



File ref: 15/3/6-8/Erf 4933

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 4933, MALMESBURY**

Your application, with reference MAL/13993/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 4933, 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 4933, Malmesbury (1 240m<sup>2</sup> in extent), be subdivided into six portions, as follows:
  - i. Portion 1: 280m<sup>2</sup> in extent;
  - ii. Portion 2: 170m<sup>2</sup> in extent;
  - iii. Portion 3: 170m<sup>2</sup> in extent;
  - iv. Portion 4: 170m<sup>2</sup> in extent;
  - v. Portion 5: 170m<sup>2</sup> in extent;
  - vi. Portion 6: 280m<sup>2</sup> in extent;

in accordance with Subdivision Plan MAL/13993/NJdK, dated August 2024, presented in the application;
- b) A services servitude of 2 meters wide and 62 meters long (124m<sup>2</sup> in extent) be registered along the southern property border of Erf 4933;
- c) A right-of-way servitude of 1,5 meters wide and 62 meters long (93m<sup>2</sup> in extent) be registered along the northern property boundary of Erf 4933;
- d) The registered servitudes remain intact after subdivision and be registered in the title deed of each new portion;
- 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, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5 year period, the subdivision will be permanent and the approval period will no longer be applicable.

Yours sincerely

  
MUNICIPAL MANAGER  
per Department Development Services  
AdJ/ds

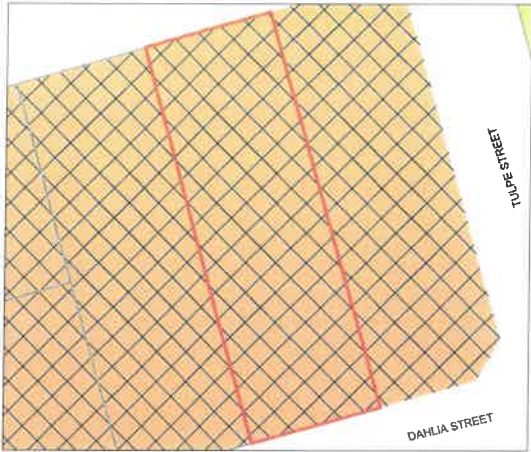
Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *terblanchem@swartland.org.za; swartlandmun@swartland.org.za*

# PLAN OF SUBDIVISION AND SERVITUDE: ERF 4933, MALMESBURY

Zoning: General Residential Zone 3

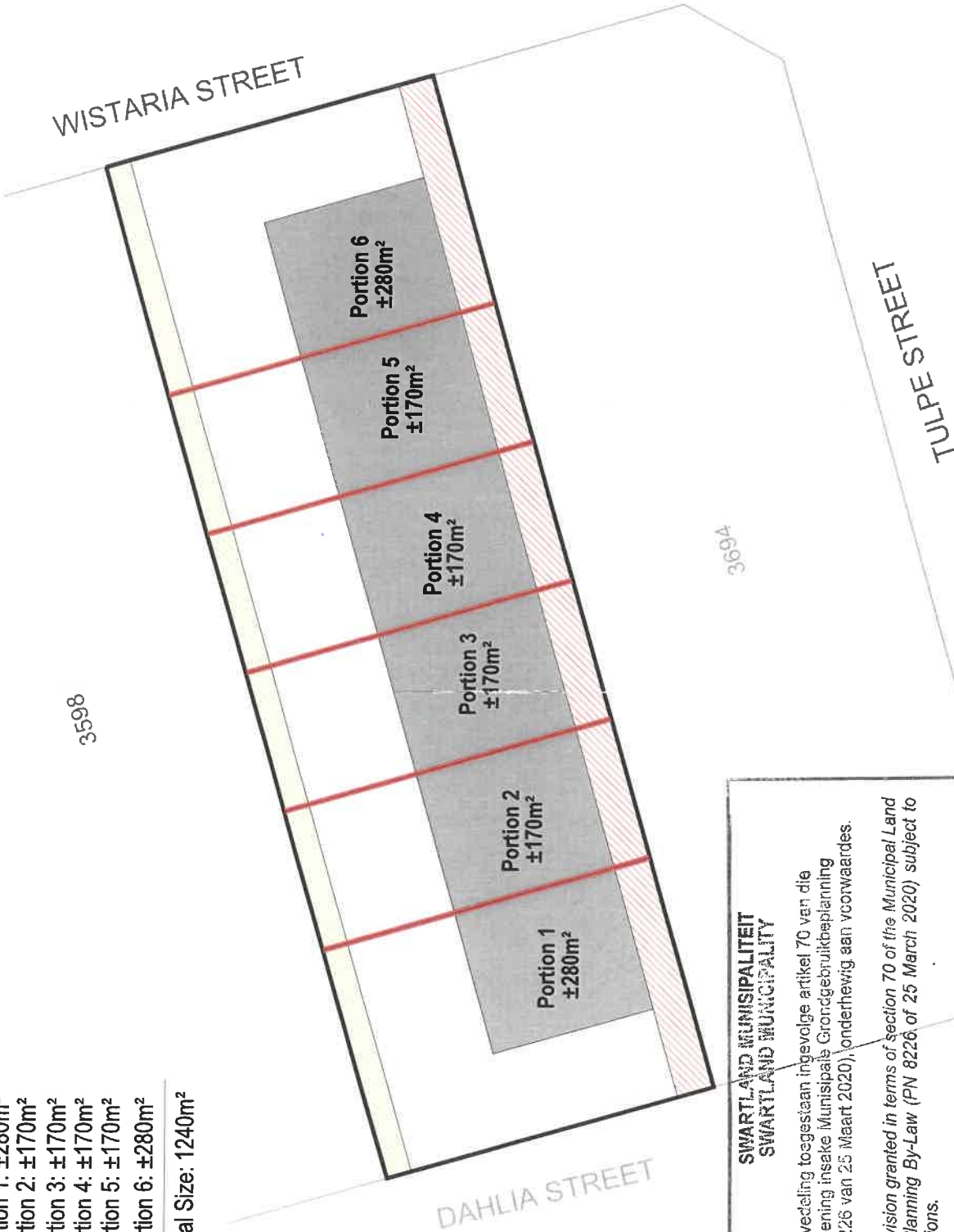
- SUBDIVISION:**
- Portion 1: ±280m<sup>2</sup>
  - Portion 2: ±170m<sup>2</sup>
  - Portion 3: ±170m<sup>2</sup>
  - Portion 4: ±170m<sup>2</sup>
  - Portion 5: ±170m<sup>2</sup>
  - Portion 6: ±280m<sup>2</sup>

**Total Size: 1240m<sup>2</sup>**



**KEY:**

- Subject property
- Proposed subdivision line
- Existing dwellings
- Right of way servitude (±1.5m wide)
- Service servitude (±2m wide)



**SWARTLAND MUNICIPALITEIT  
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale 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.

2024/11/01  
DATUM/DATE

*Antonyman*  
MUNICIPAL ENGINEER

<b>TITLE:</b> SUBDIVISION PLAN ERF 4933, MALMESBURY	
<b>PHYSICAL ADDRESS:</b> MALMESBURY	
<b>NOTE:</b> ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	<b>COMPILED BY:</b>  C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning2@rumboll.co.za
<b>DATE:</b> AUGUST 2024	<b>AUTHORITY:</b> SWARTLAND MUNICIPALITY
<b>REF:</b> MAL/13993N/JAK	
Drawing done by NJ de Kock Planner: CK Rumboll & Partners	