



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 79
15/3/13-8/Erf 79

Enquiries:
A. de Jager

16 February 2023

Ck Rumboll and Partners
P.O. Box 211
MALMESBURY
7300

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION AND EXEMPTION FROM SERVITUDE REGISTRATION ON ERF 79, MALMESBURY

Your application with reference number MAL/12775/NG/EB, dated 25 November 2022, on behalf of N. and M. Lighthart, 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 subdivision of Erf 79, 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 79 (2 587m² in extent) be subdivided into Portion A (694m² in extent), Portion B (539m² in extent) and the Remainder (1 407m² in extent) as presented in the application;
- b) The legal certificate which authorises the transfer of the subdivided portions in terms of section 38 of the By-Law, not be issued unless all the relevant conditions have been complied with;
- c) The owner/developer submits a general plan or diagram to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of—
 - i. the municipality's decision to approve the subdivision;
 - ii. the conditions of approval imposed in terms of section 76; and
 - iii. the approved subdivision plan and consolidation plan;

2. WATER

- a) Each new subdivided portion be provided with a separate water connection at building plan stage;
- b) The connections be located at the point where the panhandle connects with Moll Street;

3. SEWERAGE

- a) Each new subdivided portion be provided with a separate sewerage connection at clearance stage;

4. ELECTRICITY

- a) Each subdivided portion be provided with a separate electrical connection, for the account of the owner/developer;
- b) The relocation of electrical cables over the proposed subdivided portion be charged to the account of the owner/developer;
- c) Any inter-connected electrical cables be isolated and removed completely;

5. REFUSE REMOVAL

- a) The basic refuse removal tariff be charged for each new portion;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R7 623,35 per new portion, towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 per new portion towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R3 631,57 per new portion, towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R5 410,05 per new portion, towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210);
- e) The owner/developer is responsible for the development charge of R4 358,90 per new portion, towards electricity, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 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 6.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 that may link the remainder and subdivided portions be relocated and/or disconnected and each portion be provided with separate pipework.
- b) Should it be deemed necessary to extend the existing services network in order to provide the subdivided portions with service connections, it 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 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore;

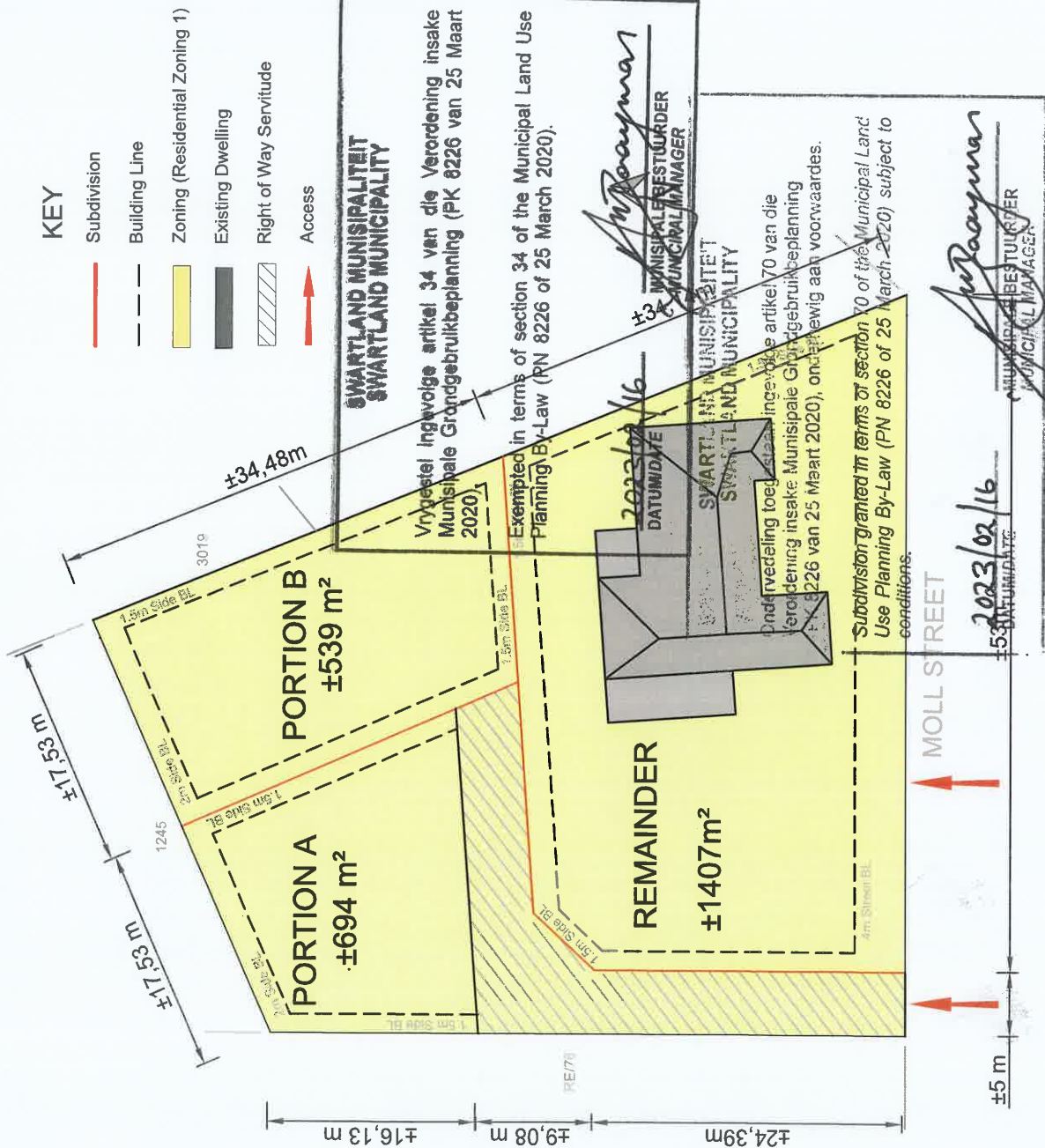
- B. The registration of a 5m wide right-of-way servitude over Portion A, in favour Portion B of Erf 79, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.

Yours faithfully


MUNICIPAL MANAGER
per Department: Development Management
AGJ/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
 Director: Financial Services
 Director: Civil Engineering Services
 Director: Electrical Engineering Service
 Building Control Officer
 nicolighthart71@gmail.com
 marlenelighthart@gmail.com

PROPOSED SUBDIVISION AND REGISTRATION OF A RIGHT OF WAY SERVITUDE OF ERF RE/79, MALMESBURY



BEFORE SUBDIVISION		
Area	Zoning	Land Use
RE/79	Residential Zoning 1	Dwelling
AFTER SUBDIVISION		
Area	Zoning	Land Use
Remainder	Residential Zoning 1	Dwelling
Portion A	Residential Zoning 1	Vacant
Portion B	Residential Zoning 1	Vacant

NOTES:

This diagram illustrates the proposed subdivision of Erf RE/79 Malmesbury zoned Residential Zone 1 into three portions (Portion A (±694m²), Portion B (±539m²) and Remainder, measuring at (±1407m²). The diagram further illustrates a 5m wide right of way servitude to be registered over the panhandle of proposed Portion A in favor of Portion B.

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning3@rumboll.com

DATE: NOVEMBER 2022	AUTHORITY: SWARTLAND MUNICIPALITY
REF: MAL/12775/NGEB	SCALE: 1:500