



File ref: 15/3/6-8/Erf_182

Enquiries:
Mr AJ Burger

23 April 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 182, MALMESBURY

Your application, with reference MAL/13913/NJdK, dated 10 September 2024, on behalf of AM Thomas, 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 subdivision of Erf 182, 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 182 (1723m² in extent) be subdivided into Portion A (1323m² in extent) and a Remainder (400m² in extent), as presented in the application;
- 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 new subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) The new subdivided portion be provided with a separate sewerage connection at building plan stage;
- b) There is an existing main sewerage line which crosses the erf. The sewerage line be surveyed and protected by means of a services servitude for the cost of the owner/developer;

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 between the portions be isolated and completely removed;
- d) The electricity supply to the portions be connected to the existing low voltage network;
- e) Additional to the above mentioned, the owner/developer is responsible for the payment of the electrical connections of the subdivided portions;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

5. DEVELOPMENT CHARGES

- a) The owner/developer be responsible for a development charge of R17 273,00 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer be responsible for the development charge of R9 702,55 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer be responsible for the development charge of R5 279,65 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R5 723,55 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R20 706,90 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The owner/developer is responsible for the development charge of R4 920,31 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- g) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 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 any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- d) All conditions of approval be implemented before the subdivision can vest and the new erf registered. Failing to comply will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the new zoning becomes permanent and the approval period will no longer be applicable.

Yours sincerely


^ MUNICIPAL MANAGER
per Department Development Services
AJBids

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 AM Thomas Email: 7hoohaa7@gmail.com

1691

KEY:

Subject property

Proposed subdivision line

Diep River

SUBDIVISION:

Portion A: $\pm 1323\text{m}^2$

Remainder: $\pm 400\text{m}^2$

Total Size: 1723m^2

SWARTLAND MUNICIPALITEIT
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.

2025/04/23

DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

Portion A
 $\pm 1323\text{m}^2$

32m river buffer

181

2992

188

Residential Zone 1

181

188

CHURCH STREET

2m BL

Remainder
 $\pm 400\text{m}^2$

1.5m BL

1.5m BL

4m BL

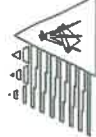

$\pm 4\text{m}$ panchandle

$\pm 18.8\text{m}$

$\pm 21.6\text{m}$

$\pm 4.0\text{m}$

CHURCH STREET

| | |
|---|---|
| TITLE: SUBDIVISION PLAN ERF 182, MALMESBURY | |
| PHYSICAL ADDRESS: MALMESBURY | |
| NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING | |
| COMPILED BY:  C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 PAMMER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871851 Email: planning2@rumboll.co.za | |
| DATE: JAN 2025 | AUTHORITY: SWARTLAND MUNICIPALITY |
| REF: MAL/13913/NJGK |  |

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