



CONSECUTIVE CLEAN AUDITS



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File ref. 15/3/3-14/Erf 967
15/3/4-14/Erf 967
15/3/6-14/Erf 967

Enquiries:
A. de Jager

10 May 2021

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Post

Dear Sir/Madam

PROPOSED REZONING, SUBDIVISION AND DEPARTURE ON ERF 967, MALMESBURY

Your application with reference number MAL/10761/CVDW/ZN, received on 18 February 2021, on behalf of EJ Botes Stelluto, refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 8227 of 25 March 2020), the application for rezoning of Erf 967, 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 967 (2 274m² in extent) be rezoned from Residential Zone 1 to Subdivisional Zone, in order to allow for the following:
- i) 4 x General Residential Zone 2 erven; and
 - ii) 1 x Residential Zone 1 erf;

- B. By virtue of the authority delegated to the Senior Manager: Built Environment 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 8227 of 25 March 2020), the application for the subdivision of Erf 967, 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 967 (2 274m² in extent), be subdivided as follows:
- i) Portion A of 264m² in extent (General Residential Zone 2);
 - ii) Portion B of 239m² in extent (General Residential Zone 2);
 - iii) Portion C of 237m² in extent (General Residential Zone 2)
 - iv) Portion D of 271m² in extent (General Residential Zone 2); and
 - v) Remainder of 1 263m² in extent (Residential Zone 1);
- b) An owners' association be established in terms of section 39 of the By-Law and that the constitution of the owners' association be submitted to the Senior Manager: Built Environment for consideration and approval;
- c) Design guidelines be compiled to ensure that the dwelling units be planned, designed and built as a harmonious architectural entity with pre-determined building parameters and that the design guidelines be submitted to the Senior Manager: Built Environment for consideration and approval;

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- 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) Every subdivided portion be provided with a separate water connection, at building plan stage;

3. SEWERAGE

- a) Every subdivided portion be provided with a separate sewerage connection, at clearance stage;

4. ELECTRICITY

- a) Each new portion be provided with a separate electrical connection;
- b) Any removal or repositioning of electrical cables over the remainder or the new portions be for the account of the owner/developer;
- c) Any inter-connected electrical cables be isolated and removed;
- d) The electrical connection to each portion be joined to the existing low voltage network;
- e) A quote be requested from the Director: Electrical Services for the cost of electrical connections to each of the new subdivided portions;

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R6 534,30 (R10 890,50 x 0.6) 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 2020/2021 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 2020/2021 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 2020/2021 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 2020/2021 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 this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/253-164-9210);
- f) The Council resolution of May 2020 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 5.a), which is payable in full. The discount is valid for the financial year 2020/2021 and can be revised thereafter;

- C. By virtue of the authority delegated to the Senior Manager: Built Environment 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 8227 of 25 March 2020), the application for departure on Erf 967, Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The maximum permissible coverage of 50% on Portion A be increased to 55,23%; and
- b) The maximum permissible coverage of 50% on Portion B be increased to 52,71%;

2. GENERAL

- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse;

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services

Adj/ds

Copies:

Director: Civil Engineering Services

Director: Financial Services

Building Control Officer

Surveyor General, Private Bag X9028, Cape Town, 8000

EJ Botes Stelluto, 33 Lang Street, Malmesbury, 7300

Subdivision Plan

Erf 967, Malmesbury

SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Onderverdeling (aangeslaan ingevolge artikel 70 van die Verordening inrekte Munisipale Grondgebruiksbeplanning (PK 5226 van 26 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 5226 of 26 March 2020) subject to conditions.

2021/05/10
DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

A. J. J. J. J.

Legend

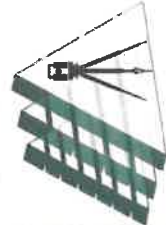
Erf 967, Malmesbury

Subdivision Line

Building line

Zoning: Residential Zone 1

North



CK Rumboll & Partners
Town Planners & Land Surveyors
022 482 1845
Info@rumboll.co.za

REF: MAL/10761/ZN/CV/DW

Date: February 2021

All areas and distance are subjected to surveying

