5: ±170m²
Portion 6: ±268m²

Total Size: 1217m²



KEY:
Subject property
Proposed subdivision line
Existing dwellings
Proposed service servitude (±4m wide)

WISTARIA STREET



DAHLIA STREET

TULPE STREET



SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(P.K. 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.

2024/11/01
DATUM/DATE

[Signature]
MUNICIPAL MANAGER

TITLE: SUBDIVISION PLAN ERF 3694, MALMESBURY	
PHYSICAL ADDRESS: MALMESBURY	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY:  C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning@rumboll.co.za	
DATE: AUGUST 2024	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/13988/NJdk	

Drawing done by NJ de Kock - Planner: CK Rumboll & Partners