



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 2746

Enquiries:  
A. de Jager

7 August 2023

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**By Registered mail**

Dear Sir/Madam

## **PROPOSED SUBDIVISION OF ERF 2746, MALMESBURY**

Your application, with reference 13189/MAL/JL/EM, dated 30 May 2023, on behalf of J.I. van Aarde, 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 2746, 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 2746, Malmesbury (1 675m<sup>2</sup> in extent), be subdivided into Portion A (586m<sup>2</sup> in extent) and the Remainder (1 089m<sup>2</sup> in extent);
- b) The existing wendy house on the remainder be moved to comply with all building lines at clearance stage;
- c) The existing outbuilding and swimming pool on portion A be removed at clearance stage;
- d) 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 new subdivided portion be provided with a separate water connection at clearance stage;

### **3. SEWERAGE**

- a) Each new subdivided portion be provided with a separate sewerage connection at 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 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 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. The Department: Electrical Services may be contacted for a quote relating to the connection of electricity to the subdivided portion;

## 5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R21 726,95 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R12 204,95 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R5 217,55 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R5 656,85 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R21 706,25 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The owner/developer is responsible for the development charge of R4 620,01 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- g) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 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, 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 years lapse, the subdivision will be permanent and the approval period will not be applicable anymore.

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*  
                  *Building Control Officer*  
                  *J.I van Aarde, 7 Plein Street, Malmesbury, 7300*

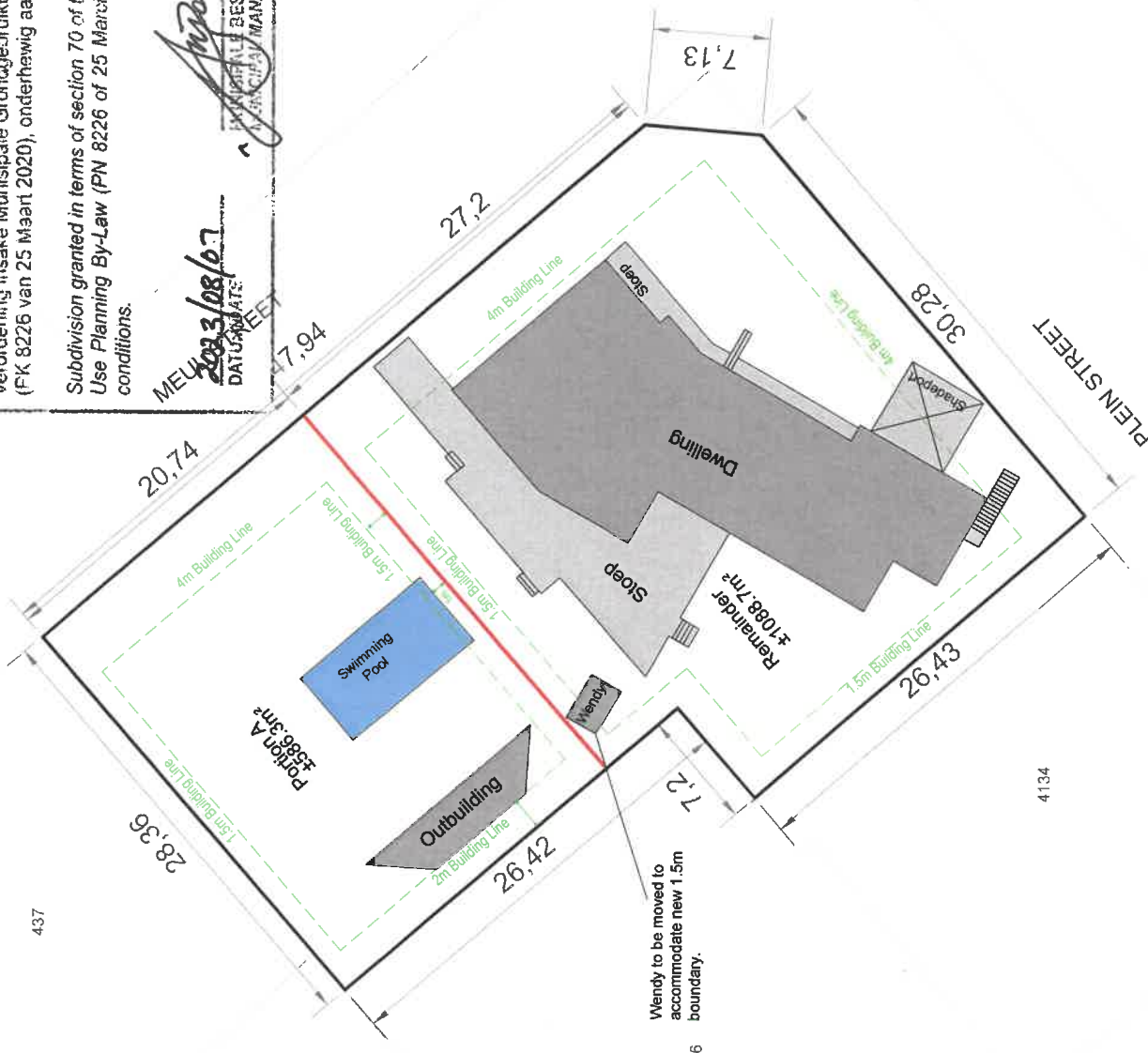
SWARTLAND MUNICIPALITEIT  
SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die  
Verordening insake Municipale Grondgebruikbeplanning  
(FK 8226 van 25 Maart 2020), onderhawig 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.

MEUNIKOON  
2023/08/07  
MUNICIPAL ENGINEER  
MUNICIPAL MANAGER

1623



Wendy to be moved to  
accommodate new 1.5m  
boundary.

TITLE:

ERF 2746 MALMESBURY  
SUBDIVISION PLAN

SHEET 1 OF 1

NOTES:

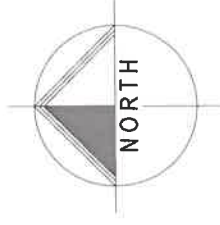
Property Zoning: Residential Zone 1

Total property area: ±1675m<sup>2</sup>  
Portion A: ±586m<sup>2</sup>  
Remainder: ±1089m<sup>2</sup>  
Dwelling: ±300m<sup>2</sup>  
Outbuilding (Braai): ±30m<sup>2</sup>  
Swimming Pool: ±47m<sup>2</sup>  
Wendy: ±6m<sup>2</sup>

Proposed Subdivision : ±28.3m

KEY:

Relevant boundary  
Building Line  
Proposed Subdivision Line  
Existing Structures



Drawing by:

Elaine Melen

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING  
C.K. RUMBOLD & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
Tel: 022 - 4821845  
Fax: 022 - 4871681  
Email: planning@rumbold.co.za



DATE:

MAY 2023

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

13189MALJUEM